

Open Session Minutes
BUILDINGS AND GROUNDS COMMITTEE

Tuesday, March 25, 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, March 25, 2025, at 12:47 p.m. in Latham Ballroom A/B of the Inn at Virginia Tech and Skelton Conference Center 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), Dave Calhoun, Sandy Davis, Nancy Dye, Bill Holtzman*, Donald Horsley, J. Pearson, Jeanne Stosser, Leslie Orellana (Undergraduate Student Representative)

**One Board member participated remotely from Florida while on vacation in accordance with Code of Virginia §2.2-3708.3(B) and the board's bylaws. A quorum was physically present.*

University personnel and guests: Simon Allen, Kenneth Belcher, Cassidy Blackmore, Cyril Clarke, Jeff Earley, Alisha Ebert, Mark Gess, Emily Gibson, Dee Harris, Chelsea Haines, Hooper, Travis Jessee, Stephen Kleiber, Kyle LeDuc, Rob Mann, Liza Morris, Kim O'Rourke, Stephanie Overton, Mark Owczarski, Charlie Phlegar, Saonee Sarker, Amy Sebring, Brennan Shepard, Smith, Michael Staples, Michael Stowe, Dan Sui, Dwyn Taylor, Jon Clark Teglas, Paul Winistorfer, Chris Wise, Christopher Yianilos

- 1. Welcome and Introductions:** Ms. Long convened the meeting and provided welcoming remarks.
- 2. Consent Agenda:** The Committee accepted the Consent Agenda as presented and approved the items it contained.
 - a. Minutes from the November 2024 Committee Meeting:** The Committee approved the minutes from its November 2024 meeting.
 - * b. Resolution on the Demolition of University Building 0800:** The Committee reviewed for approval a resolution on the demolition of university building 0800 (Frame 1-Family Main Dwelling) to the full Board for approval. This facility is a wood framed 3,495 gross square foot dwelling, two-stories above grade on a stone foundation basement. It is located at the Middleburg Agricultural Research and Extension Center, 5414 Sullivans Mill Road, Middleburg. Originally constructed in 1940, with two odd-shaped later additions and a deck, the building was used for residential farm worker housing, is currently unoccupied, is in poor condition, and

* Requires Full Board Approval

Discusses Enterprise Risk Management Topic(s)

+ Discusses Strategic Investment Priorities Topic(s)

is uneconomical to repair. The site would be repurposed for bulk storage of farm materials. The facility is located within the Little River Rural Historic District and was identified in 2010, as a contributing asset to the district, constructed prior to the transfer of ownership of the Edgewood and Greenhill estates from Paul Mellon to Virginia Tech in 1948 for the establishment of the outreach experiment station. The university will obtain review from the Department of Historic Resources and the Art and Architecture Review Board, and any required approvals prior to the demolition of this structure.

The Committees recommended the Resolution on the Demolition of University Building 0800 to the full Board for approval.

- c. Acceptance of the Capital Project Status Report:** The Committee accepted the quarterly capital project status report. The current active portfolio of projects includes 19 authorized projects – active and complete (within a 1-year warranty phase) – with a total value of approximately \$1 billion, adds approximately 1.2 million gross square feet of new construction, and renovates nearly 298,000 gross square feet of existing space.
- 3. Design Review – New Business Building:** The Committee approved the design review for the New Business Building. The Pamplin College of Business is nationally recognized for its business programs and is integral to Virginia Tech’s delivery of instruction and research programming in support of the commonwealth. The New Business Building project will provide a consolidated location for the college, allowing the college to amplify program impact, as well as couple with the Data and Decision Sciences building to complete the academic facilities of the Global Business and Analytics Complex (GBAC). Once complete, GBAC will be a transformative academic and physical addition to the North Academic District. The prominent site, on the corner of Prices Fork Road and West Campus Drive, presents the university a valuable opportunity to create a new campus gateway at this previously undeveloped primary intersection. Substantial completion is anticipated for summer 2027. The project planning authorization, approved at the April 4, 2022 Board of Visitors meeting, includes \$8 million of private gifts. The total project cost will be supported by a combination of private gifts, non-general fund cash, and university non-general fund debt. The design preview was approved by the Buildings and Grounds Committee at the June 2024 meeting.
- 4. 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 12:59 p.m.

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, March 25, 2025, at 9:47 a.m. in joint open session in Latham Ballroom A/B of the Inn at Virginia Tech and Skelton Conference Center in Blacksburg, Virginia. A quorum of the joint Committee was present. Ms. Long presided as chair of the joint Committee.

