Open Session Minutes

BUILDINGS AND GROUNDS COMMITTEE

Tuesday, August 19, 2025

Open Session Meeting

The Building and Grounds Committee of the Board of Visitors of Virginia Polytechnic Institute and State University met in open session on Tuesday, August 19, 2025, at 1:25 p.m. in Latham A/B at the Inn at Virginia Tech. A quorum of the Committee was physically present. Ms. Stosser presided as chair of the Committee.

Board members present: Jeanne Stosser (Committee Chair), Sandy Davis, Nancy Dye, Theodore Hanson, William Holtzman, Starlette Johnson, Ryan McCarthy, Jim Miller, Robert Moser, J. Pearson, John Rocovich, Margaret Ann Smith, Katie Drinkwater Gregg (Graduate Student Representative), Thomas Feely (Undergraduate Student Representative) Amber Hagan (Staff Representative), Justin Lemkul (Faculty Representative), Marlena Lester (A/P Faculty Representative)

University personnel and guests: President Tim Sands, Simon Allen, Janice Austin, Mac Babb, Callan Bartel, Ken Belcher, Cassidy Blackmore, Lynsey Belshe, Eric Brooks, Kristie Caddick, Ann Stuart Cassell, Cyril Clarke, Al Cooper, Meaghan Davidson, Deborah Day, Heather Ducote, Corey Earles, Jeff Earley, Caroline Eaton, Alisha Ebert, Abbey Erwin, Juan Espinoza, Ron Fricker, Michael Friedlander, Ian Friend, Rachel Gabriele, Emily Gibson, Martha Glass, Rebecca Halsey, Kay Heidbreder, Tim Hodge, Elizabeth Hooper, Travis Jessee, Anne Keeler, Frances Keene, Rob Mann, Andrew Marinik, Meghan Marsh, Nancy Meacham, Liza Morris, Justin Noble, Amy Orders, Kim O'Rourke, Jeff Orzolek, Mark Owczarski, Charlie Phlegar, Lauren Pollard, Jonathan Porter, Paul Richter, Julia Ross, Lisa Royal, Amy Sebring, Brennan Sheppard, Jaida Smith, Kenneth Smith, Joel Snodgrass, Michael Staples, Micheal Stowe, Dwyn Taylor, Monecia Taylor, Jon Clark Teglas, Nick Tolar, Saskia Van de Gevel, Rob Viers, Michael Walsh, Thomas Wamsley, Melinda West, Chris Wise, Andrew Woodall, Chris Yianilos

1. **Welcome and Introductions:** Ms. Stosser convened the meeting and provided welcoming remarks.

2. **Consent Agenda:** The Committee approved and accepted the items listed on the Consent Agenda.

    a. **Minutes from the June 2025 Committee Meeting:** The Committee approved the minutes from its March 2025 meeting.

    * b. **Resolution on the Demolition of University Building 0124A:** The Committee reviewed for approval a resolution on the demolition of university building 0124A (Greenhouse F6). Building No. 0124A, located at 201-A Garden Lane, is a 1,978-square-foot self-contained hoop structure

greenhouse built in 1973. Since its construction, the structure has deteriorated and is no longer viable or efficient for use by the program. The College of Agriculture and Life Sciences will obtain a state-of-the-art Controlled Environment Agriculture greenhouse to replace building 0124A that will more effectively serve the dynamic plant and environmental sciences program. The university will obtain review from the Department of Historic Resources and the Art and Architectural Review Board, and any required approvals prior to the demolition of this structure.

The Committee recommended the Resolution on the Demolition of University Building 0124A to the full Board for approval.

* **c. Resolution on the Demolition of University Building 0578:** The Committee reviewed for approval a resolution on the demolition of university building 0578 (Trailer). Building No. 0578, located at 401 Inventive Lane, is a 696-square-foot trailer positioned in a wooded area that has historically provided office and storage accommodations for research personnel. The structure has significantly deteriorated and has exceeded its serviceable lifespan. The forthcoming capital improvement project at Center Woods includes provisions for new office and storage facilities, rendering this trailer obsolete. The university will obtain review from the Department of Historic Resources and the Art and Architectural Review Board, and any required approvals prior to the demolition of this structure.

The Committee recommended the Resolution on the Demolition of University Building 0578 to the full Board for approval.

* **d. Resolution on the Demolition of University Building 0583:** The Committee reviewed for approval a resolution on the demolition of university building 0583 (Forestry and Wildlife Storage). Building No. 0583, located at 697 Inventive Lane, is a 3,245-square-foot structure previously used for Forestry and Wildlife Storage. The building has fallen into disrepair and no longer meets program requirements. The new facility, once constructed, will provide adequate and modern storage accommodations, eliminating the need for this structure. The university will obtain review from the Department of Historic Resources and the Art and Architectural Review Board, and any required approvals prior to the demolition of this structure.

The Committee recommended the Resolution on the Demolition of University Building 0583 to the full Board for approval.

* **e. Resolution on the Demolition of University Building 0584:** The Committee reviewed for approval a resolution on the demolition of university building 0584 (Aquaculture Facility, South Wing). Building No. 0584 (South Wing), located at 756 Inventive Lane, comprises 3,837 square feet of a larger aquaculture facility. This portion of the building, constructed in 1976,

is the oldest section of the structure. A 5,437-square-foot addition, built in 1989, is not included in the demolition and will remain in use. The planned capital project will provide updated and consolidated laboratory, office, and storage space, allowing for the removal of the outdated south wing. The university will obtain review from the Department of Historic Resources and the Art and Architectural Review Board, and any required approvals prior to the demolition of this structure.

The Committee recommended the Resolution on the Demolition of University Building 0584 to the full Board for approval.

* **f. Resolution on the Demolition of University Building 0589:** The Committee will review for approval a resolution on the demolition of university building 0589 (Amphibious Lab). Building No. 0589 is an 806-square-foot, two-room laboratory also located at 756 Inventive Lane. The facility is in a state of decline and has reached the end of its useful life. Replacement laboratory space is incorporated in the design of the new Center Woods building, supporting continued research operations without disruption. The university will obtain review from the Department of Historic Resources and the Art and Architectural Review Board, and any required approvals prior to the demolition of this structure.

The Committee recommended the Resolution on the Demolition of University Building 0589 to the full Board for approval.

* **g. Resolution on the Joint Appointment to the Virginia Tech/Montgomery Regional Airport Authority:** The Committee reviewed for approval a joint appointment to the Virginia Tech/Montgomery Regional Airport Authority. The university requested approval to jointly appoint Nathaniel L. Bishop as the at-large member to the Virginia Tech/Montgomery Regional Airport Authority.

The Committee recommended the Resolution on the Joint Appointment to the Virginia Tech/Montomgery Regional Airport Authority to the full Board for approval.

* **h. Resolution on the Appointment to the New River Valley Emergency Communications Regional Authority:** The Committee reviewed for approval an appointment to the New River Valley Emergency Communications Regional Authority. The university requested approval to appoint Amy Orders, Associate Vice President for Public Safety as the Virginia Tech representative and member on the New River Valley Communications Regional Authority.

The Committee recommended the Resolution on the Appointment to the New River Valley Emergency Communications Regional Authority to the full Board for approval.

3. **EVPCOO Remarks:** Executive Vice President and Chief Operating Officer, Amy Sebring, updated the committee on several projects where University Operations is engaged. Ms. Sebring summarized the institution's multi-faceted approach to improving and expanding residential housing consistent with Board action at the March 2025 meeting. She also shared updates on two recent initiatives that the University Operations team have recently or will soon complete; first, the integration of former Virginia Tech Services Inc. (VTSI) activities into the university's auxiliary enterprises to enhance efficiency and coordination in the delivery of campus services is expected to be finalized this calendar year, and second, Virginia Tech Electric Service, within the Division of Facilities, has just completed the installation of advanced metering technology in almost 400 locations across the campus and the Corporate Research Center, allowing for greater insights into electricity usage and opportunities to better manage utility costs moving forward. Finally, Ms. Sebring noted that she will join the President and Provost later in the week in Richmond to brief state leadership on the university's six-year plan.

#+ 4. **Physical Assets/Infrastructure -- Facilities Management Approach:** The Committee received a comprehensive overview of Virginia Tech's physical assets/infrastructure and facilities management approach, presented by Dwyn Taylor, Vice President for Facilities and Chief Facilities Officer. This briefing emphasized the integral relationship between institutional governance and the university's strategic, operational, and tactical execution of facilities management.

Virginia Tech is committed to providing infrastructure that is safe, reliable, mission-centric/ user-focused, and cost-effective. The university's extensive land holdings, infrastructure, and facilities across a wide variety of location form the foundation for delivering world-class education, research, and outreach while preserving a distinct sense of place.

Oversight by the Buildings and Grounds Committee of the Board of Visitors plays a vital role in guiding the responsible evolution of the physical plant. The Committee ensures that Virginia Tech's investments and development align with institutional priorities and advance long-term goals, including those articulated in the Beyond Boundaries vision and Six-Year Capital Outlay Plan.

Supporting this governance role is the Division of Facilities' matrix-based organizational structure, which allows for both strategic alignment and responsive delivery.

This structure operates within the university's facilities management framework, which is driven by three layers of institutional intent:

- *Strategic* drivers shape long-range planning, capital investment, and alignment with institutional mission, vision, and values.
- *Operational* drivers guide the delivery of services and programs that support academic and research continuity, occupant safety, and environmental responsibility.
- *Tactical* drivers inform day-to-day priorities and decision-making, ensuring effective execution, responsiveness, and stewardship at the ground level.

The division, led by the Vice President for Facilities and Chief Facilities Officer, is organized into three business lines that are directly responsible for maintaining and developing the physical campus:

- Facilities Operations
- Energy and Utilities
- Facilities Design and Construction

These are directly influenced by four support lines that provide essential policy, regulatory, and technical guidance to ensure institutional integrity and consistency across all projects and operations:

- University Building Official
- University Space Official
- University Architect
- University Engineer

Together, the matrix organizational structure coupled with the framework drivers provide clarity and cohesion across the university's physical plant, empowering the division to translate high-level institutional goals into daily action with positive long-term impact.

At the core of this integrated system is the division's unifying motto, "***Care and Serve***." This ethos reflects the shared commitment to the people, places, and purpose of Virginia Tech. Every facility maintained, every project delivered, and every decision made is stewarded by a culture of care – for the campus community and the university's legacy – and a call to serve its future.

Through the aligned efforts of the Board, the Buildings and Grounds Committee, the President, the Executive Vice President/Chief Operating Officer, the Vice President for Facilities/Chief Facilities Officer, the Division of Facilities, and expansive network of partners and stakeholders, Virginia Tech ensures that its physical environment remains a strategic asset – enabling excellence, fostering connection, and supporting the university's enduring mission of service, discovery, and impact.

#+ 5. **Land Use and Planning (Campus Master Planning) Approach:** The Committee received a briefing on the university's land use and campus master planning process and strategy, as well as the purpose, evolution, strategic alignment, and

role in university governance. The Campus Master Plan documents Virginia Tech's land use strategy and long-range vision, serving as the physical embodiment of its mission and strategic priorities. Our current master plan also provides frameworks for how select aspects of the university's physical environment can evolve over time, ensuring that buildings, infrastructure, open spaces, and underlying systems support institutional growth, adaptability, and long-term mission fulfillment.

The current Campus Master Plan, completed and approved by the Board in November of 2018, facilitated by Sasaki, is an award-winning document that has guided the delivery of academic, research, residential, and auxiliary facilities. Rooted in the university's Beyond Boundaries 2047 strategies, the plan was shaped through broad-based stakeholder engagement and serves as a foundational tool for aligning capital investment with institutional priorities. It reflects the university's identity and preserves the character of Virginia Tech's distinct legacy assets.

Adhering to a ten-year renewal approach, the university is currently poised to initiate a Campus Master Plan update process this fiscal year, targeting adoption by the Board in November 2028. Each master plan update process begins with a purposeful recentering around the universities strategic plan, and strategic goals or initiatives. The process also seeks to address change agents.

Given the Committee's governance role in endorsing campus development priorities, land use and planning, and monitoring alignment with institutional strategy, this presentation was intended to begin to equip members with context and insights to aide full participation in the planning process. In preparation for the work ahead, the Committee's engagement and leadership is crucial, and each member of the Board was extended an invitation to meet with university staff to review the current plan in detail.

By reinforcing the Campus Master Plan as both a strategic roadmap and a stewardship tool, the presentation lays the foundation for informed, proactive governance as Virginia Tech's physical campus continues to evolve in service of its mission.

As part of the presentation, Ms. Morris provided a map clarifying where on campus the Design Principles apply.

6. **Capital Outlay Approach:** The Committee received an overview of the university's capital outlay approach from Travis Jessee, Assistant Vice President for Facilities Design and Construction. As the governing body responsible for oversight of the university's physical plant, infrastructure, land use, and capital planning, the Committee reviews and approves capital outlay requests and monitors progress on authorized projects. This governance role ensures that projects align with institutional priorities, comply with regulatory requirements, and are delivered efficiently and effectively. The annual overview of the Capital

Construction program supports the Committee's oversight responsibilities by promoting process awareness and providing transparency into the overall program.

The Division of Facilities provides leadership in the administration and management of all major capital outlay projects. These are defined as projects with a total cost of $3 million or more, inclusive of all expenditures necessary to complete the project, and/or involving construction of 5,000 square feet or more. Project managers work closely with sponsoring colleges and departments, future building users, and other stakeholders to ensure project goals are met. Following authorization by the Board of Visitors, project managers oversee all phases of the project from initiation through completion and close-out.

#+ 7. **Acceptance of the Quarterly Capital Project Status Report:** The Committee reviewed for acceptance the quarterly capital project status report. This report supports the Committee's governance responsibilities by providing regular oversight of the university's capital construction activities. It allows the Committee to monitor project scope, schedule, budget, and alignment with institutional priorities. The review ensures transparency, accountability, and effective stewardship of university resources. It is a key tool in fulfilling the Committee's charge related to the maintenance and development of the physical plant and infrastructure, land use and planning, and the review and development of capital outlay requests.

The current active portfolio includes 15 authorized projects, including both active projects and recently completed ones within their one-year warranty phase. These projects represent a total value of approximately $1.3 billion, add approximately 1.1 million gross square feet of new construction, and renovate nearly 294,000 gross square feet of existing space.

The Committee accepted the quarterly capital project status report.

8. **Design Preview/Review – Improve Center Woods Complex:** The Committee reviewed for approval the combined design preview/review for Center Woods. The Committee is charged with overseeing the development and stewardship of the university's physical assets, including the review of capital project planning and design to ensure alignment with institutional goals and priorities. As part of its responsibilities, the Committee will review and consider approval of the combined design preview and review materials for the Improve Center Woods Complex project. This action affirms the Committee's role in advancing the physical planning and design process for capital projects and provides the necessary authorization for the project to proceed.

The Department of Fish and Wildlife Conservation, in the College of Natural Resources and the Environment (CNRE) at Virginia Tech is home to nationally and internationally recognized undergraduate and graduate programs, including the

only undergraduate program in fisheries management in the Commonwealth of Virginia, and stands as a model of stakeholder integration under the land-grant university mission. The applied research conducted by the faculty and students of the department directly benefits conservation of game and non-game species in the Commonwealth through cooperative research and the provision of federal funds.

In alignment with the College of Natural Resources and Environment's Strategic Plan 2020–2025, the college has introduced new degree programs and academic majors to advance its educational and research mission. A central priority emerging from this strategic direction is the development of a state-of-the-art research, teaching, and outreach facility at Center Woods.

Located on the western periphery of Virginia Tech's Blacksburg campus – just beyond the Agricultural Belt and U.S. 460 – Center Woods is a forested area that serves as a vital hub for field-based learning and research. It functions as the primary staging ground for departmental field studies and academic field trips, offering students at both undergraduate and graduate levels immersive, hands-on learning experiences that are essential to their academic and professional development.

Investing in modern, high-quality infrastructure at Center Woods will profoundly enhance the department's research capacity, enrich faculty scholarship, and elevate student training. The co-location of classrooms, research laboratories, facilities for animal husbandry under controlled experimental conditions, and extensive forested landscapes creates a uniquely integrated environment for innovation and collaboration. Here, students and research partners can engage directly with the contemporary tools and methodologies that define modern fish and wildlife conservation.

The Improve Center Woods Complex initiative will ensure that CNRE students are better equipped to confront the evolving challenges of 21st-century natural resource management – ranging from the impacts of sea level rise on coastal ecosystems to the pressures of increasing urbanization across Virginia. This investment represents a forward-looking commitment to preparing the next generation of conservation professionals and scholars.

Due to the project's schedule, scale, and level of complexity – and to align with the budget through the Value Management process, the project has advanced to the Preliminary Design phase. Working drawings are expected to begin in mid-2025, with substantial construction completion anticipated by fall 2027. Planning authorization was approved as part of the 2024–2026 Biennium, with funding support from the Virginia General Fund. This combined preview and review will not set a precedent for future projects.

The Committee approved the design preview/review for the Improve Center Woods project.

9. **Future Agenda Items and Closing Remarks:** The Committee discussed potential topics for inclusion on future meeting agendas. Ms. Stosser noted she and Ms. Davis will continue to work closely with the administration to monitor progress on residential facilities improvement and offer feedback – specifically geared toward expediting design and construction procurement processes and related activities. It was noted that the planning authorizations on the new residential facility and the renovation of Campbell Hall are significant first steps toward an aggressive program to enhance residential facilities. Ms. Stosser suggested a special session of the Buildings and Grounds Committee before the November Board meeting to take a deeper dive into several subjects that the Committee is eager to advance – including residential facilities and campus design standards, among others. In closing, Ms. Stosser shared that she expects Committee will be very busy this year and appreciates the engagement and efforts.

There being no further business, the meeting adjourned at 2:25 p.m.

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Joint Open Session with the Finance and Resource Management Committee

The Buildings and Grounds Committee and the Finance and Resource Management Committee of the Board of Visitors of Virginia Polytechnic Institute and State University convened on Tuesday, August 19, 2025, at 2:34 p.m. in Latham A/B at the Inn at Virginia Tech. A quorum of the Committee was physically present. Mr. Miller presided as chair of the Committee.

Board members present: Jeanne Stosser (Committee Chair), Sandy Davis, Nancy Dye, Theodore Hanson, William Holtzman, Starlette Johnson, Ryan McCarthy, Jim Miller, Robert Moser, J. Pearson, John Rocovich, Margaret Ann Smith, Katie Drinkwater Gregg (Graduate Student Representative), Thomas Feely (Undergraduate Student Representative) Amber Hagan (Staff Representative), Justin Lemkul (Faculty Representative), Marlena Lester (A/P Faculty Representative)

University personnel and guests: President Tim Sands, Simon Allen, Janice Austin, Mac Babb, Callan Bartel, Ken Belcher, Cassidy Blackmore, Lynsey Belshe, Eric Brooks, Kristie Caddick, Kirk Cameron, Ann Stuart Cassell, Cyril Clarke, Al Cooper, Meaghan Davidson, Deborah Day, Heather Ducote, Corey Earles, Jeff Earley, Caroline Eaton, Alisha Ebert, Abbey Erwin, Juan Espinoza, Ron Fricker, Michael Friedlander, Ian Friend, Rachel Gabriele, Emily Gibson, Martha Glass, Rebekah Bradley Gunn, Rebecca Halsey, Kay Heidbreder, Tim Hodge, Elizabeth Hooper, Travis Jessee, Anne Keeler, Frances Keene, Alex Kinnaman, Rob Mann, Andrew Marinik, Meghan Marsh, Elizabeth McClanahan, Nancy Meacham, Laurel Miner, Liza Morris, Justin Noble, Amy Orders, Kim O'Rourke, Jeff Orzolek, Stephanie Overton, Mark Owczarski, Sharon Pitt, Charlie Phlegar, Lauren Pollard, Jonathan Porter, David Raymond, Paul Richter, Julia Ross, Lisa

Royal, Amy Sebring, Brennan Sheppard, Jaida Smith, Kenneth Smith, Joel Snodgrass, Michael Staples, Micheal Stowe, Dan Sui, Aimee Surprenant, Dwyn Taylor, Monecia Taylor, Jon Clark Teglas, Nick Tolar, Saskia Van de Gevel, Rob Viers, Michael Walsh, Thomas Wamsley, Melinda West, Chris Wise, Andrew Woodall, Chris Yianilos

1. **Approval of the Nongeneral Fund Capital Outlay Plan for 2026-2032:** The Committees reviewed for approval the Nongeneral projects for the 2026-2032 Capital Outlay Plan. The university prepares an updated Six-Year Capital Outlay Plan every two years as part of its normal planning and budgeting cycle. The Plan is a critical component of positioning the university for state support of major Educational and General projects and for advancing high priority projects that may be funded entirely with nongeneral fund resources. The Board of Visitors reviewed and approved the list of General Fund projects for inclusion in the 2026-2032 Capital Outlay Plan at the March 2025 meeting. The Nongeneral fund projects cover the auxiliary enterprise system projects and other projects requesting some combination of private support, returned overhead dollars, external construction grants, and/or nongeneral fund debt to fund the total costs, including long-term leases.

   Under the university's Management Agreement with the commonwealth, for Capital Projects, the Board of Visitors has the authority to approve and implement projects supported 100 percent by nongeneral funds. Each project follows a multi-step approval process by the Board: 1) inclusion in the approved Six-Year Capital Outlay Plan, 2) authorization for planning to produce design documents to validate the project's feasibility, 3) authorization for construction when funding is available and sufficient, and 4) approval of external debt required for any capital project prior to issuance if needed.

   The Committees recommended the Nongeneral Fund Capital Outlay Plan for 2026-2032 to the full Board for approval.

2. **Approval of Resolution for Planning the Academic Building One – Sixth Floor Upfit:** The Committees reviewed for approval a resolution to plan the Academic Building One – Sixth Floor Upfit capital project. The existing facility includes 300,000 GSF over eleven floors with nine floors fully programmed, and the sixth and seventh floors were reserved for future needs. The approximately 35,500 GSF floor upfit will support the relocation and expansion of the Pamplin College of Business and other academic programs located in the building. This is a $1.5 million planning authorization to complete designs through working drawings for this capital upfit project.

   The Committees recommended the Resolution for Planning the Academic Building One – Sixth Floor Upfit to the full Board for approval.

3. **Approval of Resolution for Planning the Campbell Hall Renovation:** The Committees reviewed for approval a resolution to plan the Campbell Hall

renovation capital project. The project will renovate Campbell Hall, a historic 329 bed residence hall located on the Drillfield. The 67,000 GSF building is split into two wings: the main wing was built in 1930, and the east wing was built in 1940. The facility has received few improvements since its original construction, and this renovation will address the mechanical, electrical, and plumbing systems and it will update the interior rooms and bathrooms. This is a $4 million planning authorization to complete designs through working drawings for the Campbell Hall renovation capital project.

The Committees recommended the Resolution for Planning the Campbell Hall Renovation to the full Board for approval.

4. **Approval of Resolution for Planning a New Residence Hall:** The Committees reviewed for approval a resolution to plan a new residence hall. The project envisions a new residential facility, targeting up to 600 modern beds which would increase residential capacity to allow for campus residential renovations to occur without significantly impacting the current residential and dining programs. The new residence hall will allow the university to continue to sustain moderate growth over time and to facilitate the renovation of existing residential assets. This is a $10 million planning authorization to complete designs through working drawings for the new residence hall capital project.

   The Committees recommended the Resolution for Planning a New Residence Hall to the full Board for approval.

There being no further business, the meeting adjourned at 2:58 p.m.

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Open Session Agenda

BUILDINGS AND GROUNDS COMMITTEE

Tuesday, August 19, 2025

Open session meeting begins at 1:15 p.m. in Latham A/B.

	Agenda Item	Reporting Responsibility
	1. Welcome and Introductions	Jeanne Stosser
	2. Consent Agenda	Jeanne Stosser
	a. Minutes from the June 2025 Committee Meeting	
*	b. Resolution on the Demolition of University Building No. 0124A	
*	c. Resolution on the Demolition of University Building No. 0578	
*	d. Resolution on the Demolition of University Building No. 0583	
*	e. Resolution on the Demolition of University Building No. 0584	
*	f. Resolution on the Demolition of University Building No. 0589	
*	g. Resolution on the Joint Appointment to the Virginia Tech/Montgomery Regional Airport Authority	
*	h. Resolution on the Appointment to the New River Valley Emergency Communications Regional Authority	
	3. EVPCOO Remarks	Amy Sebring
# +	**4.** Physical Assets/Infrastructure -- Facilities Management Approach	Dwyn Taylor
# +	**5.** Land Use and Planning (Campus Master Planning) Approach	Liza Morris
# +	**6.** Capital Outlay Approach	Travis Jessee
# +	**7.** Acceptance of the Quarterly Capital Project Status Report	Travis Jessee
	8. Design Preview/Review – Improve Center Woods Complex	Travis Jessee
	9. Future Agenda Items and Closing Remarks	Jeanne Stosser

*** Requires Full Board Approval**
 # Discusses Enterprise Risk Management Topic(s)
+ Discusses Strategic Investment Priorities Topic(s)

Consent Agenda

BUILDINGS AND GROUNDS COMMITTEE

Tuesday, August 19, 2025

The Committee will consider for approval and acceptance the items listed on the Consent Agenda.

Consent Agenda

a. Minutes from the June 2025 Committee Meeting

* b. Resolution on the Demolition of University Building No. 0124A

* c. Resolution on the Demolition of University Building No. 0578

* d. Resolution on the Demolition of University Building No. 0583

* e. Resolution on the Demolition of University Building No. 0584

* f. Resolution on the Demolition of University Building No. 0589

* g. Resolution on the Joint Appointment to the Virginia Tech/Montgomery Regional Airport Authority

* h. Resolution on the Appointment to the New River Valley Emergency Communications Regional Authority

* **Requires full Board approval.**

Open Session Minutes

BUILDINGS AND GROUNDS COMMITTEE

Monday, June 2, 2025

Open Session Tour

The Buildings and Grounds Committee of the Board of Visitors of Virginia Polytechnic Institute and State University convened on Monday, June 2, 2025 at 2:43 p.m. in open session to depart for a tour of residence halls. A quorum of the Committee was present. Ms. Long presided as chair of the Committee.

Board members present:
Tish Long (Committee Chair), Ed Baine, Sandy Davis, Nancy Dye, Bill Holtzman, Donald Horsley, Starlette Johnson, Ryan McCarthy, Jim Miller, J. Pearson, John Rocovich, Jeanne Stosser, LaTawnya Burleson (Staff Representative), Rachel Miles (Faculty Representative), Leslie Orellana (Undergraduate Student Representative), William Poland (Graduate Student Representative)

University personnel and guests: President Tim Sands, Craig Alia, Kenneth Belcher, Cassidy Blackmore, Rebecca Caldwell, Cyril Clarke, Katherine Drinkwater, Chelsea Haines, Frances Keene, Sharon Kurek, Liza Morris, Kim O'Rourke, James Penven, Amy Sebring, William Seely, Brennan Shepard, Michael Staples, Michael Stowe, John Tarter, Dwyn Taylor, Jon Clark Teglas

1. **Tour of On-Campus Residence Halls:** The Committee toured Upper Quad Residence Hall North, O'Shaughnessy Hall, Hoge Hall, Pritchard Hall, and Main Campbell Hall. The tour was intended to provide firsthand insight into the current condition, functionality, and lived experience within Virginia Tech's on-campus residence halls. By including both legacy and modern facilities, the tour offered a comparative lens to assess the evolution of residential environments and to support strategic evaluation of future capital investments. This experience supplemented the presentation and discussion on residential planning assumptions and guiding principles by grounding strategic dialogue in a shared understanding of existing assets, infrastructure challenges, and future opportunities. Core concepts and planning considerations regarding capacity, modernization, accessibility, sense of place, and strategic integration were highlighted.

The tour concluded and the Committee returned to the New Classroom Building at 4:15 p.m.

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Tuesday, June 3, 2025

Open Session Meeting

The Buildings and Grounds Committee of the Board of Visitors of Virginia Polytechnic Institute and State University met in open session on Tuesday, June 3, 2025, at 11:17 a.m. in Room 260 at the New Classroom Building in Blacksburg, Virginia. A quorum of the Committee was physically present. Ms. Long presided as chair of the Committee.

Board members present:

Tish Long (Committee Chair), Ed Baine, David Calhoun, Sandy Davis, Nancy Dye, Bill Holtzman, Donald Horsley, Anna James, Starlette Johnson, Jim Miller, J. Pearson, John Rocovich, Jeanne Stosser, Janice Austin (A/P Faculty Representative), LaTawnya Burleson (Staff Representative), Rachel Miles (Faculty Representative), Leslie Orellana (Undergraduate Student Representative), William Poland (Graduate Student Representative)

University personnel and guests: President Tim Sands, Simon Allen, Mac Babb, Callan Bartel, Lynsay Belshe, Cassidy Blackmore, Andrew Bolling, Kristie Caddick, Ann Cassell, Cyril Clarke, Lance Collins, Al Cooper, Catherine Cotrupi, Debbie Day, Katherine Drinkwater, Heather Ducote, Corey Earles, Jeff Earley, Caroline Eaton, Alisha Ebert, Juan Espinoza, Michael Friedlander, Ian Friend, Mark Gess, Nannette Gordon, Chelsea Haines, Kay Heidbreder, Travis Jessee, Frances Keene, Chris Kiel, Sharon Kurek, Rob Mann, Andrew Marinik, Meghan Marsh, Hud McClanahan, Nancy Meacham, Liza Morris, Mike Mulhare, Justin Noble, Kim O'Rourke, Jeff Orzolek, Mark Owczarski, Sharon Pitt, Lauren Pollard, Tanya Rogers, Abbey Rowe Erwin, Amy Sebring, Brennan Shepard, Mark Sikes, Ken Smith, Michael Staples, Micheal Stowe, Dan Sui, Dwyn Taylor, Monecia Taylor, Jon Clark Teglas, Roxy Todd, Rob Viers, Chris Wise, Andy Woodall

2. **Welcome and Introductions:** Ms. Long convened the meeting and provided welcoming remarks.

3. **Minutes from the March 2025 Committee Meeting:** The Committee approved the minutes from its March 2025 meeting.

\# 4. **Acceptance of the Quarterly Capital Project Status Report:** The Committee reviewed for acceptance the quarterly capital project status report. The current active portfolio of projects includes 17 authorized projects -- active and complete (within a 1-year warranty phase), has a total value of approximately $1.2 billion, adds approximately 1.2 million gross square feet of new construction, and renovates nearly 298,000 gross square feet of existing space.

The Committee accepted the quarterly capital project status report.

\# 5. **Acceptance of the University Building Official Annual Report:** The Committee received the annual report from the University Building Official, Chris Kiel. The University Building Official has primary responsibility for the proper management

for, and enforcement of, the Virginia Uniform Statewide Building Code (VUSBC) to ensure that construction projects conducted on property owned by the university are completed in compliance with the code, related laws, and regulations. The office serves as primary liaison with outside regulatory agencies on code issues that affect the design, construction, and approval to occupy new university facilities or maintain existing facilities. The office was established in July 2010 after the Restructured Higher Education Financial and Administrative Operations Act of 2005 and the Management Agreement with the Commonwealth of Virginia granted the university the authority to designate its own building official. Organizationally, the University Building Official is delegated authority directly from the Board of Visitors Buildings and Grounds Committee. The function is embedded within and administratively supported by the Division of Facilities. In this year's report, the University Building Official highlighted the importance of maintaining a local presence in enforcing building codes and explored why some universities have dedicated building departments while others do not. A detailed overview of processes related to larger projects, including efforts to keep them on schedule, was highlighted. The report also summarized key activities from the past year, present enforcement metrics, and outlined improvements made to enhance efficiency, transparency, and communication. Finally, updates on additional improvements currently in development were shared.

The Committee accepted the annual report from the University Building Official.

6. **Future Agenda Items and Closing Remarks:** The Committee discussed potential topics for inclusion on future meeting agendas.

There being no further business, the meeting adjourned at 12:04 p.m.

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Joint Open Session with the Finance and Resource Management Committee

The Buildings and Grounds Committee and the Finance and Resource Management Committee of the Board of Visitors of Virginia Polytechnic Institute and State University convened on Tuesday, June 3, 2025, at 8:16 a.m. in joint open session in Room 260 at the New Classroom Building in Blacksburg, Virginia. A quorum of the joint Committee was present. Mr. Calhoun presided as chair of the joint Committee.

