

CapitalBudgetRequest

Construct Center for Leadership and Ethics Facility, Phase II

Overview

Agency	Virginia Military Institute (211)
Project Code	18542
Project Title	Construct Center for Leadership and Ethics Facility, Phase II, and Parking Structure
Project Type	New Construction/Improvement
Biennium	2024-2026
Budget Round	Amended Bill
Bill Version	Regular Session
Request Type	Previously Approved
Project Location	Shenandoah Area
Facility/Campus	Virginia Military Institute
Source of Request	Agency Request
Infrastructure Element	Multi-Purpose
Contains O & M costs? Yes	
Contains significant technology costs? No	
Contains significant energy costs? Yes	
Possible that project will be used by other than a state or local governmental entity, or for research under sponsored programs (higher education)? No	

Agency Narrative

Agency Description

This project is a priority component of VMI's Strategic Plan, forging 21st Century Leaders, and the VMI Post Facilities Master Plan, prepared and presented by the VMI Superintendent and approved by the Board of Visitors.

This 66,144 square foot facility will bring together portions of the Leadership Development Program and the VMI Museum in a new facility, allowing opportunities to share resources, collaborate on programming, and grow the VMI leadership development experience for leaders at all levels with focus on the Corps of Cadets. The facility will include classrooms and auditorium, group collaboration areas, museum display spaces, interactive learning venues, storage space, office space, catering space, and general support spaces.

Construction of a 425 car, multi-level parking structure is included in the scope of the project. The existing 149 car surface lot will be eliminated to provide space for planned improvements.

There is significant construction-related savings realized with the two facilities constructed simultaneously. To complete the parking structure there is a small parcel of property (less than 1 acre) to be acquired from Washington and Lee University.

Justification

VMI is requesting construction funding for the previously approved project.

VMI is a unique educational system within the Commonwealth of Virginia that provides undergraduate education and leadership training in a military environment. As one of the nation's six senior military colleges, continuous improvement in leadership training programs is required to properly prepare cadets for their future leadership roles both in the military and in society as a whole.

Forging 21st Century Leaders challenges the Institute to run an unsurpassed leadership development program. A key component of VMI's Strategic Plan is the Cadet Leadership Development System, a four-year system providing cadets with growing leadership opportunities. The leadership development program also applies to members of the Institute faculty and staff. By design, the leadership development program

reinforces VMI culture, provides attendees with enhanced self-awareness, teaches baseline advanced leadership skills, and offers opportunities for critical thinking and development of the Corps of Cadets, and professional development of the faculty and staff.

With the acceptance of a Revolutionary War musket in 1845, then Superintendent Francis H. Smith created the VMI Museum, the first public museum in the Commonwealth. Professionally accredited since 1970, today the VMI Museum continues to augment the academic and leadership experience by providing hands-on knowledge of items from the Museum's comprehensive historical collection. Learning from VMI's history and successful VMI Alumni are directly applicable to meeting many of today's on-going leader challenges. Educators from across Post have recognized this and incorporation of the Museum assets into the curriculum has become a growing part of the VMI educational experience. The collection includes significant artifacts of both VMI military and civilian leaders as well as key historical elements showing the progress and development of the Virginia Military Institute. The mission and purpose of the VMI Museum has developed into directly supporting the academic program of the Institute, utilizing its vast collection of resources that began with the founding of the Institute.

The new parking structure will make up for the loss of the 149 car surface lot and for the 120 spaces used by VMI on Lexington's North Main Street that are being eliminated due to VDOT's SMART SCALE Project– (North Main Street Pedestrian Access Improvements) and will reduce utilization of the VMI Parade Ground to support parking.

VMI seeks general fund support for the 149 displaced spaces in the surface lot. Private support and 9(d) debt will support the construction of the remainder of the parking structure.