Board members present:

Ed Baine (Rector), David Calhoun (Vice Rector), Sandy Davis, Nancy Dye, Bill Holtzman*, Don 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), Will Poland (Graduate Student Representative)

**One Board member participated remotely from Florida while on vacation in accordance with Code of Virginia §2.2-3708.3(B) and the board's bylaws. A quorum was physically present.*

University personnel and guests: President Tim Sands, Simon Allen, Susan Anderson, Mac Babb, Callan Bartel, Kenneth Belcher, Ashleigh Bingham, James Bridgeforth, Eric Brooks, Ren C., Ann Cassell, Cyril Clarke, Emma Clevinger, Al Cooper, Reeva Cordice, Catherine Cotrupi, Alison Cross, Daniel Crowder, Kyla Dance, Michele Deramo, Corey Earles, Jeff Earley, Eric Earnhart, Alisha Ebert, Alexander Efird, Juan Espinoza, Thomas Feely, Ron Fricker, Michael Friedlander, Ian Friend, Rachel Gabriele, Bryan Garey, Avery Gendell, Emily Gibson, Maurice Givens, Martha Glass, April Goode, Nina Ha, Chelsea Haines, Kay Heidbreder, Tim Hodge, Rachel Holloway, Elizabeth Hooper, Travis Jessee, Andrew Jessup, Anne Keeler, Frances Keene, Steve Kleiber, Meghan Kuhn, Kyle LeDuc, Barbara Lockee, Rob Mann, Elizabeth McClanahan, Steven McKnight, Nancy Meacham, Elizabeth Mitchell, Jeff Mitchell, Liza Morris, Mike Mulhare, Justin Noble, Stephanie Overton, Mark Owczarski, Gabrielle Patarinski, Charles Phlegar, Ashley Reed, Paul Richter, Tanya Rogers, Julia Ross, Lisa Royal, Tim Sands, Saonee Sarker, Ryan Saunders, Amy Sebring, Brennan Shepard, Damira Shields, Oliver Shuey, Mark Sikes, Ken Smith, Michael Staples, Michael Stowe, Dan Sui, Aimee Surprenant, Kristen Swanson Houston, John Talerico, Don Taylor, Marc Verniel, Rob Viers, Heather Wagoner, Haleigh Wallace, Jennifer Wayne, Stacey Wilkerson, Lisa Wilkes, Teresa An Wilson, Paul Winistorfer, Chris Wise, Chris Yianilos

- * 1. **Approval of the General Fund Capital Outlay Plan for 2026-2032:** The Committees reviewed for approval the 2026-2032 General Fund 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. Traditionally, the state requires each institution to submit a capital

* Requires Full Board Approval

Discusses Enterprise Risk Management Topic(s)

+ Discusses Strategic Investment Priorities Topic(s)

plan in June of the year before a new biennium begins. The next state capital outlay plan will be for 2026-2032, and it will be established in the 2025-26 budget development process. Based on that timetable, a plan from the university for 2026-2032 will be due to the state in June of 2025.

Preliminary work has been done to identify potential projects for inclusion in the 2026-2032 Capital Outlay Plan in anticipation of future guidance and instructions from the state. These projects are consistent with programmatic needs established for the planning period and with the strategic plan of the university, and they position the university with options to respond to guidance from the state.

Since the submission date for the new Plan may occur before the June 2025 Board of Visitors meeting, the university is requesting the review and approval of the list of potential projects for inclusion in the 2026-2032 Capital Outlay Plan for General Fund projects. The university will provide an update to the status of the 2026-2032 Plan, including the nongeneral fund portion of the Plan, at a future Board of Visitors meeting.

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

- * 2. **Approval of Resolution to Construction the New Business Building:** The Committees reviewed for approval a resolution to construct the New Business Building. This 92,300 gross square foot building will provide expanded, modern educational space sufficient to meet the demand for the Pamplin College of Business programs. The \$94 million total project cost will be funded with private gifts, nongeneral fund resources earmarked for the project, and debt that will be serviced by nongeneral fund revenues generated by the College.

The Committees recommended the Resolution to Construct the New Business Building to the full Board for approval.

- 3. **On-Campus Housing Update:** The Committees received an update on the university's on-campus housing. Executive Vice President and Provost Cyril Clarke emphasized its role in enrollment management and student success, outlining current occupancy allocations. Executive Vice President and Chief Operating Officer Amy Sebring described the on-campus housing inventory profile as well as provided context on renewal efforts and related strategies. The discussion reinforced the need for a strategic, data-driven approach to align on-campus housing with institutional goals and financial sustainability.

