

Board of Regents Policy: UMW Block Hall

This authority request is for an amount greater than \$350,000, which requires the following additional information:

(a) Project Description:

Block Hall was built in 1970 as a faculty/office and classroom building. The footprint of Block Hall is approximately 10,000 square feet, with 4 floors, resulting in 40,000 square feet under roof. It is the home of all the science and math programs, and houses the only lab facilities on campus. Virtually all students, regardless of their field of study, attend classes in Block Hall, as general studies or specialized service programs. Critical IT infrastructure including phone PBX, and main campus server is located in the basement of Block Hall.

There are six wet labs housed in Block Hall that have very outdated utilities, benches and seating arrangements, and poor ventilation. The ventilation system is quite antiquated in that the collection and exhaust system is common to the building ventilation and induces an unacceptable risk of contamination should a chemical release occur. The faculty research labs do not meet the demand and in many cases are converted office that don't have the appropriate utilities to support the work being conducted.

This project is intended to address the deficient and unsafe building infrastructure systems, and to renovate the building to accommodate the learning environments needed to meet the needs of our current and future student population.

The project deliverables include:

1. Removal and abatement of asbestos coated building materials.
2. Complete new building HVAC system and new laboratory ventilation systems. Currently, the building and labs are on a common ventilation system and fugitive emissions from lab hoods can contaminate the building ventilation.
3. Full replacement of the membrane roof.
4. Upgraded lighting and other utilities throughout building.
5. Modernization of the 1970s vintage elevator that is currently inoperable due to obsolete parts.
6. Update all classroom furniture, fixtures, and equipment. Free up space to accommodate the growing need for faculty research labs.
7. Provide better protection of IT equipment from possible damage that could occur in the event of a water or steam leak in the building.

(b) Cost estimate and Funding Sources:

Construction	\$9,500,000.00
Architectural/Consulting Services	\$ 710,000.00
Temporary Lab/Office/Classrooms	\$ 450,000.00
Furniture, fixtures & equipment	\$ 730,000.00
A&E Supervisory Fees	\$ 360,000.00
Contingency	\$ 250,000.00
PROJECT TOTAL	\$12,000,000.00

This project will be funded using Long Range Building Program funds which were approved during the 67th Legislative session under HBs 14, and 632.

(c) Programs served, enrollment data, projected enrollments:

Block Hall houses all campus science and math, and provides the only laboratory facilities for the campus. The labs include both student/classroom labs as well as faculty research labs.

(d) Space Utilization Data:

Block Hall has a footprint of approximately 10,000 SF. There is a basement level and 3 additional levels resulting in 40,000 sf under roof. The renovation will retain the same footprint. Updated building infrastructure, classrooms, and labs will address safety and health concerns, enhance the learning environment, and meet the needs of UMW's growing science programs. Project to also provide more suitable protection of critical IT infrastructure that is located in the basement of Block Hall. No new structural floor space is expected to be added.

(e) Projected use for available residual space:

(Not applicable to this project)

(f) Projected O&M Costs and proposed funding sources:

O & M costs are expected to remain unchanged.