Board members present:

David Calhoun (Joint Committee Chair), Ed Baine, Sandy Davis, Nancy Dye, Bill Holtzman, Donald Horsley, Anna James, Starlette Johnson, Tish Long, Ryan McCarthy, Jim Miller, J. Pearson, John Rocovich, Jeanne Stosser, Janice Austin (A/P Faculty Representative), LaTawnya Burleson (Staff Representative), Rachel Miles (Faculty Representative), Leslie Orellana (Undergraduate Student Representative), William Poland (Graduate Student Representative)

University personnel and guests: President Tim Sands, Susan Anderson, Simon Allen, Mac Babb, Callan Bartel, Cassidy Blackmore, Andrew Bolling, Eric Brooks, Kristie Caddick, Ann Cassel, Cyril Clarke, Al Cooper, Catherine Cotrupi, Debbie Day, Katherine Drinkwater, Corey Earles, Jeff Earley, Caroline Eaton, Alisha Ebert, Juan Espinoza, Ron Fricker, Michael Friedlander, Ian Friend, Rachel Gabrielle, Bryan Garey, Avery Gendell, Emily Gibson, Leslie Hager-Smith, Chelsea Haines, Kay Heidbreder, Tim Hodge, Elizabeth Hooper, Nannette Gordon, L. Haga Smith, Anne Keeler, Frances Keene, Rob Mann, Elizabeth McClanahan, Nancy Meacham, Laurel Miner, Liza Morris, Mike Mulhare, Justin Noble, Stephanie Overton, Mark Owczarski, Lauren Polland, Tanya Rogers, Amy Sebring, Brennan Shepard, Oliver Shuey, Mark Sikes, Ken Smith, Michael Staples, Michael Stowe, Dan Sui, Aimee Surprenant, Dwyn Taylor, Monecia Taylor, Jon Clark Teglas, Marc Verniel, Rob Viers, Melinda West, Chris Wise, Andy Woodall, Chris Yianilos

1. **Discussion of On-Campus Housing Framework and Planning Assumptions:** The Committees discussed and affirmed on-campus housing framework and planning assumptions for specific student populations that will be used as key inputs for the proposal requested by the Board at the August Board meeting, likely including a combination of renovation projects and limited new construction.

There being no further business, the meeting adjourned at 9:23 a.m.

****

Physical Assets/Infrastructure -- Facilities Management Approach

BUILDINGS AND GROUNDS COMMITTEE

Tuesday, August 19, 2025

The Committee will receive a comprehensive overview of Virginia Tech's physical assets/infrastructure and facilities management approach, presented by Dwyn Taylor, Vice President for Facilities and Chief Facilities Officer. This briefing will emphasize the integral relationship between institutional governance and the university's strategic, operational, and tactical execution of facilities management.

Virginia Tech is committed to providing infrastructure that is safe, reliable, mission-centric/ user-focused, and cost-effective. The university's extensive land holdings, infrastructure, and facilities across a wide variety of location form the foundation for delivering world-class education, research, and outreach while preserving a distinct sense of place.

Oversight by the Buildings and Grounds Committee of the Board of Visitors plays a vital role in guiding the responsible evolution of the physical plant. The Committee ensures that Virginia Tech's investments and development align with institutional priorities and advance long-term goals, including those articulated in the Beyond Boundaries vision and Six-Year Capital Outlay Plan.

Supporting this governance role is the Division of Facilities' matrix-based organizational structure, which allows for both strategic alignment and responsive delivery.

This structure operates within the university's facilities management framework, which is driven by three layers of institutional intent:

- *Strategic* drivers shape long-range planning, capital investment, and alignment with institutional mission, vision, and values.
- *Operational* drivers guide the delivery of services and programs that support academic and research continuity, occupant safety, and environmental responsibility.
- *Tactical* drivers inform day-to-day priorities and decision-making, ensuring effective execution, responsiveness, and stewardship at the ground level.

The division, led by the Vice President for Facilities and Chief Facilities Officer, is organized into three business lines that are directly responsible for maintaining and developing the physical campus:

- Facilities Operations
- Energy and Utilities
- Facilities Design and Construction

These are directly influenced by four support lines that provide essential policy, regulatory, and technical guidance to ensure institutional integrity and consistency across all projects and operations:

- University Building Official
- University Space Official
- University Architect
- University Engineer

Together, the matrix organizational structure coupled with the framework drivers provide clarity and cohesion across the university's physical plant, empowering the division to translate high-level institutional goals into daily action with positive long-term impact.

At the core of this integrated system is the division's unifying motto, "***Care and Serve***." This ethos reflects the shared commitment to the people, places, and purpose of Virginia Tech. Every facility maintained, every project delivered, and every decision made is stewarded by a culture of care – for the campus community and the university's legacy – and a call to serve its future.

Through the aligned efforts of the Board, the Buildings and Grounds Committee, the President, the Executive Vice President/Chief Operating Officer, the Vice President for Facilities/Chief Facilities Officer, the Division of Facilities, and expansive network of partners and stakeholders, Virginia Tech ensures that its physical environment remains a strategic asset – enabling excellence, fostering connection, and supporting the university's enduring mission of service, discovery, and impact.

PHYSICAL ASSETS/INFRASTRUCTURE -- FACILITIES MANAGEMENT APPROACH

DWYN TAYLOR
VICE PRESIDENT FOR FACILITIES AND CHIEF FACILITIES OFFICER

AUGUST 19, 2025

BUILDINGS AND GROUNDS COMMITTEE CHARGE

This committee is responsible for the maintenance and development of the physical plant and infrastructure, land use and planning, and review and development of capital outlay requests.

The university employee designated as the University Building Official when serving in that capacity reports directly to the Board of Visitors through this committee.

Reference: Bylaws of the Board of Visitors, Article I. Section 6c.

VIRGINIA TECH

COMMITTEE REVIEW AND ACTION ITEMS

Type	Frequency	Committee
Capital Project Status Report	Every meeting	Buildings & Grounds
Tours of Campus Sites	Most meetings – as needed	Buildings & Grounds
University Building Official Annual Report	Annually in June	Buildings & Grounds
Physical Assets/Infrastructure – Facilities Management Approach	Annually in August	Buildings & Grounds
Sustainability Annual Report	Annually in November	Buildings & Grounds
Design Preview/Reviews	As needed in order to receive Board approval	Buildings & Grounds
Project and Program Updates	As needed to keep the Board informed	Buildings & Grounds
Public Service Authority Appointments	**As needed to maintain representation**	**Buildings & Grounds and Full Board**
Demolitions	**As needed in order to receive Board approval**	**Buildings & Grounds and Full Board**
Acquisitions and Conveyances of Property	**As needed in order to receive Board approval**	**Buildings & Grounds with Finance & Resource Management and Full Board**
Funding – Design	**As needed in order to receive Board approval**	**Buildings & Grounds with Finance & Resource Management and Full Board**
Funding – Construction and Capital Leases	**As needed in order to receive Board approval**	**Buildings & Grounds with Finance & Resource Management and Full Board**
Six-Year Capital Plan	**Every two years**	**Buildings & Grounds with Finance & Resource Management and Full Board**
Campus Master Plan	**As needed in order to receive Board approval**	**Buildings & Grounds and Full Board**

Note: Other, less common, items that would come forward for review through the B&G Committee include adoptions of and updates to regulations, updates to facility-related university policies, updates to construction-related governing documents (ex: PPEA Guidelines, Campus Design Principles, etc.), and litigation briefings.

VIRGINIA TECH

ASSET OVERVIEW

ASSET MANAGEMENT

15,703 ACRES

1,067 STRUCTURES

15,377,381 GSF

55 MILES OF SIDEWALKS & PATHWAYS

354 MILES OF UTILITY INFRASTRUCTURE

MANAGEMENT FRAMEWORK

STRATEGIC DRIVERS

- University Strategic Plan
- Campus Master Plan
- 6-Year Capital Plan
- Climate Action Commitment

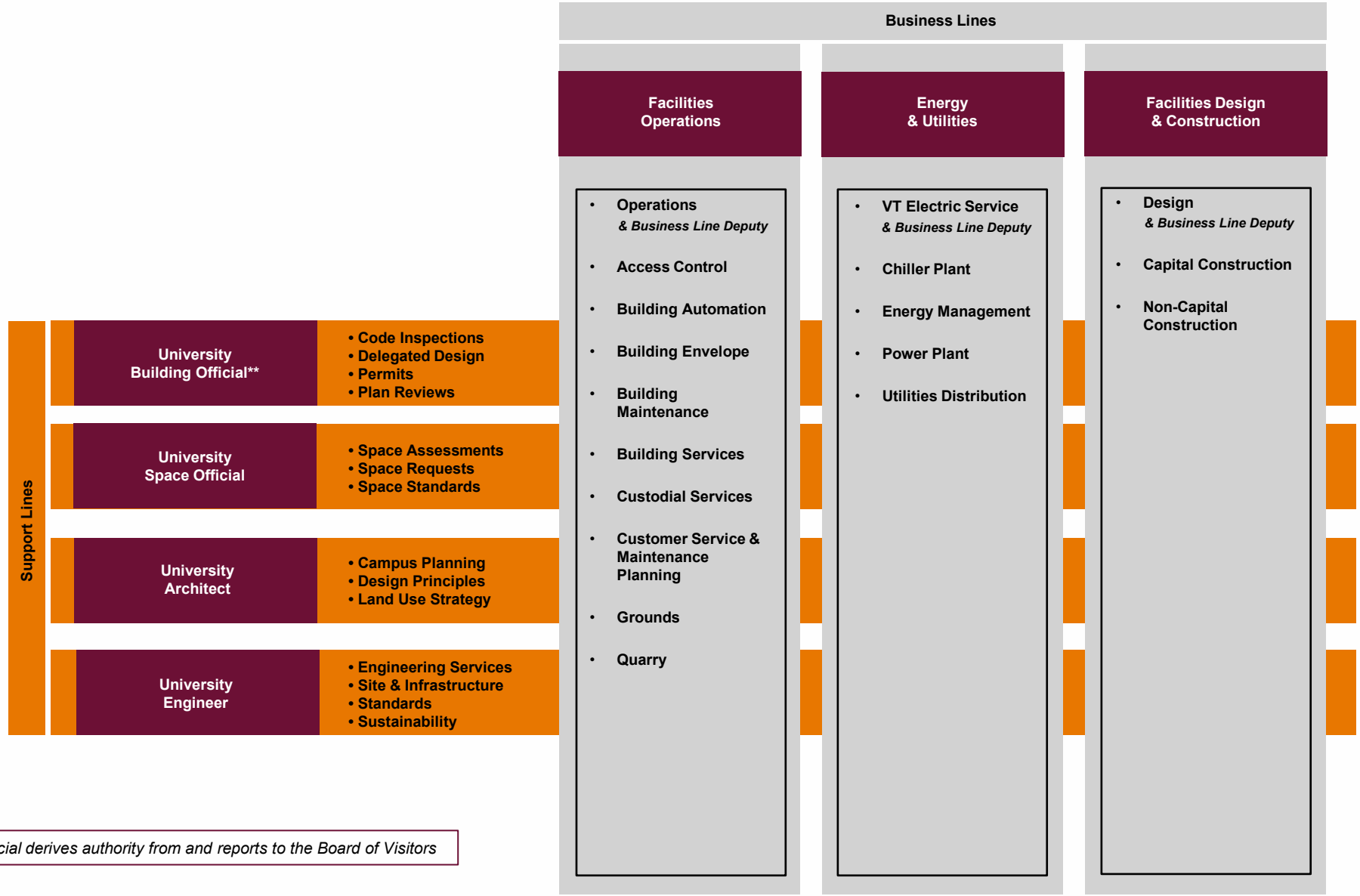
OPERATIONAL DRIVERS

- Safety
- Reliability
- Access for All
- Sustainability
- Efficiency
- Sense of Place

TACTICAL DRIVERS

- Utility Systems
- Envelope & Foundation
- Building Systems
- Code Compliance
- Space Refresh

FACILITIES DIVISIONAL UNITS



***University Building Official derives authority from and reports to the Board of Visitors*

CARE & SERVE

As members of the Facilities Team, we're charged with the stewardship of our campus -- the buildings, grounds and infrastructure -- in Blacksburg and across the university's footprint throughout the Commonwealth. *Stewardship is "the careful and responsible management of something entrusted to one's care."*

Mission/Vision

To deliver, operate, maintain, and sustain the highest quality facilities, grounds, and infrastructure to ensure Virginia Tech can fulfill its mission and offer the best possible environment for all who live, work, and visit within the university. To be the strongest, most professional and caring team of servants we can.

DISCUSSION

FACILITIES
VIRGINIA TECH

AS OF: JULY 15, 2025

Vice President for Facilities & Chief Facilities Officer
Dwyn Taylor

Facilities Chief of Staff
Jon Clark Teglas

External Operations
*Cassidy Blackmore**

Internal Operations
*Jeff Orzolek**

Safety

Communications & Engagement
Meghan Marsh

Executive Operations
Teresa Thompson

Service Centers

Human Resources & Wellness
Jackie McClanahan

Finance & Operational Technology
Gannon Davis

Business Lines

Facilities Operations
Anthony Watson

- **Operations** *& Business Line Deputy* *Joy Manning**
- **Access Control** *Allen Compton*
- **Building Automation** *Jason Pearman*
- **Building Envelope** *Trent Chenault*
- **Building Maintenance** *Bruce Lytton*
- **Building Services** *David Claytor*
- **Custodial Services** *Greg Canaday*
- **Customer Service & Maintenance Planning** *Jamie Lau*
- **Grounds** *Cody Kiefer*
- **Quarry** *Justin Sheppard**

Energy & Utilities
Nam Nguyen

- **VT Electric Service** *& Business Line Deputy* *Vacant*
- **Chiller Plant** *Chris Tedder*
- **Energy Management** *Steve Durfee*
- **Power Plant** *Todd Robertson*
- **Utilities Distribution** *Bobby Polly*

Facilities Design & Construction
Travis Jessee

- **Design** *& Business Line Deputy* *Sandra Graham*
- **Capital Construction** *Kyle White*
- **Non-Capital Construction** *Brandon Williams**

Support Lines

University Building Official**
Chris Kiel
- Code Inspections
- Delegated Design
- Permits
- Plan Reviews

University Space Official
*Will Walsh**
- Space Assessments
- Space Requests
- Space Standards

University Architect
Liza Morris
- Campus Planning
- Design Principles
- Land Use Strategy

University Engineer
Matt Stolte
- Engineering Services
- Site & Infrastructure
- Standards
- Sustainability

* *Interim Role*

** *University Building Official derives authority from and reports to the Board of Visitors*

FACILITIES
VIRGINIA TECH

Care & Serve

As members of the Facilities Team, we're charged with the stewardship of our campus--the buildings, grounds and infrastructure--in Blacksburg and across the university's footprint throughout the Commonwealth. Stewardship *is "the careful and responsible management of something entrusted to one's care."*

Together, as stewards, let's...

Care:

- **For Each Other – Treat all with dignity and respect. Mentor at every opportunity. Be honest.**
- **For Our Campus(es) – Strive to sustain the unique beauty and allure of all facilities and grounds.**
- **For Our Stuff – Treat our gear, equipment, tools and assets as if they were your own.**
- **For Ourselves – Practice a healthy lifestyle. Maintain work/life balance. Focus on your loved ones.**

Serve:

- **The University – Honor by our actions the students, faculty, and staff who are Virginia Tech.**
- **The Community – Visitors' first impressions only happen once. What we do affects those around us.**
- **Globally – Our investment in Virginia Tech ultimately touches others around the world.**
- **With Humility – Servant leadership starts with each one of us regardless of role or station.**

Mission/Vision:

To deliver, operate, maintain and sustain the highest quality facilities, grounds and infrastructure to ensure Virginia Tech can fulfill its mission and offer the best possible environment for all who live, work and visit within the university. To be the strongest, most professional and caring team of servants we can.

I'm honored to serve as your Chief Facilities Officer. I commit to providing the utmost care and focused servant leadership within my capability and to creating an environment that empowers each person to optimize professional growth and opportunity. In turn, I ask each member of the Facilities Team to:

- Always do your best — no matter how demanding the task.
- Care for your teammates — CARE for your teammates. Consistently encourage one another.
- NEVER compromise on quality or safety.
- Always, always, always be professional in your actions and communications.
- Do the right thing — even if it hurts.
- Meet commitments and deadlines. If you can't, inform your leadership chain beforehand.
- Foster an environment where people know it's OK to make mistakes and to learn from them.
- Don't let me drive the bus off the cliff — if something seems wrong, tell me.
- If you see a piece of trash on the ground, please pick it up!
- Remember: If you're not having fun, you're not doing it right! Go Hokies!

Dwyn Taylor
Ut Prosim

Land Use and Planning (Campus Master Planning) Approach

BUILDINGS AND GROUNDS COMMITTEE

Tuesday, August 19, 2025

The Committee will receive a briefing on the university's land use and campus master planning process and strategy, as well as the purpose, evolution, strategic alignment, and role in university governance. The Campus Master Plan documents Virginia Tech's land use strategy and long-range vision, serving as the physical embodiment of its mission and strategic priorities. Our current master plan also provides frameworks for how select aspects of the university's physical environment can evolve over time, ensuring that buildings, infrastructure, open spaces, and underlying systems support institutional growth, adaptability, and long-term mission fulfillment.

The current Campus Master Plan, completed and approved by the Board in November of 2018, facilitated by Sasaki, is an award-winning document that has guided the delivery of academic, research, residential, and auxiliary facilities. Rooted in the university's Beyond Boundaries 2047 strategies, the plan was shaped through broad-based stakeholder engagement and serves as a foundational tool for aligning capital investment with institutional priorities. It reflects the university's identity and preserves the character of Virginia Tech's distinct legacy assets.

Adhering to a ten-year renewal approach, the university is currently poised to initiate a Campus Master Plan update process this fiscal year, targeting adoption by the Board in November 2028. Each master plan update process begins with a purposeful recentering around the universities strategic plan, and strategic goals or initiatives. The process also seeks to address change agents.

Given the Committee's governance role in endorsing campus development priorities, land use and planning, and monitoring alignment with institutional strategy, this presentation is intended to begin to equip members with context and insights to aide a full participation in the planning process. In preparation for the work ahead, the Committee's engagement and leadership is crucial, and each member of the Board will be extended an invitation to meet with university staff to review the current plan in detail.

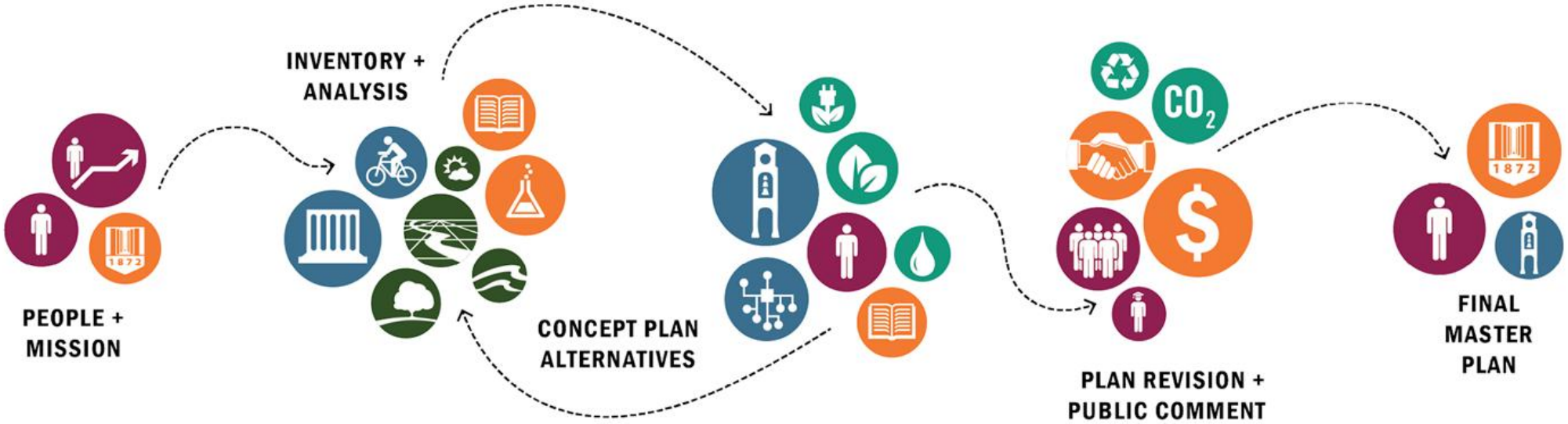
By reinforcing the Campus Master Plan as both a strategic roadmap and a stewardship tool, the presentation lays the foundation for informed, proactive governance as Virginia Tech's physical campus continues to evolve in service of its mission.

LAND USE AND PLANNING (CAMPUS MASTER PLANNING) APPROACH

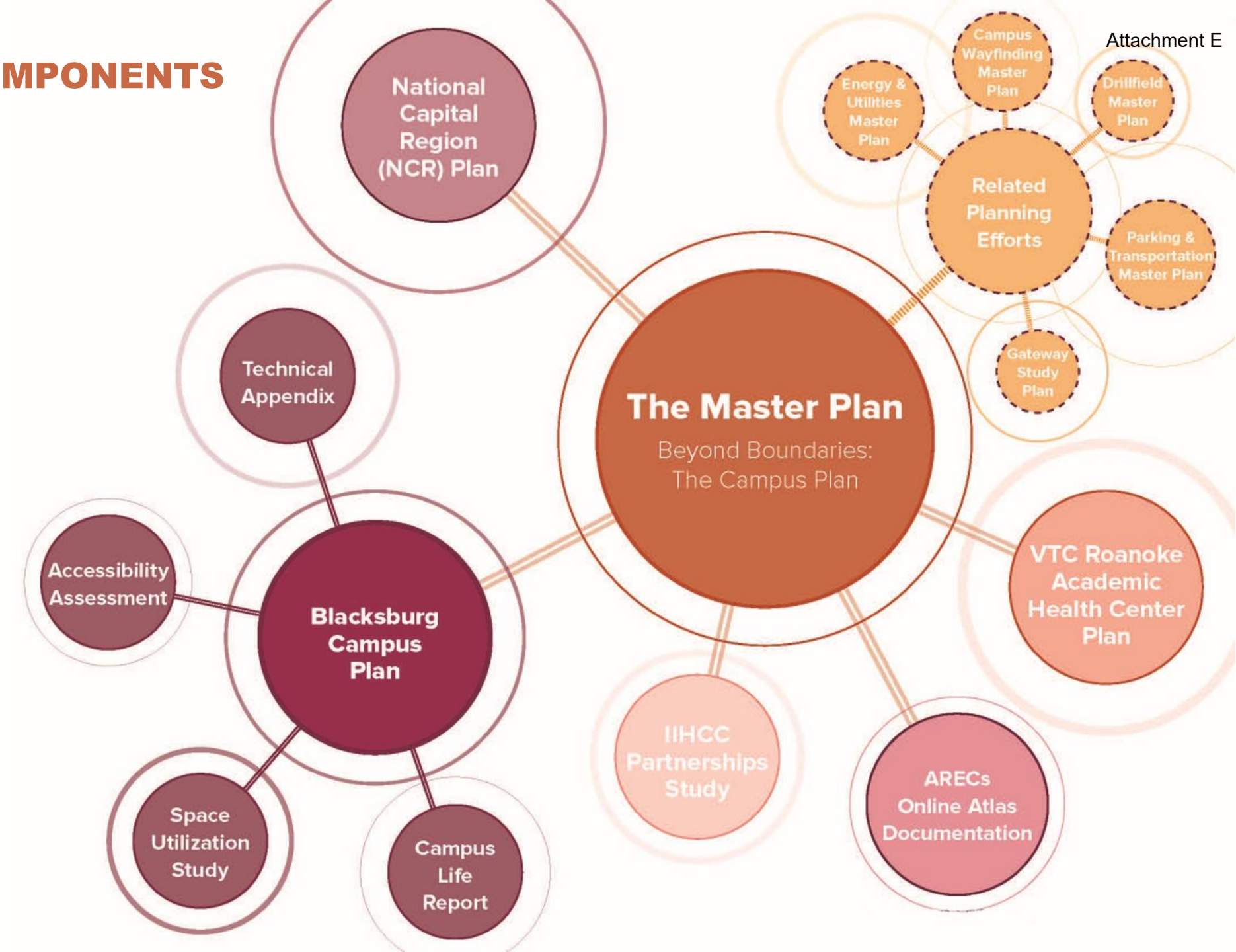
LIZA MORRIS
ASSISTANT VICE PRESIDENT FOR PLANNING AND UNIVERSITY ARCHITECT

AUGUST 19, 2025

PLANNING PROCESS

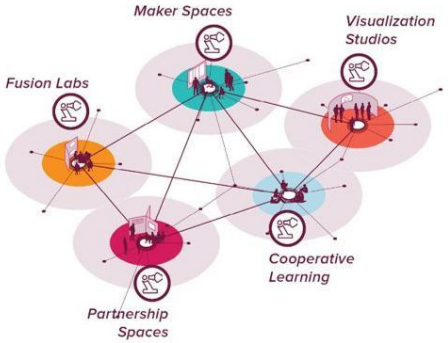


2018 PLAN COMPONENTS



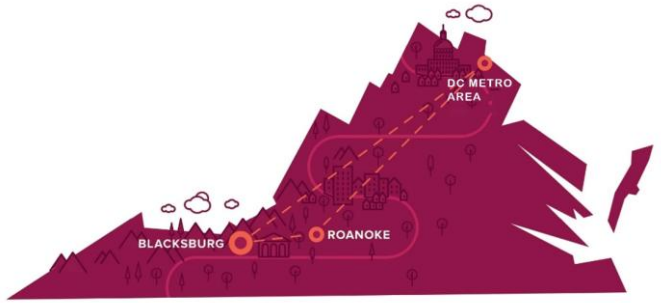
2018 PLAN CONTENTS

2018 PLAN DRIVERS

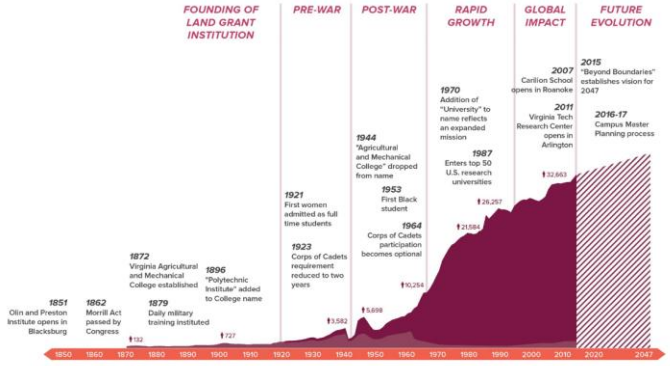


01 The VT Experience

02 Sense of Place



03 Connections



04 Growth

05 Access for All

06 Sustainability

2018 PLAN CAMPUS VISION

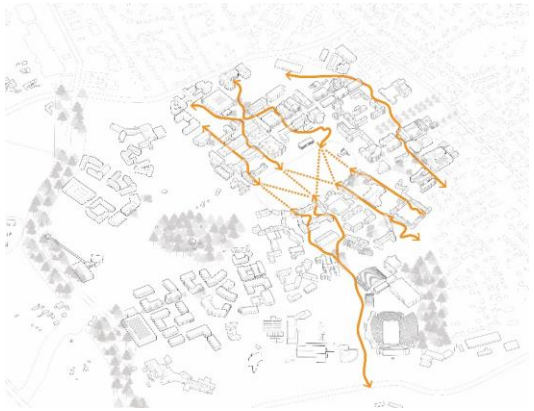
01 The Central Spine

02 The Agricultural Belt

03 The Campus Districts

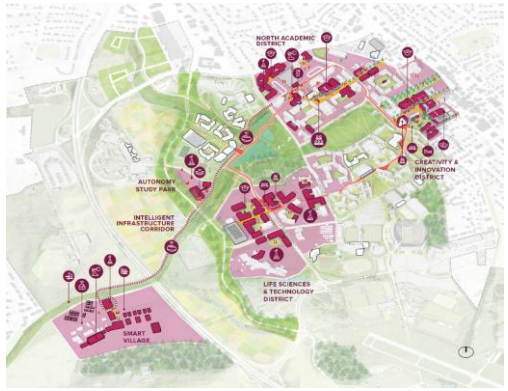
04 Tech + Town

05 The Infinite Loop



06 The Green Links

2018 PLAN FRAMEWORKS

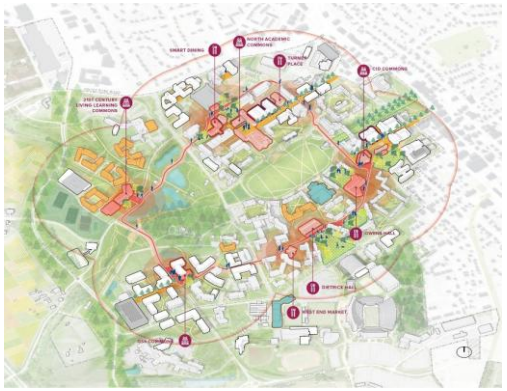


01 Academic & Research Framework

ENHANCING LEARNING AND RESEARCH ENVIRONMENTS

02 Strategic Partnerships Framework

EXPANDING STRATEGIC PARTNERSHIPS



03 Campus Life Framework

FOSTERING A VIBRANT CAMPUS LIFE EXPERIENCE

04 Landscape Framework

PROTECTING THE LAND GRANT LEGACY

05 Mobility Framework

PROMOTING ACCESS AND MOBILITY

Attachment E

2018 PLAN DISTRICTS

01 NORTH ACADEMIC DISTRICT

02 NORTHEAST & UPPER QUAD DISTRICT

03 CREATIVITY & INNOVATION DISTRICT

04 STUDENT LIFE DISTRICT

05 LIFE SCIENCES & TECHNOLOGY DISTRICT

06 21ST CENTURY LIVING-LEARNING DISTRICT

07 INTELLIGENT INFRASTRUCTURE CORRIDOR

PERIPHERAL DISTRICTS

08 ATHLETICS AND RECREATION

09 GLADE ROAD

10 OAK LANE

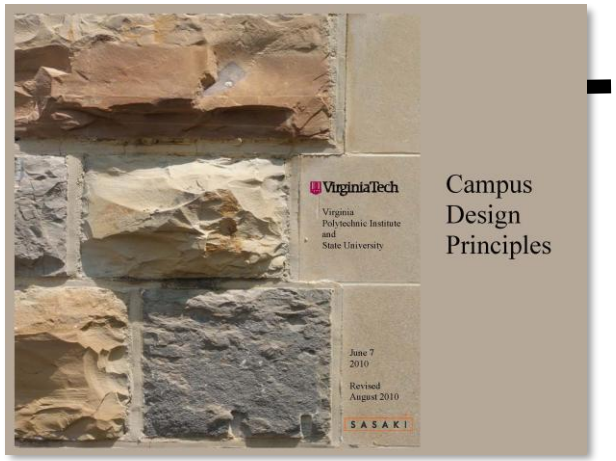
Attachment E

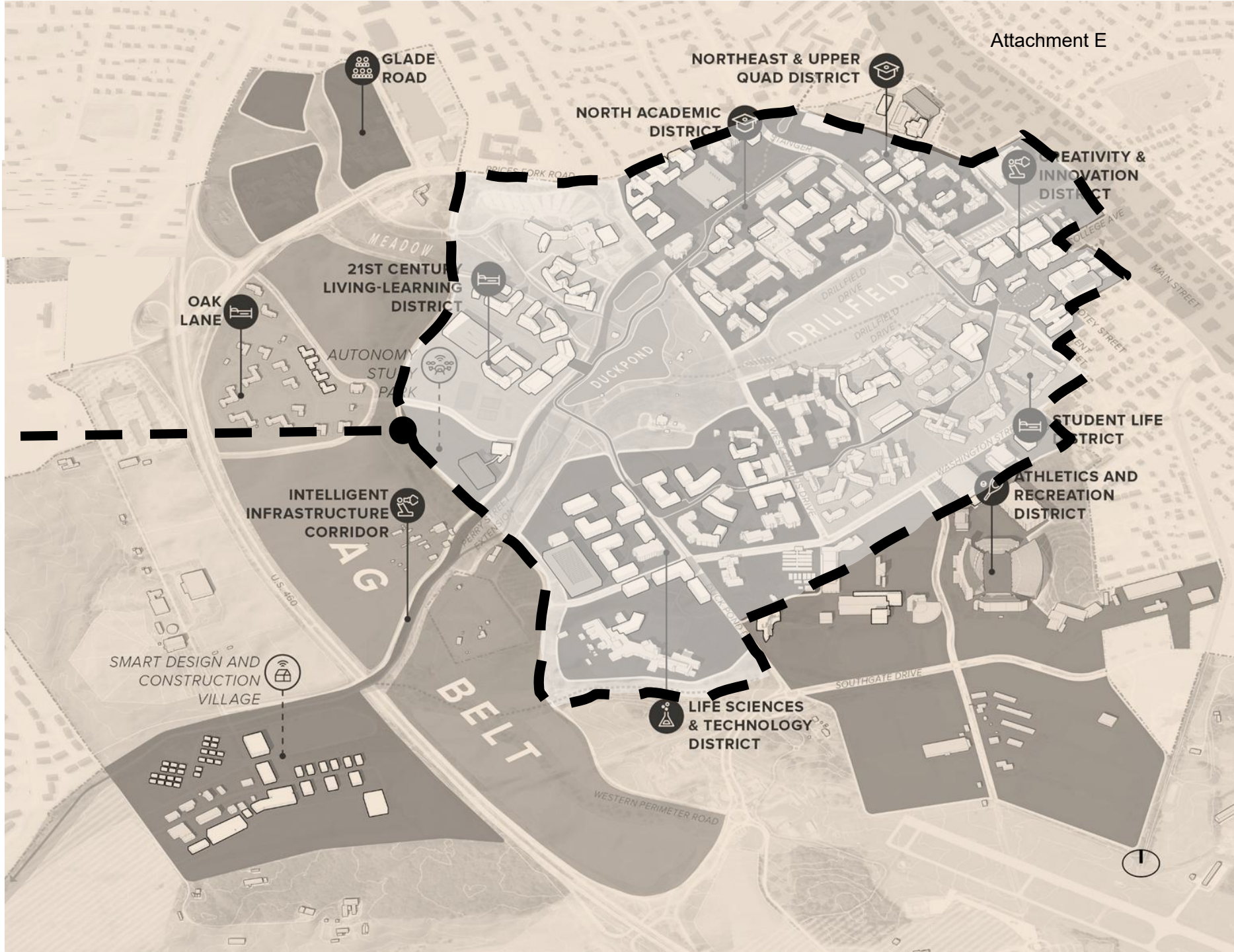
2018 ILLUSTRATIVE PLAN

Attachment E

CAMPUS DESIGN PRINCIPLES BOUNDARY OVERLAY

BOUNDARY OF APPLICATION FOR THE 2010 CAMPUS DESIGN PRINCIPLES UPDATED TO ALIGN WITH THE 2018 CAMPUS MASTER PLAN





Attachment E

FACILITIES
VIRGINIA TECH

DISCUSSION

Link -- Beyond Boundaries 2047: The Campus Plan (Approved in 2018)

BUILDINGS AND GROUNDS COMMITTEE

Tuesday, August 19, 2025

https://www.facilities.vt.edu/content/dam/facilities_vt_edu/planning-construction/campus-master-plan/BGO3_ii_Campus%20Master%20Plan_November%202018_UPDATE.pdf

Capital Outlay Approach

BUILDINGS AND GROUNDS COMMITTEE

Tuesday, August 19, 2025

The Committee will receive an overview of the university's capital outlay approach from Travis Jessee, Assistant Vice President for Facilities Design and Construction. As the governing body responsible for oversight of the university's physical plant, infrastructure, land use, and capital planning, the Committee reviews and approves capital outlay requests and monitors progress on authorized projects. This governance role ensures that projects align with institutional priorities, comply with regulatory requirements, and are delivered efficiently and effectively. The annual overview of the Capital Construction program supports the Committee's oversight responsibilities by promoting process awareness and providing transparency into the overall program.