- * 4. **Approval of Resolution on the Student Life Village and Slusher Hall:** The Committees reviewed for approval a resolution on the Student Life Village and Slusher Hall. The Committees then considered a division of the question that separated the original resolution into two resolutions: one regarding plans for Slusher Hall, and another to discontinue planning for the Student Life Village.

The resolution regarding plans for Slusher Hall was not approved.

The resolution to discontinue planning for the Student Life Village was recommended to the full Board for approval.

5. **Motion for Joint Closed Session:** The Committees made a motion for Joint Closed Session.

Nancy Dye moved that the Finance and Resource Management and Buildings and Grounds Committees of the Virginia Tech Board of Visitors convene in Closed Session, pursuant to §2.2-3711, Code of Virginia, as amended, to consider the following:

- Discussion or consideration of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body.
- Discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the community.

all pursuant to the following subpart of §2.2-3711(A)(3) and §2.2-3711(A)(5), Code of Virginia, as amended.

The Committees discussed a real estate development opportunity. No action was taken.

6. **Motion to Reconvene in Join Open Session:** The Committees motioned to reconvene in Joint Open Session.

WHEREAS, the Finance and Resource Management Committee of the Board of Visitors of Virginia Polytechnic Institute and State University has convened a closed meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, §2.2-3711 of the Code of Virginia requires a certification by the Finance and Resource Management Committee that such closed meeting was conducted in conformity with Virginia Law;

NOW, THEREFORE, BE IT RESOLVED, that the Finance and Resource Management Committee of the Board of Visitors of Virginia Polytechnic Institute and State University hereby certifies that, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia Law were discussed in the closed meeting to which this certification resolution applies, and (ii) only such public business matters as were identified in

the motion convening the closed meeting were heard, discussed or considered by the Finance and Resource Management Committee.

There being no further business, the meeting adjourned at 12:23 p.m.

Open Joint Session Agenda**FINANCE AND RESOURCE MANAGEMENT COMMITTEE
AND BUILDINGS AND GROUNDS COMMITTEE****9:30 a.m.****Latham Ballroom A/B, The Inn at Virginia Tech****March 25, 2025**

	<u>Agenda Item</u>	<u>Reporting Responsibility</u>
*#+	1. Approval of the General Fund Capital Outlay Plan for 2026-2032	Simon Allen Dwyn Taylor Rob Mann
*	2. Approval of Resolution to Construct the New Business Building	Simon Allen Dwyn Taylor Rob Mann
	3. On-Campus Housing Update	Cyril Clarke Amy Sebring
*	4. Approval of Resolution on the Student Life Village and Slusher Hall	Dave Calhoun Tish Long
	5. Motion for Joint Closed Session	Nancy Dye
	6. Motion to Reconvene in Joint Open Session	Anna James

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

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

ROB MANN

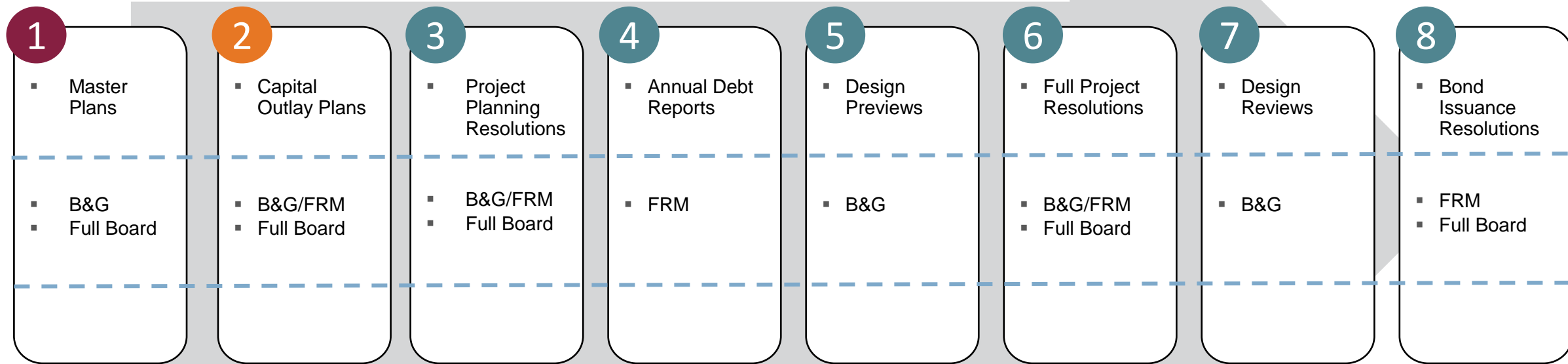
Assistant Vice President for Capital Budgeting and Financing

