# Committee Minutes

## BUILDINGS AND GROUNDS COMMITTEE

## August 29, 2016

**Joint Open Session with Student Affairs and Athletics**

**Board Members Present:** Mr. Gabe Cohen, Mr. Mehmood Kazmi, Mr. Mike Quillen, Mr. Chris Peterson, Mr. Mehul Sanghani, Mr. Steve Sturgis, Mr. Jeff Veatch

**VPI & SU Staff:**
Ms. Kim Avis, Ms. Jennifer Altman, Deputy Chief Mac Babb, Mr. John Beach, Dr. Malcolm Beckett, Mr. David Andrews, Mr. Whit Babcock, Mr. John Ballein, Mr. Tom Brown, Mr. Matt Chan, Ms. D'Elia Chandler, Ms. Vickie Chiocca, Mr. Van Coble, Mr. David Clubb, Ms. Chelsea Corkins, Mr. Joe Crane, Ms. Heather Evans, Mr. Ted Faulkner, Dr. Eleanor Finger, Dr. Lance Franklin, Major General Randy Fullhart, Mr. Tom Gabbard, Dr. Martha Glass, Mr. Mark Gess, Ms. Hunter Gresham, Mr. Hikmet Gursoy, Mr. Rick Hinson, Ms. Amy Hogan, Dr. Lee Hawthorne, Mr. Ryan Hopkins, Dr. Robin Jones, Ms. Angela Kates, Ms. Frances Keene, Dr. Chris Kiwus, Ms. Leigh LaClair, Mr. Brian Lee, Mr. Mark Lawrence, Mr. Heidi McCoy, Mr. Mike Mulhare, Ms. Laura Neff-Henderson, Ms. Alexa Parsley, Dr. Patty Perillo, Mr. Charlie Phlegar, Dr. Donna Cassell Ratcliffe, Ms. Lizette Rebolledo, Ms. Bradi Rhodes, Dr. Frank Shushok, Ms. Kayla Smith, Ms. Tricia Smith, Mr. Jason Soileau, Mr. Dwyn Taylor, Ms. Heather Wagoner, Ms. Penny White, Dr. Lisa Wilkes, Dr. Sherwood Wilson, Mr. Chris Wise

**Guests:** Mr. Tom Fox and Mr. Steve Ross

1. **Welcome and Introductions.** Mehul Sanghani, committee chair for Student Affairs and Athletics Committee, welcomed the attendees for the joint open session. Introductions of board members were offered.

2. **Long-Range Planning for Student Affairs Learning Environments.** The Student Affairs and Athletics Committee met in joint session with the Building and Grounds Committee to receive a presentation from the Division of Student Affairs leadership team regarding the division's long-range facility planning and progress toward construction or renovation of quality learning environments including new Corps of Cadet residence halls, expansion of health and wellness facilities, and inclusion improvements such as the new cultural centers in Squires Student Center. Mr. Sanghani noted his concern regarding the university's ability to make not just desired, but necessary, improvements to facilities (in particular student center/community spaces and residence halls).

**Open Session**

**Board Members Present:** Mr. Michael Quillen, Mr. Steve Sturgis, Mr. Jeff Veatch

**VPI & SU Staff:** Ms. Kim Avis, Ms. Jennifer Altman, Deputy Chief Mac Babb, Mr. Whit Babcock, Mr. John Beach, Dr. Malcolm Beckett, Ms. Vickie Chiocca, Ms. D'Elia Chandler, Mr. Van Coble, Mr. Joe Crane, Chief Kevin Foust, Dr. Lance Franklin, Mr. Tom Gabbard, Mr. Mark Gess, Mr. Rick Hinson, Ms. Angela Kates, Dr. Chris Kiwus, Ms. Leigh LaClair, Mr. Brian Lee, Ms. Heidi McCoy, Mr. Mike Mulhare, Ms. Laura Neff-Henderson, Mr. Charles Phlegar, Mr. Frank Shushok, Ms. Kayla Smith, Mr. Jason Soileau, Mr. Rick Sparks, Mr. Dwyn Taylor, Dr. Lisa Wilkes, Dr. Sherwood Wilson

**Guests:** Tom Fox and Steve Ross

1. **Tour of the New River Valley Regional 911 Emergency Communications Center and the Classroom Building:** The Committee toured the New River Valley Regional 911 Emergency Communications Center and the new Classroom Building.

2. **Opening Remarks and Approval of Minutes of the June 6, 2016 Meeting:** The Committee approved the minutes of the June 6, 2016 meeting.

* 3. **Resolution for Multi-Modal Transit Facility Easement:** The Committee approved a resolution authorizing the university to execute a Deed of Easement to the Town of Blacksburg to allow for the development of a new Multi-Modal Transit Facility that will encompass approximately 6.282 acres on Perry Street in front of, and adjacent to, the Perry Street Parking Garage on the main campus. The transit facility is being designed as a sustainability showcase and university leaders expect to seek LEED Platinum Certification for the project.

* 4. **Resolution on Demolition of University Building – Monteith Hall:** The Committee approved a resolution authorizing the demolition of Monteith Hall, which is a 35,960 gross square foot (GSF) residence hall on university property located in the Upper Quad district. The building was previously used as a student residence hall and will be unoccupied upon completion and opening of a new residence facility scheduled for spring 2017. The building is in generally poor condition and is uneconomical to repair.

* 5. **Resolution on Demolition of University Building – Thomas Hall:** The Committee approved a resolution authorizing the demolition of Thomas Hall, which is a 37,775 gross square foot (GSF) residence hall on university property located in the Upper Quad district. The building was previously used as a student residence hall and will be unoccupied upon completion and opening of a new residence facility scheduled for spring 2017. The building is in generally poor condition and is uneconomical to repair.

* 6. **Resolution on Demolition of University Building – Oil Storage Pump House:** The Committee approved a resolution authorizing the demolition of the Oil Storage

Pump House, which is a 566 gross square foot (GSF) structure located on university property along Stanger Street near the Power Plant in Blacksburg, Virginia. This building is currently used to house pumping equipment connected to underground fuel storage tanks. The building needs to be demolished to facilitate removal of the underground fuel storage tanks beneath the structure, which are slated for demolition and replacement.

7. **Design Preview for O'Shaughnessy Hall Renovation and Addition:** The Committee approved the design graphics for the renovation and addition of O'Shaughnessy Residence Hall. Built in 1969, the 69,211 gross square foot (GSF) residence hall is a traditional dormitory with 175 double occupancy rooms and community (hall) bathrooms. Renovation and conversion will reduce the total number of beds from 350 to 335 beds. The transformation of the ground floor will provide a living-learning community, including a core public area and community spaces. To create an open and light-filled entry lobby, the existing front stair will be removed and a new glass enclosed stair will be constructed on the courtyard side. On each floor, this stair addition will replace a dorm room and will open onto a collaborative commons. The renovation will also upgrade and refurbish student rooms, bathrooms, and common spaces throughout the hall, and will upgrade building systems including the installation of air conditioning.

   The Committee engaged in a brief discussion regarding the benefits of Living-Learning Residential Communities and how planned changes to university facilities, such as this project, will seek to accommodate expansion of co-curricular learning programs.

8. **Design Preview for Baseball Facilities Improvements:** The Committee approved the design graphics for the renovation and expansion of the Union Park and English Field baseball facilities. The existing press box/concession building and grandstand seating will be demolished and a new 38,760 gross square foot (GSF) ball park facility will be constructed around the existing English Field and left field terrace seating. The ball park will include a ground level hospitality concourse with merchandizing and concessions, a 1,226-seat covered grandstand, three terraced hospitality decks with covered seating, and an open picnic area flanking right field. The upper level will include a hospitality concourse for press, coaches, scorers and statisticians, as well as four flexible VIP Suites. A partial lower level beneath the hospitality decks will provide an umpire's dressing room and field equipment storage.

9. **Capital Project Status Report:** The Committee received an update on the status of all capital projects, which included fourteen projects in design and seven projects under construction.

10. Dr. Wilson provided the Committee a consultant's report regarding the university's ongoing efforts to inspect and maintain Hokie Stone façades.

## Joint Open Session with Finance and Audit

**Board Members Present:** Mr. Jim Chapman, Mr. Charles T. Hill, Mr. Mike Quillen, Mr. Wayne Robinson, Mr. Steve Sturgis, Mr. Dennis Treacy, Mr. Jeff Veatch

**VPI & SU Staff:** Mr. Bill Abplanalp, Ms. Beth Armstrong, Mr. Whit Babcock, Mr. Mac Babb, Mr. Bob Broyden, Mr. Al Cooper, Ms. D'Elia Chandler, Ms. Meredith Colonna, Mr. John Cusimano, Mr. Brian Daniels, Dr. John Dooley, Mr. Kevin Foust, Mr. Tom Gabbard, Ms. Kay Heidbreder, Ms. Mary Helmick, Mr. Tim Hodge, Ms. Elizabeth Hooper, Ms. Katie Huger, Ms. Angela Kates, Dr. Chris Kiwus, Ms. Sharon Kurek, Ms. Angela Kates, Dr. Theresa Mayer, Ms. Heidi McCoy, Ms. Nancy Meacham, Dr. Scott Midkiff, Mr. Ken Miller, Ms. Terri Mitchell, Mr. Michael Mulhare, Ms. Laura Neff-Henderson, Mr. Mark Owczarski, Dr. Scot Ransbottom, Mr. Charlie Ruble, Ms. Savita Sharma, Mr. M. Dwight Shelton Jr., Mr. Ken Smith, Mr. Jason Soileau, Mr. Brad Sumpter, Mr. Dwyn Taylor, Mr. Jon Clark Teglas, Ms. Tracy Vosburgh, Dr. Sherwood Wilson

* 1. **Approval of Resolution for Capital Project for Construction of Baseball Improvements:** The Committees reviewed for approval a resolution for construction of baseball improvements. The Board of Visitors approved a $3.5 million blanket planning project in November 2015 for Athletic facilities improvements for baseball, softball, field throwing events, nutrition, and tennis. Under this blanket planning authorization, improvements for each program are being planned independently. At such time as Athletics is ready to move forward with construction of a specific component, the university will bring forward a supplemental request for funding with a firm scope, cost, and schedule for a specific component.

Planning work for a modernized and expanded baseball stadium to meet the needs and expectations of players, fans, and coaches has been underway. The proposed project will modernize and expand all aspects of the baseball stadium including demolishing and replacing the existing press box, restrooms, and concessions; enhancing seating with four new suites, premium seating areas, a rooftop canopy, and canopy wings; and other major improvements for new entrances, a scoreboard, clubhouse, and locker rooms. At this time Athletics is ready to move forward with improvements for the Baseball program. The supplemental project costs to complete the Baseball improvements is $18 million for a total project cost of $18.5 million, inclusive of $500 thousand of planning work already completed.

This request is for approval of an $18 million supplement authorization for construction of the Baseball Improvements project. As with all self-supporting projects, the university has developed a financing plan to support the supplemental $18 million of construction and equipment costs for the Baseball Improvements.

The Committees recommended the Resolution for Capital Project for Construction of Baseball Improvements to the full Board for approval.

*** 2. Approval of Resolution for Capital Project for an Early Site Package for Rector Field House Improvements:** The Committees reviewed for approval a resolution for capital project for an early site package for Rector Field House improvements. The Board of Visitors approved a $3.5 million blanket planning project in November 2015 for Athletic facilities improvements for baseball, softball, track, field throwing events, nutrition, and tennis. Under this blanket planning authorization, improvements for each program are being planned independently. At such time as Athletics is ready to move forward with construction of a specific component, the university will bring forward a supplemental request for funding with a firm scope, cost, and schedule for a specific component.