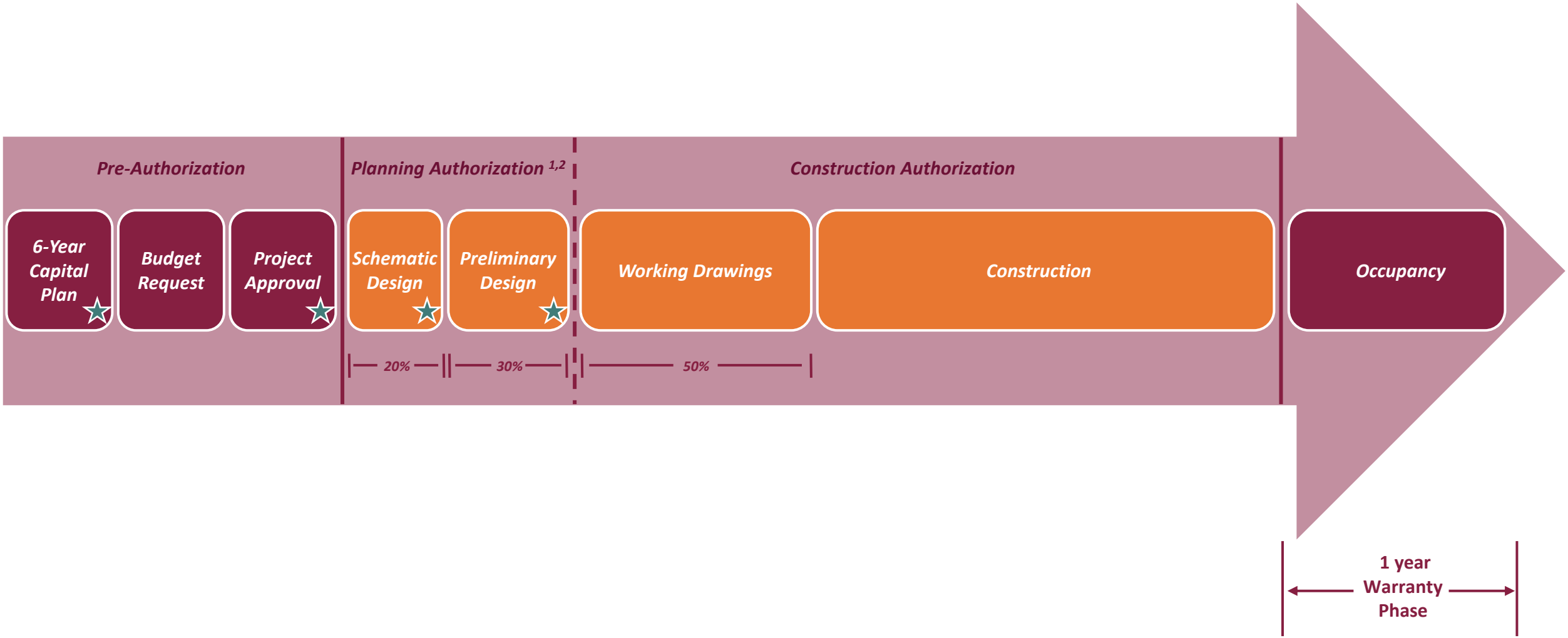
The Division of Facilities provides leadership in the administration and management of all major capital outlay projects. These are defined as projects with a total cost of $3 million or more, inclusive of all expenditures necessary to complete the project, and/or involving construction of 5,000 square feet or more. Project managers work closely with sponsoring colleges and departments, future building users, and other stakeholders to ensure project goals are met. Following authorization by the Board of Visitors, project managers oversee all phases of the project from initiation through completion and close-out.

CAPITAL OUTLAY APPROACH

TRAVIS JESSEE
ASSISTANT VICE PRESIDENT FOR FACILITIES DESIGN AND CONSTRUCTION

AUGUST 19, 2025

OVERALL PROCESS

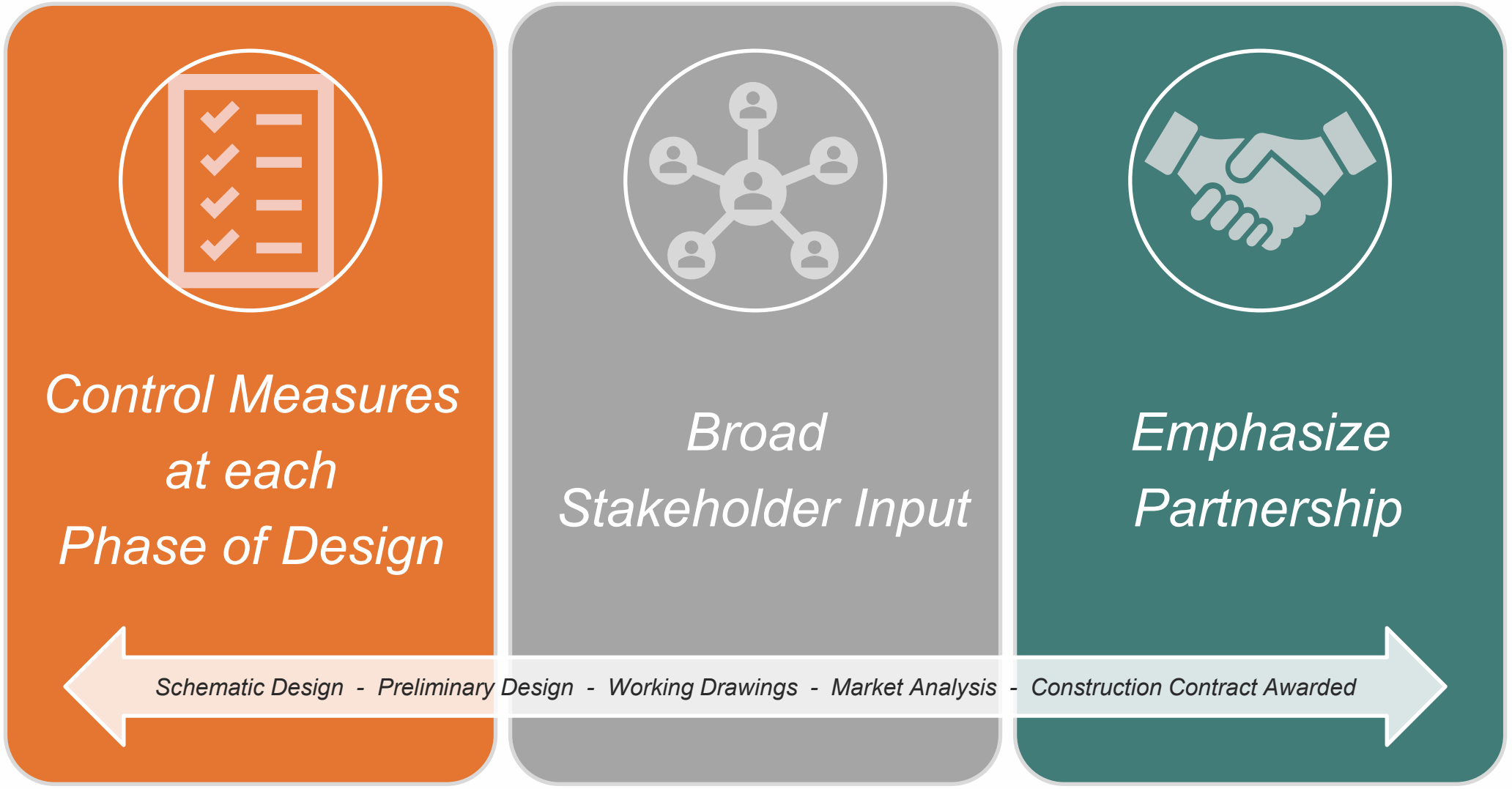


★ *Buildings and Grounds review & approval*

[1] *Planning Authorization covers full A/E design costs for Schematic Design, Preliminary Design, site investigation/analysis and project management.*
[2] *State (General Fund) process limits Planning Authorization to the end of Preliminary Design; VT (Non-General Fund) frequently includes Working Drawings in Planning Authorization.*

OUR PROJECT MANAGERS – THE "HUB"

ENSURING DESIGN EXCELLENCE



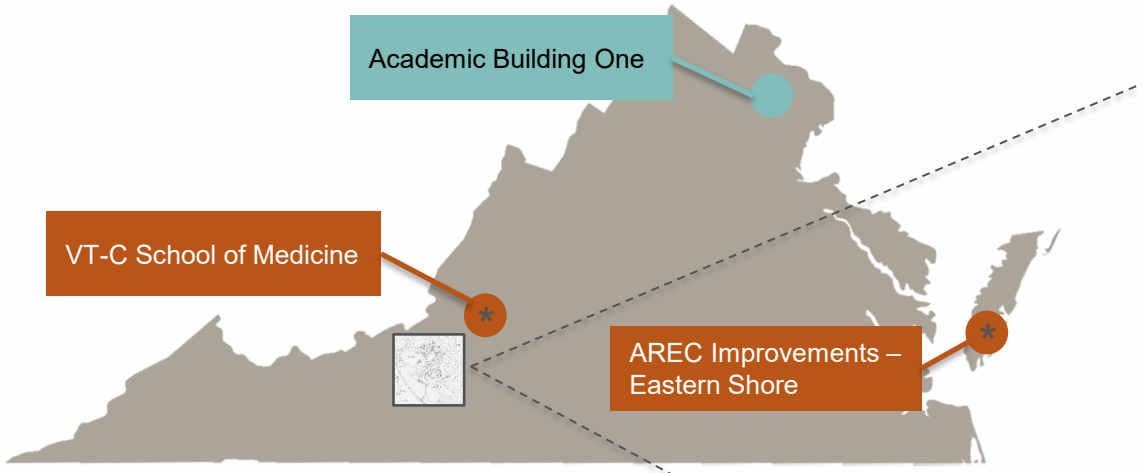
ENSURING CONSTRUCTION EXCELLENCE

Competitive Sealed Bids "Design-Bid-Build"

Construction Manager at Risk

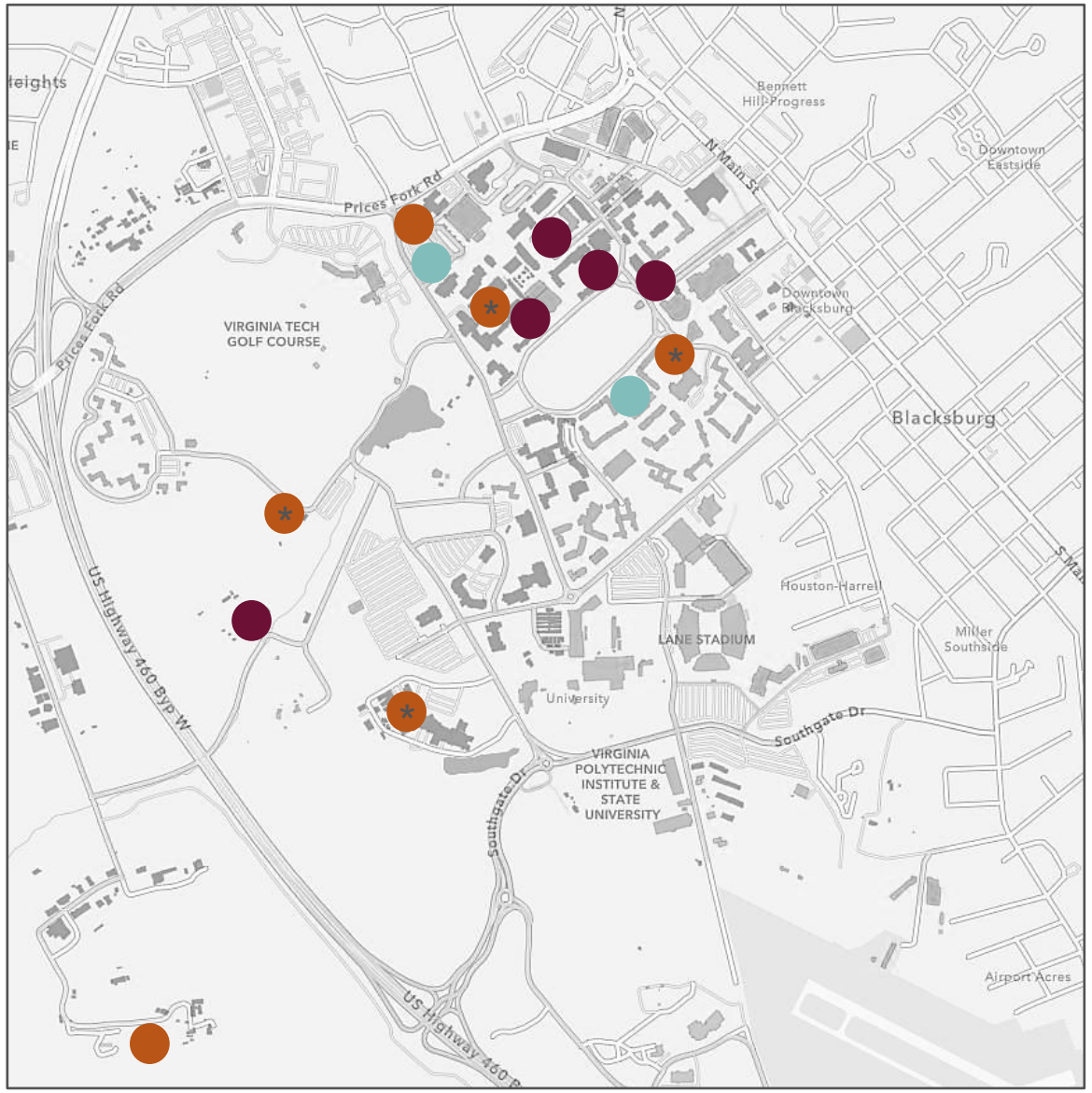
Design - Build

CAPITAL PROJECT PORTFOLIO

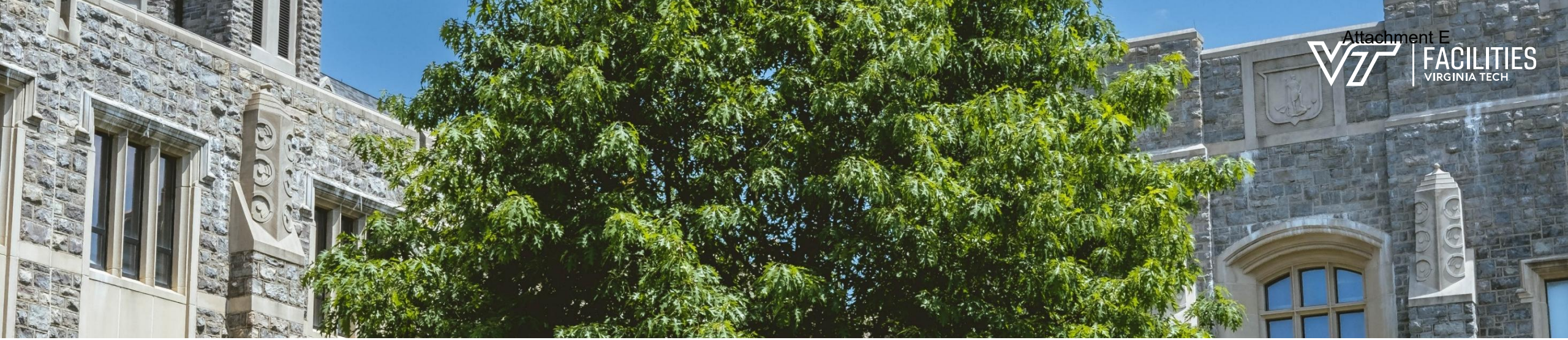


LEGEND

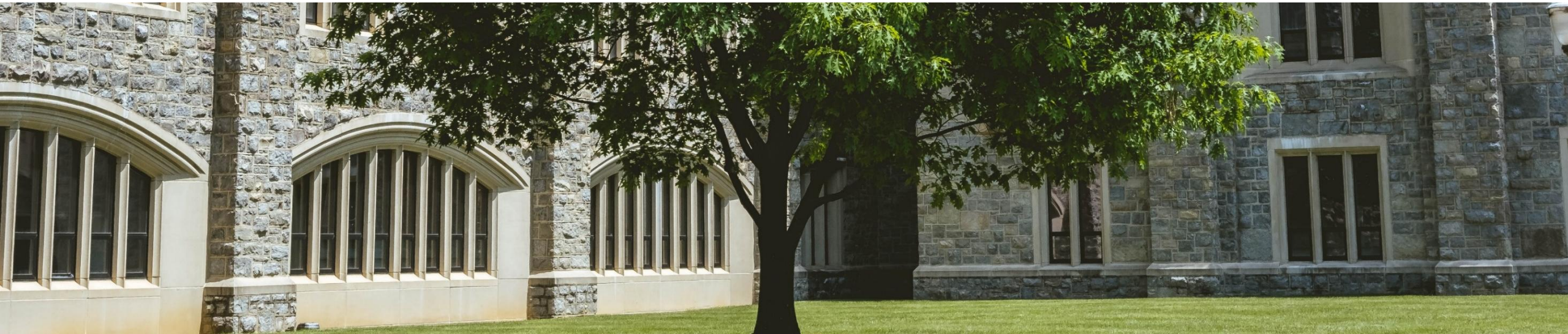
- In Design
- Under Construction
- Warranty/Complete
- * Planning Authorization Only



Blacksburg Campus



DISCUSSION



Why Does It Cost So Much?

Understanding the High Cost of Building a Better University

By Donald J. Guckert, P.E., APPA Fellow, and Jeri Ripley King, APPA Fellow

Planning, design, and construction organizations in higher education perform our services on the forward edge of an ever-changing world. We provide increasingly complex facilities under shortening timelines and proliferating code and regulatory requirements, while we address emerging technologies, expanding concerns about indoor air quality, and growing demands for the use of sustainable design and construction practices. Underpinning our efforts to meet these challenges, we continue to hear the same question echoed by our governing boards, administration, and customers: "Why does it cost so much?"

The answer is found in the myriad of details and choices that flow from the institution's vision, values, strategic plan, stewardship responsibilities, total-cost-of-ownership analysis, risk tolerance, and the health and safety of the community.

A SENSE OF PLACE

Building designs are viewed as a way to enhance and preserve our institutional heritage, while providing an attractive environment in which to learn, discover, and live. We do not just build or renovate structures; we create a "sense of place." The sense of place is what connects us emotionally to our institutions.

Our universities use the appearance of the campus and the experiential opportunities that the facilities offer as a competitive edge to attract the diminishing pool of incoming students, as well as faculty and staff. The appearance of the buildings and grounds influences prospective students and other visitors to campus and is used in online and other marketing efforts. Research from Washington State University and APPA's own study, *The Impact of Facilities on the Recruitment and Retention of Students*, discovered that prospective students reach their decisions within the first ten minutes of walking on campus.

The appearance of our campus comes at a cost. In constructing a new building for the campus environment, we seek architectural designs that convey emotions and create reactions that may range from stimulating debates over the architecture to conveying notions of continuity and timelessness. Often the designs include prominent building entrances; buried utilities in tunnels and chases; hidden downspouts in interior walls; screened waste receptacles; discrete access for service vehicles; and extensive landscaping, courtyards, and wayfinding. These little extras add a lot to the quality of the built campus environment.

Land must be used carefully, balancing the need for buildings with gathering places, green spaces, and circulation. This drives us to optimize building footprints by building upward to conserve precious campus real estate. The resulting multiple stories require more costly foundations and structures designed to meet seismic and wind-loading standards. Stair towers and elevators consume project resources and decrease the percentage of assignable space. All these factors lead to a higher cost per square foot.

"Indoor air quality concerns and awareness, which were heightened during the pandemic, are driving investments in better air filtration systems and increased ventilation rates."

CODES, REGULATIONS, AND STANDARDS

Code requirements have a tremendous impact on cost. The type of occupancy determines the applicable code requirements. The large assemblies found in most university facilities dictate the highest level of life safety design, including stair towers, fire-rated corridors, fireproofing on structural members, fire alarm systems, sprinklers, and smoke evacuation systems. Even the grade of carpeting in a campus facility is selected to minimize concerns about flame spread.

In addition to codes, building design and construction must meet numerous legislative mandates, standards, and regulations. The list reads like alphabet soup: ADA, EPA, OSHA, ASHRAE, and the list continues. These requirements govern building designs, accessibility, removal of hazardous waste, asbestos, lead paint, stormwater runoff, construction dust control, noise control, and more. Then there are the building and occupancy permits, construction contracts, consulting agreements, testing and commissioning services, and requirements by donors and funding agencies that must be met and managed.

The type of facility and its occupancy also drives ventilation requirements. Labs require more ventilation than classrooms; classrooms require more ventilation than offices. Increased ventilation leads to upsizing HVAC systems, because outside air must be heated or cooled prior to being delivered to the finished space. Indoor air quality concerns and awareness, which were heightened during the pandemic, are driving investments in better air filtration systems and increased ventilation rates. The cost of these improvements has been profoundly felt on renovation project budgets, where much of the budget is consumed by HVAC costs.

INSTITUTIONAL AND STATUTORY REQUIREMENTS

Institutional and statutory requirements can drive up costs, too. Contractors are generally required to provide the highest industry coverage for insurance and bonding, and construct in accordance with industry standards. Architects are required to furnish professional liability insurance. Public owners must follow state procurement statutes, which generally increase design and bidding costs and often constrain the use of more cost-effective delivery approaches. Many institutions require contractors pay prevailing wages, equating to union-scale.

An often-overlooked impact on cost is the institutional expectation that construction activities will be conducted with minimal disruption to campus life. The campus is a protected

environment that accommodates learning, social interaction, discovery, living, dining, recreation, and public service. As invited guests into this haven, contractors are required to conduct their activities in a manner that minimizes the impact on the institution's primary missions.

Functioning campuses are not ideal construction sites. Project costs go up dramatically when universities restrict access to building sites, limit space for staging, require off-campus parking, enforce jobsite cleanliness, add fencing and protection, restrict construction vehicle movement, limit noise and hours of operation, and impose complex phasing schemes to accommodate academic calendars.

TIME IS MONEY

Demanding schedules are an inherent part of educational design and construction efforts. Often, we aggressively work toward the inflexible dates of academic calendars, residence hall occupancies, and athletic event schedules. In research environments, the need to be up-and-running is paramount, and faculty recruitment start-up agreements too often overpromise on the timing of lab and office renovations. When the education environment demands design and construction projects to be delivered on increasingly shorter timelines, this drives up the cost of construction and renovation projects.

In general, shortening the allotted time for construction will drive up costs. A five-month renovation will be unaffordable if it must be completed during the summer break. When bidding an aggressive schedule, contractors will increase their bids to reflect overtime payments to workers, incentive payments to vendors, reduced worker productivities, and contingencies to cover the risks of completing a project late.

Conversely, easing the five-month schedule to six months will yield savings. When there is extra time in the schedule, the contractor's risk is reduced because it facilitates effective coordination among subcontractors, provides sufficient time for fabrication and delivery of materials and equipment, and offers other accommodations that result in a more cost-effective project delivery. This is especially true when market conditions are experiencing disruptive supply-chain conditions and shortages of available contractors and skilled trades workers.

COMPLEXITY

We build state-of-the-art research facilities, high-occupancy performance and athletic venues, heavily trafficked and technological learning environments, and living and social environments that must facilitate and heighten the user experience. The facilities we build are among the most challenging in the building construction industry.

Program activities dictate the need for classrooms, laboratories, meeting rooms, and offices. While grouping one type of activity per facility would reduce costs, our buildings rarely house only one type of activity. In addition, program activities must meet the functional requirements of the campus environment. For example, our classrooms and auditoriums, which demand larger column-free spans, are usually on the lower levels of a building.

The lower levels may then have to support upper floors that are designed to accommodate heavy floor loadings for books, furnishings, and lab equipment. Inverting these spaces, by placing the column-free classrooms on the upper floors and the heavy load-bearing spaces on the lower floors, would be more cost effective, but less functional in a campus setting.

Our facilities must provide healthy environments with adequate ventilation and filtration systems while accommodating a mix of functions and heavy traffic. To manage this, we install technically controlled complex building systems. These systems are designed for extreme conditions: the hottest and coldest temperatures, the highest and lowest humidity, and the strictest climate control for the highest occupancy.

In addition, we recognize that the design of a mechanical system represents the greatest opportunity for energy conservation and carbon reduction. Incremental investments in energy-efficient mechanical systems will yield a lower stream of future utility costs, so we pay a little more now to save a lot later.

MAINTAINABILITY, SUSTAINABILITY, RELIABILITY, AND LONGEVITY

Higher education, more than any other built community and commercial environment, constructs buildings to last beyond our lifetimes. Every institution envisions itself in existence into perpetuity. Making long-term investment choices separates higher education from the vast array of other building environments.

With many people using university facilities in frequent cycles throughout the course of extended daily operating hours, the components of our facilities must be of a quality to withstand heavy use and abuse. Our requirement for durability raises the price of doors, door hardware, carpeting, entranceways, floor tile, and restroom fixtures, but it lowers the future cyclical costs of maintaining and replacing lower-quality, less durable products.

The way we use our facilities demands that we construct utility

systems to high reliability standards. This often results in paying for system redundancies, backup generators, uninterruptible power supply (UPS) systems, and connecting to central utility systems.

Sustainability is another factor impacting construction costs within higher education. Facilities are being designed and constructed under governing sustainable design principles using materials certified as manufactured from renewable sources and building and system designs that utilize progressive methods and technologies to conserve energy and reduce waste streams. Pursuing Leadership in Energy and Environmental Design (LEED) certification brings positive recognition and validation sought by many institutions seeking to demonstrate their commitment to sustainability. However, this comes at a higher incremental cost.

In large part, our universities choose to make these initial investments because of the benefits they will provide in driving down the institution's total cost of ownership over the life of the building.

"Our universities choose to make these initial investments because of the benefits they will provide in driving down the institution's total cost of ownership over the life of the building"

TECHNOLOGY, SECURITY, AND INCLUSION

Advances in technology, increasing concerns about security, and efforts to provide more inclusive environments have emerged in recent years as contributors to the high cost of campus construction.

Institutions have moved from simply complying with the requirements of the Americans with Disabilities Act (ADA) to embracing universal design and inclusivity. Examples of going beyond legal and code requirements include adding hearing loops in public assembly spaces and providing gender-neutral restrooms and prayer rooms.

Issues with campus safety and security have risen over time to rank at or near the top of the list of concerns that parents have. In addition, research labs are requiring tighter security from a variety of threats. To help manage the safety and security of campus facilities, common campus security systems include card and biometric access, programmable locking systems, security cameras, motion sensors, and other technologies.

Technological investments in our built environments are bringing artificial intelligence, machine learning, and data analytics benefits to the operation of our facilities. Emerging and matured smart building systems are mitigating operational risks, enabling predictive maintenance practices, lowering energy consumption, and providing improved user experiences. Although the first costs are higher, the benefits from these technologies are providing a very attractive return on investment.

WHY DOES IT COST SO MUCH?

Construction costs mirror the values and aspirations of the institution. The initial cost of construction or renovation is but a small fraction of the total investment our institutions will make in staffing, operating, and conducting our mission within these facilities. The resulting high cost of construction is caused by the accumulation of investments in all the hundreds of incremental decisions that go into building a durable, productive, and stimulating environment that creates safe, healthy, enriching, and inspiring experiences for our faculty, staff, and generations of students.