MARCH 25, 2025



Capital Outlay Program & Project Authorization Steps

Attachment G
Attachment G





Start: Summer of even-numbered Years (2024)

Submitted to State: Summer 2025

End: Summer 2026

University Strategic Goals

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

Other Selection Criteria

- Dean/Vice President's priority ranking
- Consistency with the Campus Master Plan
- Available sources of Nongeneral fund revenues sufficient to service debt
- Debt capacity



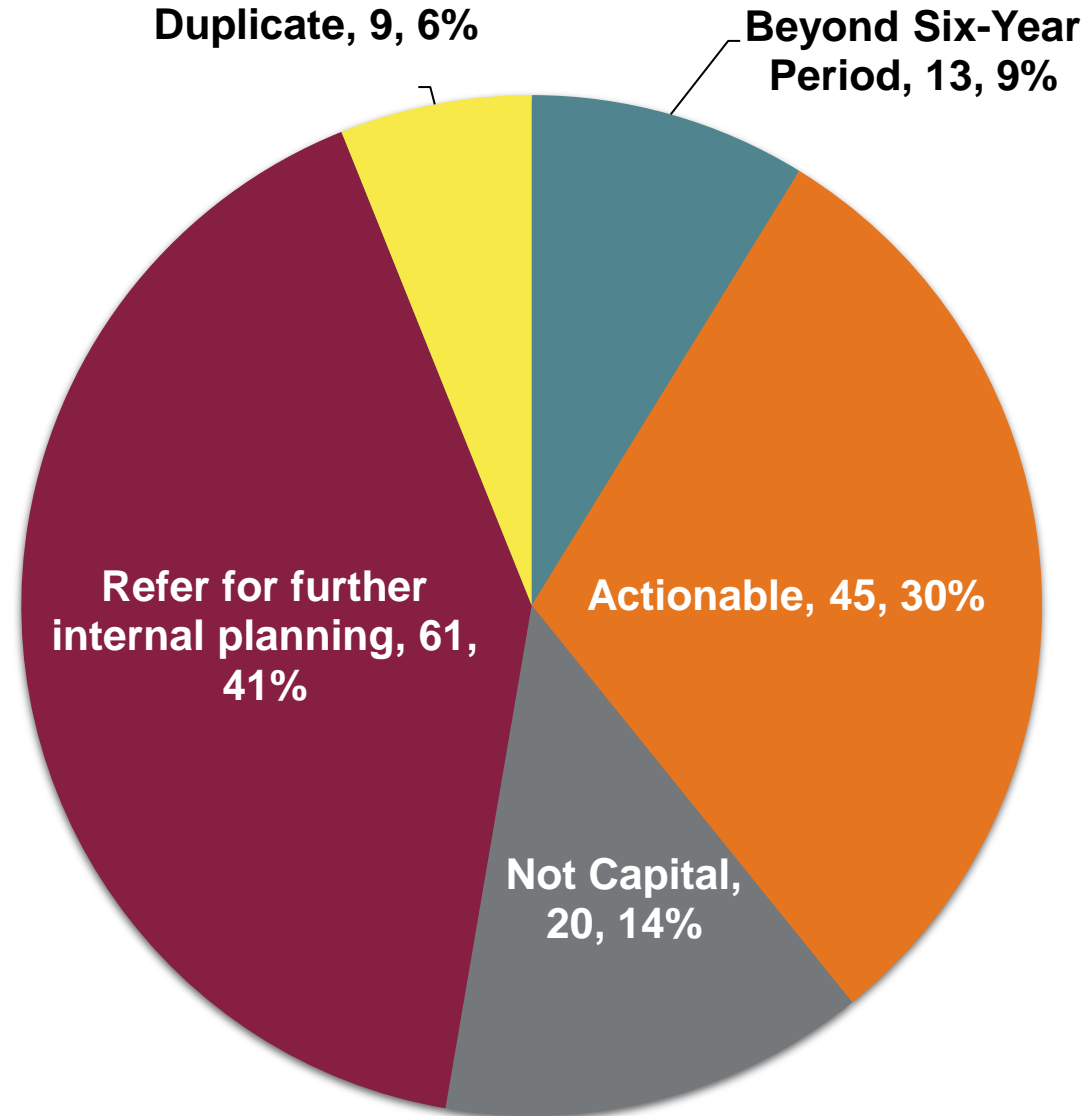
148 Identified Needs

Actionable

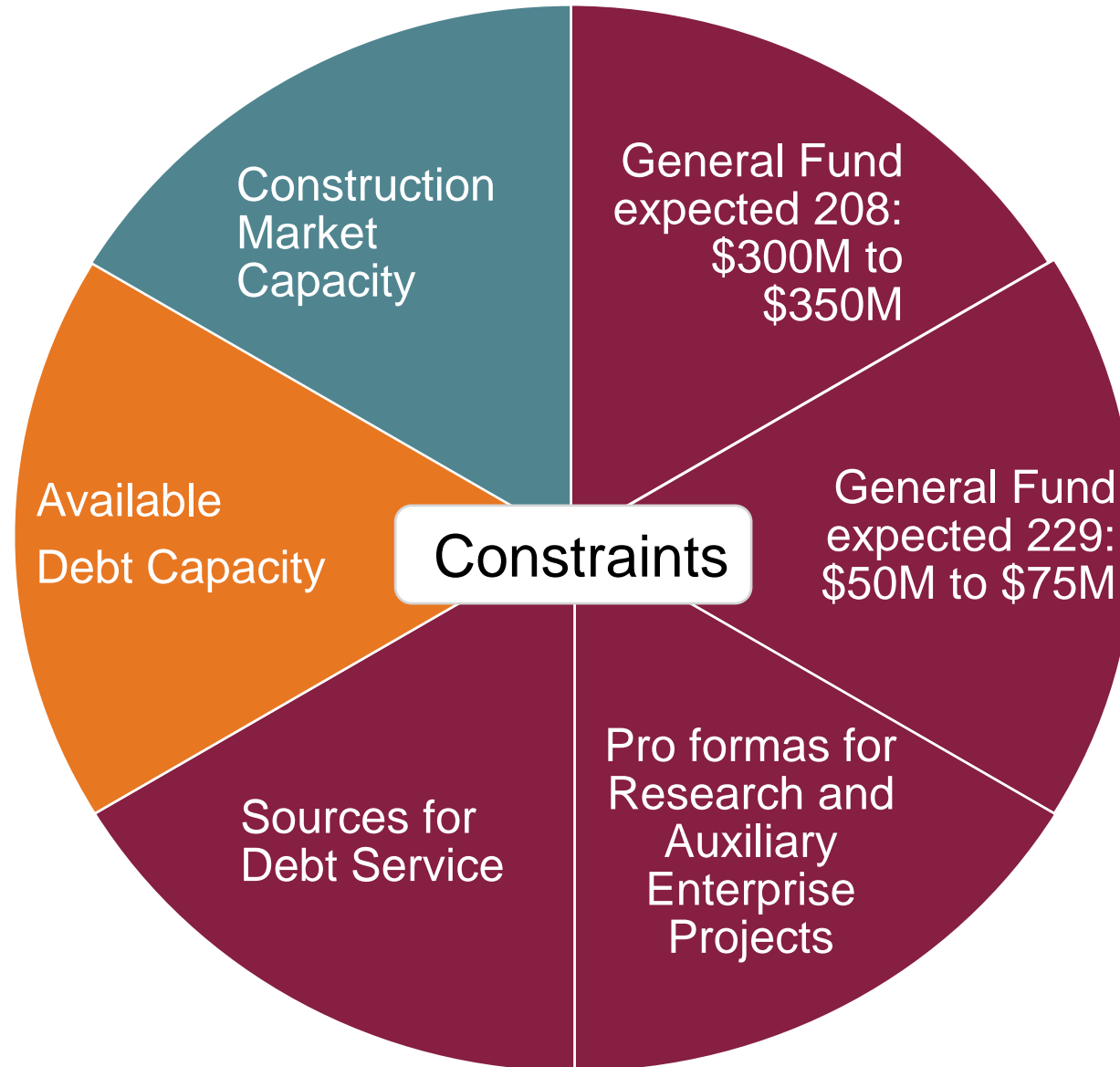
- Agency 208 - 38
 - 17 GF
 - 21 NGF
- Agency 229 - 5
- Foundation - 2

Duplicate

- 9 projects



Planning Constraints for 2026-2032



General Fund List for 2026- 2032

As of February 18, 2025

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.