Planning work for improvements and expansions of Rector Field House to meet the practice and training needs of the softball program, track program, and field throwing events program has been underway. Planning for the overall building improvements are in the preliminary design phase and designs for the grading and utilities are complete. The project scope includes approximately 44,130 gross square feet of building additions to Rector Field House and improvements to the existing facility including a new roof, restrooms, fire suppression, and mechanical systems. To meet the needs and expectations of the athletes and coaches, the new and improved space must be ready for occupancy by fall 2018. The university has developed a strategy to meet the desired schedule by issuing an early site package that would begin in fall 2016 followed afterwards by a building construction package.

In accordance with the strategy, Athletics and the university are requesting a $2.4 million authorization to move forward with an early site package for Rector Field House improvements. The package will provide the necessary site work including grading and utilities to support construction of the building additions and the new mechanical systems for the existing facility.

The estimated total project costs to improve and expand Rector Field House for the softball program, track program, and field throwing events are $18.6 million, inclusive of $2.6 million of planning work, $2.4 million for the early site package, and $13.6 million for the remaining building construction package.

This request is for approval of $2.4 million for an early site package for Rector Field House improvements. As with all self-supporting projects, the university has developed a financing plan to support the $2.4 million early site package for the Rector Field House project.

The Committees recommended the Resolution for Capital Project for an Early Site Package for Rector Field House Improvements to the full Board for approval.

*** 3. Approval of Resolution for Capital Lease for the Virginia Tech Transportation Institute:** The Committees reviewed for approval a resolution for capital lease for the Virginia Tech Transportation Institute. The Virginia Tech Transportation Institute (VTTI) has effected significant change in public policies for driver,

passenger, and pedestrian safety and is advancing the design of vehicles and infrastructure to increase safety and reduce environmental impact. VTTI is conducting more than 300 active sponsored research projects totaling approximately $40 million of annual sponsored research expenditures.

To expand VTTI's strategic initiative of research and development in the connected- and automated-vehicle projects, the institute is developing enhanced research opportunities through the creation of the Virginia Automation Park (Park), a road testing facility that will allow for a more comprehensive range of testing scenarios. The Park will tie directly into the existing Smart Road facilities and will include a myriad of features to provide VTTI with a full range of testing scenarios currently not available, including continuous and seamless driving; autonomous merging with roundabouts and multi-lane roads; low-speed active safety with parking aids, warnings, and indirect visual systems; multi-lane intersections with long approaches, straight approaches, and crossing paths; complex urban areas with pedestrian crossings, bike lanes, and signalized intersections; four-way stops; and multi-vehicle and person complexity scenarios.

Given the need to build upon the existing Smart Road facilities infrastructure, equipment, and personnel, the proposed location for the Park is on approximately seven (7) acres of land located adjacent to the existing VTTI and Smart Road facilities, which is currently leased by Virginia Tech from ExpandTran, LLC, a limited liability company founded by the Virginia Tech Foundation, Inc. Virginia Tech will also have use of approximately twenty-one (21) acres of land located contiguous to the Smart Road facilities through an easement ExpandTran, LLC is acquiring from TORC Robotics, Inc., and will also construct roadways on this land to expand research capabilities by capitalizing on the site's diverse terrain. The estimated cost for the project is approximately $3 million, and the university has worked with VTTI to develop a nongeneral fund resource plan sufficient to cover the entire costs of the improvements. The opportunity to address VTTI's needs by modifying the existing lease with ExpandTran, LLC meets the capital lease definition and requires a capital authorization. This request is for authorization to modify the existing land lease with ExpandTran, LLC to a capital lease in order to construct the required roadways and infrastructure to create the Virginia Automation Park.

The Committees recommended the Resolution for Capital Lease for the Virginia Tech Transportation Institute to the full Board for approval.

There being no further business, the meeting adjourned at 11:44 a.m.

***Requires full Board approval.**

# Division of Student Affairs Board of Visitors Presentation

August 29, 2016

VirginiaTech. Division of Student Affairs

# Virginia Tech Division of Student Affairs

*Long-Range Planning for Student Affairs Learning Environments*

VirginiaTech. Division of Student Affairs

## DSA Mission:

To promote student learning, life skills, and personal growth through a strong focus on holistic student development and collaborative partnerships that deliver superior service to, and care for, students in the spirit of *Ut Prosim.*

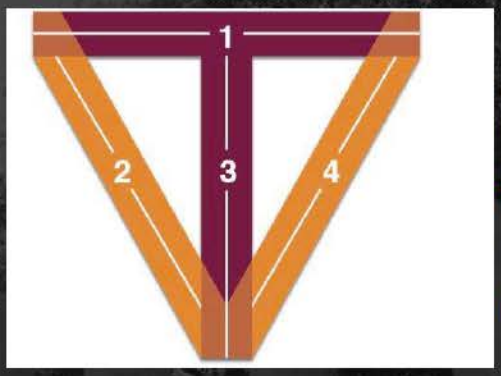
## Strategic Goals:

- Impacting Learning Environments
- Fostering Globalization and Inclusive Excellence
- Creating a Culture of Collaboration and Organizational Efficiency
- Embracing a Networked Society
- Enhancing our Facilities



## DSA Facilities:

- The division is responsible for an extensive physical plant consisting of more than 3 million assignable square feet and more than 60 buildings across the campus.
- This represents approximately 31% of the total square footage on the Virginia Tech Blacksburg campus.




1. Transdisciplinary knowledge and technological literacy.
2. Informal communal learning
3. Disciplinary depth
4. Guided experiential learning

*DSA Facilities Plan*

VirginiaTech. Division of Student Affairs

# The Virginia Tech Student Experience: Virginia Tech's Next 20 Years

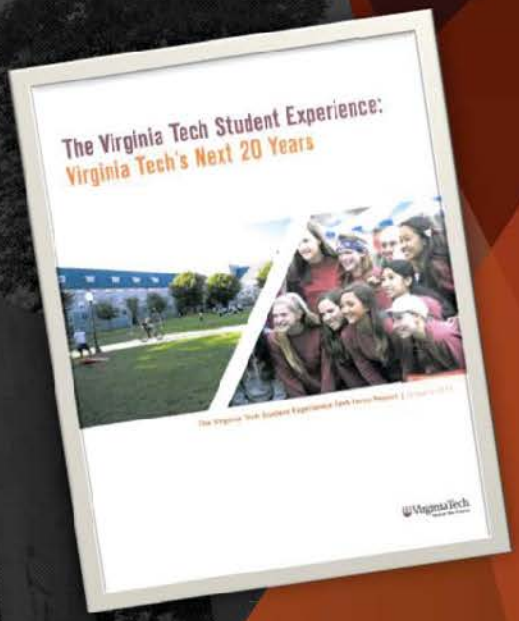
Theme 1: The quality of spaces across campus, and student experiences within them, vary widely, contributing to a widening gap between possible experiences for students and faculty alike.

Theme 2: Physical segregation perpetuates silos

Theme 3: Inflexible building design and construction standards too often inhibit programmatic performance as new needs emerge

Theme 4: Our Spaces fail to invite student, faculty, and staff to gather informally outside of the classroom.

Theme 5: Insufficient attention to the physical infrastructure of student-life facilities risks erosion of a Virginia Tech Strategic Advantage.






## Past Planning:

- Different Approach
- Previous Plans were Department Focused and Developed
- Reactive to Needs that Developed as Opposed to Strategically Planned
- Without Collaborative Needs in Mind
- Developed to Serve as opposed to Provide Learning Opportunities
- Prior to Better MR Planning and Use of FICAS

## Unified DSA Plans:

- Collaborative Effort Across Division
- With VT Shaped Student and Their Needs in Mind
- Provides Informal Communal Learning Opportunities
- Provides Guided Experiential Learning Opportunities
- Enrollment Growth Driven in many ways
- Also Driven by Aged Facilities
- Today's Student Expectations

# Completed Projects





## Pearson Hall

## WiFi Conversion in Residence Halls – 100% Complete

- Wall to Wall Wireless Connectivity –Rooms and Common Spaces
- 1-gigabit per room
- $2.6 Million Project
- On Time – Under Budget



## Pritchard Courtyard

## Food Trucks







## South Recreation Area
## Turf Fields

# Current Projects

DSA Facilities Plan

VirginiaTech
Division of Student Affairs

## Second Corps Residence Hall

DSA Facilities Plan

VirginiaTech
Division of Student Affairs

## Electronic Locks in Residence Halls

- $7.7 Million Project
- Ahead of Schedule
- Under Budget
- Completion = July 2017



# Future Projects Under Consideration

## Corps Leadership and Military Science Building

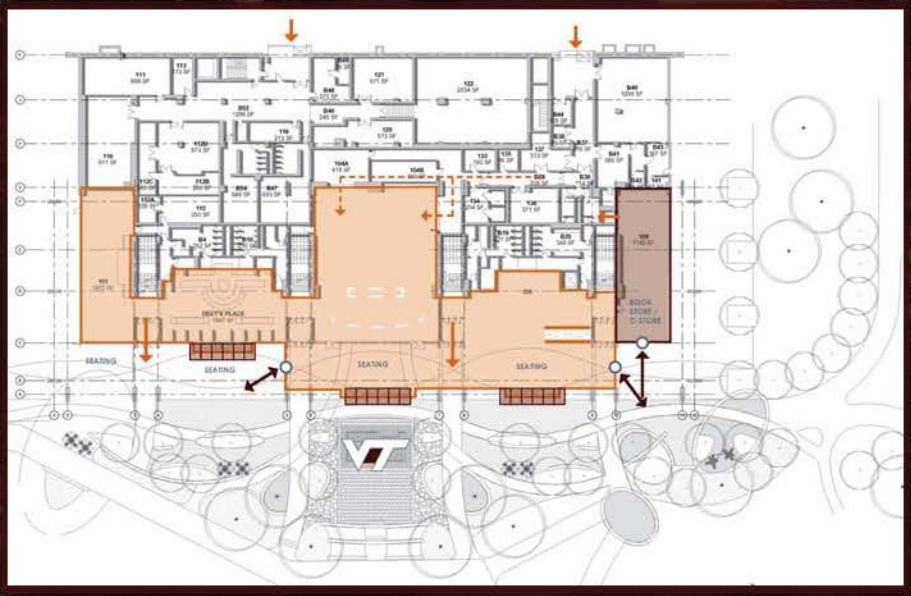
- Preliminary Design Complete
- Private Funds Raised
- Ready to Go

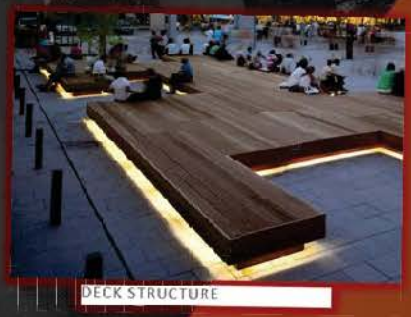



## New Residence Hall 350 Beds

- Needed to maintain on campus residents at 33%
- Desire to reach 40%
- Increased Living/Learning opportunities

## Dietrick Dining/Spirit Plaza








## On Going DSA Facility Conversations

- Favarro/Lawson –Dining Option
- Owens Food Court Renovation
- Pritchard Hall Renovation
- O' Shaughnessy Hall Renovation
- Harper Hall/Cranwell International Center Improvements
- Student Center Needs – Commons approach
- G Burke Johnston Future
- Venture Out Facility/Challenge Course
- Recreational Fields Maintenance Facility and Pavilion

