

## Capital Project for Residential Door Access Improvements

### JOINT FINANCE AND AUDIT COMMITTEE AND BUILDINGS AND GROUNDS COMMITTEE

October 14, 2015

Residential students use their Hokie Passport to access the exterior doors of their assigned residential facility. This practice was implemented system-wide in 2000 to increase security, allow for access monitoring, and provide centralized control of access. The interior doors, particularly individual rooms, continued using traditional hard keys, partly because the high costs of electronic door access, both one-time and ongoing, outweighed the benefits. Changes in technology and economies of scale have lowered the costs of electronic door access making the option more affordable. As an illustration, the new residential facilities in the Upper Quad are being built with electronic door access for each residence room as well as the exterior doors.

The advent of wireless electronic door access means existing residence halls may be retrofitted without extensive renovation work to install infrastructure. With the costs of electronic door access becoming affordable, the university included a nongeneral fund project to install electronic door access for the residential housing system in the 2016-2022 Capital Outlay Plan, approved at the August 2015 Board meeting.

The envisioned project includes installing electronic door access locks on all student rooms in existing university residential halls, approximately 4,520 doors. The new system of electronic access locks will allow for consistency across the system and allow students to use their Hokie Passport and a personalized key code to access their room instead of a physical key. The door hardware will include a proprietary hard key core for manual override use in emergencies. The keys will be controlled by Housing and Residence Life staff. Within the residential system, there are 1,551 non-student doors that require access control improvements, such as cleaning closets, service storage, and staff rooms. The project scope includes installing a proprietary hard key core for these non-student doors. The hard keys for these doors and the student room doors may be accessed by authorized personnel through electronically controlled holding panels. Beyond improvements for safety, efficiency in management, and monitoring benefits, the increase in volume of electronic access doors in the system would improve the economies of scale for electronic door access across campus resulting in lower costs to all participants, potentially reducing the annual costs by 50 percent per door.

The estimated project costs inclusive of design, materials, and installation is \$7.735 million. As with all self-supporting projects, the university has developed a financing plan to provide assurance regarding the financial feasibility of the project. This funding plan calls for the use of cash from the auxiliary reserves that will be repaid over time. This fund source is sufficient to cover the proposed project costs. With the scope, schedule, cost, and funding plan established, the university is ready to move forward with the project.

Under the 2006 Management Agreement between the Commonwealth of Virginia and the university, the Board of Visitors has the authority to approve the budget, size, scope, debt issuance, and overall funding of nongeneral fund capital outlay projects. This request is for a project authorization for the Residential Electronic Door Access project.

## **RESOLUTION ON CAPITAL PROJECT FOR RESIDENTIAL DOOR ACCESS IMPROVEMENTS**

**WHEREAS**, since 2000, residential students use their Hokie Passport to access electronic door mechanisms on the exterior doors of their assigned residential facility; and,

**WHEREAS**, electronic door access provides several desired benefits including increased security, access monitoring, and centralized control of access; and,

**WHEREAS**, recent advances in technology and economies of scale have made electronic door access an affordable option for interior residential doors; and,

**WHEREAS**, the proposed scope of this project includes installing electronic door access on the approximately 4,520 existing student rooms with a proprietary core for hard keys for manual override in the use of emergencies; and,

**WHEREAS**, the scope of work includes installing proprietary cores for hard keys in the approximately 1,550 non-student doors (closets, storage rooms, and staff rooms) in residence halls; and,

**WHEREAS**, the hard keys for both student and non-student doors may be accessed by authorized personnel through electronically controlled access boxes; and,

**WHEREAS**, the estimated total project costs inclusive of design, construction, materials, and installation is \$7.735 million; and,

**WHEREAS**, the university has developed a 100 percent nongeneral fund resource plan sufficient to support the \$7.735 million of project costs; and,

**WHEREAS**, under the 2006 Management Agreement between the Commonwealth of Virginia and the university, the Board of Visitors has authority to approve the budget, size, scope, debt issuance, and overall funding of nongeneral funded major capital outlay projects; and,

**NOW, THEREFORE, BE IT RESOLVED**, that the university be authorized to move forward with the Residential Door Access Improvements project with an amount not to exceed \$7.735 million and to fund the project with auxiliary reserve cash.

### **RECOMMENDATION:**

That the resolution authorizing Virginia Tech to complete the Residential Door Access Improvements project be approved.

November 9, 2015