University Division

Academic Construction and Renovation

		Dollars in Thousands Escalated to July 2028			
		General Fund	Nongeneral Fund	Debt	Total
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		<u>\$ 753,650</u>	<u>\$ 10,275</u>	<u>\$ 82,575</u>	<u>\$ 846,500</u>

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		<u>\$ 205,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 205,000</u>

Total General Fund Capital Plan for 2026-2032

<u>\$ 958,650</u>	<u>\$ 10,275</u>	<u>\$ 82,575</u>	<u>\$ 1,051,500</u>
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Approval of the 2026-2032 Capital Plan

Attachment G
Attachment G

Recommendation:

That the General Fund portion of the 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

Resolution for a Capital Project for the New Business Building

ROB MANN

Assistant Vice President for Capital Budgeting and Financing

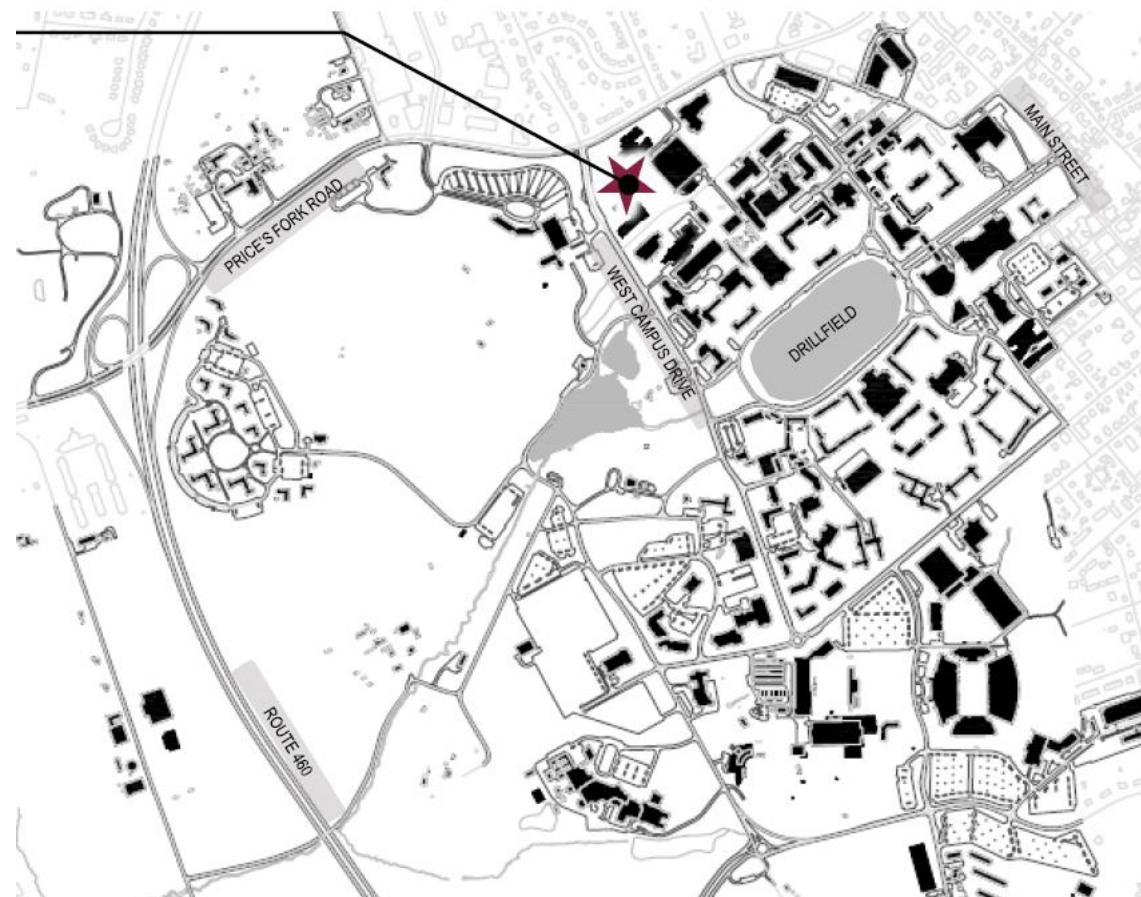
MARCH 25, 2025



New Business Building

- \$8 million planning authorization approved in April 2022
- Designs are 80 percent complete for the approximately 92,300 gsf building that will be connected to the Data and Decision Sciences Building
- Located at the northwest corner of campus near Prices Fork Road and West Campus Drive