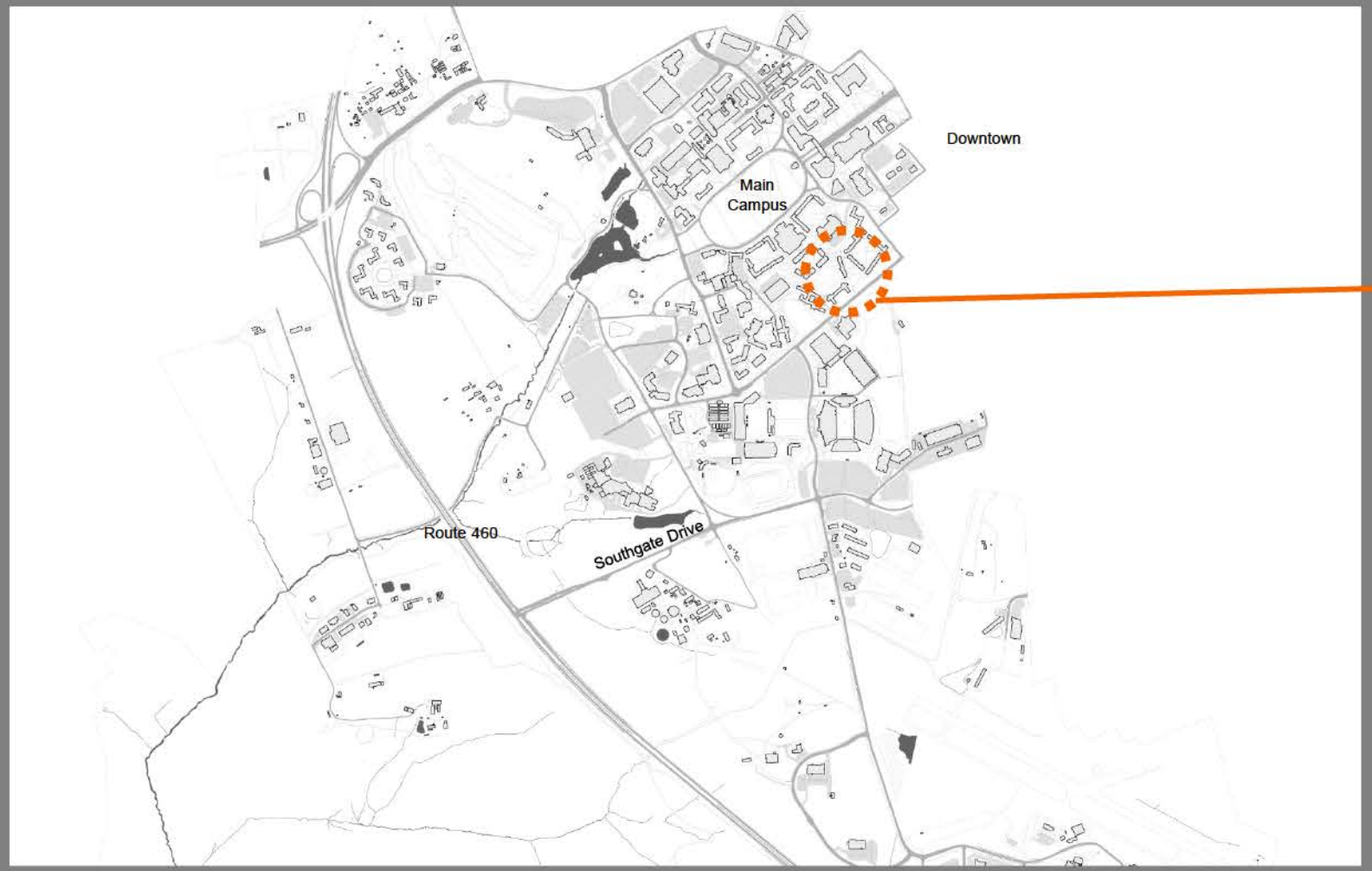

Virginia Tech
Division of Student Affairs
Questions
VirginiaTech.
Division of Student Affairs