YOUR HOUSE ON CAMPUS

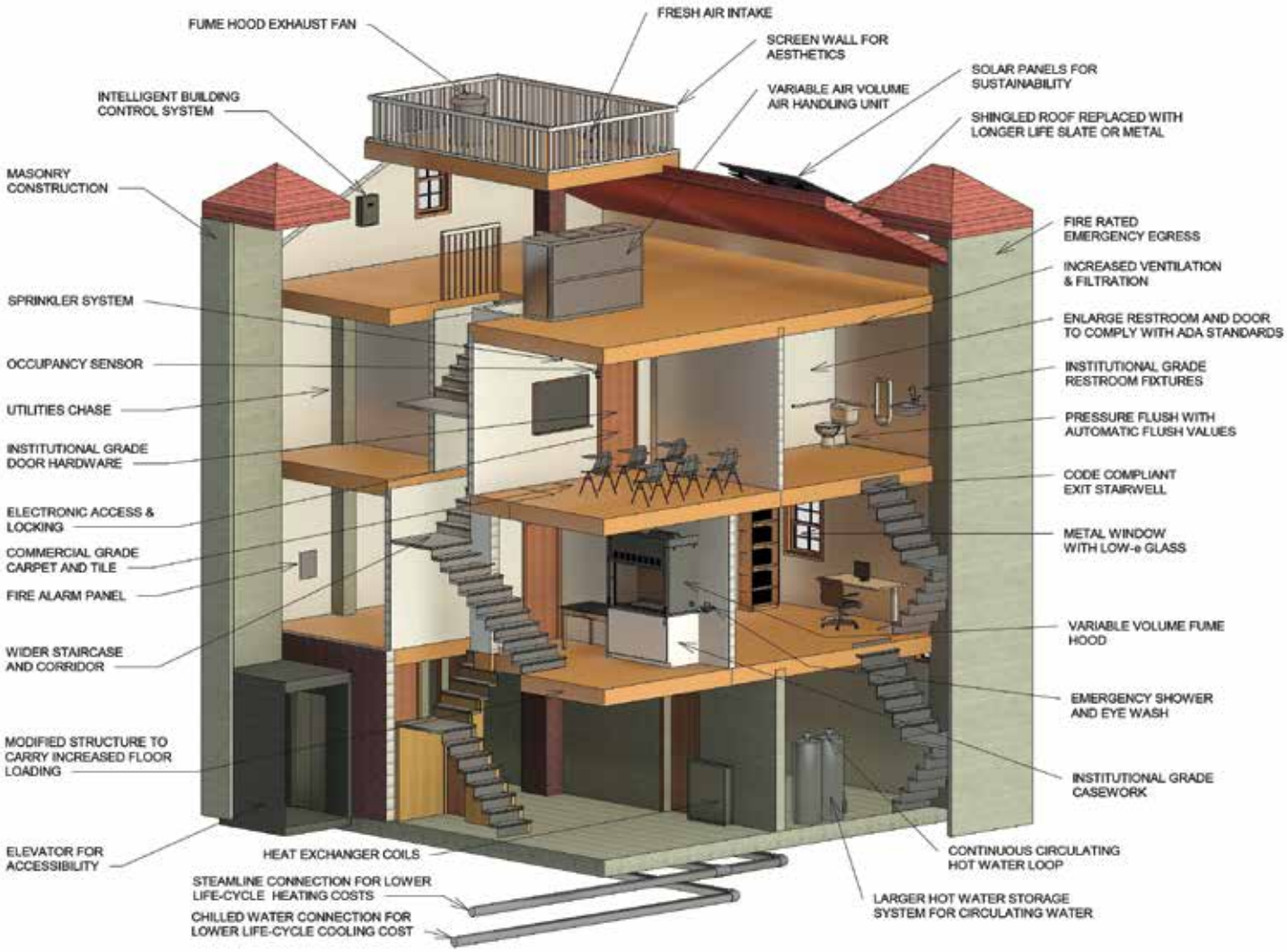
Donald J. Guckert and Jeri Ripley King

"You've got to be kidding! I could build a nice house for that amount!!"

How many times have we heard that the cost of a "simple" renovation would buy a high-end home in a nice neighborhood? Customers typically react with sticker shock over the cost of a campus renovation when they receive the initial project estimate. This is the point at which worlds collide, where the institutional construction world of the project manager meets the customer's residential construction frame-of-reference.

Trying to justify the costs of institutional construction within a residential frame of reference is not easy. These two types of construction are a world apart. However, just for the fun of it, we wondered what would it take to renovate your house into a campus facility? Let's suppose this facility is located on campus and you request that we renovate the living room into a classroom, the kitchen into a lab, and the bedroom into an office. Let's take a walk through your house to see what we will need to do.

To begin with, we'll need to make the facility safe



Credit: Facilities Innovations, LLC

and accessible. We'll add an elevator to the second floor, and an exit stair tower connecting all floors to the outside. To make this building look like it belongs on our campus, we'll arrange for matching towers and give the building an identifiable look. Unfortunately, this will add considerable cost and space to the building, while not adding any space for program needs. After we widen the interior hallways and stairways for increased traffic and install a utility chase from the basement to the attic, we will actually reduce the amount of assignable space.

As a university facility, the house will fall under a different classification as far as building codes are concerned. This means we'll need to replace the $20 battery-operated smoke detectors with a $20,000 fire protection system. This system, which includes a fire alarm panel, wired sensors, and sprinkler system, meets all the requirements of the local fire marshal. To inhibit the spread of flames and smoke from one room to another, we have to reconstruct the walls that separate the rooms from the hallway and make them fire-rated walls. This is not cheap! Neither are the solid doors mounted to the metal doorframes that we'll use to replace the house's hollow doors and wooden frames. For durability we'll need to upgrade all the door hardware. Installing a new card access system will bring us into compliance with institutional policies pertaining to safety and security.

We know the budget for this renovation is limited. Before the money runs out, we need to look at the mechanical systems. By code, our lab, classroom, of-

fice, and restroom spaces require controlled outside ventilation that your house doesn't have. The small air conditioning unit and gas furnace will have to go. With the big increase in filtered airflow, it wouldn't keep up after the first five minutes. Our house will need dependable and code-compliant mechanical systems. For redundancy and efficiency, we'll connect to chilled water and steam from our central utilities plant.

Finally, we move to the kitchen. To convert it to a lab, we'll take out the $800 kitchen stove and hood, and replace it with a $35,000 variable-flow fume hood. Fortunately, we won't need a strobic air fan for that hood; you don't even want to think about that cost. Those kitchen cabinets will come out to allow for the built-in lab casework. The refrigerator will have to go, too. In its place will be a $15,000 environmental chamber.

We'll open up the walls when we install the lab gases, electrical conduits, and corrosion-resistant plumbing. While we are inside the walls, let's replace the wooden studs with more durable metal studs that resist fire and termite damage. To complete this "kitchen remodeling," we'll replace the vinyl flooring with a $10,000 epoxy floor, and the Formica counters with epoxy resin.

We're going to need to remove the ceilings in order to increase the number of floor joists necessary to handle the increased weight of office, lab, and classroom furnishings and equipment. While the ceiling is open, we'll install the circulating hot water system designed to serve the lab and restroom, and we'll upsize the mechanical ductwork to meet the new airflow requirements. Speaking of airflow, that "whooshing" sound will be distracting in the classroom so we will need to put in sound-attenuation devices.

To meet institutional standards, the wooden windows will need to be replaced with metal, commercial-grade windows that have energy-efficient glazing. Similarly, the roof shingles will need to be replaced with slate, due to concerns about lifecycle maintenance and architectural consistency. While we're on the roof, let's screen the unsightly mechanical systems. Oh yeah, we can't forget to do something about the pigeons.

Let's look at the outside again, just for a minute. Only the front façade was bricked when your house was originally constructed, so we'll need to install bricks on the other three sides. After all, your house is now on campus and our university is trying to project a certain sense of place.

At this point, we have more scope than budget. Money is running out, and there are more things we need to do to bring your house into compliance with our institutional standards.

What happened here? In trying to comply with the more stringent codes, reduce future operating costs, address aesthetic requirements, and meet programmatic needs, we exceeded the funds available for this renovation. For the money this renovation will cost, you really could build a nice house. But, not on our campus!

Don Guckert is vice president of APPA Advisors, a member service providing customized assessments of educational facilities organizations. He previously served as the associate vice president for facilities management for the University of Iowa and as director of planning, design & construction for the University of Missouri. Don is an APPA Fellow, professional engineer, a Past APPA President, and current dean and faculty member for APPA's Institute for Facilities Management. He can be reached at dguckert@appa.org. **Jeri King** is a retired assistant director of facilities management for the University of Iowa. She is an APPA Fellow, former APPA Vice President for Information and Research, recipient of APPA's Meritorious Service Award, editor of Effective and Innovative Practices for the Strategic Facilities Manager, and coauthor of two award-winning *Facilities Manager* articles. She can be reached at jeriking@aol.com.

General Fund Capital Outlay Plan for 2026-2032

JOINT FINANCE AND RESOURCE MANAGEMENT COMMITTEE AND BUILDINGS AND GROUNDS COMMITTEE

February 20, 2025

Background:

The university prepares an updated Six-Year Capital Outlay Plan (Plan) every two years as part of its normal financial planning processes. The Plan is a critical component of positioning the university for state support of Educational and General capital projects and for advancing high priority projects that may be funded partially with nongeneral fund resources.

The state requires each institution's Board of Visitors to approve the Plan prior to submitting requests through the state capital budget process. Virginia Tech's delegated authority as a Tier III institution under the Higher Education Restructuring Act further requires the university, with Board of Visitor approval, to develop and maintain a capital plan that defines its capital needs.

The university sets a six-year planning period, identifying two lists of projects: i) a list of General Fund projects for submission in the state budget process and ii) a list of projects the university anticipates funding entirely through nongeneral funds. The plan for projects funded entirely with nongeneral fund resources is still under development and will be presented to the Board of Visitors at a later date.

The Plan is updated biennially to coincide with the state's capital budget process. Typically, the state releases instructions for capital budget submissions in the summer of odd-numbered years. Based on that timetable, the university should be prepared to submit a plan to the state in June of 2025. At this time, the state has not yet provided instructions or specific guidance for the development of those requests.

The prioritized rankings of General Fund projects for both the University Division and the Cooperative Extension/Agricultural Experiment Station (CE/AES) are shown in Attachment A and a brief description of each project is shown in Appendix 1.

Approval of the Plan by the Board of Visitors does not approve funding or action for any of the projects listed in the Plan. The Board of Visitors must approve separately requests to initiate design and construction for a project listed on the Plan. To the extent the university determines that issuing debt is necessary to support the cash flow requirements of a capital project, the Board of Visitors must also approve the debt issuance.

Process to Identify and Select Projects for the Plan:

In preparation for the 2026-2032 Plan update, the university engaged with its deans and vice presidents to identify a comprehensive list of space and facility needs for the planning period and to select the highest priority items for funding.

The process identified 148 needs, which included nine duplicate requests, and are shown in Appendix 2 by senior management area with their priority ranking. The 139 unique needs were then filtered and grouped into the six subsets listed below. A description of the filtering process for the subsets is shown in Appendix 3.

Subsets:

1. Projects that do not meet the capital project threshold (i.e., expenditures of at least $3 million and/or at least 5,000 square feet) that may be addressed as operating projects (20 items);
2. Projects logistically beyond the six-year planning period that will be held until their precursors are underway (13 items);
3. Projects that must be referred for further planning to better define the program and/or funding plan (61 items);
4. Agency 208 projects that are "actionable," meaning they can be executed in the six-year time horizon and have funding plans sufficient to meet the anticipated needs of the project, (38 items); and
5. Agency 229 projects that are actionable (5 items).
6. VT Foundation projects that are actionable (2 items).

The lists of 45 actionable projects for Agency 208, Agency 229 and VT Foundation are then grouped by those that meet state qualifications for General Fund support and those that must be funded entirely with nongeneral funds or for which the university has developed an entirely nongeneral fund plan.

Strategic Priorities for the Planning Period:

The university established four strategic priorities to guide the needs identification for the planning period. The priorities include:

- Global Distinction
- Facility Asset Management and Renewal,
- Student Experience and Success, and
- Alignment with state capital funding priorities.

Planning Constraints:

Estimated financial resources for any planning period are finite and constrain the size of a plan and the likely pace of progress to implement projects on the plan. The five key financial constraints for the planning period are described below:

1. General Fund for Agency 208:

   The level of the state capital funding program ebbs and flows over time, with large bond programs over the past five years that advanced multiple projects at Virginia Tech. The availability of state funding depends on the priorities of the Governor and General Assembly, the Commonwealth's financial position, and the backlog of capital projects previously funded. Based on internal analyses of the state's historical investments in capital outlay, Virginia Tech could expect to position for approximately $350 million of capital appropriations during the six-year planning period.

2. General Fund for Agency 229:

   The state funding program for agency 229 is expected to generally follow the same pattern as agency 208 but at a smaller scale with an optimistic positioning for approximately $75 million during the planning period.

3. Nongeneral Fund Cash for Projects:

   Educational and General operating dollars, including General Fund appropriations and tuition, are not used to support capital outlays.

   Nongeneral fund revenues for capital outlays include auxiliary enterprise rates for residential and dining, auxiliary enterprise sales and services, comprehensive fees, overhead generated from indirect cost recoveries from grants and contracts, and private gifts.

   In general, the scale of these revenue sources is efficient relative to the costs they are designated to support; thus, the university does not generally accumulate large cash reserves that may be used to support capital projects.

   The cash that does accumulate is normally the result of cash flows that are positioned to service debt. To the extent these stores are available, the university uses them as a source in a capital project budget to reduce the amount of debt that would otherwise be required.

   The exception is private gifts designated for capital outlays. The university strives for private gift payments to be structured over a five-year payment schedule which is a very close alignment to the cash outflows of a capital project; thus, any amount of debt required to carry pledge payments should be minimal.

4. Nongeneral Fund Revenues for Debt Service:

   The nongeneral fund sources described in item 3 above may also be used to support debt service.

   The use of the university's debt capacity for a project is first determined by the strength of revenues to support debt service obligations. The university's budget and planning processes include extensive due diligence and business planning work to ensure a high

level of confidence that future revenues with be available and sufficient to service and retire any planned debt issuances, including long term leases.

Conversely, without the assurance that a revenue source will be available and sufficient for the entire repayment term of an issuance, debt is not allocated to a project.

5. Debt Financing:

Projects with nongeneral fund support, including portions of some gift campaigns, may use external debt to finance a portion of the project. Each potential debt financing undergoes an internal financial feasibility assessment to ensure resources are sufficient to cover the full debt service term without unnecessary financial risk to the unit's operations.

The positioning of debt is further analyzed to ensure the university does not exceed the parameters of the university debt policy or debt management practices, which sets a maximum limit of a six percent ratio of total annual debt service to total operating expenses. This evaluation is projected six-years out and includes anticipated issuances for projects in the Plan.

The Board of Visitors reviews and approves an annual report of debt capacity and debt ratio and authorizes individual debt packages prior to an issuance. These practices provide an important set of controls to ensure the institution's debt obligations do not become a point of inflexibility in reaching the operational goals of the institution, to ensure the university is holding sufficient debt capacity for its highest priorities, and to ensure compliance with restructuring requirements for credit ratings and debt ratios.

A projection of the timing and amount of expected debt issuances is shown in Appendix 4. The appendix shows the planned debt issuances would remain within the six percent debt ratio guideline established by the Board of Visitors and would provide approximately $319 million of unallocated capacity for unforeseen and/or unexpected opportunities that may arise during the planning period. Beyond the planning period, debt capacity returns with an estimated $492 million of unallocated capacity by FY32, which also climbs to $840 million of unallocated capacity by FY35.

General Fund Project List, Attachment A:

The highest priority projects requesting General Fund resources are listed under each division of Virginia Tech in their priority order, which reflects the strategic priorities of the university and state priorities as understood at this time. Notably, five of the ten projects under the university division are facilities that support programs in science, technology, engineering and biomedical sciences with the remaining projects targeted to ensuring appropriate facility renewal. The total dollar value of the list exceeds projected resources likely to be allocated to Virginia Tech during the planning period. By including a variety of high priority needs in the listing, the university ensures it has the flexibility to adapt to various state capital funding programs that may emerge over the upcoming 12 months.

The state requires that an institution's Board of Visitors review and approve projects prior to submission in the state budget process. Because the submission date to the state may occur before the June 2025 Board of Visitors meeting, the university is seeking the review and approval of the Plan at the March 2025 meeting of the Board of Visitors.

When guidance and instructions are received from the state, the university will prepare and submit its capital budget items based upon the projects included in Attachment A. If future instructions and/or guidance from the state necessitate a change in the rankings or arrangement of projects in the General Fund listing, a final list with adjustments as submitted to the state will be brought to the Board of Visitors for review and ratification at a subsequent meeting.

Nongeneral Fund Project List, Attachment B

The plan for projects funded entirely with nongeneral fund resources is still in development and will be presented to the Board of Visitors at a later date.

Project Costs:

The university uses two parametric-based cost estimating methods for each project which are then compared and reconciled to inform the cost amounts used in the Plan.

The first method is the Commonwealth's July 2024 Department of General Services (DGS) Construction Cost Database plus a 1.3 regional market premium factor with a 1.13 escalation rate to reach a July 2028 midpoint of construction. [Note: escalation rates for this planning period are aligned with historical norms of approximately 1.12 to 1.14.]

The second method is based on historical data reflecting actual project costs for similar projects escalated to a date that matches the "as of date" of the DGS cost database and then escalated to the same July 2028 midpoint of construction.

These cost estimates provide a reasonable order of magnitude for planning purposes. Actual project budgets and costs may stray from the amounts used in the plan when escalation runs at a pace significantly different from the rates used in these estimates and/or the approved project scope is modified when design is authorized to proceed.

Summary:

The university's updated General Fund Plan for the 2026-2032 period, as shown in Attachment A, provides a compliment of projects to advance the goals of i) garnering Global Distinction, ii) addressing facility asset management and renewal to ensure the continuity of ongoing programs and services, iii) strengthening the student experience and success, and iv) alignment with state capital funding priorities.

The Plan positions the university to compete for future state capital funding programs and is based on sound financial planning.

Because the university maintains an active capital program with a portfolio that is continually loading new projects and discharging completed projects, the university updates its Six-Year Capital Plan every two years.

RECOMMENDATION:

That the General Fund Capital Outlay Plan for 2026-2032, which seeks state funding support, be approved and for the university to submit the items in Attachment A in the state's capital budget process in accordance with future instructions and guidance from the state.

March 25, 2025

ATTACHMENT A - General Fund

Six-Year Capital Outlay Plan for 2026-2032

as of February 18, 2025

			Dollars in Thousands Escalated to July 2028			
			General Fund	Nongeneral Fund	Debt	Total
University Division						
Academic Construction and Renovation						
1	Virginia Tech Carilion School of Medicine and Fralin Biomedical Research Institute Expansion	(1)	$ 138,300	$ -	$ 26,200	$ 164,500
2	Chemistry/Physics Facilities Renovation and Expansion (Hahn)		101,000	-	35,000	136,000
3	Renovate and Renew Academic Buildings Phase II (RRAB II)					
	Robeson Hall		30,525	6,475	-	37,000
	Price Hall		34,200	3,800	-	38,000
	Architecture Annex		8,000	-	-	8,000
	RRAB II Subtotal		72,725	10,275	-	83,000
4	Derring Hall Renovation		115,625	-	9,375	125,000
5	Newman Library Renovation		82,000	-	-	82,000
6	Burruss Hall Renovation		140,000	-	-	140,000
7	Classroom Renovations		25,000	-	-	25,000
Infrastructure and Safety						
1	Derring Hall Envelope Repair	(1)	23,000	-	-	23,000
2	Utilities Infrastructure Renewal Phase I		48,000		12,000	60,000
3	Life, Health, Safety, Code Compliance Package		8,000	-	-	8,000
	Total University Division Projects		$ 753,650	$ 10,275	$ 82,575	$ 846,500
Cooperative Extension / Agriculture Experiment Station Division (CE/AES)						
1	Agricultural Research and Extension Centers Improvements	(2)	$ 64,000	$ -	$ -	$ 64,000
2	Relocate Plant-Based Facilities from Glade Road		14,000	-	-	14,000
3	Plant and Zoonotic Disease Research Facility (HABB-II)		83,000	-	-	83,000
4	Renew Animal and Livestock Facilities		31,000	-	-	31,000
5	Brooks Center: Sustainable Packaging Laboratory Addition		13,000	-	-	13,000
	Total CE/AES Division Projects		$ 205,000	$ -	$ -	$ 205,000
Total General Fund Capital Plan for 2026-2032			**$ 958,650**	**$ 10,275**	**$ 82,575**	**$ 1,051,500**

Notes:

(1) Project has State Planning Authorization

(2) AREC Improvements include the Eastern Shore AREC (with current State Planning Authorization), Southern Piedmont AREC and Tidewater AREC

APPENDIX 1

Project Descriptions for the 2026-2032 Capital Outlay Plan

JOINT FINANCE AND RESOURCE MANAGEMENT COMMITTEE AND BUILDINGS AND GROUNDS COMMITTEE

February 19, 2025

General Fund Projects – Listed in Attachment A:

University Division: Academic Construction and Renovation

1. Virginia Tech-Carilion School of Medicine and Fralin Biomedical Research Institute Expansion

This project envisions 125,000 gross square feet (GSF) of new construction including parking, to double the enrollment of the School of Medicine, and a backfill renovation of 51,000 GSF of the vacated space to expand the Fralin Biomedical Research Institute.

2. Chemistry/Physics Facilities Renovation and Expansion (Hahn Hall South)

Hahn Hall was constructed in 1988 with an addition in 2002, and no major renovations since construction was completed. The proposed project includes renovating the entire 71,100 GSF existing building for modern research laboratory and classroom space for the chemistry program and expanding with an addition to provide needed space for instructional classrooms, laboratory space, and support space for the physics program.

3. Renovate and Renew Academic Buildings Phase II (RRAB II)

The Renovate and Renew Academic Buildings Phase II project is a package of three academic buildings with renovation needs, which includes:

- Robeson Hall: Originally constructed in 1960, the proposed project includes a 66,200 GSF renovation for academic classroom, laboratory and support spaces for the College of Science,
- Price Hall: Originally built in 1907, the project would entail a 56,000 GSF academic renovation for the College of Agriculture and Life Sciences, and
- Architecture Annex: Originally built in 1916, the project envisions a 15,800 GSF classroom and office renovation for the College of Architecture, Art, and Design.

4. Derring Hall Renovation

Derring Hall was constructed in 1969 with only one major improvement via renovation since the original construction was completed. This request is to renovate and modernize

approximately 168,000 GSF of high demand instructional space for the physical sciences programs.

5. Newman Library Renovation

Newman Library was constructed in 1955 with an addition in 1980, with no major renovations since construction was completed. This project envisions constructing a new high-density library storage facility off-campus to hold volumes that need to be retained followed by a renovation of Newman Library to address outdated and undersized restroom and plumbing facilities, electrical systems, HVAC systems, and egress points to meet student demand for modern academic collaboration and interactive learning formats. The proposed project totals 242,000 GSF and includes the storage needs.

6. Burruss Hall Renovation

The proposed project includes renovating 158,000 GSF of academic and administration space. Burruss Hall was built in 1936 with additions in 1968 and 1970, and a renovation in 2007 to convert a portion of the north elevation to academic use. This project replaces and updates the major building systems within the historic building.

7. Classroom Renovations

This project will renovate 65,000 GSF of outdated and underutilized general assignment classroom space to modernize instructional spaces to meet the existing space demand for interactive learning and uphold the quality of education.

University Division: Infrastructure and Safety

1. Derring Hall Envelope Repair

Derring Hall was built in 1969, is 208,000 GSF, has a Facility Condition Index score of 55 percent, and is the university's largest undergraduate science laboratory instruction building. This project will address the significant spalling, delamination, and cracking of the exterior concrete walls, columns, parapets, and window sealants.

2. Utilities Infrastructure Renewal Phase I

The Utilities Infrastructure Renewal Phase I project has two main components. The first component includes a chiller water utility renewal, increasing capacity for existing facilities, and connecting the chilled water plants to the central chilled water loop. The second component is thermal distribution utility renewal, replacing a large portion of the centralized thermal heating distribution system network, a fifty-year old system serving 70 percent of the main Virginia Tech campus.

3. Life, Health, Safety, Code Compliance Package

The university's health, safety, and accessibility initiative for the campus is an ongoing effort, and the university includes a request for this program in each capital plan. This

project continues progress on needed campus improvements including accessibility improvements and life safety repairs that are beyond the scope of the Maintenance Reserve program.

Cooperative Extension / Agricultural Experiment Station Division

1. Agricultural Research and Extension Centers Improvements

This project will address the top priority infrastructure and renovation needs for three Agricultural Research and Extension Center sites: Eastern Shore (39,000 GSF), Tidewater (39,800 GSF), and Southern Piedmont (26,600 GSF). This project will make improvements for the research and extension programmatic needs at these locations via a combination of renovation and expansion.

2. Relocate Plant-Based Facilities from Glade Road

This project relocates plant and agricultural-based assets from the Glade Road area to more suitable permanent location near existing College of Agriculture and Life Sciences facilities on campus. The project includes the construction of multiple new buildings of approximately 34,000 GSF and the demolition of outdated assets.

3. Plant and Zoonotic Disease Research Facility (HABB-II)

This project is to provide a 94,000 GSF modern research laboratory space that will focus on infectious disease research and will include the laboratories, laboratory support spaces, faculty offices, and graduate student research space.

4. Renew Animal and Livestock Facilities

This project includes replacing approximately 100,000 GSF of outdated facilities primarily serving beef cattle, equine, sheep, and poultry. The replacement facilities consolidate functions and operational efficiencies.

5. Brooks Center: Sustainable Packaging Laboratory Addition

This project includes construction of a 17,000 GSF addition laboratory to the Brooks Forest Products Center, including fiber-based packaging materials and distribution packaging laboratories, offices and a loading dock. The laboratory will be equipped with cutting-edge technology to test and validate the performance of innovative sustainable packaging materials, accelerating their adoption to tackle pressing industry challenges.

APPENDIX 2

Project Needs

Proposals from Deans and Vice Presidents

2026-2032 Six-Year Capital Outlay Plan Update

December 9, 2024

The project proposals are listed by Academic, Support areas and Staff Initiated categories, containing the priority order of the specific Senior Management Area.

Academic

AP Arts

1	Music and Arts Building
2	Renovations: Armory, Media Annex, and Architecture Annex facilities
3	Special Collections and Cultural Center
4	College of Architecture, Arts and Design Building
5	Marching Virginian's Expansion

Architecture, Art and Design

1	New Music and Performing Arts Building
2	College of Architecture, Arts, and Design Building
3	Renovate Architecture Annex
4	Marching Virginians Facility Expansion
5	Renovate Armory
6	Road and Pedestrian Network out to Plantation Road
1-NC	Plantation Road Research and Scholarship Buildings
2-NC	Renovate Squires Performance Spaces

College of Agriculture and Life Sciences

1	Hutcheson and Smyth Hall Renovations
2	Saunders and Seitz Hall Renovation
3	Litton-Reaves Vivarium Refurbishment
229 - 1	System-wide AREC Improvements
229 - 2	Plant and Zoonotic Disease Research Facility - HABB II
229 - 3	Glade Road Research Center Replacement
229 - 4	Renew Animal Production and Livestock Facilities II
229 - 5	System-wide AREC Improvements

College of Engineering

1	Replace Randolph / Mitchell
2	Electrical and Computer Engineering Expansion Building

3 Transdisciplinary Biomedical Research Building
4 Patton Hall Renovation
5 Large Projects Building
6 Expand student-team project space for Engineering
7 Water Laboratory Facility
8 Relocate Turbo Lab and APPL
9 Blacksburg Component to Hitt Research Building in Falls Church
10 Norris Hall Renovation
11 Shared Support Research Facilities (i.e., Renovate Robeson Hall)

College of Liberal Arts and Human Sciences

1 Life Span and Family Services Research Center
2 School of Education Facility
3 Renovate Lane Hall (ADA Compliance)
4 Renovate Wallace Hall
5 Consolidate off-campus leases for TTAC and School of Education

College of Natural Resources and Environment

1 Cheatham Hall Renovation and Expansion
2 Paver Patio outside of Cheatham Hall
229 - 1 Brooks Center Renovation and Expansion

College of Science

1 Hahn Hall South Renovation and Expansion
2 Robeson Hall Renovation
3 Derring Hall Renovation
4 Instruction Swing Space for Robeson, Hahn, Derring renovations

College of Veterinary Medicine

1 Veterinary Teaching Hospital Expansion
2 Additional instructional space for Public Health Program
3 Space to grow One Health Research Program

Graduate School

1 Blacksburg: Graduate & professional student and family housing
NCR: Graduate & professional student and family housing
Roanoke: Graduate & professional student and family housing
2 Affordable childcare space on or adjacent to campus
NCR: Large Auditorium / Multipurpose Spaces

Health Sciences and Technology

1 VTC-School of Medicine and Fralin Biomedical Research Institute Expansion
2 Purchase of CNH CNRIC Phase one building
3 Upfit/Complete Phase II of Children's National Partnership
4 FBRI Cancer Research Facility
5 Expand the HS&T Campus: New program - Climate Health Sciences
6 Expand the HS&T Campus: New program - Pharmaceutical Sciences

Honors College

1 New Honors College Building / Expansion

Innovation Campus

1 Upfit ICAB I Floors 6 and 7
2 Innovation Campus: Innovation Building Lease
3 Regional central administrative services hub
4 VTRC-A Reconfiguration to advance NSI thematic alignment
5 Innovation Campus Academic Building II
6 Innovation Campus Academic Building III

Libraries

1 Library Storage Facility Expansion
2 Newman Library Renovation

Pamplin College of Business

1 New Business Building
2 Expand Scope and Grow within the Innovation Campus

Provost

1 General Assignment Classroom Renovations
2 Support of SLV, Vivarium, Nanofabrication, SOPA
3 Space for Transdisciplinary Engagement
4 Pamplin Hall Backfill Renovation

School of Medicine

1 VTC-School of Medicine and Fralin Biomedical Research Institute Expansion

Support

Advancement

1 Advocate for University Priorities

Athletics

1 Beamer Lawson Indoor Practice Facility Heating
2 Lane Stadium and Cassell Coliseum Scoreboards
3 Cassell Coliseum Renovation and Enhancements
4 Driving Range and other golf practice holes
5 Tennis Center Improvements
6 Softball Park Improvements
7 Soccer/Lacrosse Improvements

Auxiliary and Business Services

1 Parking Garage
2 Mail Services Facility

3 Inn at VT Renovations
4 VTSI Integration (Bookstore Renovation)
5 Support of ADA/Accessibility Projects

Diversity, Inclusion and Strategic Affairs

1 Cultural Community Focus Centers

Equity and Inclusion

1 Infinite Loop + Green Links
2 Auditorium Accessibility Renovation Package
3 Campus Infrastructure Accessibility Projects*
Auxiliary Accessibility Projects*
E&G Accessibility Projects*

Facilities

1 Fire and Life Safety Systems
2 Accessibility Improvements (with CAWG)
3 Burruss Hall Renovation (Phase I)
4 Burruss Hall Renovation (Phase II)
5 Sterrett Center Feasibility Study
6 North Chiller Plant Renewal
7 Thermal Infrastructure Distribution Renewal (Phase I)
8 Chilled Water Plant Renewal (Phase III)
9 Electric Bulk Feeder Renewal (West Campus Load)
10 New Thermal Utility Plant
11 Critical Utilities Renewal and Existing Plant Upgrades
12 Heritage Protection and Preservation feasibility study package
13 Solitude Preservation and Renewal

Finance

1 IT ERP Project

Foundation

1 U-Mall / Glade Rd Redevelopment
2 CRC Expansion

Information Technology

1 SLV Living Learning District Core Extension for IT
2 Owens Cabling Center Relocation for IT
3 Statewide Networking at each campus for IT
4 Blacksburg Campus Infrastructure Expansion for IT

Outreach and International Affairs

1 Replacement Space for International Affairs Offices
2 Relocate VP-OIA Office back to campus
3 Consolidated Global Facility

Public Safety

1 Rescue Squad Building
2 Security Cameras
3 Campus Buildings - Perimeter Access Control
4 Materials Management Facility Expansion
5 Police Training Facility
6 Landfill Closure Compliance
7 Message Board (VT Alerts) Replacement
8 Support of ADA/Accessibility Projects

Research and Innovation

1 Expand Vivarium Spaces
2 Comprehensive Nanofabrication Facility
3 Expansion of National Security Facilities
4 Wet Lab Expansion Building
5 ICTAS MAAP Drone Facility

Student Affairs

1 Food Processing Center and Warehouse
2 Student Life Village Phase 1
3 Student Life Village - Phase 2
4 Renovate Pritchard Hall
5 Student Life Village - Phase 3
6 Renovate Hoge Hall
7 Drillfield Residence Hall Renovations (Campbell and Eggleston)

Staff Initiated

Staff

Campus Mobility
Collapsing the temporary recreation facility, e.g., 'Big White Tent'
Lane Hall Renovation
Price Hall Renovation
Property Acquisitions
Renovate G. Burke Johnston Student Center
Renovate Media Building
Transdisciplinary Research Warehouse
Derring Hall Envelope
Renovate and Renew Academic Buildings Phase II
Campus Services: Mail, Surplus, and Storage
Renovate Henderson Hall

* Note: Multiple Accessibility Projects identified under these broader categories

APPENDIX 3

Capital Needs Filtering Process
2026-2032 Capital Outlay Plan Update
February 19, 2025

A critical task of the Six-Year Plan update cycle is categorizing the collected capital needs and organizing them based on predetermined qualifiers. The 139 unique capital needs are classified into one of five subcategories based on the definitions below.

