TRI-COUNTY TECHNICAL COLLEGE
PROJECT NAME: Veterinary Technology Animal Care Facility
REQUESTED ACTION: Establish Project
REQUESTED ACTION AMOUNT: $1,750,000
INITIAL CHE APPROVAL DATE: N/A

Source of Funds	Phase I (Pre-Design)	Phase II (Construction)	Total Proposed Budget
County Capital Appropriations	$0	$1,750,000	$1,750,000
Total	***$0***	***$1,750,000***	***$1,750,000***

DESCRIPTION:
The College requests approval to establish a project to demolish and replace the Care Facility at Halbert Hall. Halbert Hall houses the Veterinary Technology Program which is one of only two programs in the state. The Veterinary Technology Program has a 90% placement rate for its graduates.

Findings from a 2010 accreditation site visit by the American Veterinary Medical Association (AVMA) require the College to remediate problems with the Care Facility before the Fall 2016 semester in order to keep accreditation for the program. The Care Facility is a traditional dog kennel that houses the animals. It is a separate structure that is attached by a short walkway from Halbert Hall where the Veterinary Technology Program is operated. It functions as a part of the overall facility, but has its own four walls for hygiene purposes. The kennel component will be demolished and replaced. The 5,500 SF replacement facility will also house cats, have a place to bathe the animals, have a quarantine area, food storage, a laundry, and some other functionality that allows the College to better care for the animals.

This project was not included in the institution's FY 2014-15 CPIP year one because original estimates were under the $1M permanent improvement project (PIP) threshold. The project was competitively bid and bids came back over $1M. Two primary factors caused bids to exceed estimates: 1) general inflation in construction labor and materials over the planning period; 2) new hygiene standards requiring a much larger and sophisticated HVAC system than originally anticipated. The system must be capable of drying spaces that are washed out three times per day and must be non-recirculating to prevent spread of infectious airborne diseases. The original estimates did not contemplate the additional tonnage and ducting required to achieve proper hygienic conditions. Because the College has completed detail design, received approval from the Office of State Engineer (OSE) for design and engineering specs, and bid the work competitively; the project is being brought forward for consideration of phase II (construction).

E&G MAINTENANCE NEEDS:
Based on Fall 2013 data, Halbert Hall has a current condition code of 73 with existing maintenance needs of $394,101 over the next twenty years.

ANNUAL OPERATING COSTS/SAVINGS:
The project is not expected to generate additional operating costs at this time.

RECOMMENDATION:
Staff recommends approval of this project as proposed.