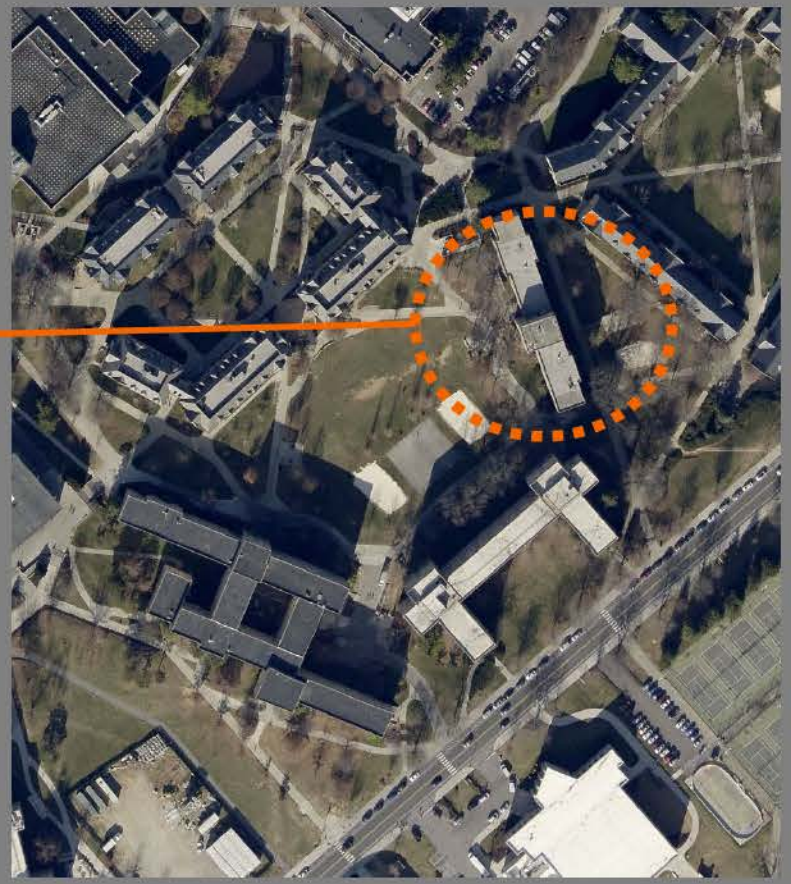
*Design Preview for:*

# O'Shaughnessy Renovation and Addition

Board of Visitors Meeting: August 29, 2016

# Project Location

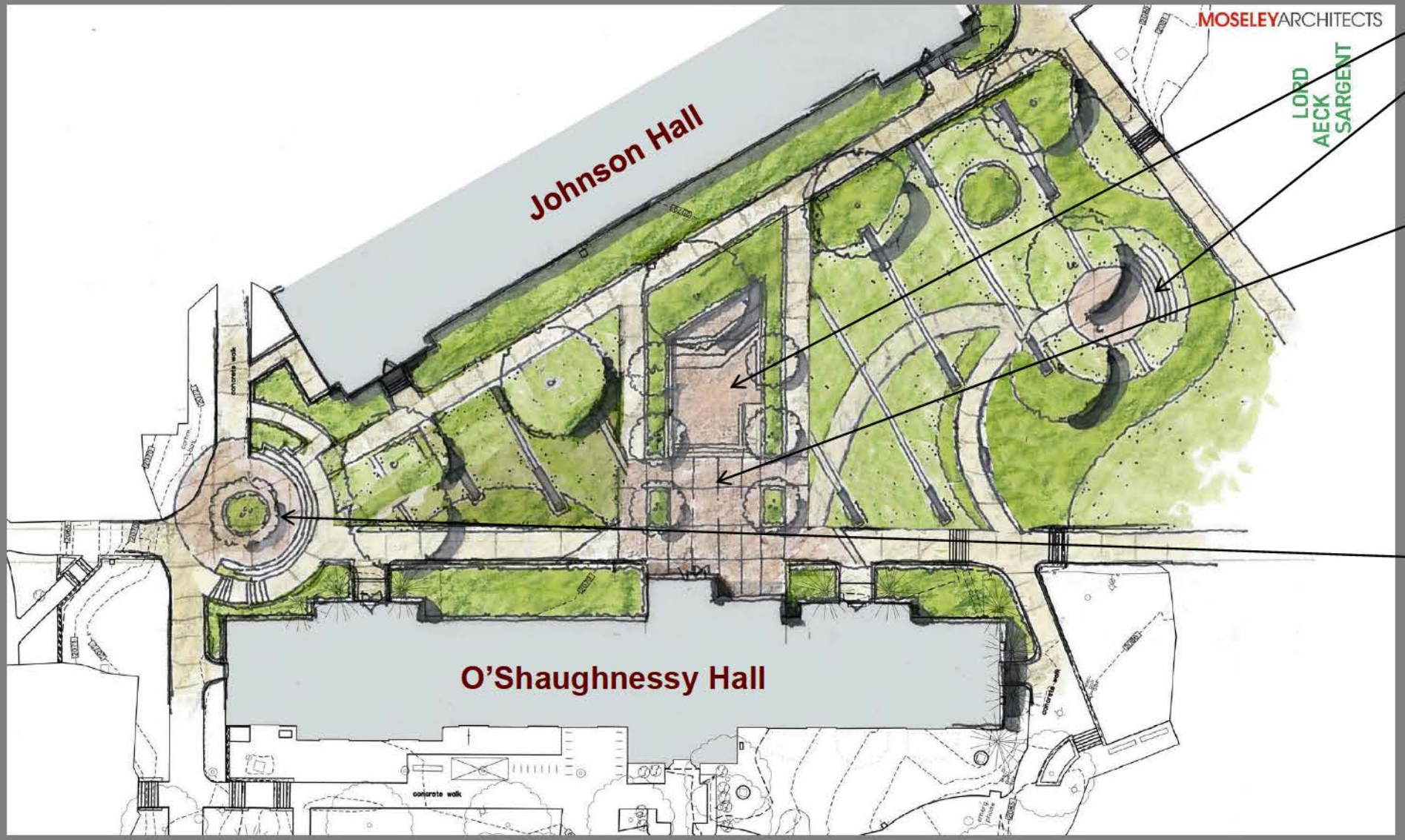


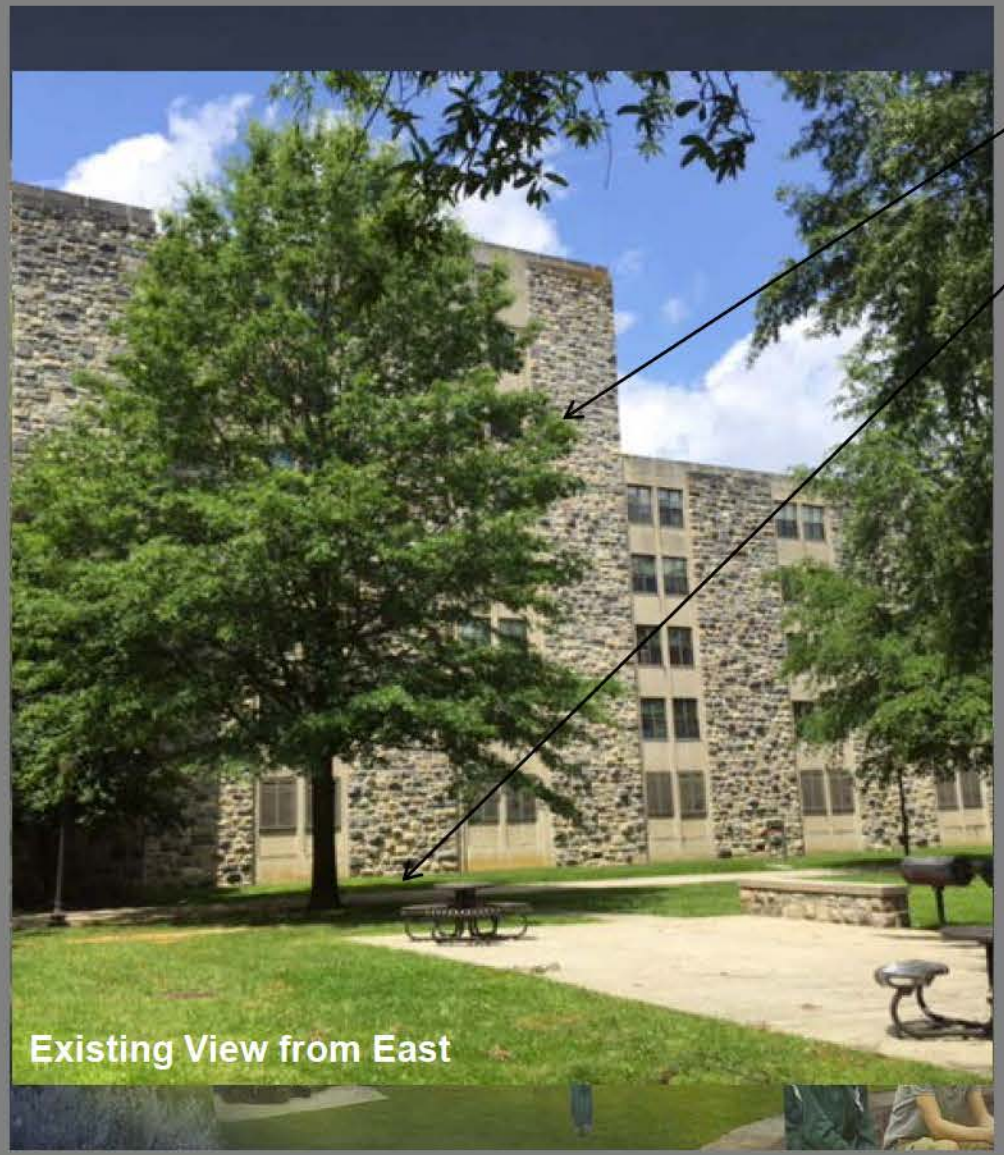
O’Shaughnessy Hall

## O’Shaughnessy Renovation and Addition

# Site Plan


MOSELEYARCHITECTS
LORD AECK SARGENT
Johnson Hall
O'Shaughnessy Hall
concrete walk
Sunken Plaza
Small Amphitheatre
Collaborative Patio
Small Amphitheatre
North

# Perspective View of O'Shaughnessy from East



# First Floor Plan

Room Type Legend

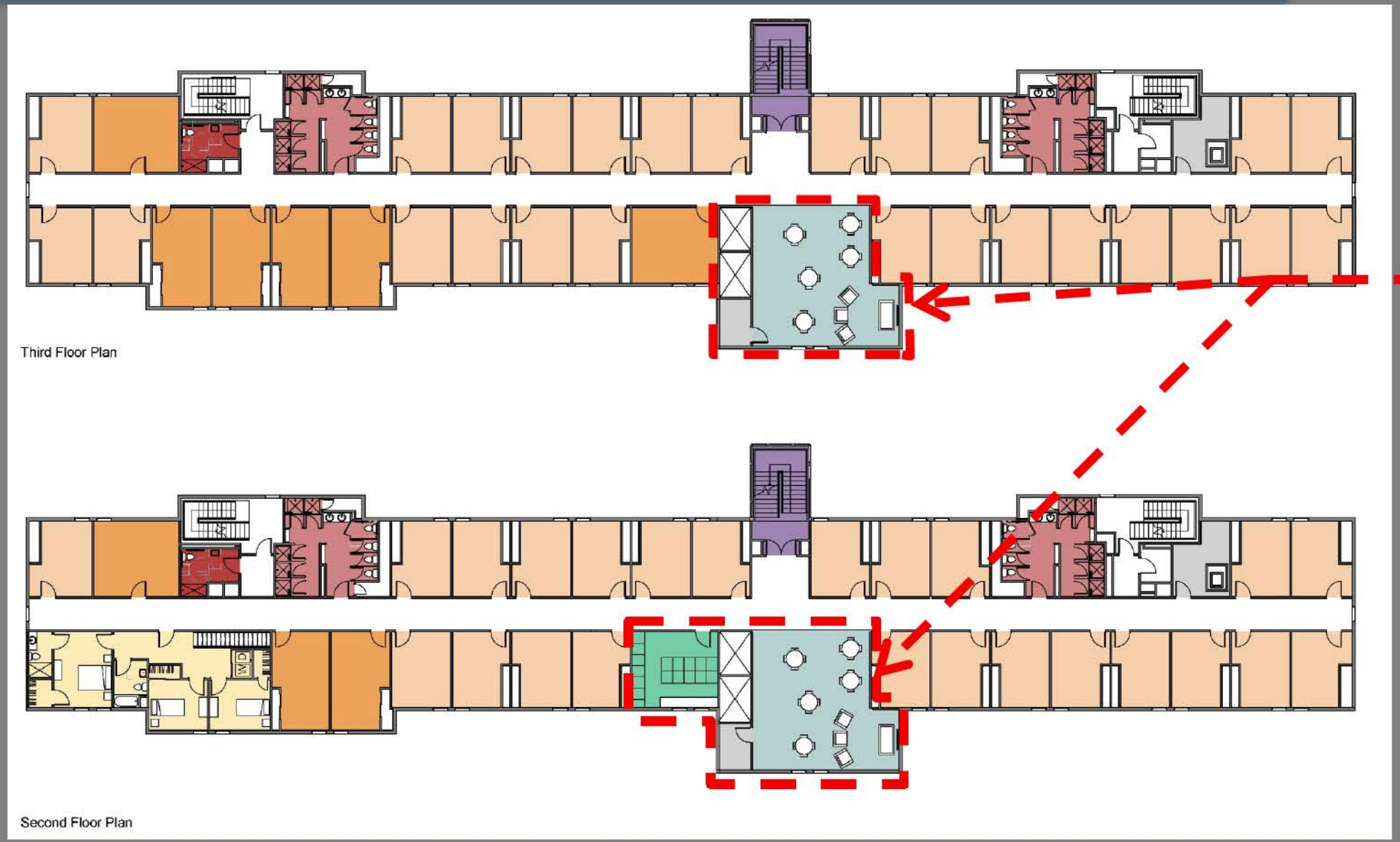
- Classroom
- Office
- Apartment
- Res Life
- Amenity Space
- Accessible/Unisex Restroom
- Restroom
- New Stair
- 2 Bed Room
- 3 Bed Room
- Janitor/Storage

**Living Learning Community Space (8,296 Square Feet)**

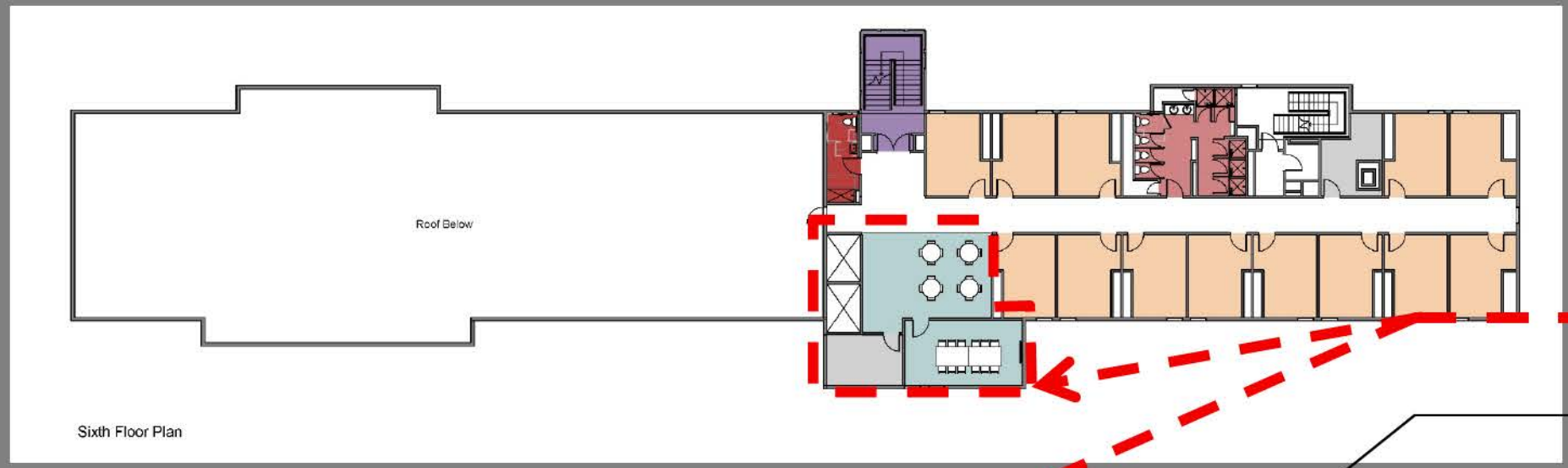
## New Residential Room Amenities

- Room Controlled Air Conditioning
- New Furnishings
- Finish Upgrades, Including New Lighting