1. **Non-capital items:** This category is for facility and space needs with a scope less than $3 million and/or 5,000 gross square feet. The solution may be implemented through normal operating processes with university departments such as Procurement, Facility Operations, or Real Estate Management. This category contains 20 projects.

2. **Projects Logistically Beyond Six Years:** This category is for capital needs that require prerequisite projects to be completed before advancing or for needs that are too far down the senior management area's priority list to be considered actionable during the Six-Year capital planning period. This category contains 13 projects.

3. **Projects Referred for Further Internal Planning:** This category is composed of capital needs that have not satisfied the nine qualifiers established to determine if a project can be considered actionable as a capital outlay activity. This category holds 61 projects. The qualifiers for this category include the following:

    i. Program space chart completed in assignable square feet and gross square feet;
    ii. Space solution identified: renovation, demolition and replacement, or new space;
    iii. Location and site identified;
    iv. Acquisition method identified: lease, purchase, PPEA, CM@Risk, Design-Build, Hard Bid;
    v. Parametric cost estimate calculated for rough order of magnitude;
    vi. Operating pro forma completed for auxiliary enterprise and research projects;
    vii. Funding plan for the entire project costs;
    viii. If external debt is part of the funding plan, sources committed for the entire debt service period; and
    ix. Private fund component approved by central Office of Advancement.

4. **Agency 208 Projects Actionable Within Six Years:** This category is for Agency 208 capital needs that have satisfied the preceding qualifiers to be considered actionable during the planning period. This category contains 38 projects.

5. **Agency 229 Projects Actionable Within Six Years:** This category is for Agency 229 capital needs that have satisfied the preceding qualifiers to be considered actionable during the planning period. This category contains 5 projects.

6. **Virginia Tech Foundation Actionable Within Six Years**: This category is for VT Foundation needs that are considered actionable during the planning period. This category contains 2 projects.

Attachment E
Attachment S
APPENDIX 4

Illustration of Debt Allocations Within a Six Percent Ratio
FINANCE AND RESOURCE MANAGEMENT COMMITTEE
As of October 22, 2024
(Dollars in Thousands)

	Planning Projections						Trailing Period					
	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	Total
Authorized Projects												
Debt Issuances												
Building Envelope Repairs		$15,250	$15,250									$30,500
BOV Approved Leases												
Children's National Lease Expansion, Phase II (Lease)						$11,300						11,300
Children's National Lease Expansion, Phase II (Upfits)						8,700						8,700
	-	15,250	15,250	-	-	20,000	-	-	-	-	-	50,500
Placeholder Allocations for Six-Year Capital Outlay Plan												
Debt Issuances												
Pamplin College of Business		$52,700										52,700
SLV Phase I - Utilities and Infrastructure		50,000										50,000
Rescue Squad			$11,500									11,500
SLV Phase I - Recreation			10,000									10,000
SLV Phase I - Dining			40,000									40,000
SLV Phase I - Residential			115,000	$115,000								230,000
Veterinary Teaching Hospital Expansion				20,000								20,000
Parking Structure at Blacksburg Campus				26,300								26,300
VTC-School of Medicine & FBRI Expansion				30,000								30,000
Hahn Hall South Renovation and Expansion					$40,900							40,900
G. Burke Johnston Renovation						$5,000						5,000
BOV Approved Leases												
Food Processing Center and Warehouse		15,000										15,000
Expand Vivarium Spaces		45,000										45,000
Replace Kmart Lease					11,000							11,000
	-	162,700	176,500	191,300	51,900	5,000	-	-	-	-	-	587,400
Total Authorized and Placeholder Issuances	$ -	$177,950	$191,750	$191,300	$51,900	$ 25,000	$ -	$ -	$ -	$ -	$ -	$637,900
Net Debt Capacity (20-Year Present Value)	$417,490	$366,528	$335,667	$293,324	$256,570	$319,404	$385,388	$491,947	$643,798	$745,914	$839,727	

Acceptance of the Quarterly Capital Project Status Report

BUILDINGS AND GROUNDS COMMITTEE

Tuesday, August 19, 2025

The Committee will review for acceptance of the quarterly capital project status report. The current active portfolio of projects includes 15 authorized projects -- active and complete (within a 1-year warranty phase), has a total value of approximately $1.3 billion, adds approximately 1.1 million gross square feet of new construction, and renovates nearly 294,000 gross square feet of existing space.

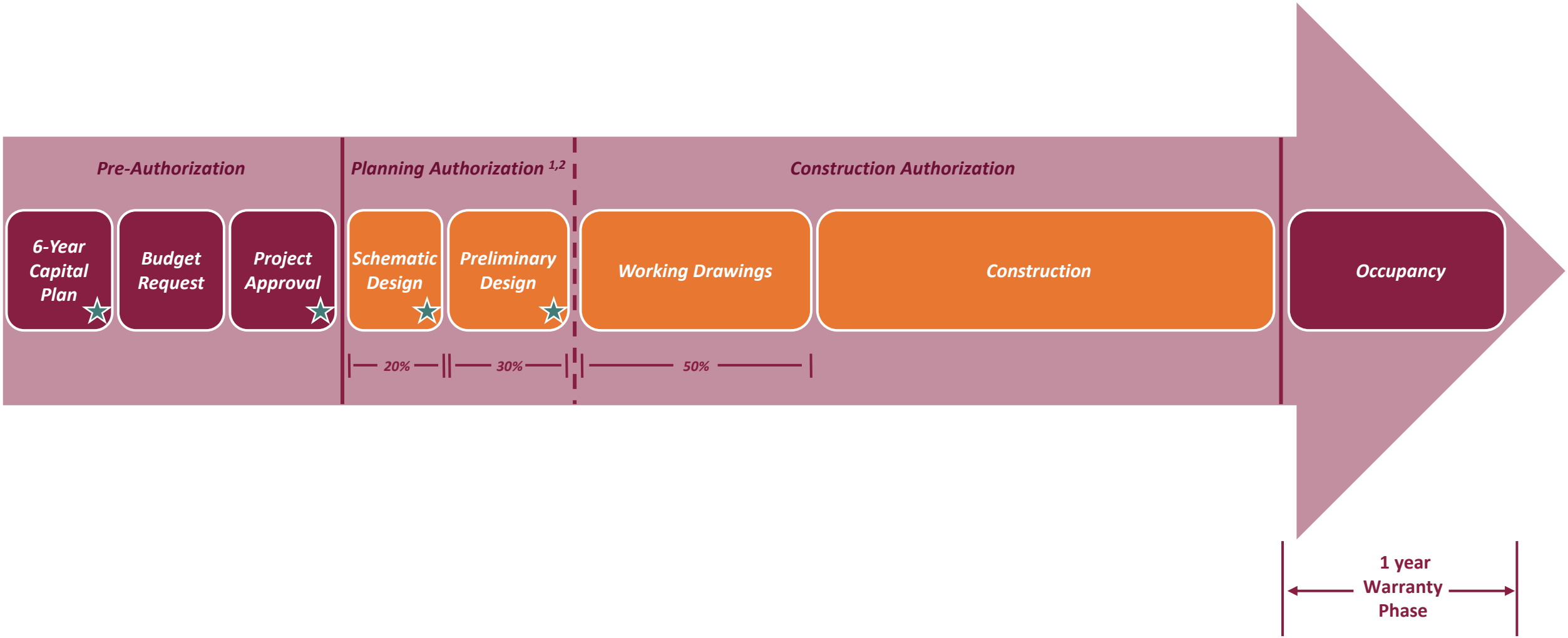
The Committee is responsible for the maintenance and development of the physical plant and infrastructure, land use and planning, and review and development of capital outlay requests. Review of the capital project status report occurs at each Board of Visitors session to ensure transparency of the Capital Construction program.

CAPITAL PROJECT STATUS REPORT

PREPARED FOR THE BUILDINGS AND GROUNDS COMMITTEE OF THE BOARD OF VISITORS

August 19, 2025

OVERALL PROCESS



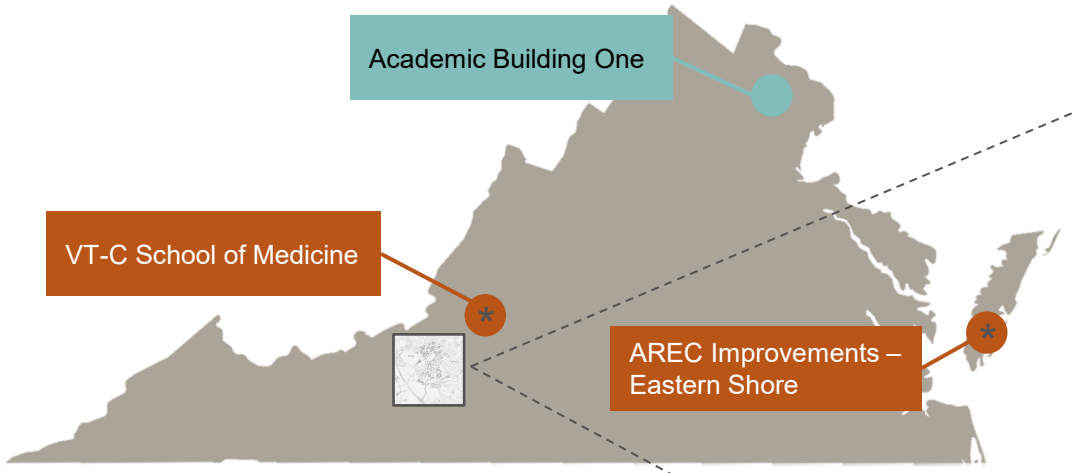
★ *Buildings and Grounds review & approval*

[1] *Planning Authorization covers full A/E design costs for Schematic Design, Preliminary Design, site investigation/analysis and project management.*
[2] *State (General Fund) process limits Planning Authorization to the end of Preliminary Design; VT (Non-General Fund) frequently includes Working Drawings in Planning Authorization.*

CAPITAL PROJECT PORTFOLIO

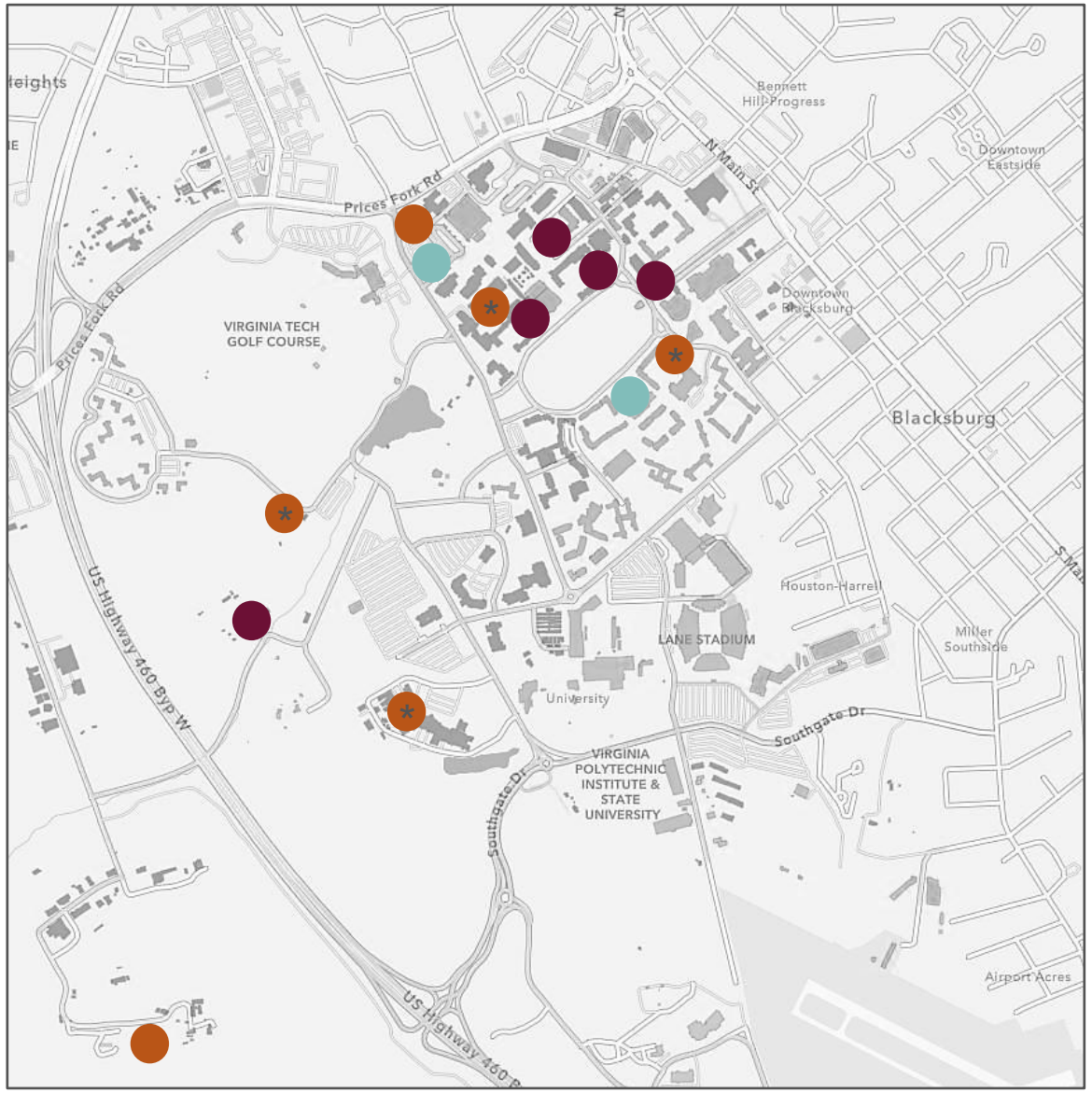
- 15 authorized projects – active and complete (w/in 1-year warranty phase)
- Total value of ~$1.3B
- Generates ~1.1M gross square feet (GSF) of new construction
- Renovates nearly 294K GSF of existing space

CAPITAL PROJECT PORTFOLIO



LEGEND

- In Design
- Under Construction
- Warranty/Complete
- * Planning Authorization Only

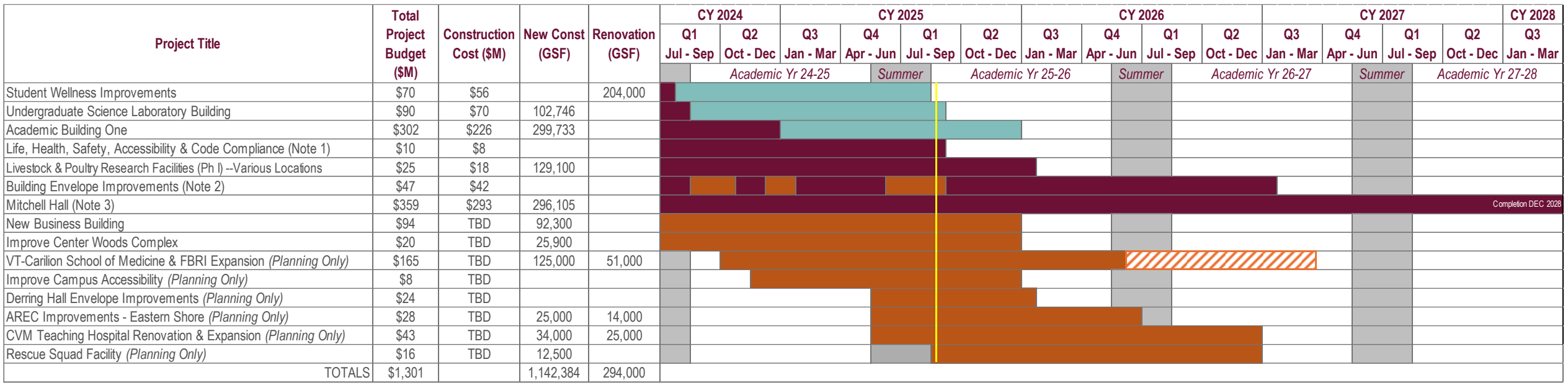


Blacksburg Campus

CAPITAL CONSTRUCTION EXECUTIVE SUMMARY (PROGRESSIVE)

Date Prepared: 30 JUL 2025

Project Title	Total Project Budget ($M)	Construction Cost ($M)	New Const (GSF)	Renovation (GSF)
Student Wellness Improvements	$70	$56		204,000
Undergraduate Science Laboratory Building	$90	$70	102,746	
Academic Building One	$302	$226	299,733	
Life, Health, Safety, Accessibility & Code Compliance (Note 1)	$10	$8		
Livestock & Poultry Research Facilities (Ph I) --Various Locations	$25	$18	129,100	
Building Envelope Improvements (Note 2)	$47	$42		
Mitchell Hall (Note 3)	$359	$293	296,105	
New Business Building	$94	TBD	92,300	
Improve Center Woods Complex	$20	TBD	25,900	
VT-Carilion School of Medicine & FBRI Expansion *(Planning Only)*	$165	TBD	125,000	51,000
Improve Campus Accessibility *(Planning Only)*	$8	TBD		
Derring Hall Envelope Improvements *(Planning Only)*	$24	TBD		
AREC Improvements - Eastern Shore *(Planning Only)*	$28	TBD	25,000	14,000
CVM Teaching Hospital Renovation & Expansion *(Planning Only)*	$43	TBD	34,000	25,000
Rescue Squad Facility *(Planning Only)*	$16	TBD	12,500	
TOTALS	$1,301		1,142,384	294,000



LEGEND	Design	Construction	Warranty	Construction Phase TBD

NOTE 1 Life, Health, Safety Acc. & Code Compliance includes three (3) phases: (1) Exterior Elevator Towers (complete) followed by Green Link Priorities 2 & 3 (construction underway)

NOTE 2 Building Envelope Improvements includes four (4) phases: (1) Lane Stadium (complete), (2) Torgersen (construction underway), followed by (3) Hahn, and (4) Inn at Virginia Tech which are currently unscheduled

NOTE 3 Multiple GMPs results in design/construction overlap (fast track)

IN DESIGN

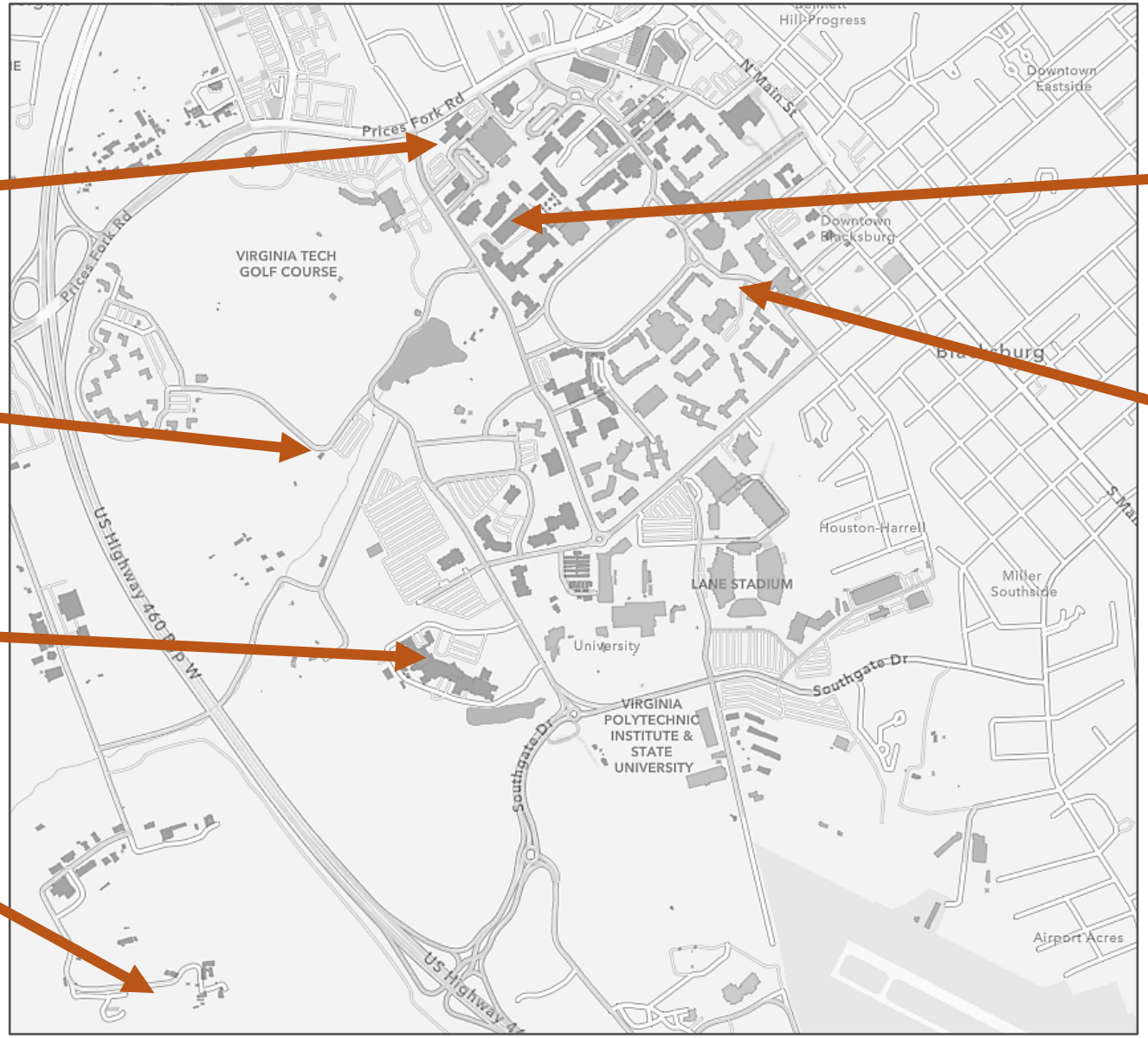
PROJECTS IN DESIGN

New Business Building

Rescue Squad Facility*

CVM Teaching Hospital Renovation & Expansion*

Improve Center Woods Complex



Derring Hall Envelope Improvements*

Improve Campus Accessibility*

Virginia Tech-Carilion School of Medicine Expansion*
(Roanoke, VA)

AREC Improvements – Eastern Shore*
(Painter, VA)

* Planning Authorization Only

NEW BUSINESS BUILDING

CM at Risk – BOV Authorized

Status

- Construction (GMP) procurement ongoing

Next Actions

- Execute construction (GMP) contract

Project Title	Total Project Budget ($M)	Construction Cost ($M)	New Const (GSF)	Renovation (GSF)	CY 2024		CY 2025				CY 2026				CY 2027				CY 2028
					Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar
						Academic Yr 24-25		Summer	Academic Yr 25-26			Summer	Academic Yr 26-27			Summer	Academic Yr 27-28		
New Business Building	$94	TBD	92,300																

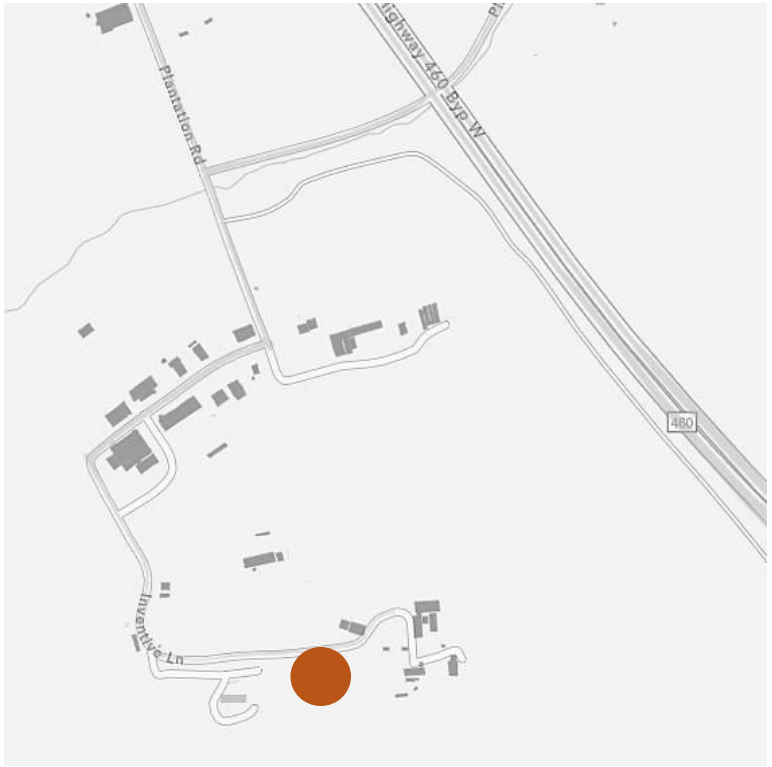
LEGEND	Design	Construction	Warranty	Construction Phase TBD

Designer: Moseley

Builder: Kjellstrom & Lee

IMPROVE CENTER WOODS COMPLEX

Design-Bid-Build – State Authorized



Status

- Preliminary Design ongoing

Next Actions

- Continue design efforts

Project Title	Total Project Budget ($M)	Construction Cost ($M)	New Const (GSF)	Renovation (GSF)	CY 2024		CY 2025				CY 2026				CY 2027				CY 2028
					Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar
						Academic Yr 24-25		*Summer*	*Academic Yr 25-26*			*Summer*	*Academic Yr 26-27*			*Summer*	*Academic Yr 27-28*		
Improve Center Woods Complex	$20	TBD	25,900																

LEGEND	Design	Construction	Warranty	Construction Phase TBD

Designer: WPA

Builder: TBD

VT-C SCHOOL OF MEDICINE & FRALIN BIOMEDICAL RESEARCH INSTITUTE EXPANSION

CM at Risk – State Authorized

Status

- The requested Construction Authorization was vetoed by Governor Youngkin in May. The design will progress through the Preliminary Design phase and then pause.

Next Actions

- Complete Preliminary Design.
- Initiate Working Drawing phase following Construction Authorization.

Project Title	Total Project Budget ($M)	Construction Cost ($M)	New Const (GSF)	Renovation (GSF)	CY 2024		CY 2025				CY 2026				CY 2027				CY 2028
					Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar
						Academic Yr 24-25		*Summer*	*Academic Yr 25-26*			*Summer*	*Academic Yr 26-27*			*Summer*	*Academic Yr 27-28*		
VT-Carilion School of Medicine & FBRI Expansion *(Planning Only)*	$165	TBD	125,000	51,000															

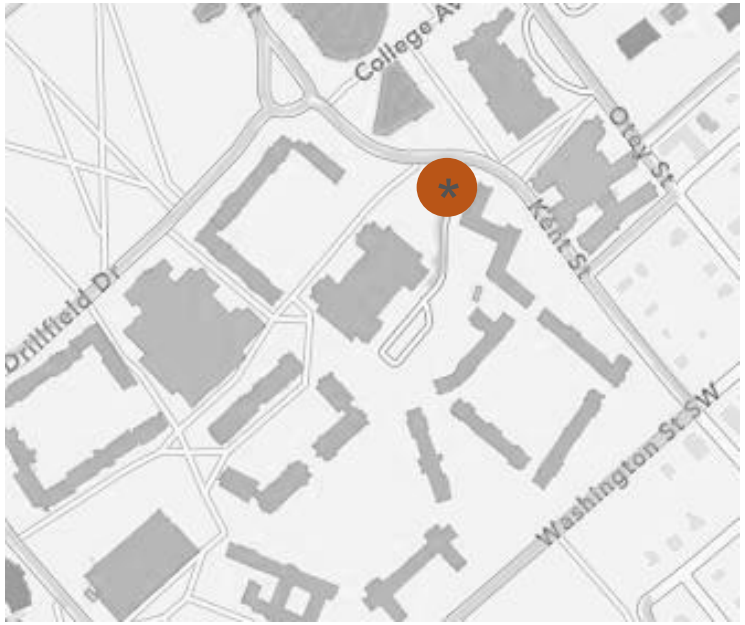
LEGEND	Design	Construction	Warranty	Construction Phase TBD

Designer: VMDO/Ballinger

Builder: Whiting Turner

IMPROVE CAMPUS ACCESSIBILITY

Design-Bid-Build – State Authorized



* Planning Authorization Only

Status

- Design ongoing

Next Actions

- Continue design efforts

Project Title	Total Project Budget ($M)	Construction Cost ($M)	New Const (GSF)	Renovation (GSF)	CY 2024		CY 2025				CY 2026				CY 2027				CY 2028
					Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar
						Academic Yr 24-25		*Summer*	*Academic Yr 25-26*			*Summer*	*Academic Yr 26-27*			*Summer*	*Academic Yr 27-28*		
Improve Campus Accessibility *(Planning Only)*	$8	TBD																	

LEGEND	Design	Construction	Warranty	Construction Phase TBD

Designer: Hill Studio

Builder: TBD

DERRING HALL ENVELOPE IMPROVEMENTS

Design-Bid-Build – State Authorized

Status

- Schematic Design ongoing

Next Actions

- Continue design efforts

Project Title	Total Project Budget ($M)	Construction Cost ($M)	New Const (GSF)	Renovation (GSF)	CY 2024		CY 2025				CY 2026				CY 2027				CY 2028
					Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar
						Academic Yr 24-25		*Summer*	*Academic Yr 25-26*			*Summer*	*Academic Yr 26-27*			*Summer*	*Academic Yr 27-28*		
Derring Hall Envelope Improvements *(Planning Only)*	$24	TBD																	

LEGEND	Design	Construction	Warranty	Construction Phase TBD

Designer: WDP

Builder: TBD

AREC IMPROVEMENTS – EASTERN SHORE

Design-Bid-Build – State Authorized

Status

- Schematic Design ongoing

Next Actions

- Continue design efforts

Project Title	Total Project Budget ($M)	Construction Cost ($M)	New Const (GSF)	Renovation (GSF)	CY 2024		CY 2025				CY 2026				CY 2027				CY 2028
					Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar
						Academic Yr 24-25		*Summer*	*Academic Yr 25-26*			*Summer*		*Academic Yr 26-27*		*Summer*		*Academic Yr 27-28*	
AREC Improvements - Eastern Shore *(Planning Only)*	$28	TBD	25,000	14,000															

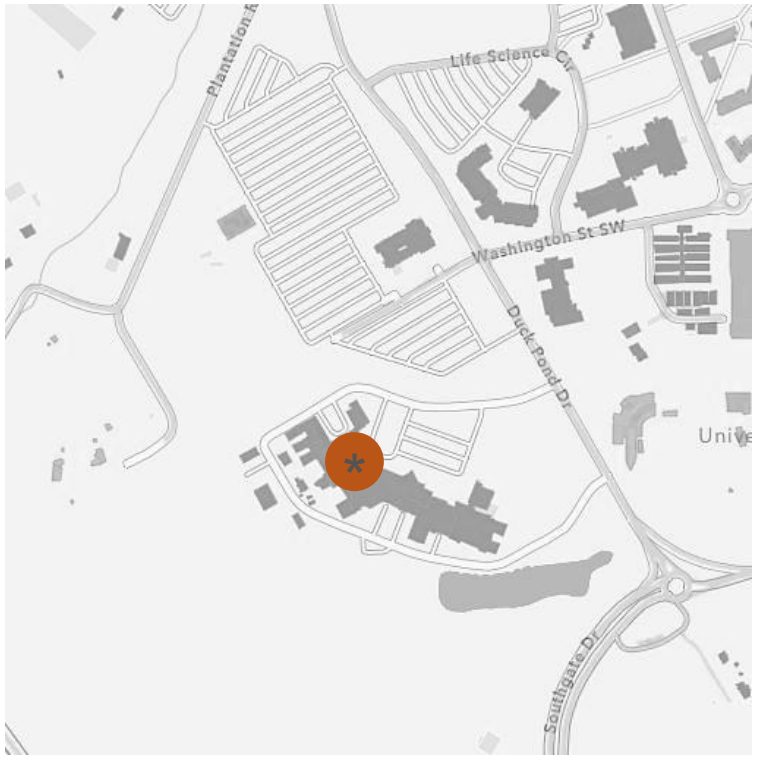
LEGEND	Design	Construction	Warranty	Construction Phase TBD

