



## **SURA Residence Facility**

**Introduction.** In the late 1980's, SURA in partnership with the City of Newport News, constructed a guest house, the SURA Residence Facility, on its property adjacent to the Jefferson Lab campus. The Residence Facility was comprised of a core building (main office, lobby area, kitchen, dining area, great room area) and seven housing buildings of four living units each for a total of 28 rooms. In response to the urging of the Lab users to address the adequacy of affordable housing for the Lab community, in 1996 SURA completed the Residence Facility expansion adding four housing buildings – 14 additional rooms and an exercise room. The \$1.3 Million SURA Residence Facility (now estimated at roughly \$2 Million replacement costs) offers scientists and researchers affordable lodging while they conduct their research at the Lab. In addition to the furnishings for the guest rooms provided by SURA and many of its university members, SURA also has made major renovations to the common areas in its continuing effort to support the user community.

**Operations.** SURA manages and operates the Residence Facility with a staff of 5 FTE's and additional seasonal staff to meet user demands. It is SURA's objective to manage this operation on a break-even basis, keeping its rates affordable and well below the government lodging per diem for the local area. However, in order to maintain these rates, SURA has historically subsidized the operations and has foregone its overhead rate (currently 45.9%) for the operation of the Facility. For the eleven months ended August 2009, the Facility generated room revenues of \$430.1K against operating expenditures of \$408.4K. The occupancy rate for the eleven month period was 65.7%, representing over 9,200 room nights at average daily rate of \$48.00. We expect to meet budgeted revenue and expenditure projections for FY2009.

**Renovation & Upgrade Program Status.** The Year 1 (FY2009) budget for the Renovation and Upgrade Program was \$57K and included 6 projects: main building windows (\$7.3K); HVAC units (\$14K); water heaters (\$5.4K); exterior lighting (\$2.5K); exterior building drainage (\$7K); guest room renovation (\$20.7K). We completed two of these projects, windows and exterior lighting, in addition to the replacement of part of the malfunctioning sewage system, an FY2010 planned R&U project. The remaining four projects, HVAC units, water heaters, building drainage, and room renovations, were put on hold following retrofit and energy efficiency issues that arose during procurement planning and project start-up. A revised R&U plan, schedule, and budget have been developed to address these issues. In addition to renovations to the Facility, SURA maintains an effective preventive maintenance program to extend the useful life of many of the infrastructure components.

**Staff.** The Residence Facility is managed by SURA's Office of Strategic Services. The Residence Facility team members on-site are:

Rose Durham, Facility Manager  
Melissa Hicks, Front Desk Manager  
Michael Webb, Maintenance Technician  
Cynthia Crawford, Hospitality Associate  
Linda Brown, Hospitality Associate