# Typical Upper Floor Plans

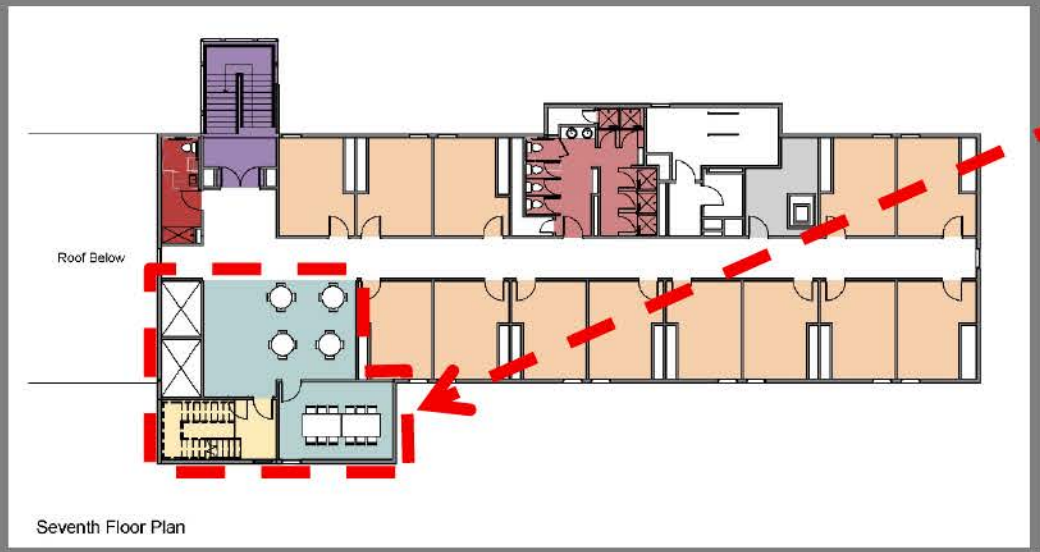


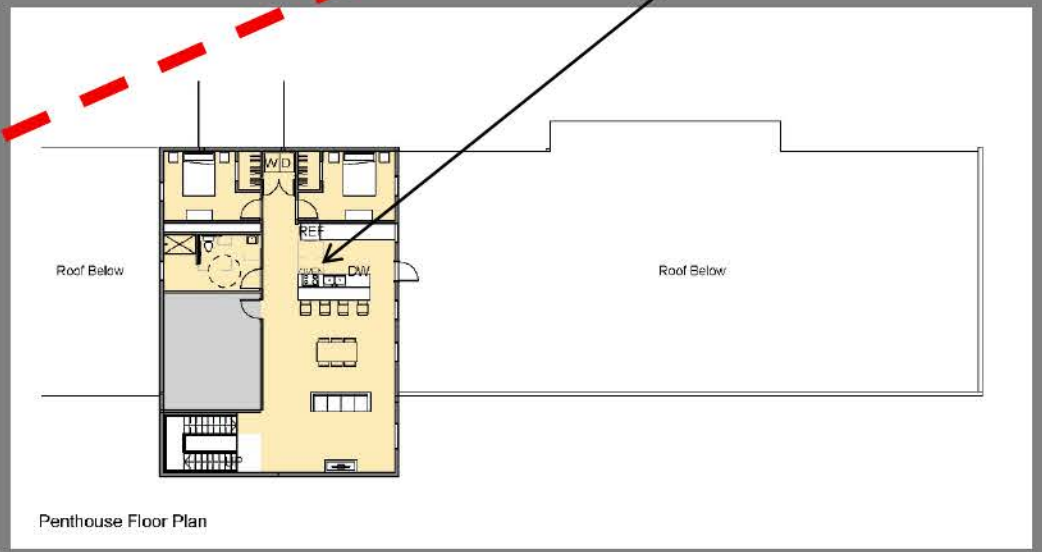
# Sixth, Seventh, and Penthouse Floor Plan




Living Learning Community Space

Faculty Apartment



# Recommendation for Proposed Design

## RECOMMENDATION:

That the Design Preview graphics be approved and authorization be provided to continue with the project design consistent with the drawings shown.

## DESIGN PREVIEW FOR O'SHAUGHNESSY HALL RENOVATION AND ADDITION

Schematic design has been completed for the renovation and addition of O'Shaughnessy Residence Hall. Built in 1969, the 69,211 gross square foot (GSF) residence hall is a traditional dormitory with 175 double occupancy rooms and community (hall) bathrooms. Renovation and conversion will reduce the total number of beds by 15 to 335 beds. The renovation will also upgrade and refurbish student rooms, bathrooms, and common spaces throughout the hall, and will upgrade building systems including the installation of air conditioning. The transformation of the ground floor will convert the traditional residence hall into a living-learning community, including a core public area and north wing community spaces. To create an open and light-filled entry lobby, the existing front stair will be removed and a new glass enclosed stair will be constructed on the courtyard side. On each floor, this glass enclosed stair addition will replace a dorm room and will open onto a collaborative commons on each floor.

**Capital Project Information Summary – O'Shaughnessy Renovation and Addition**

**BUILDINGS AND GROUNDS COMMITTEE**

**August 29, 2016**

**Title of Project:**

O'Shaughnessy Renovation and Addition

**Location:**

O'Shaughnessy Hall is located to the northeast of Lee Hall and southeast of Owens Hall near Washington Street. The renovation and addition site encompasses the residence hall and the adjacent courtyard on the east side bounded by Johnson Hall.

**Current Project Status and Schedule:**

Schematic Design documents have been completed. Subsequent design phases are expected to be completed in June 2017 with construction completed in the spring of 2019.

**Project Description:**

Built in 1969, the 69,211 gross square foot (GSF) O'Shaughnessy Hall is a traditional residence hall with double occupancy rooms and community (hall) bathrooms. With 175 student rooms O'Shaughnessy has an occupancy of 350 beds. Through renovation and conversion, the total number of beds will be reduced by 15 beds to 335 beds. The renovation will also upgrade and refurbish student rooms, bathrooms, and common spaces throughout the hall and will upgrade building systems including the installation of air conditioning. The ground floor renovation will create a core public area and new community spaces in the north wing. To create an open and light-filled entry lobby, the existing front stair will be removed and a new glass enclosed stair will be constructed on the courtyard side. This glass enclosed stair addition will replace a dorm room and will open onto a collaborative commons on each floor.

**Brief Program Description:**

The transformation of the ground floor will convert the traditional residence hall into a living-learning community. The entry opens into the Junior Common Room gathering space with an adjacent Community Kitchen and nearby Senior Commons Room. The residential college program is supported by five faculty and staff offices with a dedicated Meeting Room/Workroom/Lounge. A faculty-in-residence apartment is designed as one single contiguous space to host special events. The apartment is also directly connected to the 32-seat classroom. On each upper floor, a large, open collaborative space is created in place of the existing small community room. A Student Life Coordinator apartment replaces isolated student rooms at the partial Penthouse Floor.

**Contextual Issues and Design Intent:**

The exterior addition is composed of a glass projection on the rear façade of the building. The addition will increase the visual connection between the inside and the outside, and will provide additional natural light to the new lobby and collaborative spaces on each floor. The Ground Floor addition is defined by new Hokie Stone columns supporting a projecting canopy that creates a covered patio area. The courtyard creates “programmed” spaces for small or larger gatherings. Site furniture will support teaming spaces throughout the courtyard.

**Architect/Engineer:**

Moseley Architects/ Lord, Aeck & Sargent Inc.