Project Location



New Business Building

- Total project budget: \$94 million
 - Requesting \$86 million to supplement the \$8 million planning authorization
- Funding Plan (100% NGF) includes
 - \$47 million of earmarked nongeneral fund cash reserves and private gifts
 - Including \$40.4 million of private gifts
 - \$47 million of debt to be serviced by other nongeneral fund sources that are sufficient to cover the entire estimated project cost



New Business Building Rendering

❖ *The debt amount may need to shift depending on the timing of private gift receipts and project out flows.*

Resolution for a Capital Project for the New Business Building

NOW, THEREFORE, BE IT RESOLVED, that the university be authorized to complete the New Business Building project for the Pamplin College of Business and to secure temporary short-term financing through any borrowing mechanism that, prior to such borrowing, has been approved by the Board, as applicable, in an aggregate principal amount not to exceed the \$94 million authorized for the total project budget, plus related issuance costs and financing expenses.

Recommendation:

That the resolution authorizing Virginia Tech to complete the New Business Building project be approved.

March 25, 2025



ON-CAMPUS HOUSING UPDATE

BOARD OF VISITORS JOINT COMMITTEE

FINANCE & RESOURCE MANAGEMENT | BUILDINGS & GROUNDS

MARCH 25, 2025

CYRIL CLARKE

EXECUTIVE VICE PRESIDENT AND PROVOST

AMY SEBRING

EXECUTIVE VICE PRESIDENT AND CHIEF OPERATING OFFICER

Outline - Goals for the Day

- Importance of on-campus housing experience
- Review of current inventory
- Financial implications of options
- Key assumptions that influence future actions
- Discussion