Designer: VIA

Builder: TBD

CVM TEACHING HOSPITAL RENOVATION & EXPANSION

CM at Risk – State Authorized



* Planning Authorization Only

Status

- Schematic Design ongoing

Next Actions

- Continue design efforts

Project Title	Total Project Budget ($M)	Construction Cost ($M)	New Const (GSF)	Renovation (GSF)	CY 2024		CY 2025				CY 2026				CY 2027				CY 2028
					Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar
						Academic Yr 24-25		*Summer*	*Academic Yr 25-26*			*Summer*	*Academic Yr 26-27*			*Summer*	*Academic Yr 27-28*		
CVM Teaching Hospital Renovation & Expansion *(Planning Only)*	$43	TBD	34,000	25,000															

LEGEND	Design	Construction	Warranty	Construction Phase TBD

Designer: Page

Builder: TBD

RESCUE SQUAD FACILITY

Design-Bid-Build – State Authorized

* Planning Authorization Only

Status

- Schematic Design ongoing

Next Actions

- Continue design efforts

Project Title	Total Project Budget ($M)	Construction Cost ($M)	New Const (GSF)	Renovation (GSF)	CY 2024		CY 2025				CY 2026				CY 2027				CY 2028
					Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar
						Academic Yr 24-25		*Summer*		*Academic Yr 25-26*		*Summer*		*Academic Yr 26-27*		*Summer*		*Academic Yr 27-28*	
Rescue Squad Facility *(Planning Only)*	$16	TBD	12,500																

LEGEND	Design	Construction	Warranty	Construction Phase TBD

Designer: Little

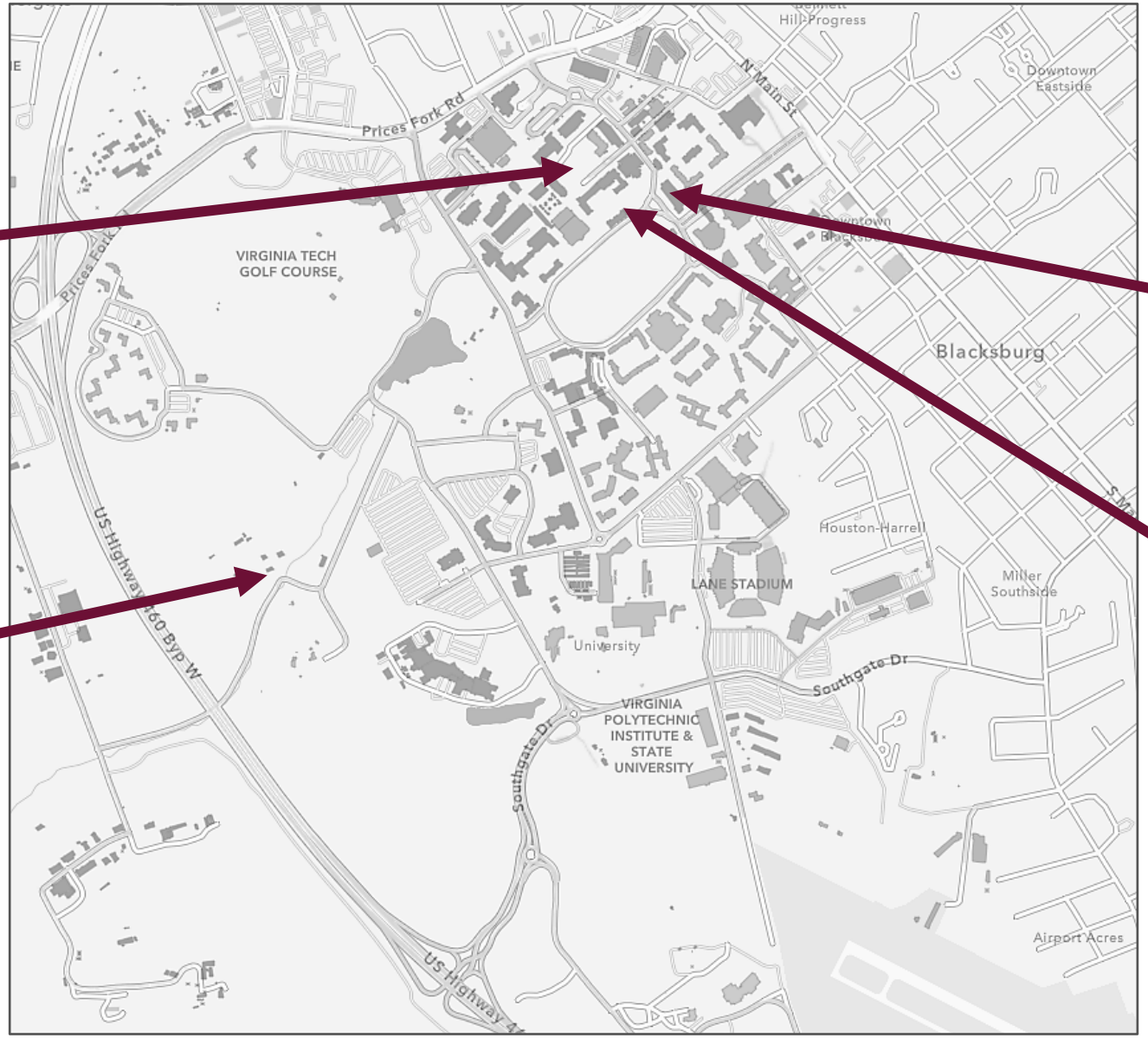
Builder: TBD

UNDER CONSTRUCTION

ACTIVE CONSTRUCTION PROJECTS

Mitchell Hall

Livestock & Poultry Research Facilities Phase I
(Various Locations)



Building Envelope Improvements

Life, Health, Safety, Accessibility, & Code Compliance

LIFE, HEALTH, SAFETY, ACCESSIBILITY, & CODE COMPLIANCE

Design-Bid-Build – State Authorized

Status

- Priority 1 Exterior Elevator Towers construction complete
- Priority 2 Green Link construction underway (95% complete)
- Priority 3 Green Link construction underway (70% complete)

Next Actions

- Complete Priority 1 close-out
- Complete Priority 2 punch list
- Continue Priority 3 construction

Project Title	Total Project Budget ($M)	Construction Cost ($M)	New Const (GSF)	Renovation (GSF)	CY 2024		CY 2025				CY 2026				CY 2027				CY 2028
					Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar
						Academic Yr 24-25		Summer		Academic Yr 25-26		Summer		Academic Yr 26-27		Summer		Academic Yr 27-28	
Life, Health, Safety, Accessibility & Code Compliance	$10	$8																	

LEGEND	Design	Construction	Warranty	Construction Phase TBD

Designer: Various

Builder: Various

LIVESTOCK & POULTRY RESEARCH FACILITIES – PHASE 1 (BID PACKAGE 5)

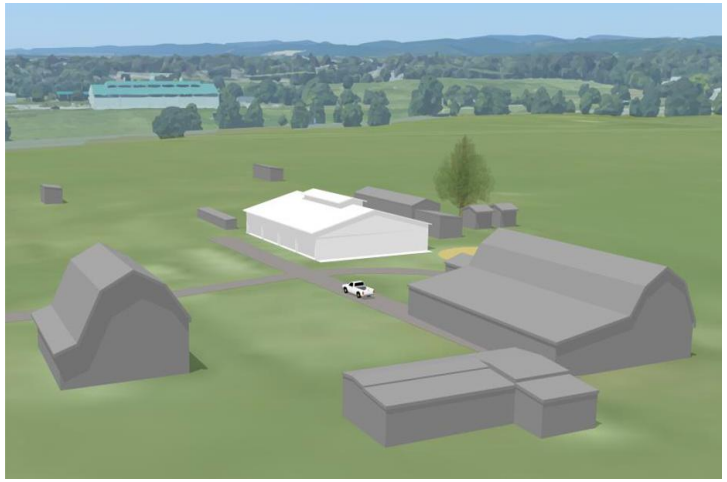
Design-Bid-Build – State Authorized

Status

- Bid package #5: Construction underway (75% complete)

Next Actions

- Complete 3 barns in sequence



Project Title	Total Project Budget ($M)	Construction Cost ($M)	New Const (GSF)	Renovation (GSF)	CY 2024		CY 2025				CY 2026				CY 2027				CY 2028
					Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar
						Academic Yr 24-25		*Summer*	*Academic Yr 25-26*			*Summer*	*Academic Yr 26-27*			*Summer*	*Academic Yr 27-28*		
Livestock & Poultry Research Facilities (Ph I) --Various Locations	$25	$18	129,100																

LEGEND	Design	Construction	Warranty	Construction Phase TBD

Designer: Spectrum Design

Builder: Various

BUILDING ENVELOPE IMPROVEMENTS

Design-Bid-Build – State Authorized

Status

- Envelope improvements planned for four buildings
- Lane Stadium complete
- Torgersen Hall construction underway
- Hahn Hall design underway

Next Actions

- Torgersen Hall targeted for completion spring 2027

Project Title	Total Project Budget ($M)	Construction Cost ($M)	New Const (GSF)	Renovation (GSF)	CY 2024		CY 2025				CY 2026				CY 2027				CY 2028
					Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar
						Academic Yr 24-25		Summer	Academic Yr 25-26			Summer	Academic Yr 26-27			Summer	Academic Yr 27-28		
Building Envelope Improvements	$47	$42																	

LEGEND	Design	Construction	Warranty	Construction Phase TBD

Designer: WJE

Builder: Various

MITCHELL HALL

CM at Risk – State Authorized

Status

- GMP-1 (demolition & early site package) underway
- GMP-2 (building construction) under review

Next Actions

- Continue construction

Project Title	Total Project Budget ($M)	Construction Cost ($M)	New Const (GSF)	Renovation (GSF)	CY 2024		CY 2025				CY 2026				CY 2027				CY 2028
					Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar
						Academic Yr 24-25		Summer		Academic Yr 25-26		Summer		Academic Yr 26-27		Summer		Academic Yr 27-28	
Mitchell Hall	$359	$293	296,105																Completion DEC 2028

LEGEND	Design	Construction	Warranty	Construction Phase TBD

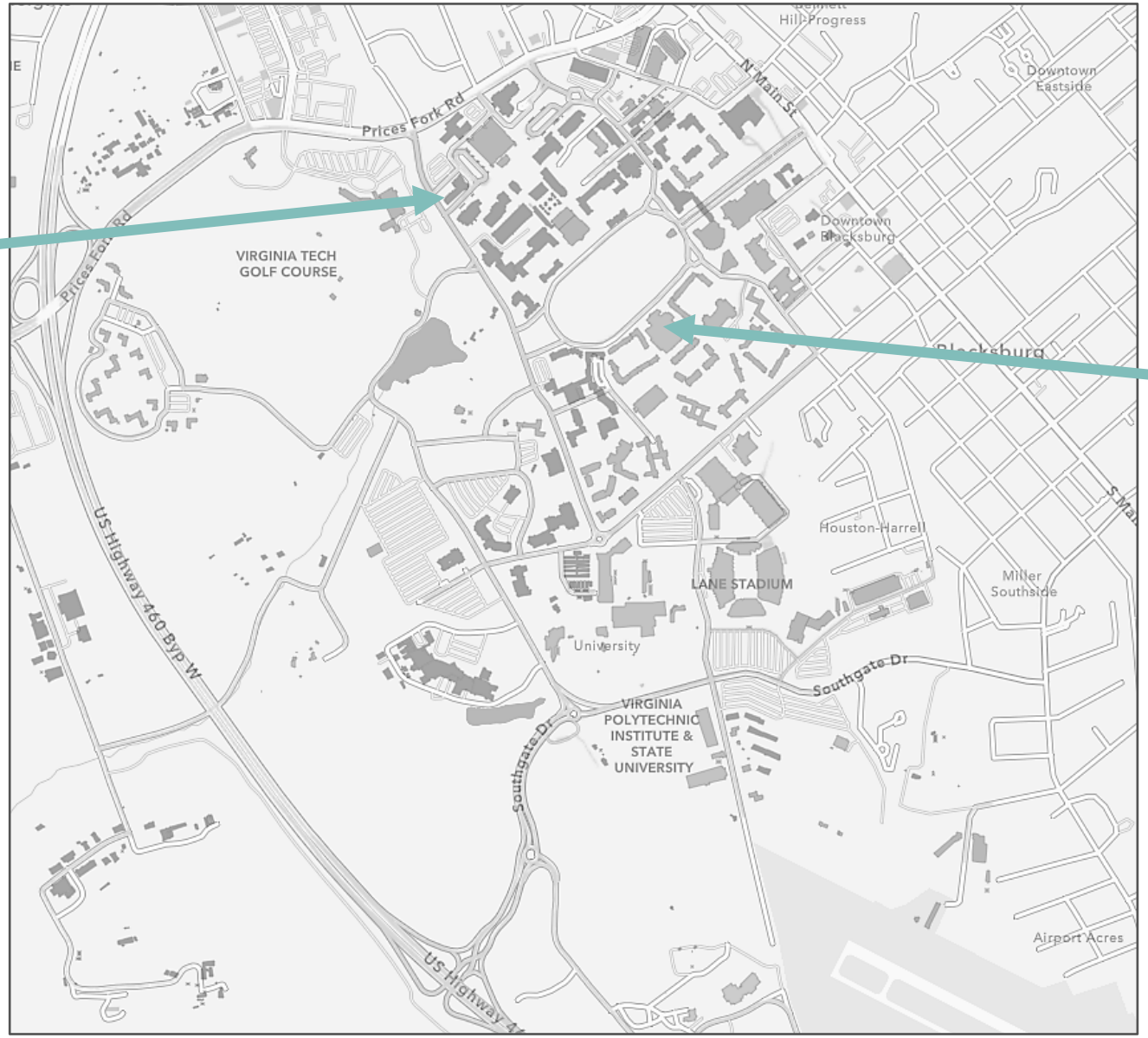
Designer: Perkins & Will

Builder: Skanska

PROJECTS UNDER WARRANTY

PROJECTS UNDER WARRANTY

Undergraduate Science Laboratory Building



Student Wellness Improvements

Academic Building One
(Alexandria, VA)

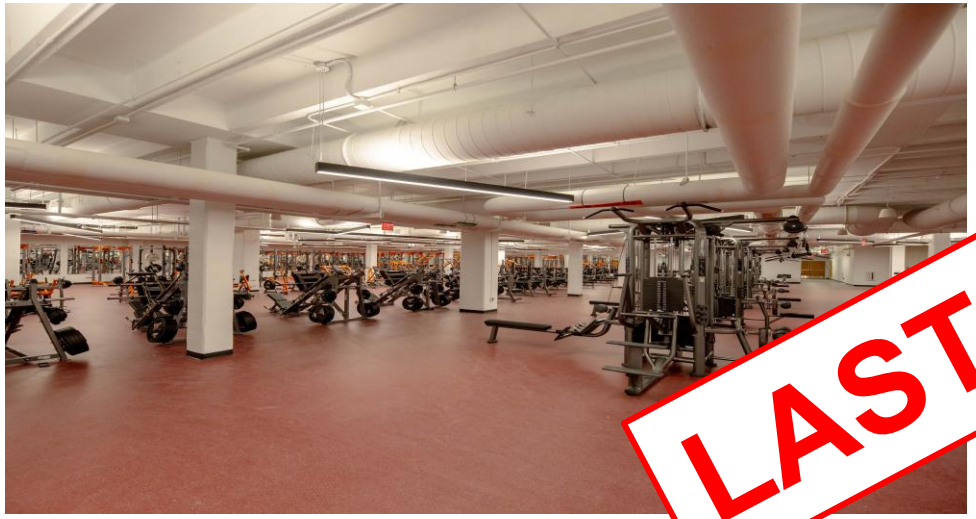
STUDENT WELLNESS IMPROVEMENTS

CM at Risk – BOV Authorized

COMPLETE

Status

- Project complete



Next Actions

- Close out project

LAST REPORT

Project Title	Total Project Budget ($M)	Construction Cost ($M)	New Const (GSF)	Renovation (GSF)	CY 2024		CY 2025				CY 2026				CY 2027				CY 2028
					Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar
						Academic Yr 24-25		Summer	Academic Yr 25-26			Summer	Academic Yr 26-27			Summer	Academic Yr 27-28		
Student Wellness Improvements	$70	$56		204,000															

LEGEND	Design	Construction	Warranty	Construction Phase TBD

Designer: Cannon Design

Builder: Whiting-Turner

UNDERGRADUATE SCIENCE LABORATORY BUILDING

CM at Risk – State Authorized

COMPLETE

Status

- Project complete

Next Actions

- Close out project

Project Title	Total Project Budget ($M)	Construction Cost ($M)	New Const (GSF)	Renovation (GSF)	CY 2024		CY 2025				CY 2026				CY 2027				CY 2028
					Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar
						Academic Yr 24-25		*Summer*		*Academic Yr 25-26*		*Summer*		*Academic Yr 26-27*		*Summer*		*Academic Yr 27-28*	
Undergraduate Science Laboratory Building	$90	$70	102,746																

LEGEND	Design	Construction	Warranty	Construction Phase TBD

Designer: ZGF

Builder: Skanska

ACADEMIC BUILDING ONE

CM at Risk – State Authorized

COMPLETE

Status

- Project complete

Next Actions

- Close out project

Project Title	Total Project Budget ($M)	Construction Cost ($M)	New Const (GSF)	Renovation (GSF)	CY 2024		CY 2025				CY 2026				CY 2027				CY 2028
					Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar
						Academic Yr 24-25		*Summer*	*Academic Yr 25-26*			*Summer*	*Academic Yr 26-27*			*Summer*	*Academic Yr 27-28*		
Academic Building One	$302	$226	299,733																

LEGEND	Design	Construction	Warranty	Construction Phase TBD

Designer: SmithGroup

Builder: Whiting-Turner

DEFINITIONS

AUTHORIZATION:

- **State Authorized:** Authorized and funded (whole or in part) by the Virginia General Assembly
- **BOV Authorized:** Authorized and funded by the Virginia Tech Board of Visitors

DELIVERY METHODS:

- **Schematic Design Phase =** 0% to approximately 20% design complete
- **Preliminary Design Phase =** Approximately 20% to approximately 50% design complete
- **Working Drawing Phase =** Approximately 50% to 100% design complete

- **GMP =** Guaranteed Maximum Price

CONSTRUCTION METHODS

DESIGN-BID-BUILD (DBB):

- A/E completes full design
- Invitation For Bid (IFB) issued
- Contract awarded to lowest bidder

CONSTRUCTION MANAGER AT RISK (CMaR):

- A/E completes full design
- Prospective CMaR's compete for project during early stage of design
- CMaR selected based upon "best value" during Schematic Design phase
- When final designs are complete CMaR develops Guaranteed Maximum Price (GMP)

DESIGN-BUILD(D/B):

- A/E completes partial design ("criteria docs")
- D/B team (builder + A/E) compete for project and propose full price for project delivery
- Selection based upon "best value"
- D/B team completes design and executes construction.

CAPITAL PROJECT STATUS UPDATE

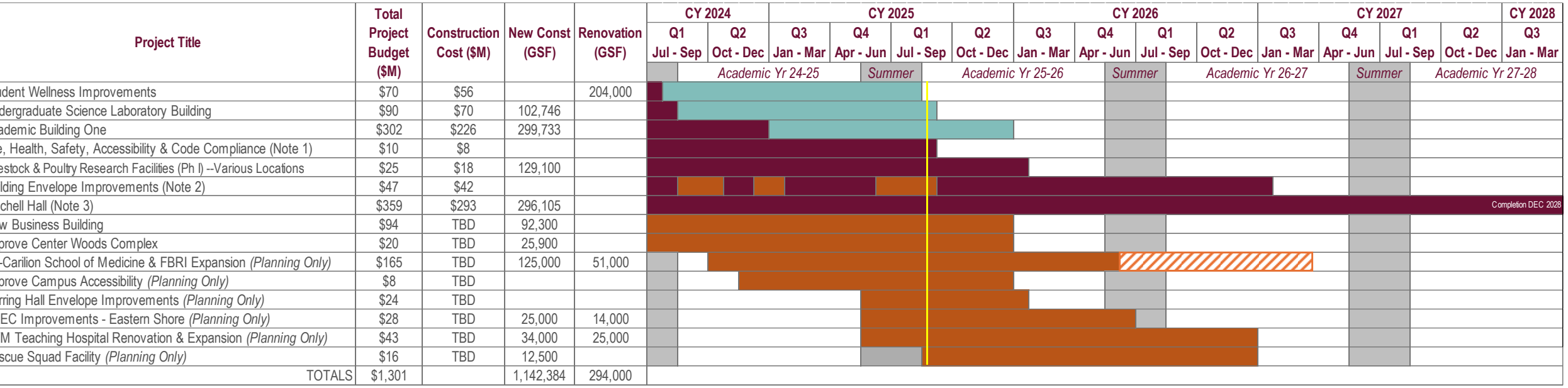
TRAVIS JESSEE
ASSISTANT VICE PRESIDENT
FACILITIES DESIGN AND CONSTRUCTION

August 19, 2025

CAPITAL CONSTRUCTION EXECUTIVE SUMMARY (PROGRESSIVE)

Date Prepared: 30 JUL 2025

Project Title	Total Project Budget ($M)	Construction Cost ($M)	New Const (GSF)	Renovation (GSF)
Student Wellness Improvements	$70	$56		204,000
Undergraduate Science Laboratory Building	$90	$70	102,746	
Academic Building One	$302	$226	299,733	
Life, Health, Safety, Accessibility & Code Compliance (Note 1)	$10	$8		
Livestock & Poultry Research Facilities (Ph I) --Various Locations	$25	$18	129,100	
Building Envelope Improvements (Note 2)	$47	$42		
Mitchell Hall (Note 3)	$359	$293	296,105	
New Business Building	$94	TBD	92,300	
Improve Center Woods Complex	$20	TBD	25,900	
VT-Carilion School of Medicine & FBRI Expansion *(Planning Only)*	$165	TBD	125,000	51,000
Improve Campus Accessibility *(Planning Only)*	$8	TBD		
Derring Hall Envelope Improvements *(Planning Only)*	$24	TBD		
AREC Improvements - Eastern Shore *(Planning Only)*	$28	TBD	25,000	14,000
CVM Teaching Hospital Renovation & Expansion *(Planning Only)*	$43	TBD	34,000	25,000
Rescue Squad Facility *(Planning Only)*	$16	TBD	12,500	
TOTALS	$1,301		1,142,384	294,000



LEGEND	Design	Construction	Warranty	Construction Phase TBD

NOTE 1 Life, Health, Safety Acc. & Code Compliance includes three (3) phases: (1) Exterior Elevator Towers (complete) followed by Green Link Priorities 2 & 3 (construction underway)

NOTE 2 Building Envelope Improvements includes four (4) phases: (1) Lane Stadium (complete), (2) Torgersen (construction underway), followed by (3) Hahn, and (4) Inn at Virginia Tech which are currently unscheduled

NOTE 3 Multiple GMPs results in design/construction overlap (fast track)

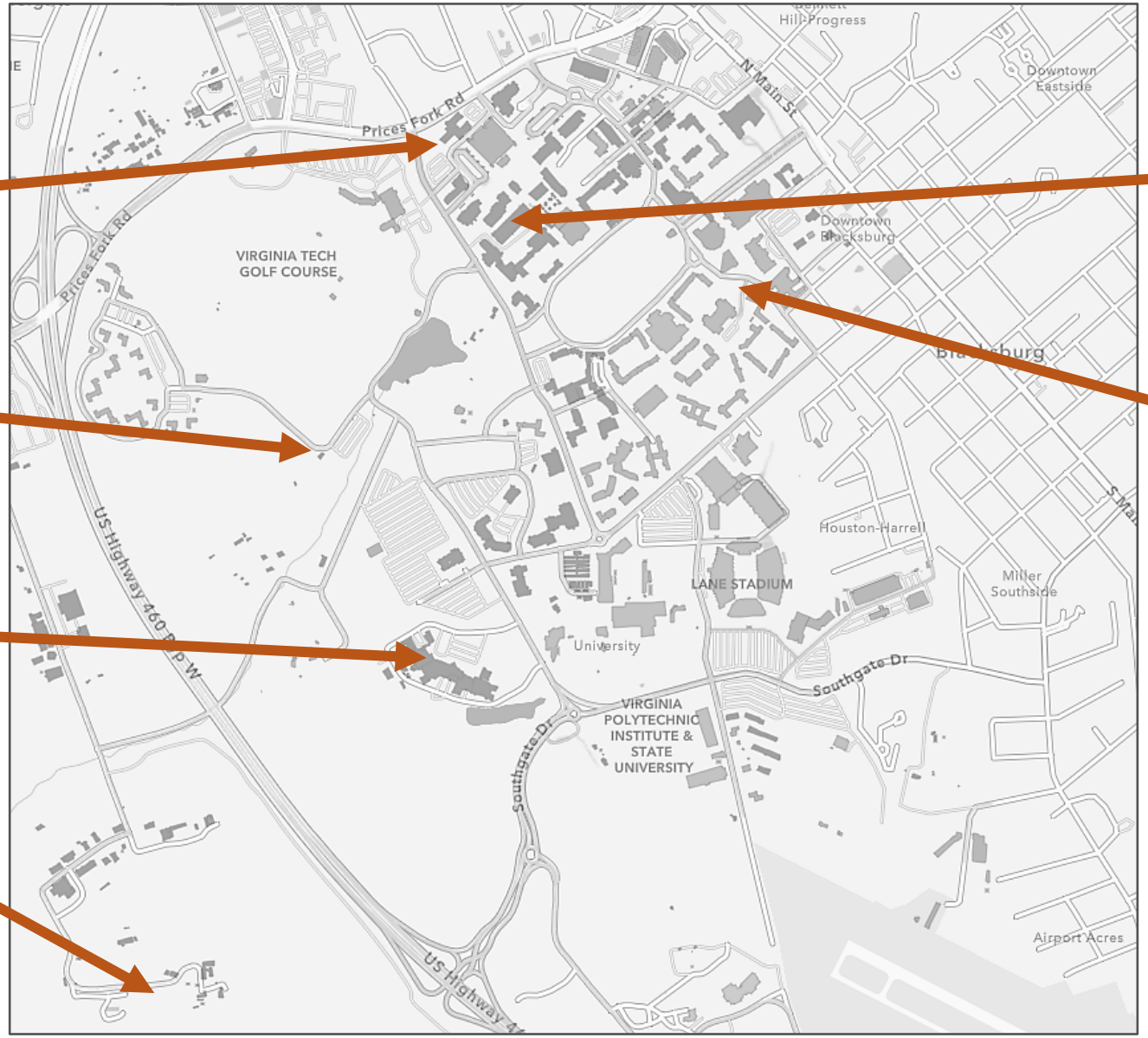
PROJECTS IN DESIGN

New Business Building

Rescue Squad Facility*

CVM Teaching Hospital Renovation & Expansion*

Improve Center Woods Complex



Derring Hall Envelope Improvements*

Improve Campus Accessibility*

Virginia Tech-Carilion School of Medicine Expansion* *(Roanoke, VA)*

AREC Improvements – Eastern Shore* *(Painter, VA)*

* Planning Authorization Only

NEW BUSINESS BUILDING

CM at Risk – BOV Authorized

Status

- Construction (GMP) procurement ongoing

Next Actions

- Execute construction (GMP) contract

Project Title	Total Project Budget ($M)	Construction Cost ($M)	New Const (GSF)	Renovation (GSF)	CY 2024		CY 2025				CY 2026				CY 2027				CY 2028
					Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar
						Academic Yr 24-25		Summer	Academic Yr 25-26			Summer	Academic Yr 26-27			Summer	Academic Yr 27-28		
New Business Building	$94	TBD	92,300																

LEGEND	Design	Construction	Warranty	Construction Phase TBD

Designer: Moseley

Builder: Kjellstrom & Lee

VT-C SCHOOL OF MEDICINE & FRALIN BIOMEDICAL RESEARCH INSTITUTE EXPANSION

CM at Risk – State Authorized

Status

- The requested Construction Authorization was vetoed by Governor Youngkin in May. The design will progress through the Preliminary Design phase and then pause.

Next Actions

- Complete Preliminary Design.
- Initiate Working Drawing phase following Construction Authorization.

Project Title	Total Project Budget ($M)	Construction Cost ($M)	New Const (GSF)	Renovation (GSF)	CY 2024		CY 2025				CY 2026				CY 2027				CY 2028
					Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar
						Academic Yr 24-25		*Summer*		*Academic Yr 25-26*		*Summer*		*Academic Yr 26-27*		*Summer*		*Academic Yr 27-28*	
VT-Carilion School of Medicine & FBRI Expansion *(Planning Only)*	$9.00	TBD	125,000	51,000															

LEGEND	Design	Construction	Warranty	Construction Phase TBD

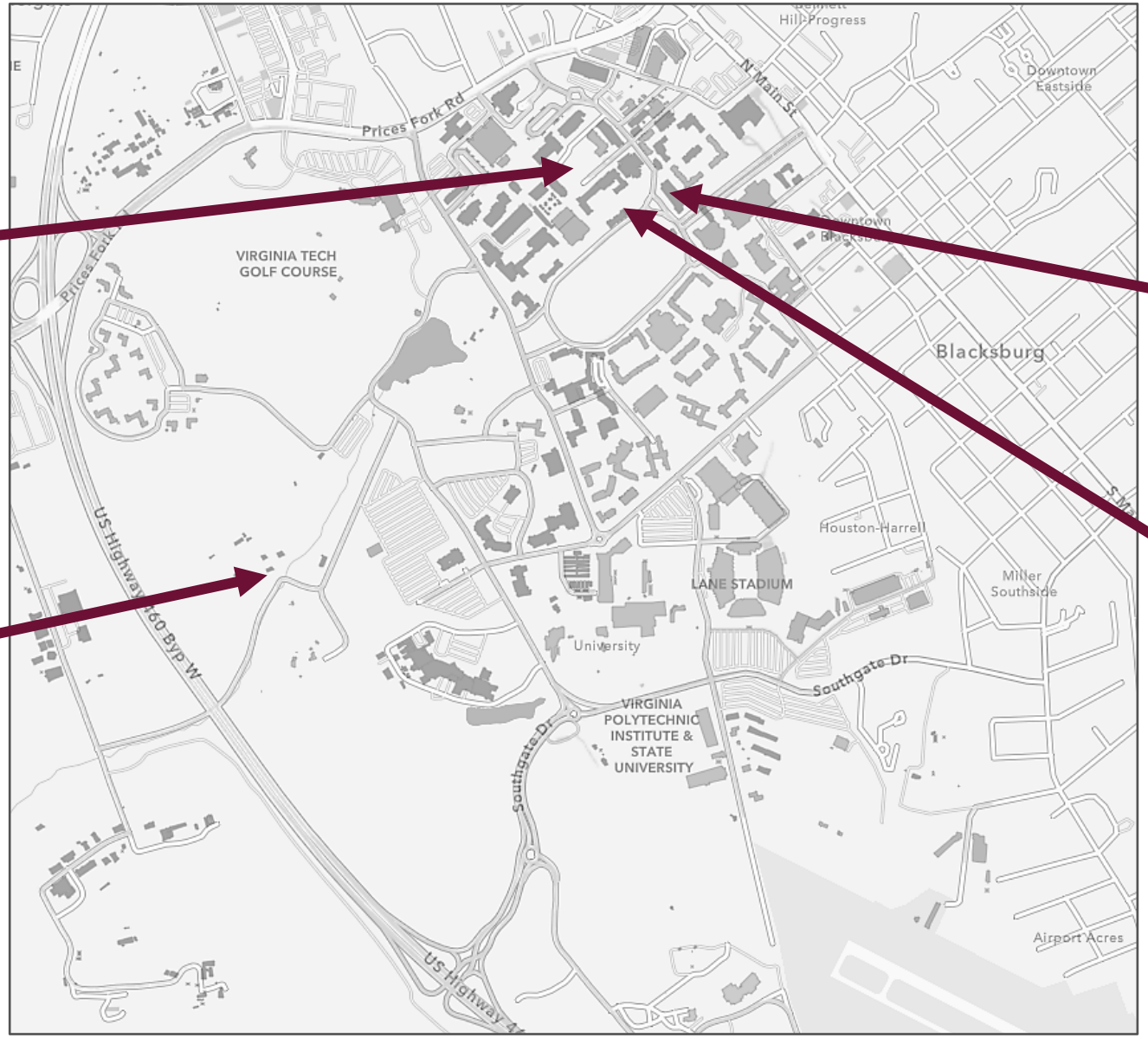
Designer: VMDO/Ballinger

Builder: Whiting Turner

ACTIVE CONSTRUCTION PROJECTS

Mitchell Hall

Livestock & Poultry Research Facilities Phase I
(Various Locations)



Building Envelope Improvements

Life, Health, Safety, Accessibility, & Code Compliance

MITCHELL HALL

CM at Risk – State Authorized

Status

- GMP-1 (demolition & early site package) underway
- GMP-2 (building construction) under review

Next Actions

- Continue construction

Project Title	Total Project Budget ($M)	Construction Cost ($M)	New Const (GSF)	Renovation (GSF)	CY 2024		CY 2025				CY 2026				CY 2027				CY 2028
					Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar	Q4 Apr - Jun	Q1 Jul - Sep	Q2 Oct - Dec	Q3 Jan - Mar
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Mitchell Hall	$359	$293	296,105																Completion DEC 2028

LEGEND	Design	Construction	Warranty	Construction Phase TBD

Designer: Perkins & Will

Builder: Skanska

QUESTIONS/DISCUSSION

Design Preview and Review – Improve Center Woods Complex

BUILDINGS AND GROUNDS COMMITTEE

Tuesday, August 19, 2025

The Committee will review for approval the combined design preview/review for Center Woods. The Department of Fish and Wildlife Conservation, in the College of Natural Resources and the Environment (CNRE) at Virginia Tech is home to nationally and internationally recognized undergraduate and graduate programs, including the only undergraduate program in fisheries management in the Commonwealth of Virginia, and stands as a model of stakeholder integration under the land-grant university mission. The applied research conducted by the faculty and students of the department directly benefits conservation of game and non-game species in the Commonwealth through cooperative research and the provision of federal funds.