**Construction Manager:**

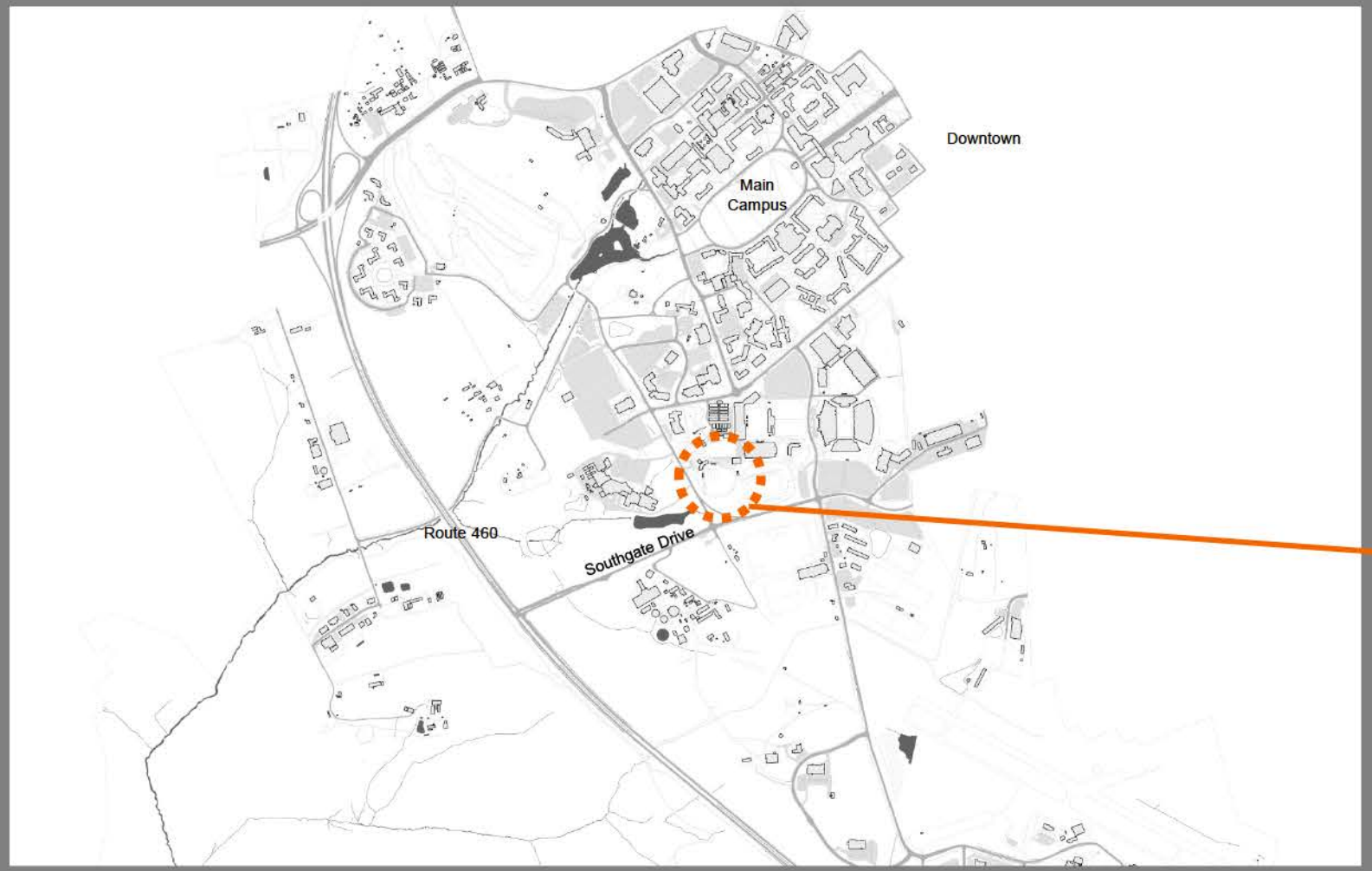
TBD

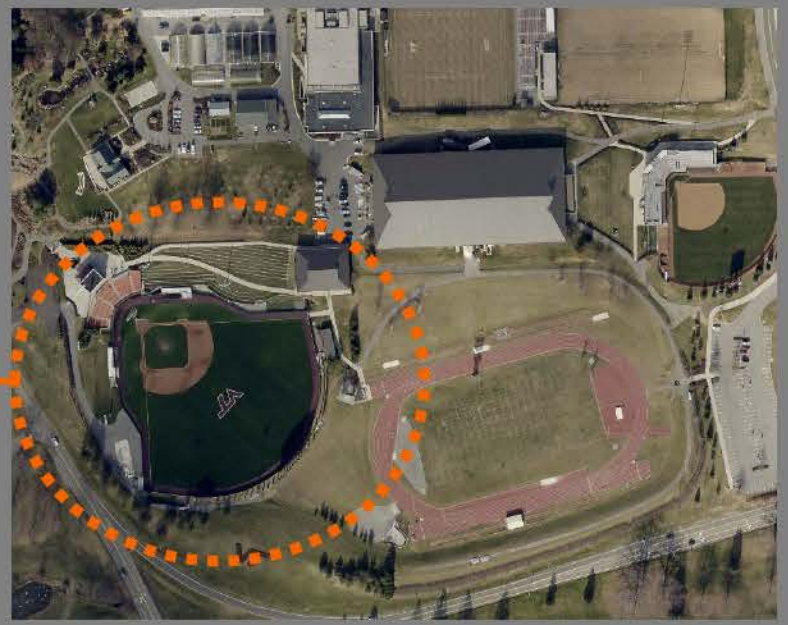
*Design Preview for:*

# Baseball Facilities Improvements

Board of Visitors Meeting: August 29, 2016

# Project Location

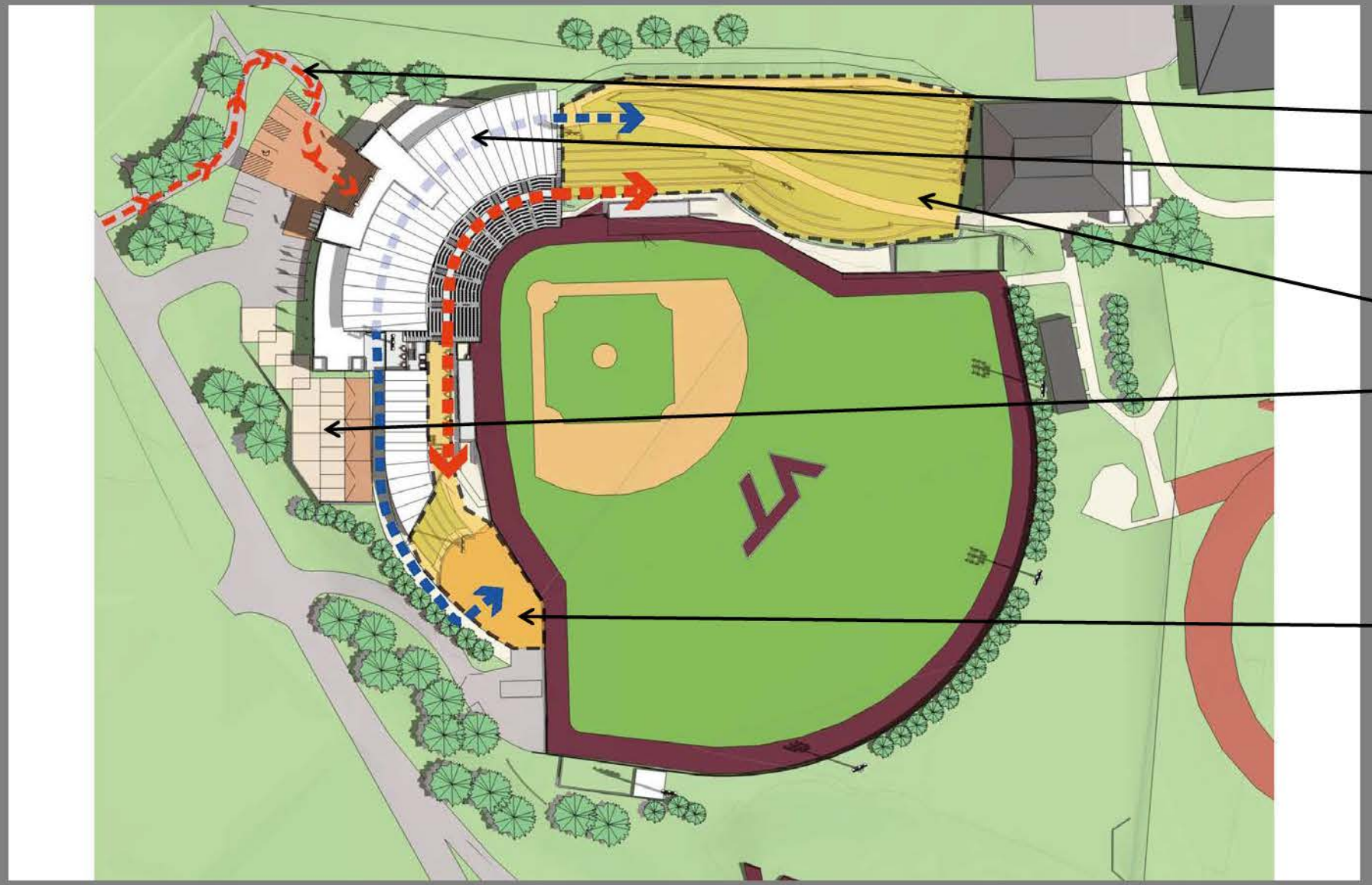


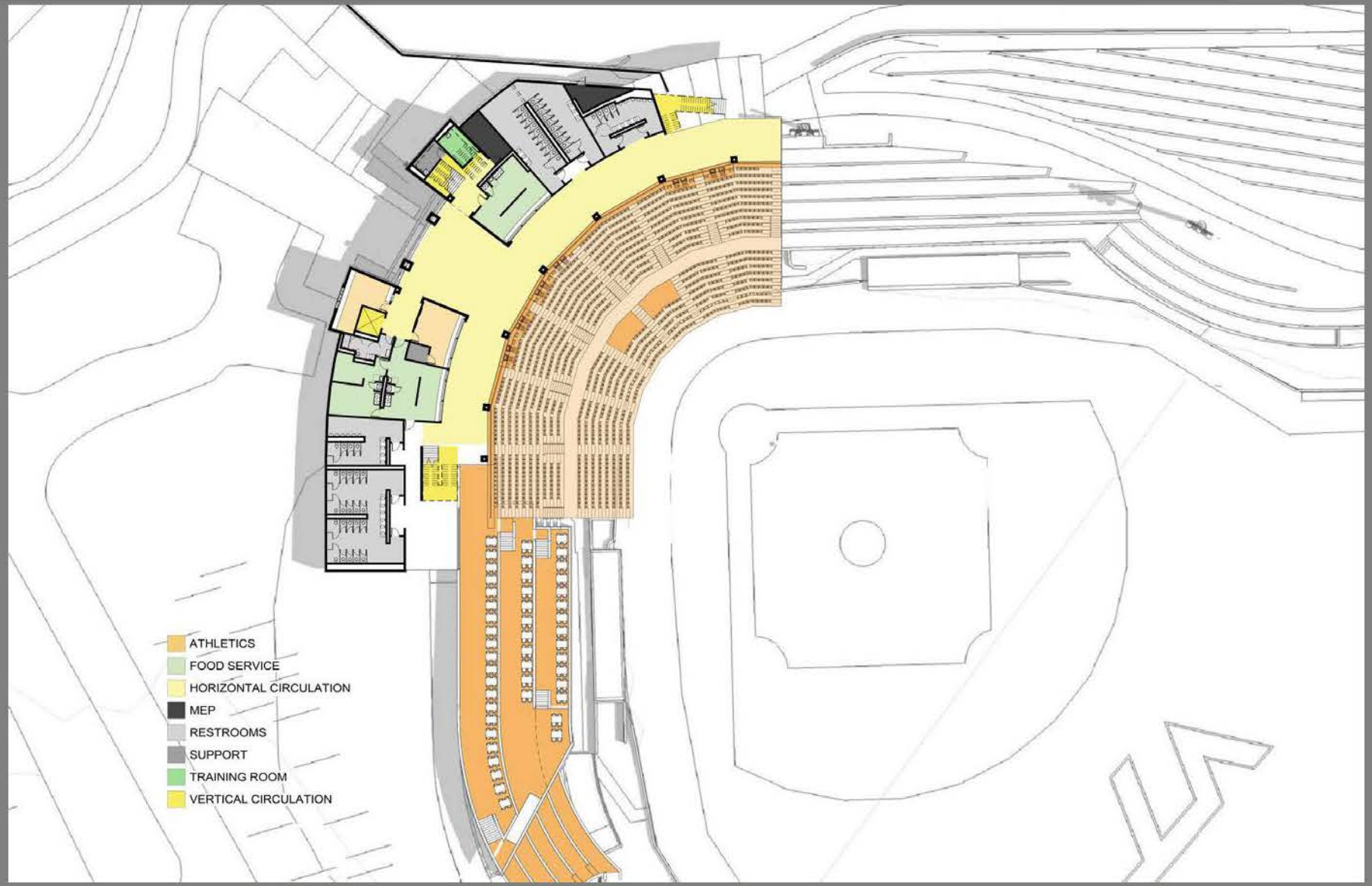
Baseball Facilities

## Baseball Facilities Improvements

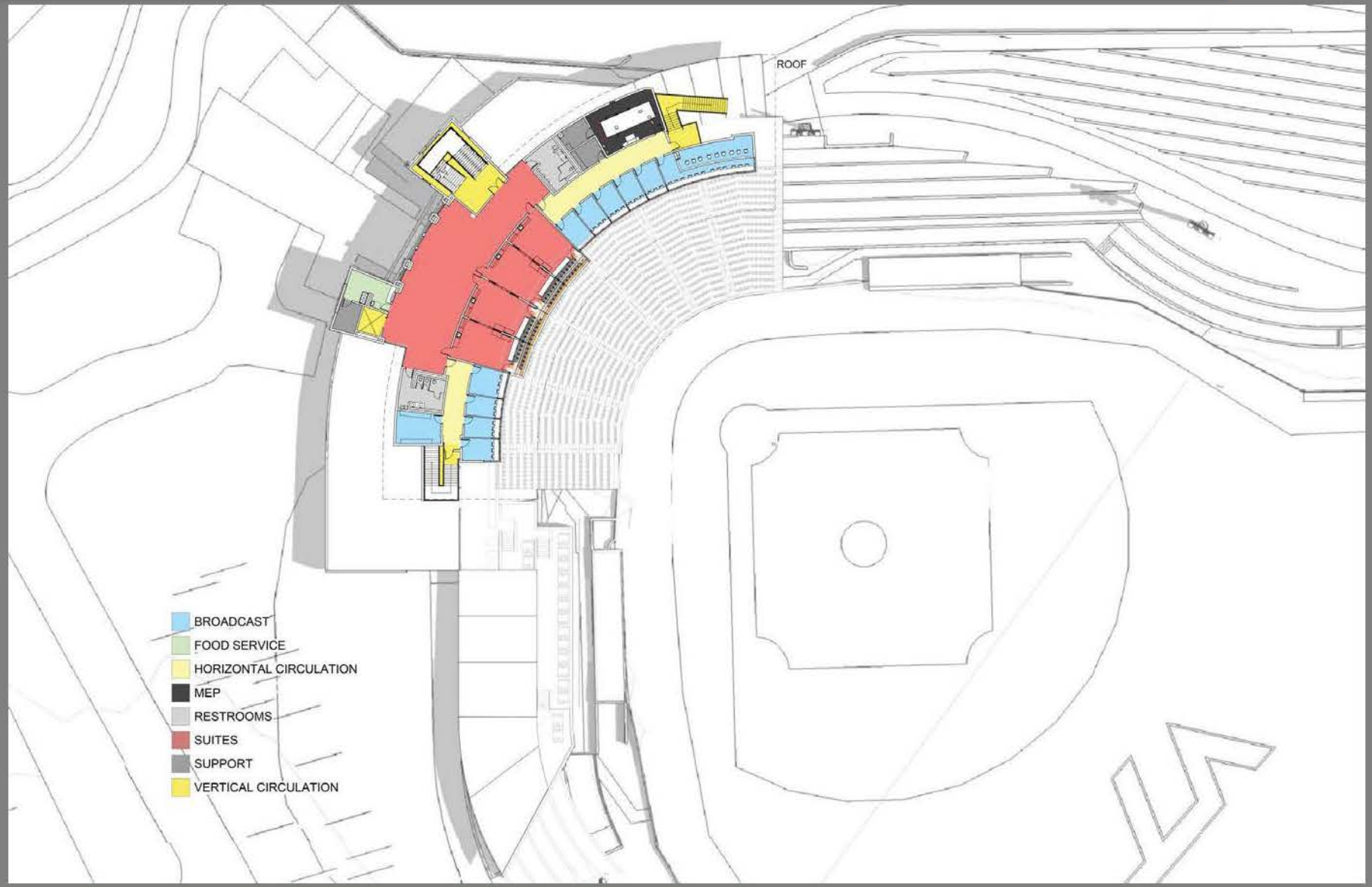
# Site Plan


Accessible Entry Route
Grandstand / Press Box Roof
Existing Terrace Seating
Vendor Stations
Picnic Area

# Ground Level Plan



# Upper Level Plan



# Recommendation for Proposed Design

## RECOMMENDATION:

That the Design Preview graphics be approved and authorization be provided to continue with the project design consistent with the drawings shown.