Methodology

Schematic Design Cost Review

Funding Request

Phase	Year	Subobject	Fund	Agency Request
Construction	2026	2328 - Construction, Buildings Improvements	01000 - General Fund	\$59,875,043
Construction	2026	2328 - Construction, Buildings Improvements	08150 - 9(D) Rev Bonds-Construction	\$7,000,000
Construction	2026	2328 - Construction, Buildings Improvements	03020 - Foundation/Othr Grants/Cntrcts	\$14,000,000
Total				\$80,875,043

Project Costs

Cost Type	Requested Funding
Acquisition Cost	\$25,000
Building & Built-in Equipment	\$53,352,259
Sitework & Utility Construction	\$8,322,751
Construction Cost Total	\$61,675,010
DESIGN & RELATED SERVICE ITEMS	
A/E Basic Services	\$2,387,698
A/E Reimbursables	\$125,884
Specialty Consultants (Food Service, Acoustics, etc.)	
CM Design Phase Services	\$625,674
Subsurface Investigations (Geotech, Soil Borings)	\$223,425
Land Survey	\$93,370
Archeological Survey	\$205,083
Hazmat Survey & Design	
Value Engineering Services	\$111,712
Cost Estimating Services	\$79,198
Other Design & Related Services	\$513,835
Design & Related Services Total	\$4,365,879
INSPECTION & TESTING SERVICE ITEMS	
Project Inspection Services (inhouse or consultant)	\$600,000
Project Testing Services (conc., steel, roofing, etc.)	\$812,838
Inspection & Testing Services Total	\$1,412,838
PROJECT MANAGEMENT & OTHER COST ITEMS	

Project Management (inhouse or consultant)	\$484,050
BCOM Services	\$743,888
Advertisements	\$93,617
Printing & Reproduction	\$418,751
Moving & Relocation Expenses	\$581,321
IT Cabling	\$959,989
Signage	\$93,617
Commissioning	\$311,050
Miscellaneous Other Costs	\$20,000
Project Management & Other Costs Total	\$3,706,283
Furnishings & Movable Equipment	\$3,946,000
Construction Contingency	\$5,744,033
TOTAL PROJECT COST	\$80,875,043

Size and Scope

Cost Type	Cost	Unit of Measure	Units	Cost Per Unit
Acquisition Cost	\$25,000	Acre	1	\$25,000
Construction Cost			0	\$0
New Construction Cost	\$80,875,043	GSF	226,546	\$357
Improvement Cost			0	\$0

Operating and Maintenance Costs

Cost Type	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
GF Dollars	\$406,700	\$406,700	\$406,700	\$406,700	\$406,700	\$406,700
NGF Dollars	\$0	\$0	\$0	\$0	\$0	\$0
GF Positions	6.00	6.00	6.00	6.00	6.00	6.00
NGF Positions	0.00	0.00	0.00	0.00	0.00	0.00
GF Transfer	\$0	\$0	\$0	\$0	\$0	\$0
GF Revenue	\$0	\$0	\$0	\$0	\$0	\$0
Layoffs	0	0	0	0	0	0

Planned start date of new O&M costs (if different than the beginning of the fiscal year):---

Energy

Explain how energy cost estimates were developed

Utilized 12-Month Commodity Cost summary generated by Energycap.com to develop estimate.

Summary consists of individual energy costs from July 2022 - June 2023, for VMI Center for Leadership and Ethics (CLE) Phase 1.

Energy use of CLE Phase II is projected to be similar to CLE Phase I.

Energy Component Description

Electric and Gas.

LEED Standard: No

Annual Energy Cost

Energy Type	Fund	Cost/Savings
Electrical	01000 - General Fund	\$50,000
Gas	01000 - General Fund	\$38,000
Other		
Solar		

Steam		
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Energy Cost Estimate

Sub Component	Cost
Materials Cost	
Labor Cost	
Engineering & Design Cost	
Other	

Supporting Documents

File Name	File Size	Uploaded By	Upload Date	Comment
20240801_CLE PH II SD Cost review front page (2).pdf	249,302	Gus Singleton	8/23/2024	
Report-22-240826172942030-Monthly_Building_Manager_Report.pdf	481,008	Gus Singleton	8/26/2024	