In alignment with the College of Natural Resources and Environment's Strategic Plan 2020–2025, the college has introduced new degree programs and academic majors to advance its educational and research mission. A central priority emerging from this strategic direction is the development of a state-of-the-art research, teaching, and outreach facility at Center Woods.

Located on the western periphery of Virginia Tech's Blacksburg campus – just beyond the Agricultural Belt and U.S. 460 – Center Woods is a forested area that serves as a vital hub for field-based learning and research. It functions as the primary staging ground for departmental field studies and academic field trips, offering students at both undergraduate and graduate levels immersive, hands-on learning experiences that are essential to their academic and professional development.

Investing in modern, high-quality infrastructure at Center Woods will profoundly enhance the department's research capacity, enrich faculty scholarship, and elevate student training. The co-location of classrooms, research laboratories, facilities for animal husbandry under controlled experimental conditions, and extensive forested landscapes creates a uniquely integrated environment for innovation and collaboration. Here, students and research partners can engage directly with the contemporary tools and methodologies that define modern fish and wildlife conservation.

The Improve Center Woods Complex initiative will ensure that CNRE students are better equipped to confront the evolving challenges of 21st-century natural resource management—ranging from the impacts of sea level rise on coastal ecosystems to the pressures of increasing urbanization across Virginia. This investment represents a forward-looking commitment to preparing the next generation of conservation professionals and scholars.

Due to the project's schedule, scale, and level of complexity—and to align with the budget through the Value Management process, the project has advanced to the Preliminary Design phase. Working drawings are expected to begin in mid-2025, with substantial construction completion anticipated by fall 2027. Planning authorization was approved as part of the 2024–2026 Biennium, with funding support from the Virginia General Fund. This combined preview and review will not set a precedent for future projects.

The Committee is responsible for the maintenance and development of the physical plant and infrastructure, land use and planning, and review and development of capital outlay requests. Approval the design graphics and authorization is necessary to continue with the project design.

DESIGN PREVIEW AND REVIEW FOR THE IMPROVE CENTER WOODS COMPLEX

The Department of Fish and Wildlife Conservation, in the College of Natural Resources and the Environment (CNRE) at Virginia Tech is home to nationally and internationally recognized undergraduate and graduate programs, including the only undergraduate program in fisheries management in the Commonwealth of Virginia, and stands as a model of stakeholder integration under the land-grant university mission. The applied research conducted by the faculty and students of the department directly benefits conservation of game and non-game species in the Commonwealth through cooperative research and the provision of federal funds.

Due to the project's schedule, scale, and level of complexity—and to align with the budget through the Value Management process, the project has advanced to the Preliminary Design phase. Working drawings are expected to begin in mid-2025, with substantial construction completion anticipated by fall 2027. Planning authorization was approved as part of the 2024–2026 Biennium, with funding support from the Virginia General Fund. This combined preview and review will not set a precedent for future projects.

Capital Project Information Summary – Improve Center Woods Complex

BUILDINGS AND GROUNDS COMMITTEE

August 19, 2025

Title of Project:

Improve Center Woods Complex

Location:

Set at the edge of a mature forest, the site for the proposed building is adjacent to the existing research complex on the south area of the property. Design considerations include the creation of a formalized approach with a readily discernable arrival point, views of the facility from various vantage points, and site preparation including necessary infrastructure. Additionally, site design includes support elements such as a mechanical yard, parking, pathways/access points, and other amenities. Careful consideration of landscaping and hardscape to integrate the building with its natural surroundings. The exterior envelope will respond to the site, solar orientation, wind, and maximize beneficial daylighting and other environmental factors.

Current Project Status and Schedule:

The project is currently in Preliminary Design and anticipated to proceed to Preliminary Design in late 2024. Construction is anticipated to begin Fall of 2025 with substantial completion in the Fall of 2027.

Project Description:

Within the university's Beyond Boundaries 2047: The Campus Plan, the Academic & Research Framework chapter, identifies Center Woods as an area for CNRE growth. This site experiences minimal traffic and is conveniently located near the core campus, making it an optimal setting for conducting research involving wildlife and fish, as well as for the secure storage of field equipment.

Faculty, students, and staff in the Department of Fish and Wildlife Conservation currently engage in research and experiential learning activities within a cluster of four outdated and undersized facilities located near the southern edge of Center Woods. To support extensive field-based operations, the department maintains and stores a fleet of over twenty boats and thirty trucks at this site. Center Woods also houses the Research Aviary, which began operations in September 2015.

Additional programs operating out of this location include the Black Bear Research Program, the Virginia Tech Shorebird Program, the Freshwater Mussel Propagation Laboratory, and the Conservation Aquaculture Program.

Brief Program Description:

In alignment with the College of Natural Resources and Environment's Strategic Plan 2020–2025, the college has introduced new degree programs and academic majors to advance its educational and research mission. A central priority emerging from this strategic direction is the development of a state-of-the-art research, teaching, and outreach facility at Center Woods.

Located on the western periphery of Virginia Tech's Blacksburg campus—just beyond the Agricultural Belt and U.S. Route 460—Center Woods is a forested area that serves as a vital hub for field-based learning and research. It functions as the primary staging ground for departmental field studies and academic field trips, offering students at both undergraduate and graduate levels immersive, hands-on learning experiences that are essential to their academic and professional development.

Investing in modern, high-quality infrastructure at Center Woods will profoundly enhance the department's research capacity, enrich faculty scholarship, and elevate student training. The co-location of classrooms, research laboratories, facilities for animal husbandry under controlled experimental conditions, and extensive forested landscapes creates a uniquely integrated environment for innovation and collaboration. Here, students and research partners can engage directly with the contemporary tools and methodologies that define modern fish and wildlife conservation.

The Improve Center Woods Complex initiative will ensure that CNRE students are better equipped to confront the evolving challenges of 21st-century natural resource management—ranging from the impacts of sea level rise on coastal ecosystems to the pressures of increasing urbanization across Virginia. This investment represents a forward-looking commitment to preparing the next generation of conservation professionals and scholars.

Contextual Issues and Design Intent:

Multiple existing facilities at Center Woods have exceeded their useful life and no longer meet the space, functionality, or safety standards required to effectively support the department's teaching and research activities. Their limited size and deteriorated condition significantly constrain program operations and hinder the delivery of high-quality educational and research experiences.

As part of the project scope, the plan includes the demolition of three outdated

buildings, one wing of an existing structure, and the removal of several small storage sheds. These actions represent a strategic site preparation measure necessary to accommodate the construction of a new, modern facility.

Funding:

Project planning authorization was granted as part of the 2024–2026 Biennium by the Virginia General Assembly, with funding support provided through state appropriations.

Architect/Engineer:

Work Program Architects

Design-Bid-Build Contractor:

TBD

Attachment E

DESIGN PREVIEW and REVIEW for **IMPROVE CENTER WOODS COMPLEX**

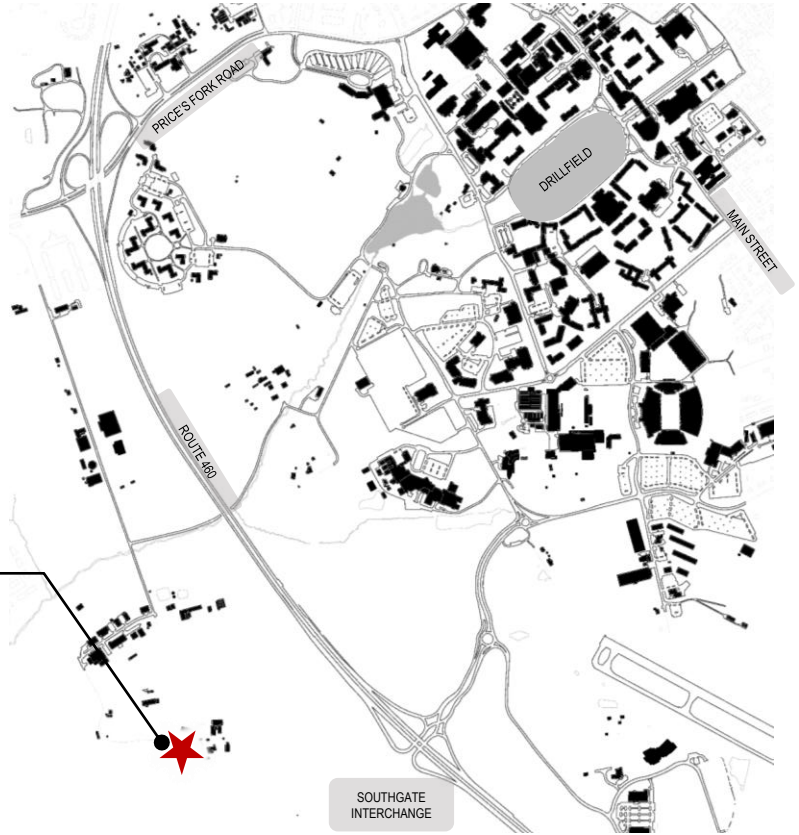
TRAVIS JESSEE

ASSISTANT VICE PRESIDENT FOR
FACILITIES DESIGN AND CONSTRUCTION

August 19, 2025

PROJECT LOCATION

Attachment E



SITE

N

Virginia Tech
Blacksburg, VA

/DESIGN PREVIEW AND REVIEW FOR **IMPROVE CENTER WOODS COMPLEX**

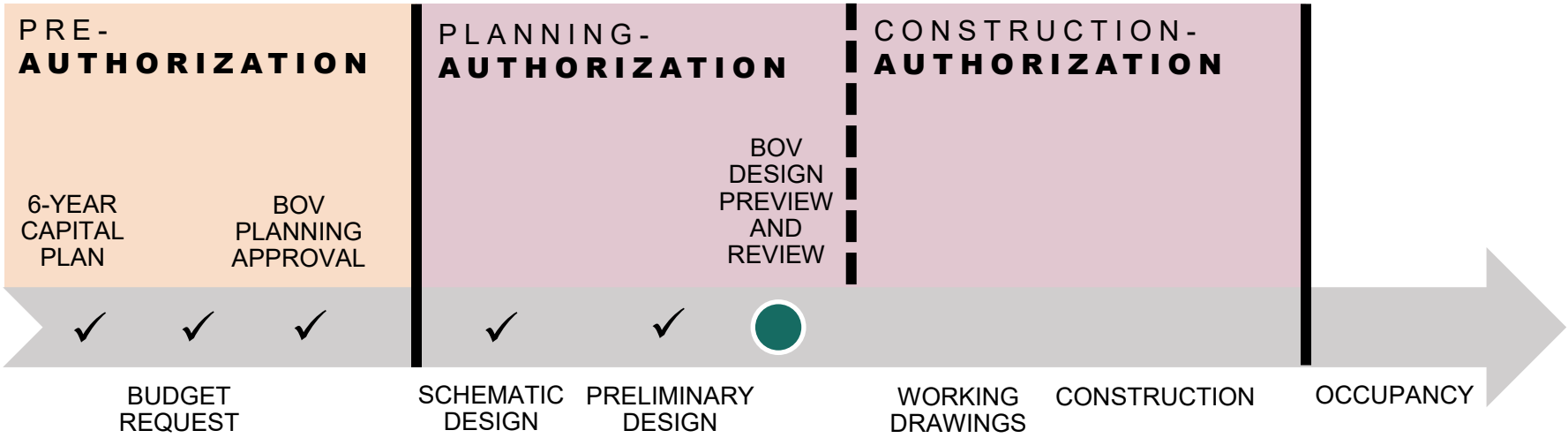
PROJECT INFORMATION

Attachment E

SCOPE	**APPROX. 25,900 GSF**
DELIVERY METHOD	**DESIGN-BID-BUILD**
TOTAL PROJECT BUDGET	**$20,330,000*** **PENDING STATE FINALIZATION*
DESIGN PHASE	**PRELIMINARY DESIGN**
ESTIMATED CONSTRUCTION START	**SPRING 2026**
ESTIMATED CONSTRUCTION COMPLETION	**SUMMER 2027**

PROJECT MILESTONES

Attachment E



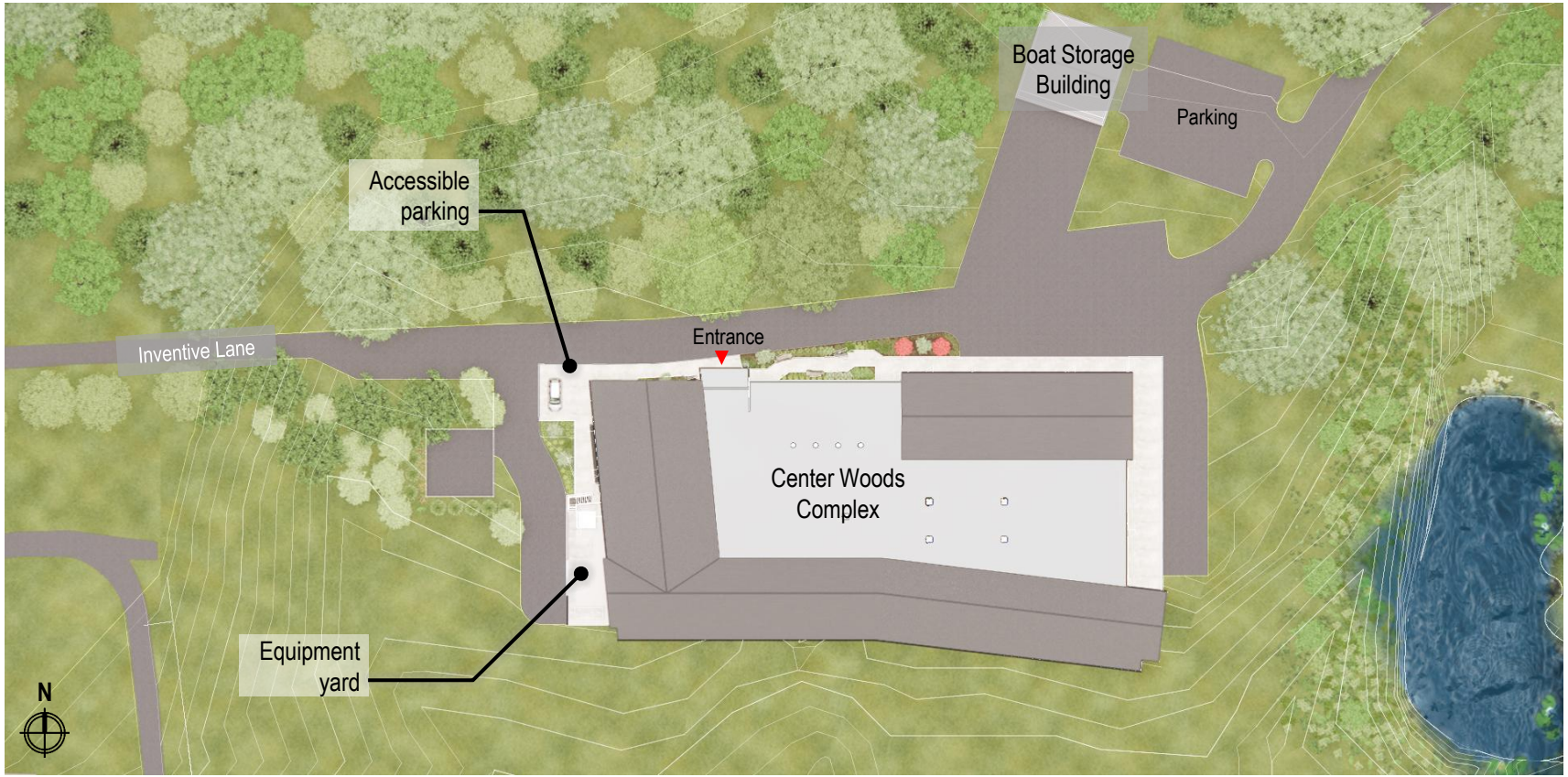
/DESIGN PREVIEW AND REVIEW FOR **IMPROVE CENTER WOODS COMPLEX**

EXISTING CONDITIONS

SITE LOCATION

SITE PLAN

Attachment E



EXTERIOR RENDERING

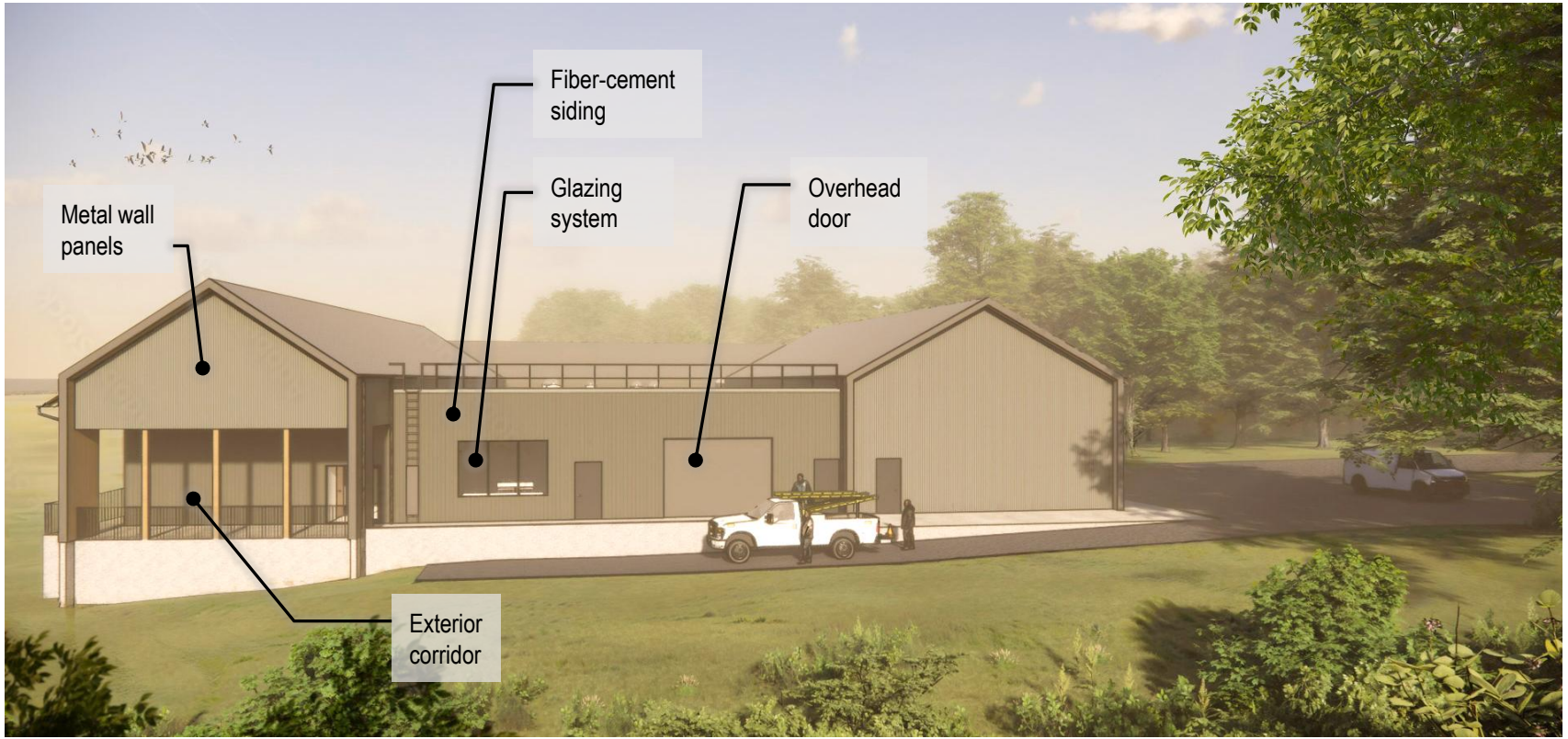
VIEW SOUTHEAST

EXTERIOR RENDERING

VIEW SOUTHWEST

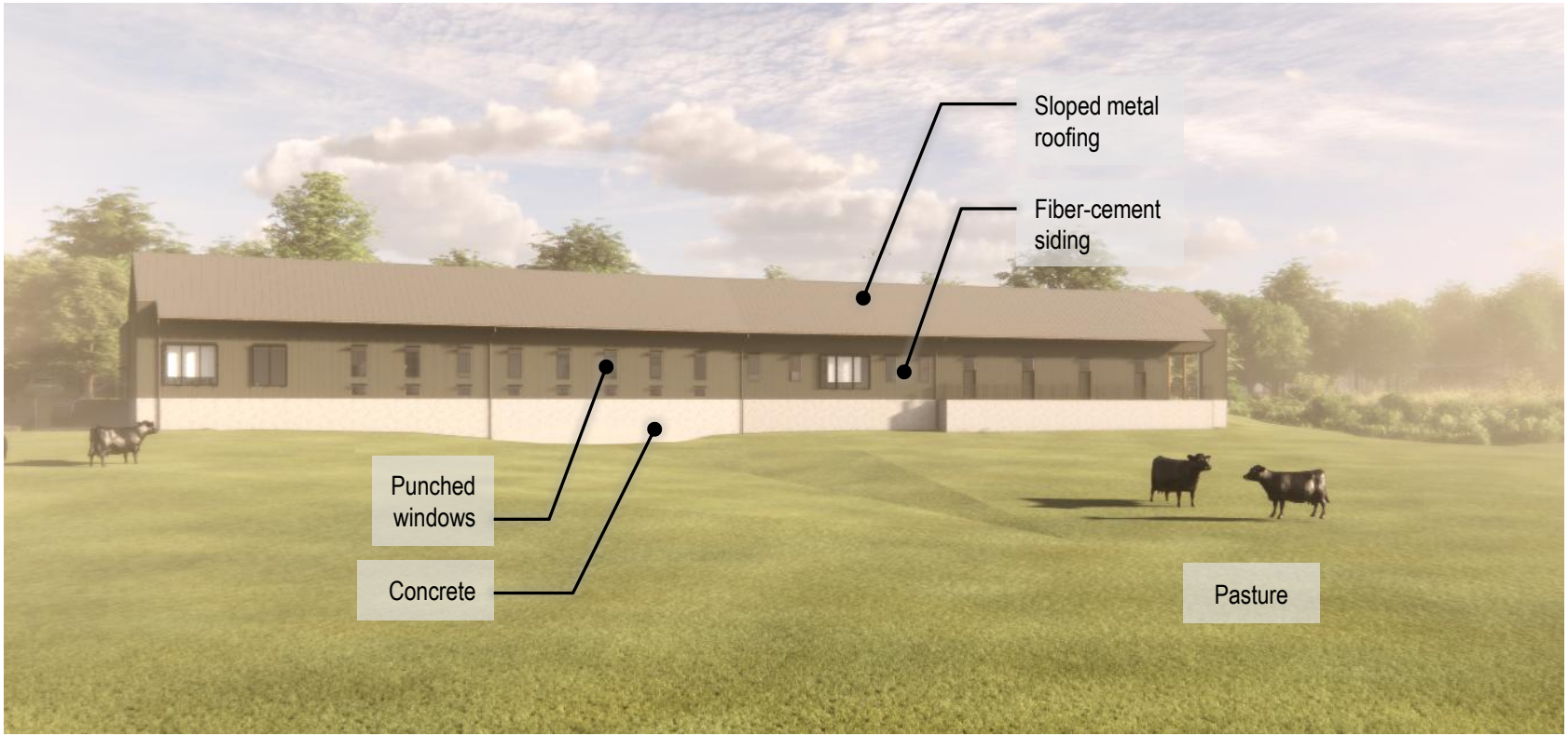
EXTERIOR RENDERING

VIEW WEST



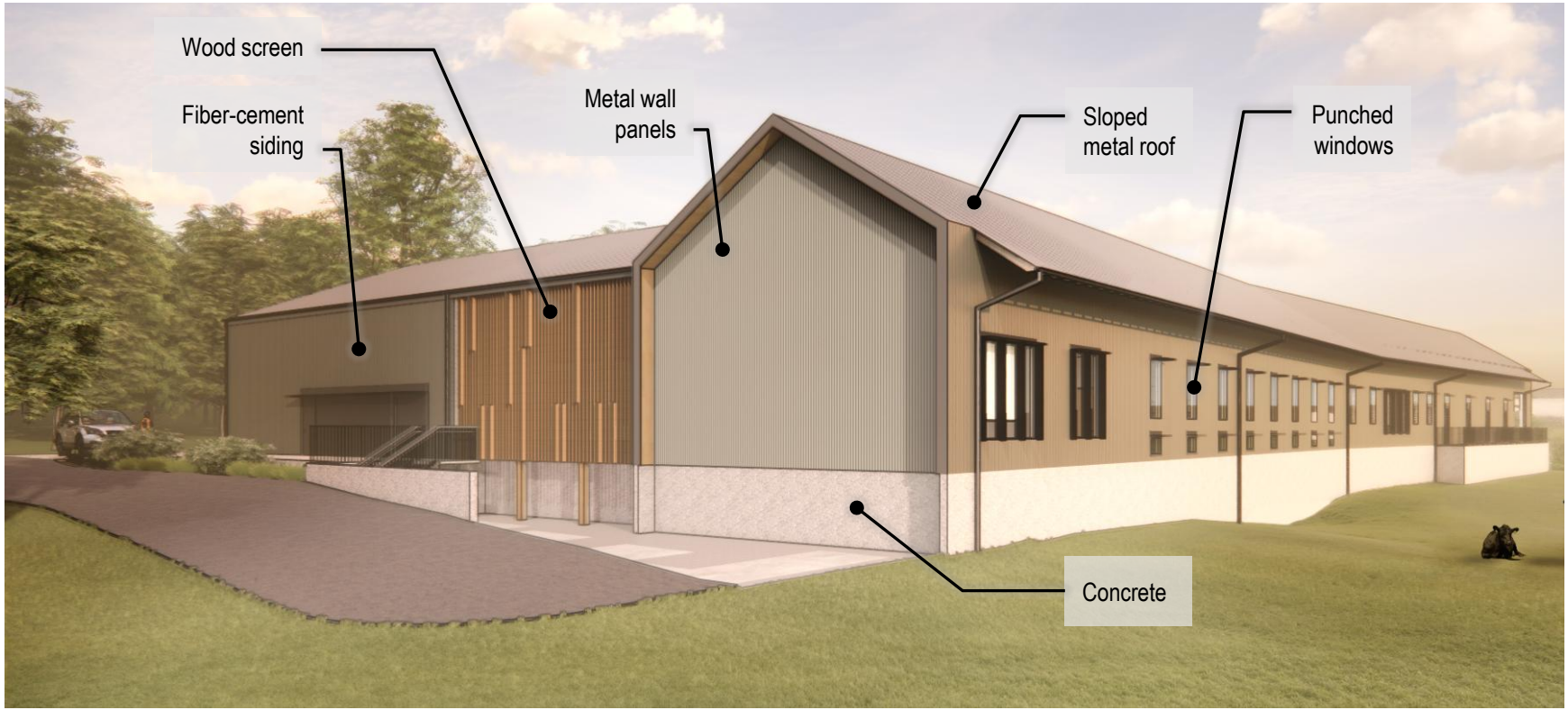
EXTERIOR RENDERING

VIEW NORTH

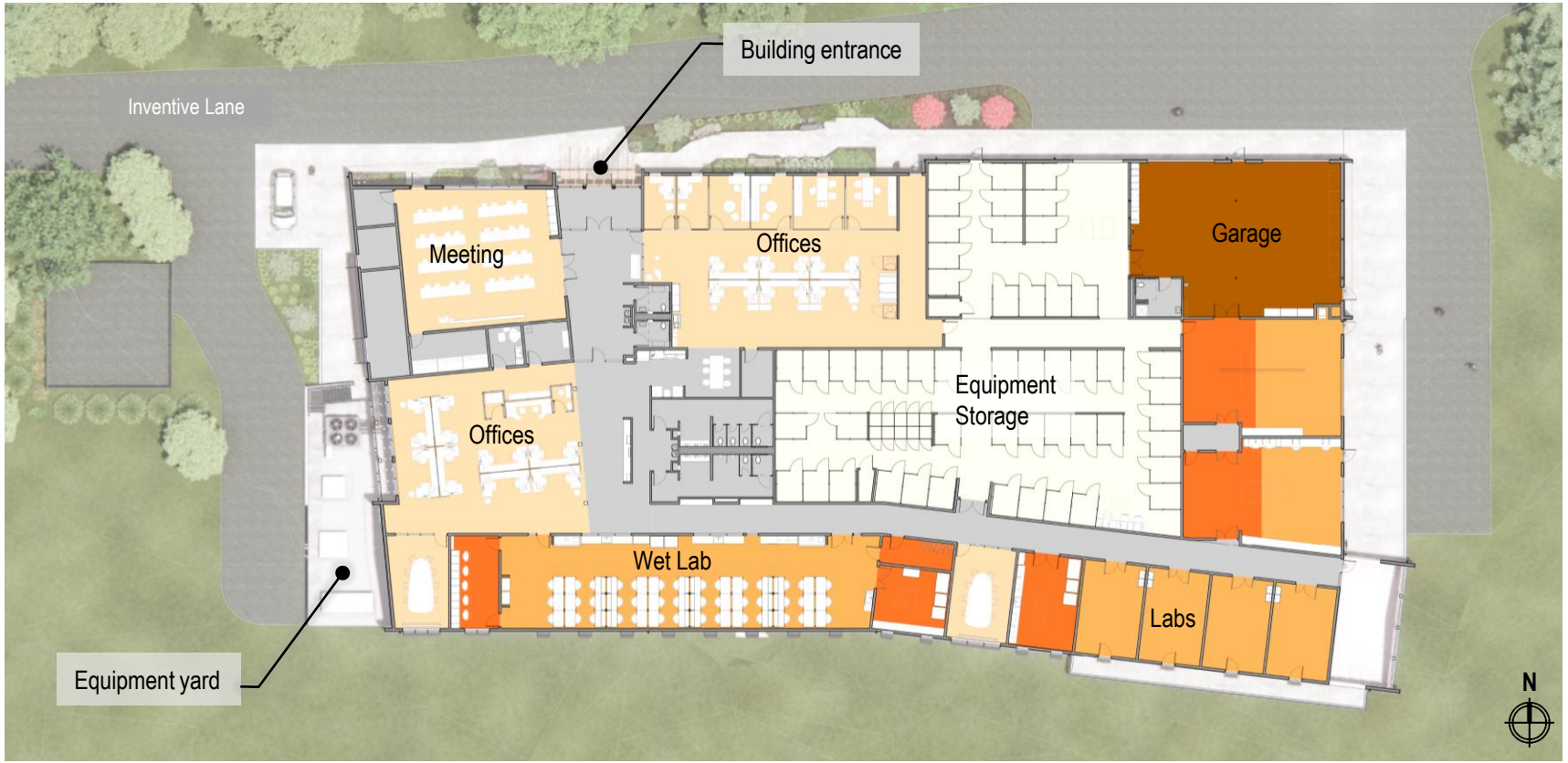


EXTERIOR RENDERING

VIEW NORTHEAST



FLOOR PLANS


Building entrance
Inventive Lane
Meeting
Offices
Garage
Equipment
Storage
Offices
Wet Lab
Labs
Equipment yard
N

RECOMMENDATION

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

Attachment E

COMMITTEE REVIEW AND ACTION ITEMS

Type	Frequency	Committee
Capital Project Status Report	Every meeting	Buildings & Grounds
Tours of Campus Sites	Most meetings – as needed	Buildings & Grounds
University Building Official Annual Report	Annually in June	Buildings & Grounds
Physical Assets/Infrastructure – Facilities Management Approach	Annually in August	Buildings & Grounds
Sustainability Annual Report	Annually in November	Buildings & Grounds
Design Preview/Reviews	As needed in order to receive Board approval	Buildings & Grounds
Project and Program Updates	As needed to keep the Board informed	Buildings & Grounds
Public Service Authority Appointments	**As needed to maintain representation**	**Buildings & Grounds and Full Board**
Demolitions	**As needed in order to receive Board approval**	**Buildings & Grounds and Full Board**
Acquisitions and Conveyances of Property	**As needed in order to receive Board approval**	**Buildings & Grounds with Finance & Resource Management and Full Board**
Funding – Design	**As needed in order to receive Board approval**	**Buildings & Grounds with Finance & Resource Management and Full Board**
Funding – Construction and Capital Leases	**As needed in order to receive Board approval**	**Buildings & Grounds with Finance & Resource Management and Full Board**
Six-Year Capital Plan	**Every two years**	**Buildings & Grounds with Finance & Resource Management and Full Board**
Campus Master Plan	**As needed in order to receive Board approval**	**Buildings & Grounds and Full Board**

Note: Other, less common, items that would come forward for review through the B&G Committee include adoptions of and updates to regulations, updates to facility-related university policies, updates to construction-related governing documents (ex: PPEA Guidelines, Campus Design Principles, etc.), and litigation briefings.