## DESIGN PREVIEW FOR BASEBALL FACILITIES IMPROVEMENTS

Schematic Design has been prepared for the renovation and expansion of the Union Park and English Field baseball facilities. The existing press box/concession building and grandstand seating will be demolished and a new 38,760 gross square foot (GSF) ball park facility will be constructed, and will connect to the existing English Field and the existing left field terrace seating. Primary functions in the ball park building will include a ground-level hospitality concourse with merchandizing and food/beverage concessions, a 1,226-seat covered grandstand, three terraced hospitality decks with flexible covered seating, and an open picnic area flanking right field. The ball park building's upper level will include a hospitality concourse linking spaces for press, coaches, scorers and statisticians, as well as four VIP Suites that can also be combined into one suite. A partial lower level beneath the hospitality decks will provide an umpire's dressing room and field equipment storage space.

**Capital Project Information Summary – Baseball Facilities Improvements**

**BUILDINGS AND GROUNDS COMMITTEE**

**August 29, 2016**

**Title of Project:**

Baseball Facilities Improvements

**Location:**

The building site encompasses the existing English Field and Union Park baseball complex at the east side of Duck Pond Drive, west of the Rector Field House. The Hahn Garden trees north of the facility site will be protected from construction activities.

**Current Project Status and Schedule:**

Schematic Design documents have been prepared as part of the design-build procurement design package. Subsequent design phases are expected to be completed in January 2017 with construction completed in February 2018.

**Project Description:**

The existing press box and concession building and the existing 1,030-seat grandstand will be demolished to provide a new ball park facility in its place. The existing team dugouts, playing field, and third baseline terrace seating will remain and be incorporated into the new design. The majority of site improvements will occur along the first baseline and behind home plate. The new 38,760 gross square foot (GSF) ball park structure includes two major levels. The main level (concourse level) is at grade to the park entry. This level includes a 14,525 GSF concourse area, a 7,754 GSF covered grandstand, and a 5,662 GSF covered hospitality deck area. The second level (press box level) above totals 9,251 GSF. A level below the hospitality deck (field level) serves umpires and field storage, totaling 1,565 GSF.

**Brief Program Description:**

The expanded baseball complex will provide a signature game day baseball experience within a true baseball park and a venue for additional community activities. The main entry leads from Duck Pond Drive to a large archway forming the entry to the park. A ticket booth is immediately to the right of the entry. Passing through the archway leads to the main concourse incorporating merchandizing, food concessions, and restrooms. The new 1,226-seat grandstand is accessed by seven aisles. A mid-row grandstand cross-aisle facilitates access throughout the seating, and connects the third base and first base decks and terraces to the grandstand. Flanking the first base side, three terraced hospitality decks allow group hosting of events and accommodate a variety of seating options for up to 200 patrons, protected by a roof covering. An open picnic plaza is further down the right field line, with space for over 20 picnic

tables. Between the picnic area and the hospitality area is a small grass terrace area reflecting the existing third baseline terrace seating.

The upper level includes spaces for press, scorers and statisticians, and coaching staff along a hospitality concourse. Four VIP suites are also provided at the upper level. The VIP suites are designed to be used singularly, or a combination of two, three, or all four suites can be configured together through use of retracting pocket doors. Each suite has outdoor seating overlooking the field, totaling 24 seats. An upper level hospitality food and beverage station serves the VIP suites.

**Contextual Issues and Design Intent:**

Primary exterior materials will include Hokie Stone, precast concrete with decorative reveals and heraldry, curtainwall glazing, and standing seam metal roofing. The main entryway/gateway is formed by a continuous precast concrete arch, and is flanked by two Hokie Stone/precast concrete towers with prominent glazing and precast inserts. A sweeping roof canopy projects over the Press Box Level and the Grandstand to provide shading and cover. The designers are investigating the possibility of wood as the framing and soffit material for the projecting canopy.

**Design/Build Team:**

Contractor: Whiting Turner Construction Co.
A/E: CannonDesign

**BUILDING AND GROUNDS COMMITTEE**
**August 29, 2016**
**Capital Project Status Report**

| Project Name | Project Description | Estimated Total Project Cost | Non-General Funds | Project Teams | Contract Completion Date | Project Status |
|---|---|---|---|---|---|---|
| **DESIGN** | | | | | | |
| Athletic Facilities Improvements | Planning authorization only. This is an umbrella project for improvements to multiple athletics facilities, including Rector Field House, Baseball, Tennis, and Cassell Coliseum Bowman Room (Nutrition Center). | $3,500,000 | $3,500,000 | Multiple A/E firms<br>Multiple Contractors | TBD | Sub-projects as follows: 1) Rector Field House - Includes building renovation and a new addition to provide for softball, throws practice, support space, and entry improvements. Preliminary design is in progress. Construction Manager at Risk has been selected. 2) Baseball - Includes building renovation and an addition to provide for improved baseball team and training facilities. An A/E contract has been executed for bridging documents. Design-Build contractor has been selected. 3) Tennis - Includes building renovation and an addition to provide for improved tennis team and training facilities. A/E contract has been executed. Feasibility study is in progress. 4) Nutrition Center - Includes the potential renovation and/or new construction to provide improvements for athletic team training and nutrition program. A/E for feasibility study has been selected. |
| Chiller Plant Phase II | This project includes the replacement and upgrade of central plant equipment in the existing campus chiller plants and the expansion of the underground distribution infrastructure to link campus chiller substations and bring existing campus buildings online. The envisioned improvements include the replacement of outdated chiller equipment in the North Plant with two new 3,000 ton chillers, installation of thermal storage system, and installation of one new 1,500 ton chiller in the Southwest Plant. The project also includes the replacement and upgrade of ancillary equipment with state-of-the-art, optimally sized pumping and system support equipment, and the expansion of the distribution system to connect the two plants. The project accommodates the need to meet LEED refrigerant requirements by replacing outdated, inefficient chiller equipment with equipment that uses newer refrigerant types. | $40,000,000 | $0 | TBD<br>TBD | TBD | Currently awaiting authorization and funding from the state to initiate the design process. |
| Construct VT Carilion Research Institute Biosciences Addition | This project will construct an approximately 105,000 gross square foot (GSF) building adjacent to the Virginia Tech - Carilion Institute in Roanoke, VA. The new facility will include high intensity biomedical research capable laboratories with surgical type suites, biosafety Level Three laboratories, and animal imaging facilities that require high field magnetic resonance imaging. The remaining space will include high intensity dry laboratory research and training spaces including computational facilities, offices, and procedural training rooms. | $67,000,000 | $0 | TBD<br>TBD | TBD | This project will follow the university's PPEA process. A detailed scope is currently being prepared. |
| Eastern Shore AREC Equipment Storage Building | This project includes the construction of an agricultural equipment storage building at the AREC in Painter, Virginia. | TBD | $46,000 | Dewberry<br>Charlotte, NC<br>TBD | TBD | The A/E contract has been executed. Construction document development is in progress. Project is scheduled to go out for bid by early September. |
| Health Center Improvements/Student Wellness Services | The planning authorization for the Health Center Improvements project was updated by the Board of Visitors at the March 2016 meeting to initiate a revised and comprehensive solution for student wellness services. | $3,071,000 | $3,071,000 | TBD<br>TBD | TBD | A/E procurement is in progress. |
| Holden Hall Renovation | This project includes the renovation of an approximately 21,000 gross square foot (GSF) portion of Holden Hall. The remaining 21,000 GSF of the existing building will be demolished and replaced with approximately 80,000 GSF of new engineering instruction and research space for a total building size of 101,000 GSF. | $73,500,000 | $0 | Moseley Architects<br>Virginia Beach, VA<br>TBD | TBD | Currently awaiting authorization and funding from the state to initiate the design process. Procurement of the Construction Manager at Risk is in progress. |

| Project Name | Project Description | Estimated Total Project Cost | Non-General Funds | Project Teams | Contract Completion Date | Project Status |
|---|---|---|---|---|---|---|
| Improve Kentland Facilities | This project includes new construction of three buildings totaling approximately 28,900 gross square feet (GSF) including a metabolism research laboratory, an applied reproduction facility, and an arena with animal demonstration and holding spaces to serve Agency 229 Virginia Cooperative Extension and the Virginia Agricultural Experiment Station. | $9,363,000 | $0 | Spectrum Design, PC<br>Roanoke, VA<br>TBD | TBD | Funding authorization has been received from the Commonwealth of Virginia Department of General Services, and the project has progressed into the final design phase. An early bid package has been awarded for utility relocation and site preparation. Construction for this work is in progress and is approximately 80 percent complete. |
| Lane Electric Substation Expansion | This project will expand the existing electrical sub-station to add approximately 37 percent additional power capacity to serve the campus Life Sciences and Northwest Precincts and the Corporate Research Center's proposed expansion. | $6,500,000 | $6,500,000 | AEP and VTES<br>AEP and VTES | TBD | The project is administered by Virginia Tech Electric Service in coordination with Appalachian Power Company (APCo) and Appalachian Electric Power (AEP). Long lead items are being procured. A contract with AEP is being negotiated for design and construction. Scheduled completion for spring 2018. |
| Livestock and Poultry Research Facilities I | This proposed project will provide a combination of new replacement facilities and renovated facilities at the Blacksburg campus and three nearby university production and research farms. | $22,500,000 | $0 | TBD<br>TBD | TBD | A/E procurement is in progress. Currently awaiting authorization and funding from the state to initiate the design process. |
| Multi-Modal Transit Facility | This is a Capital Lease Project administered by the Town of Blacksburg and is funded by Federal Transportation Administration grants and a university match. | TBD | TBD | Wendel Associates<br>Buffalo, NY<br>TBD | TBD | Preliminary design is in progress. The project is proposed to be designed for LEED Platinum, providing an on campus sustainability demonstration showcase. |
| O'Shaughnessy Hall Renovation | This project includes a major renovation of a 69,200 gross square foot (GSF) student residence building into a living - learning community. | TBD | $1,750,000 | Moseley Architects<br>Virginia Beach, VA<br>TBD | TBD | A/E contract has been executed and schematic design is in progress. Procurement of the Construction Manager at Risk is also in progress. |
| Renovate/Renew Academic Buildings | This project will renovate three existing campus buildings - Sandy Hall, Liberal Arts Building, and the original portion of Davidson Hall. Collectively, these renovations will increase the functionality of three underutilized building assets, address several deferred maintenance issues, and reduce critical space deficiencies. A small addition is planned for Sandy and Liberal Arts Buildings to provide for an elevator, ADA accommodations, and circulation space improvements. | $30,563,000 | $0 | Glavè & Holmes<br>Associates<br>Richmond, VA<br>TBD | TBD | Construction bids were received in June. The bids exceeded the available construction budget and the university has requested additional funding from the state to cover the cost of the overage. |
| Undergraduate Science Laboratories Renovations | This project will repurpose up to seven laboratory spaces in Derring Hall and up to three laboratories in Hahn Hall. These repurposed laboratories will expand space to meet growing demand for course sections in biology, chemistry, organic chemistry, physics, and micro-biology. | $600,000 | $600,000 | TBD<br>TBD | TBD | Project programming and space analysis for the renovation of selected labs in Derring Hall and Hahn Hall is underway. Next step is A/E procurement. |
| Undergraduate Science Laboratory | This project will construct a new undergraduate science laboratory facility of 102,000 gross square feet (GSF) to accommodate the growing demand for STEM-H degrees at Virginia Tech. | $74,800,000 | $0 | TBD<br>TBD | TBD | The project has been authorized for planning, but funding will not be available until FY2018. |

| Project Name | Project Description | Estimated Total Project Cost | Non-General Funds | Project Teams | Contract Completion Date | Project Status |
|---|---|---|---|---|---|---|
| **CONSTRUCTION** | | | | | | |
| Airport Hangar Replacement | This project provides for the design and construction of a new 14,000 gross square foot (GSF) airplane hangar at the Virginia Tech / Montgomery Executive Airport. The new facility will replace an outdated airplane hangar that will be demolished in the upcoming airport runway expansion, will have the capacity to house two planes, and will provide interior office space for pilots. | $2,520,000 | $2,520,000 | Landmark Builders of the Triad, Inc. Winston-Salem, NC<br>Lindsey Architecture, Greensboro, NC | April 1, 2016 | The construction notice to proceed was issued in July 2015 to the Design - Build contractor. Final certificate of occupancy was issued on July 28, 2016. Last report for this project. |
| Biocomplexity Institute Data Center Expansion | Planning authorization only. This project includes the renovation of four rooms in the Biocomplexity Institute of Virginia Tech (BI) building into a high performance computing center. | $5,900,000 | $5,900,000 | TSS Columbia, MD<br>Whiting-Turner Baltimore, MD | April 3, 2017 | Design work is ongoing. Construction activities are anticipated to begin in early Fall 2016. |
| Classroom Building | This project provides for the design and construction of a 73,275 square foot (SF) academic building which will contain state-of-the-art instructional space to accommodate the unmet demand for multi-discipline general assignment classrooms and labs. The new academic building will include approximately 15 flexible classrooms and 4 laboratory rooms of various sizes and configurations to accommodate multiple teaching methods. The building will provide approximately 1,600 student stations with wireless capability throughout. | $42,650,000 | $0 | EYP Architecture & Engineering Washington D.C.<br>W.M. Jordan Company Newport News, VA | July 16, 2016 | Construction is in progress. Substantial completion achieved on August 4, 2016. |
| Fire Alarm Systems and Access | This project provides for critical life safety improvements in several educational and general facilities on campus. Fire alarm systems will be installed or expanded in as many campus buildings as funding allows, including Architecture Annex, Food Science and Technology, Lane Hall, Litton Reaves Hall, Newman Library, Norris Hall, Patton Hall, Randolph Hall, War Memorial Hall, and Whittemore Hall. | $4,900,000 | $0 | Multiple A/E Firms<br>Various Contractors | Dec-16 | Release of construction funding is allocated subject to cost approval in the bidding/construction phase: Architecture Annex, Food Science and Technology, Lane Hall, Litton Reaves Hall, Patton Hall, War Memorial Hall, and Whittemore Hall are in construction. Randolph Hall and Norris Hall are in the design phase. |
| Residential Door Access Improvements | Project to retrofit and install wireless electronic door access locks on approximately 4,520 student room doors campus-wide. | $7,735,000 | $7,735,000 | Hokie Passport, CNS, and CBORD | Fall 2017 | The first phase of the Electronic Door Access project (4,490 total electronic locks to be installed) is complete. The installation of 54 electronic key control boxes is also complete. The remaining lock installation will be complete at the end of summer 2017. The dispersal of the new aptiQ cards to the incoming transfer and freshman class began with summer and transfer orientation. Plans for the dispersal of new ID cards to returning students is in place, as is a process for lost cards which integrates the on-call Housing and Residence Life staff with Hokie Passport access to temporarily enable cards. Programming efforts within Hokie Passport are on schedule and the locks installed this summer will be fully operational for residents in fall 2016. |
| Unified Communications and Network Renewal Project | This project replaces outdated equipment and upgrades campus communications systems, providing infrastructure and equipment enhancements over a five year period. The project scope includes upgrades to the Internet Protocol (IP) Network, the cable plant, and equipment rooms in buildings throughout campus. | $16,508,000 | $16,508,000 | Multiple A/E Firms<br>Various Contractors | Dec-17 | The data center team continues to work through the planning, design, and procurement activities for the data center network upgrade. The target completion date for the project is December 2017. The engineering team is working through the Request for Information (RFI) process and have managed a series of engagements with industry leading technology providers. The University's Chief Technology Architect has been involved to ensure alignment with strategic initiatives and programs. |
| Upper Quad Residential Facilities | This project provides for the demolition and reconstruction of Brodie and Rasche residence halls to serve the Corps of Cadets. The new residence halls totaling approximately 210,000 gross square feet (GSF) will provide over 1,000 beds in double and triple rooms sharing hall community bathrooms. These new residence halls will be constructed at the approximate location of the original Rasche Hall and Brodie Hall. Both buildings will provide double and triple occupancy rooms that meet the residence and in-room storage space needs of the cadets. Both new residence halls will provide dedicated meeting, community, and group spaces, specifically designed to meet Corps program and organization needs. Thomas Hall and Monteith Hall will also be demolished as part of this project. | $91,000,000 | $91,000,000 | Clark Nexsen Charlotte, NC<br>Barton Malow Company - Charlottesville, VA | Pearson - August 8, 2015<br>Brodie - July 31, 2016 | Construction of Pearson Hall (Rasche Hall replacement) is complete. The Corps of Cadets moved in on November 14, 2015. The new Brodie Hall construction is underway, but is behind schedule and tracking for completion in spring 2017. |

# CAPITAL PROJECT STATUS REPORT

Board of Visitors Meeting: *August 29, 2016*

Christopher H. Kiwus, PE, PhD
Associate Vice President and Chief Facilities Officer

# PROJECTS IN PROGRESS

- Athletic Facilities Improvements
- Chiller Plant Phase II
- Construct Virginia Tech Carilion Research Institute Biosciences Addition
- Eastern Shore AREC Equipment Storage Building
- Holden Hall Renovation
- Improve Kentland Facilities
- Lane Electric Substation Expansion
- Livestock and Poultry Research Facilities I
- Multi-Modal Transit Facility
- O'Shaughnessy Hall Renovation
- Renovate/Renew Academic Buildings
- Student Wellness Services
- Undergraduate Science Laboratories Renovations
- Undergraduate Science Laboratory

# CHILLER PLANT PHASE II

- This project includes replacement and upgrade of central plant equipment in the existing campus chiller plants and the expansion of the underground distribution infrastructure to link campus chiller substations and bring existing campus buildings online
- Currently awaiting authorization and funding from the state to initiate the design process

# EASTERN SHORE AREC EQUIPMENT STORAGE BUILDING

- Construction of an agricultural equipment storage building at the AREC in Painter, Virginia
- A/E contract has been executed
- Construction document development is in progress

# HEALTH CENTER IMPROVEMENTS / STUDENT WELLNESS SERVICES

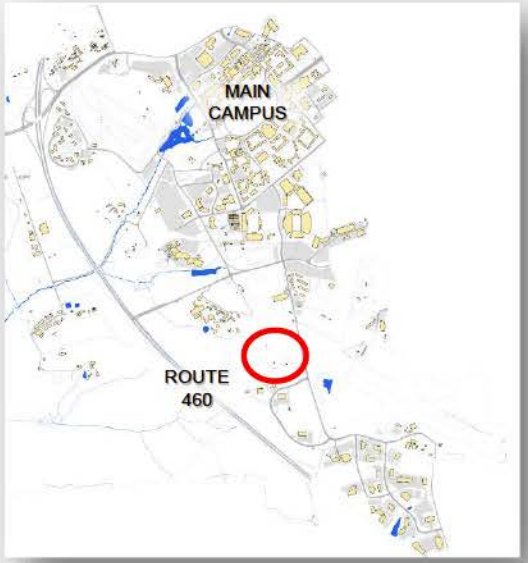
- Planning authorization was updated at the March 2016 BOV meeting
- Project now includes significant renovations to War Memorial Hall and McComas Hall in support of the university's student health, wellness, counseling, and recreational sport programs
- A/E procurement is in progress

# HOLDEN HALL RENOVATION

- This project includes the renovation of approximately 21,000 GSF of the existing Holden Hall and the demolition of the remaining 21,000 GSF, which will be replaced with approximately 80,000 GSF of new engineering instruction and research space for a total building size of 101,000 GSF
- Currently awaiting authorization and funding from the state to initiate the design process

# LANE ELECTRIC SUBSTATION EXPANSION

- Includes the expansion of the existing electrical sub-station to add additional power capacity to serve the campus Life Sciences and Northwest Precincts and the Corporate Research Center's proposed expansion
- Items with long lead times are being procured
- A contract with AEP is being negotiated for design and construction



# LIVESTOCK AND POULTRY RESEARCH FACILITIES I

- This project will provide a combination of new replacement facilities and renovated facilities at the Blacksburg campus and three nearby university production and research farms
- The project focuses on the facilities of five specific university animal programs that are in need of improved facilities to sustain and advance their work – sheep, poultry, swine, equine, and beef cattle
- A/E procurement is in progress
- Currently awaiting authorization and funding from the state to initiate the design process

# MULTI-MODAL TRANSIT FACILITY

- **A Capital Lease Project administered by the Town of Blacksburg**
- **Funded by Federal Transportation Administration grants and a university match**
- **Preliminary design is in progress**

# O'SHAUGHNESSY HALL RENOVATION

- Includes a major renovation of a 69,200 GSF student residence building into a living - learning community
- A/E contract negotiation has been executed and schematic design is in progress
- Selection of the Construction Manager is also in progress

# RENOVATE/RENEW ACADEMIC BUILDINGS

- Includes the renovation of three existing campus buildings - Sandy Hall, Liberal Arts Building, and the original portion of Davidson Hall
- Open market construction bids were received in June and still exceeded the available budget
- The university has requested additional funding from the state to cover the cost of the overage

# UNDERGRADUATE SCIENCE LABORATORY

- **This project will construct a new undergraduate science laboratory facility of 102,000 GSF to accommodate the growing demand for STEM-H degrees at Virginia Tech**

# PROJECTS UNDER CONSTRUCTION

- Airport Hangar Replacement
- Biocomplexity Institute Data Center Expansion
- Classroom Building
- Fire Alarm Systems and Access
- Residential Door Access Improvements
- Unified Communications and Network Renewal Project
- Upper Quad Residence Halls

# BI DATA CENTER EXPANSION

- Includes the renovation of four rooms in the Biocomplexity Institute of Virginia Tech (BI) building into a high performance computing center to support high end technical research and attract grant funding
- Design work is ongoing
- Construction activities are anticipated to begin in early Fall 2016

# FIRE ALARM SYSTEMS

**Complete**

- Wallace Annex

**In Construction**

- Architecture Annex
- Food Science & Technology Building
- Lane Hall
- Litton Reaves Hall
- Patton Hall
- War Memorial Hall
- Whittemore Hall

**In Design**

- Norris Hall
- Randolph Hall

# UPPER QUAD RESIDENCE HALLS

- Includes the demolition and reconstruction of Brodie and Rasche residence halls to serve the Corps of Cadets
- Brodie Hall has been demolished and is tracking behind schedule
- Corps of Cadets moved into Pearson Hall in November 2015
- Estimated completion date for Brodie in Spring 2017
- Thomas and Monteith scheduled for demolition following completion of Brodie