Open Joint Session Agenda

FINANCE AND RESOURCE MANAGEMENT COMMITTEE
AND BUILDINGS AND GROUNDS COMMITTEE

Latham Ballroom A/B, the Inn at Virginia Tech

2:30 p.m.

August 19, 2025

		Agenda Item	Reporting Responsibility
*#+	1.	Approval of the Nongeneral Fund Capital Outlay Plan for 2026-2032	Simon Allen Dwyn Taylor Rob Mann
*	2.	Approval of Resolution for Planning the Academic Building One – Sixth Floor Upfit	Simon Allen Dwyn Taylor Rob Mann
*	3.	Approval of Resolution for Planning the Campbell Hall Renovation	Simon Allen Dwyn Taylor Rob Mann
*	4.	Approval of Resolution for Planning a New Residence Hall	Simon Allen Dwyn Taylor Rob Mann

*** Requires full Board approval**
 # Discusses Enterprise Risk Management topic(s)
+ Discusses Strategic Investment Priorities topic(s)

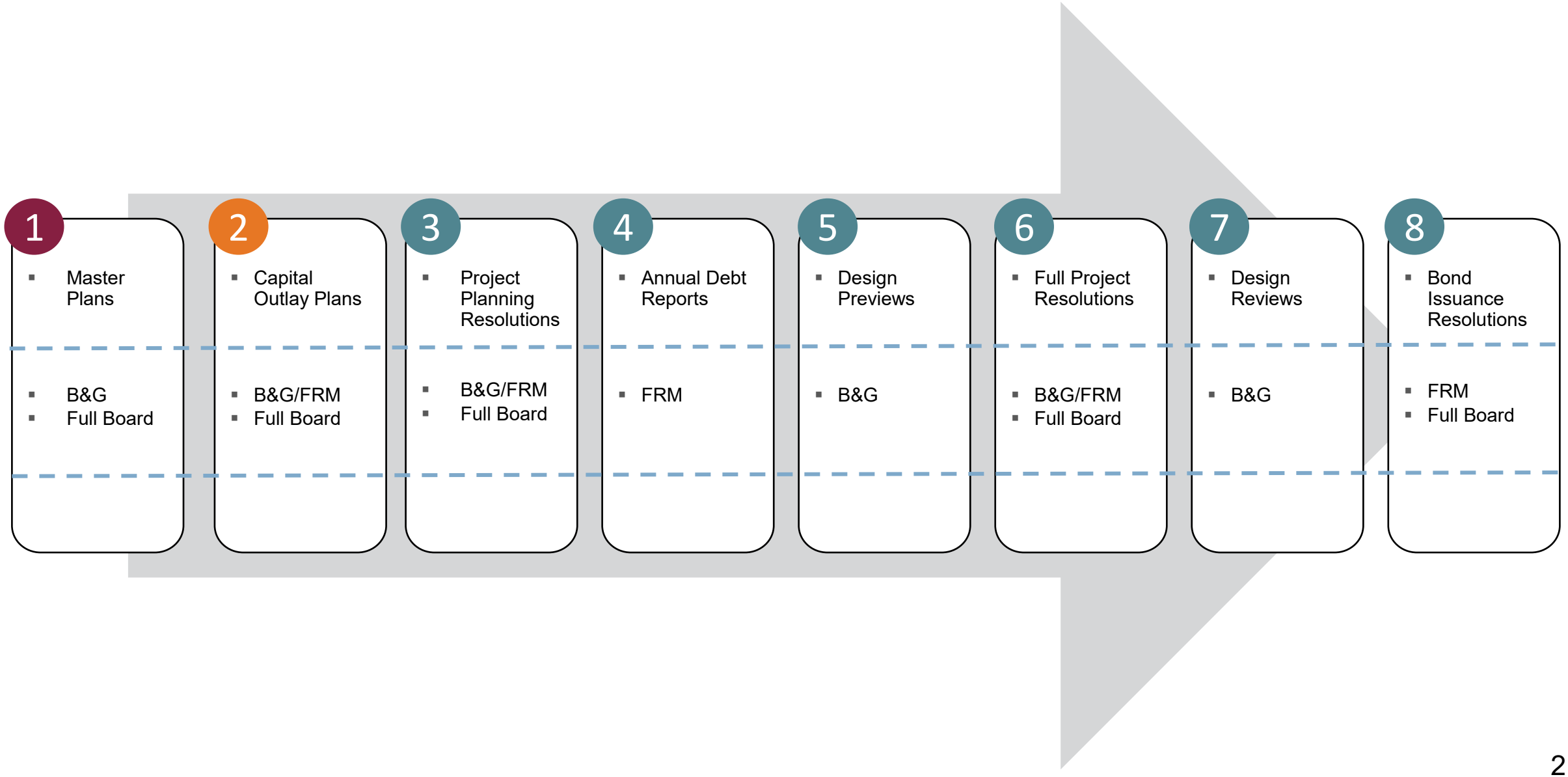
Approval of the Nongeneral Fund Capital Outlay Plan for 2026-2032

Rob Mann
Assistant Vice President for Capital Budgeting and Financing

AUGUST 19, 2025

VIRGINIA TECH

Capital Outlay Program & Project Authorization Steps



General Fund List for 2026-2032

As of February 18, 2025

			Dollars in Thousands Escalated to July 2028			
			General Fund	Nongeneral Fund	Debt	Total
University Division						
Academic Construction and Renovation						
1	Virginia Tech Carilion School of Medicine and Fralin Biomedical Research Institute Expansion	(1)	$ 138,300	$ -	$ 26,200	$ 164,500
2	Chemistry/Physics Facilities Renovation & Expansion (Hahn)		101,000	-	35,000	136,000
3	Renovate and Renew Academic Buildings Phase II (RRAB II)					
	Robeson Hall		30,525	6,475	-	37,000
	Price Hall		34,200	3,800	-	38,000
	Architecture Annex		8,000	-	-	8,000
	RRAB II Subtotal		72,725	10,275	-	83,000
4	Derring Hall Renovation		115,625	-	9,375	125,000
5	Newman Library Renovation		82,000	-	-	82,000
6	Burruss Hall Renovation		140,000	-	-	140,000
7	Classroom Renovations		25,000	-	-	25,000
Infrastructure and Safety						
1	Derring Hall Envelope Repair	(1)	23,000	-	-	23,000
2	Utilities Infrastructure Renewal (Chiller Phase III)		48,000		12,000	60,000
3	Life, Health, Safety, Code Compliance Package		8,000	-	-	8,000
	Total University Division Projects		$ 753,650	$ 10,275	$ 82,575	$ 846,500
Cooperative Extension / Agriculture Experiment Station Division (CE/AES)						
1	Agricultural Research and Extension Centers Improvements	(2)	$ 64,000	$ -	$ -	$ 64,000
2	Relocate Plant-Based Facilities from Glade Road		14,000	-	-	14,000
3	Plant and Zoonotic Disease Research Facility (HABB-II)		83,000	-	-	83,000
4	Renew Animal and Livestock Facilities		31,000	-	-	31,000
5	Brooks Center: Sustainable Packaging Laboratory Addition		13,000	-	-	13,000
	Total CE/AES Division Projects		$ 205,000	$ -	$ -	$ 205,000
Total General Fund Capital Plan for 2026-2032			**$ 958,650**	**$ 10,275**	**$ 82,575**	**$ 1,051,500**

Notes

(1) Project has State Planning Authorization

(2) AREC Improvements include the Eastern Shore AREC (with current State Planning Authorization), Southern Piedmont AREC and Tidewater AREC.

Nongeneral Fund List for 2026-2032

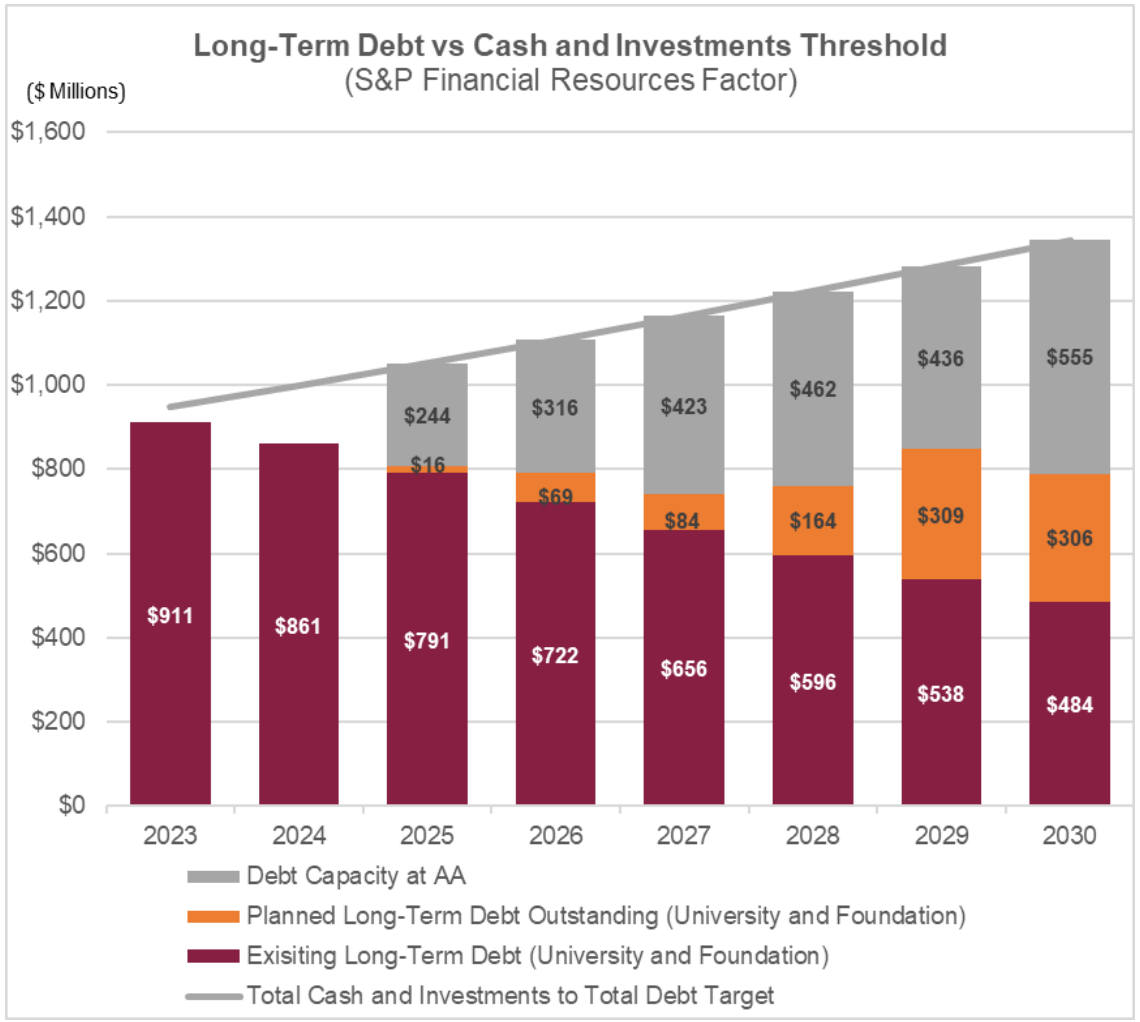
		Dollars in Thousands Escalated to July 2028			
		General Fund	Nongeneral Fund	Debt	Total
Blacksburg & Roanoke Academic					
Creativity and Innovation District					
Renovate Henderson Hall		$ -	$ 15,500	$ -	$ 15,500
Renovate Media Building		-	8,900	-	8,900
Renovate Squires Performance Spaces		-	4,400	-	4,400
Expand Vivarium Spaces	(1)	-	-	45,000	45,000
G. Burke Johnston Student Center Renovation		-	-	6,000	6,000
Library Storage Facility addition		-	7,000	-	7,000
Pamplin Hall Renovation		-	8,000	-	8,000
Renovate On-campus University Bookstore		-	4,450	13,350	17,800
Veterinary Teaching Hospital Expansion	(2)	-	23,000	20,000	43,000
		$ -	**$ 71,250**	**$ 84,350**	**$ 155,600**
Blacksburg Auxiliaries & Campus Services					
Campus Services: Mail, Surplus & Storage Facility		$ -	$ 3,000	$ 11,000	$ 14,000
Dining Services Center and Warehouse		-	5,000	20,000	25,000
Parking Garage		-	12,500	30,000	42,500
Rescue Squad Facility	(2)	-	4,500	11,500	16,000
Residential Programs					
Campbell Hall Renovation		-	20,000	20,000	40,000
New Residence Hall Swing Space		-	20,000	80,000	100,000
		$ -	**$ 65,000**	**$ 172,500**	**$ 237,500**
Greater Washington D.C., Metro Area					
Upfit Sixth Floor of Academic Building I		$ -	$ 11,500	$ -	$ 11,500
Total NGF Capital Plan for 2026-2032		**$ -**	**$ 147,750**	**$ 256,850**	**$ 404,600**

Notes

(1) Project targeted for BOV authorization for long-term lease between the university and Foundation upon completion.

(2) Project has obtained a BOV Planning Authorization

Updated Debt Capacity



The controlling ratio in our debt capacity analysis is Total Cash and Investments to Total Debt.

The ratio suggests unused debt capacity is currently $244 million, peaking at $555 million in 2030, absent any change in VT's financial trajectory.[1]

Note:

[1] Assumes Cash and Investments is expected to grow $70 million annually for the university and between 2 – 6% for the Foundation during the planning period. The Board of Visitors' accepted debt ratio guideline is 6% and it is reaffirmed each year.

Approval of the 2026-2032 Capital Plan

Recommendation:

That the Nongeneral Fund portion of the Capital Outlay Plan for 2026-2032 be approved.

August 20, 2025

Resolution for a Capital Planning Project for the Upfit of the Sixth Floor of Academic Building One

Rob Mann
Assistant Vice President for Capital Budgeting and Financing

AUGUST 19, 2025

VIRGINIA TECH

Resolution for a Capital Planning Project for the Upfit of the Sixth Floor of Academic Building One

- Project Scope: approximately 35,500 GSF upfit to utilize additional space for academic programs at Academic Building One in Alexandria, VA
  - Includes consolidating the Pamplin College of Business programs within the building
  - Also providing addition spaces for the Research Institute
- Total planning project budget: $1.5 million*
- Funding: 100% nongeneral funds

Academic Building One in Alexandria, VA

** to complete designs through working drawings*

Resolution for a Capital Planning Project for the Upfit of the Sixth Floor of Academic Building One

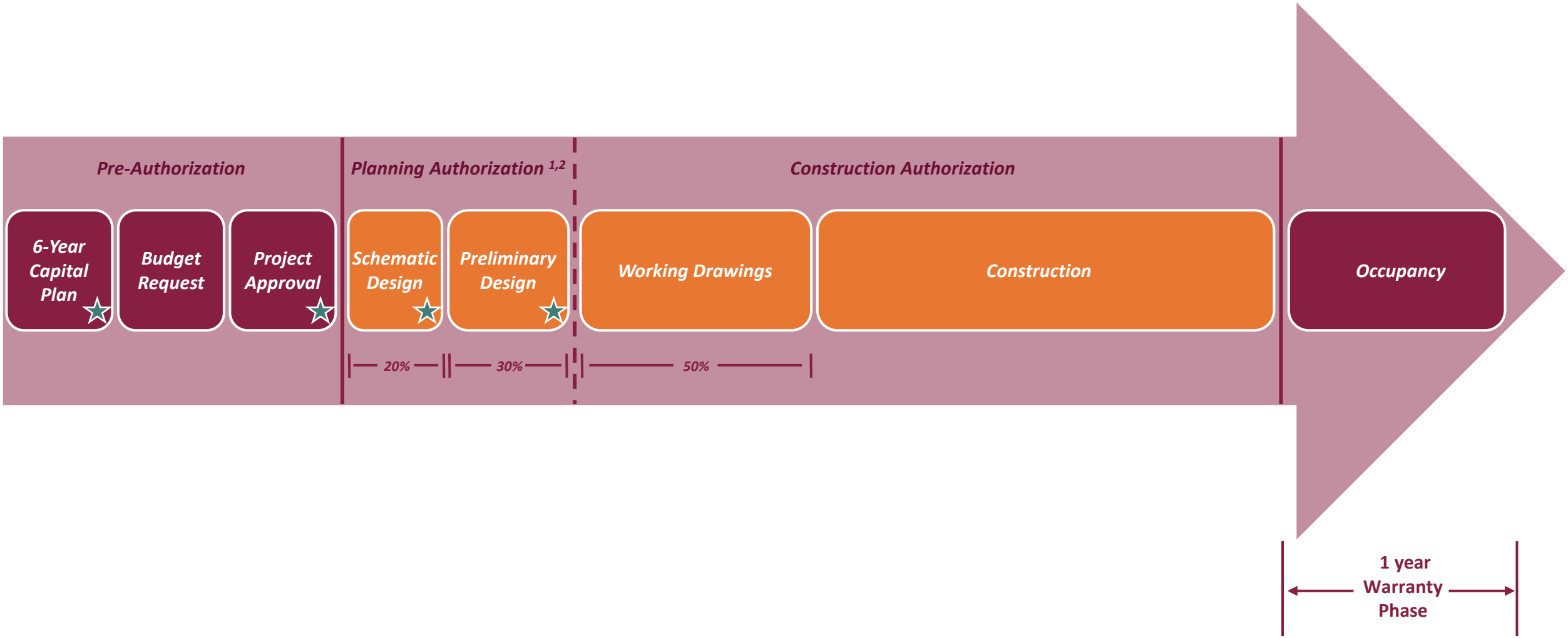
NOW, THEREFORE, BE IT RESOLVED, that the university be authorized to move forward with a $1.5 million planning authorization to complete designs through working drawings for the Academic Building One Sixth Floor Upfit project.

Recommendation:

That the resolution authorizing Virginia Tech to plan the Upfit of the Sixth Floor of Academic Building One project be approved.

August 20, 2025

OVERALL PROCESS



★ *Board of Visitors' review & approval*

[1] *Planning Authorization covers full A/E design costs for Schematic Design, Preliminary Design, site investigation/analysis and project management.*
[2] *State (General Fund) process limits Planning Authorization to the end of Preliminary Design; VT (Non-General Fund) frequently includes Working Drawings in Planning Authorization.*

Attachment E

Resolution for a Capital Planning Project for the Campbell Hall Renovation

Rob Mann
Assistant Vice President for Capital Budgeting and Financing

AUGUST 19, 2025

VIRGINIA TECH

Resolution for a Capital Planning Project for the Campbell Hall Renovation

- Project Scope: renovate 67,000 GSF total project
  - Includes both Main and East wings
  - Impacts 329 beds
- Target Total Renovation cost:

  $40 million (parametric estimate)
- Planning project budget:

  $4 million*
- Funding: Residential auxiliary revenues (nongeneral funds)

Campbell Hall Residence Hall

** to complete designs through working drawings*

Resolution for a Capital Planning Project for the Campbell Hall Renovation

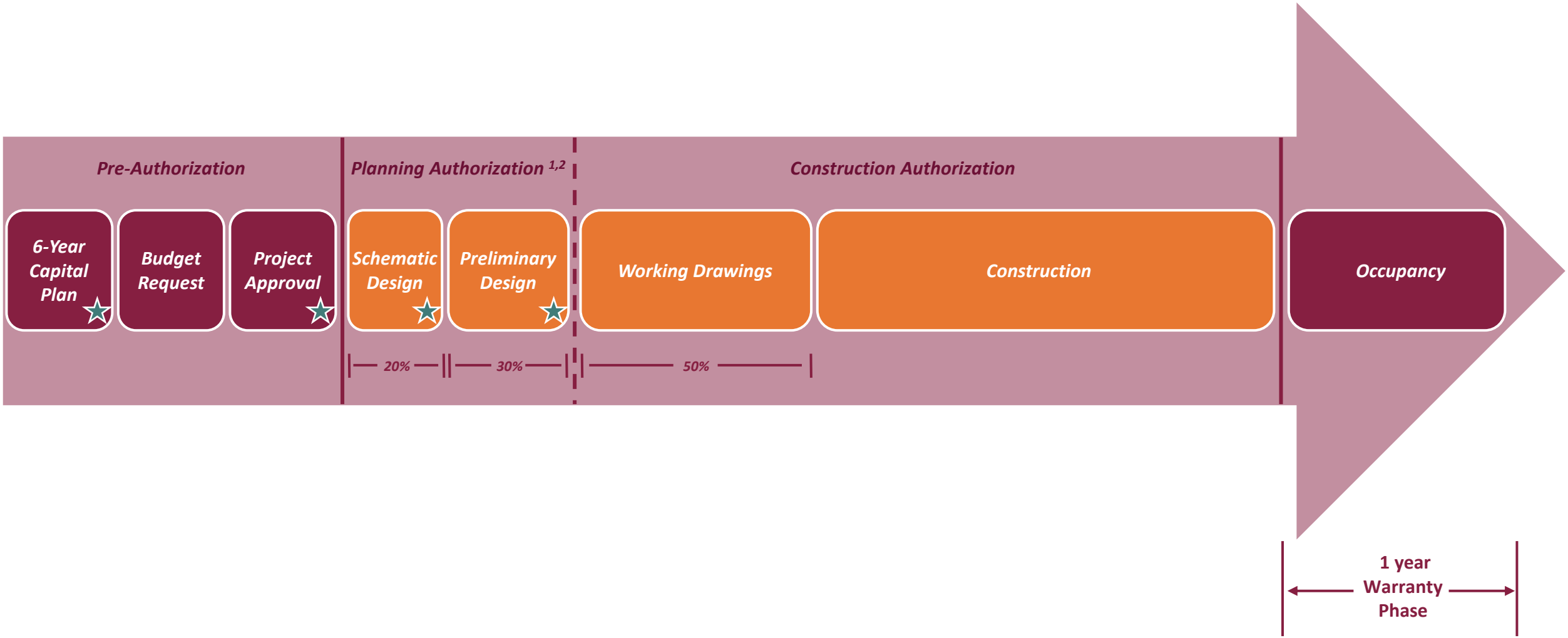
NOW, THEREFORE, BE IT RESOLVED, that the university be authorized to move forward with a $4 million planning authorization to complete designs through working drawings for the Renovate Campbell Hall project.

Recommendation

That the resolution authorizing Virginia Tech to plan the Renovate Campbell Hall project be approved.

AUGUST 20, 2025

OVERALL PROCESS



★ *Board of Visitors' review & approval*

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Attachment E

Resolution for a Capital Planning Project for a New Residence Hall

Rob Mann
Assistant Vice President for Capital Budgeting and Financing

AUGUST 19, 2025

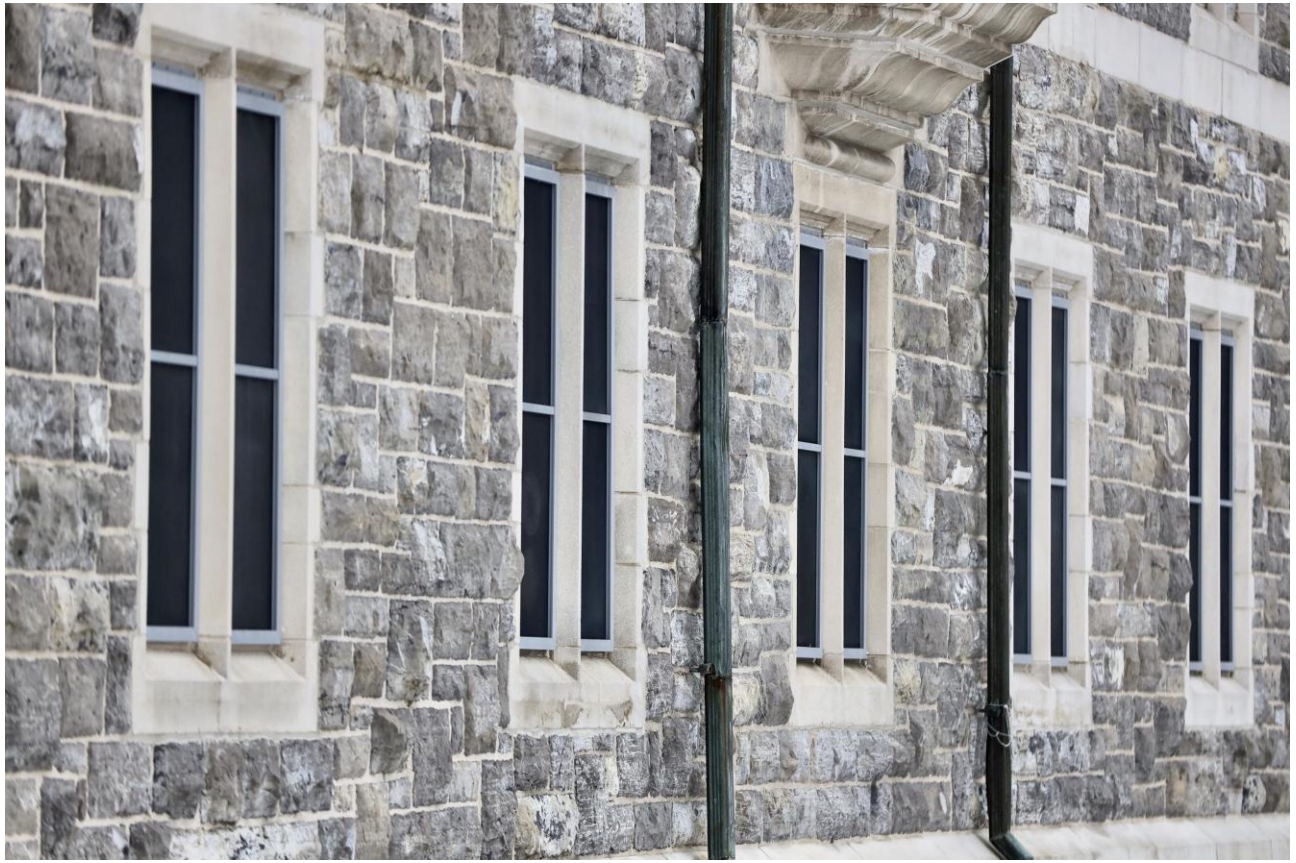
VIRGINIA TECH

Resolution for a Capital Planning Project for New Residence Hall

- Project Scope: new residence hall to house up to 600 students for increased residential capacity
- Target Total Project cost:

  $100 million (parametric estimate)
- Planning project budget:

  $10 million *
- Funding: Residential auxiliary revenues (nongeneral funds)



*complete designs through working drawings

Resolution for a Capital Planning Project for New Residence Hall

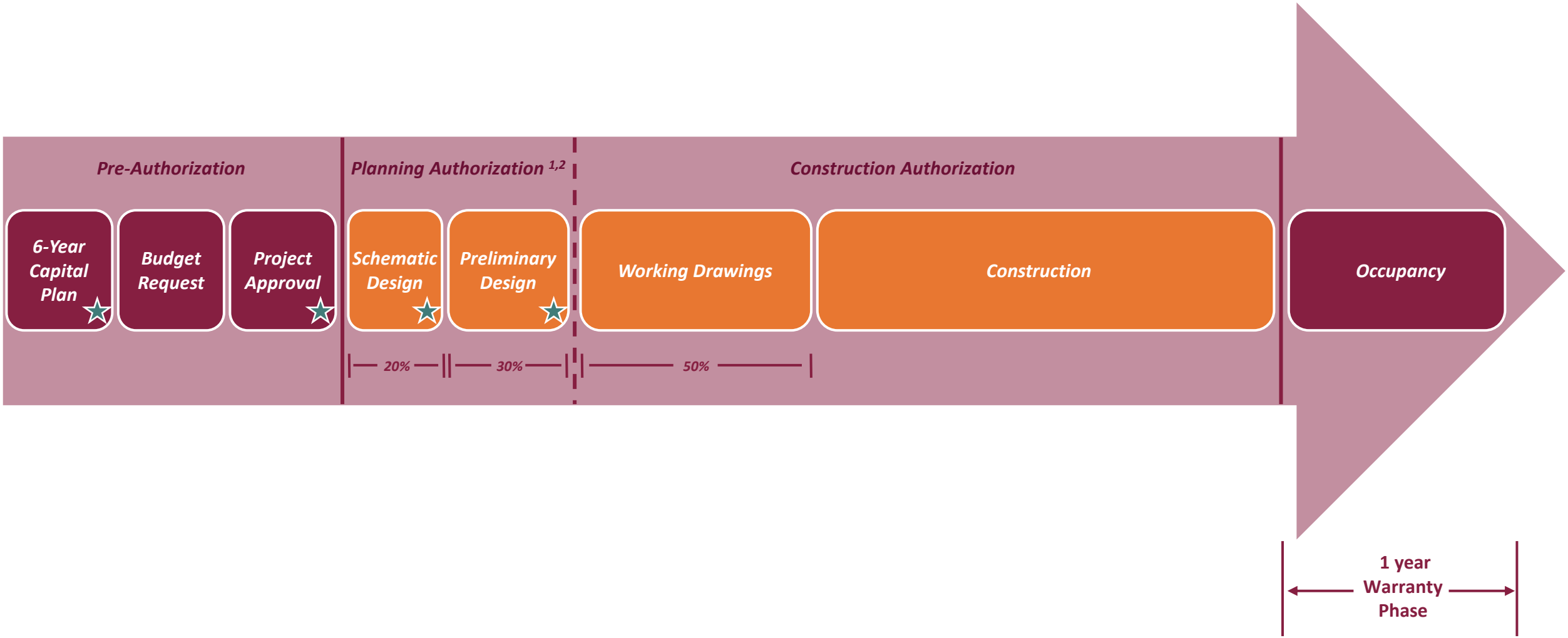
NOW, THEREFORE, BE IT RESOLVED, that the university be authorized to move forward with a $10 million planning authorization to complete designs through working drawings for the New Residence Hall project.

Recommendation

That the resolution authorizing Virginia Tech to plan the New Residence Hall project be approved.

AUGUST 20, 2025

OVERALL PROCESS



★ *Board of Visitors' review & approval*

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