On-campus housing: Critical for enrollment management and student outcomes



Modest, Managed Enrollment Growth

- Land grant mission
- Financial resourcing



FTIC Residential Requirement

- Student support
- Hokie identity

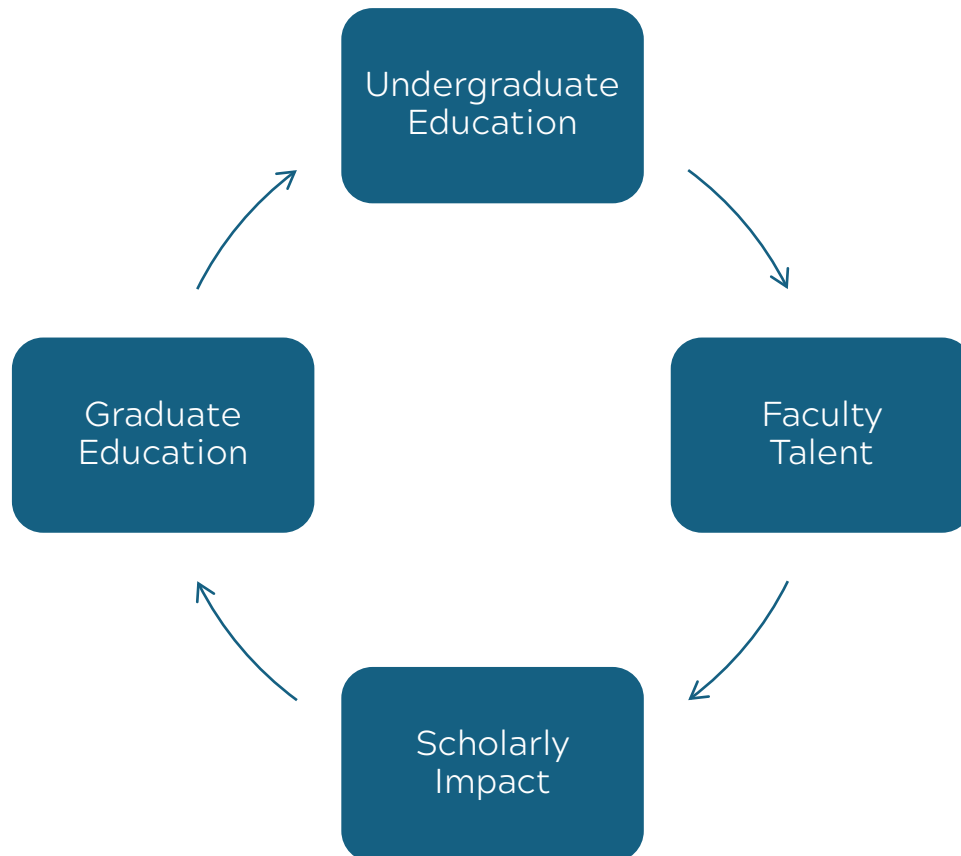


Enhancing Student Success

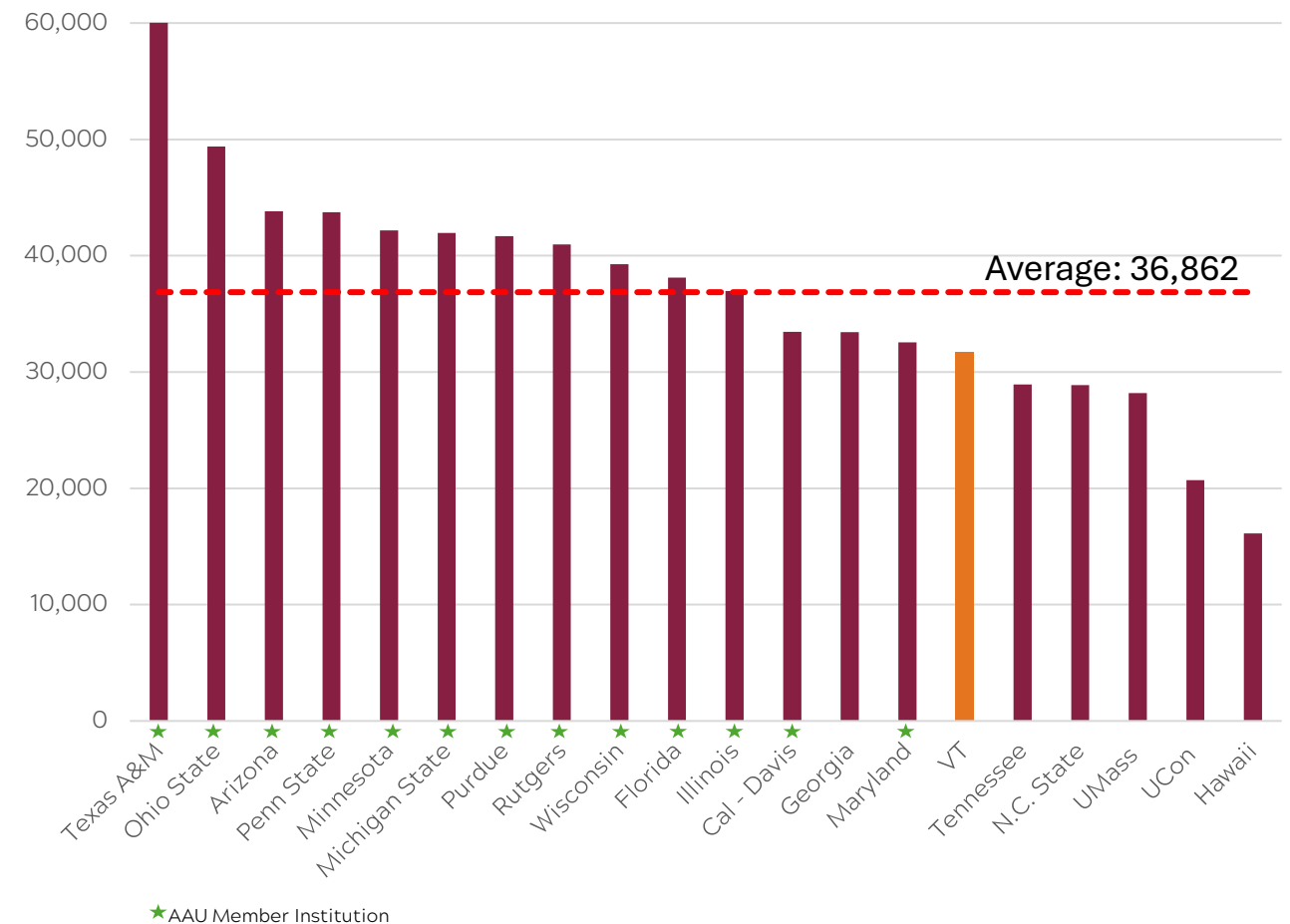
- Student wellbeing
- Learning



Global Distinction is enabled by undergraduate enrollment



Top 20 Land Grant Institutions
Total Undergraduate Enrollment, 2023





Modest, Managed
Enrollment Growth

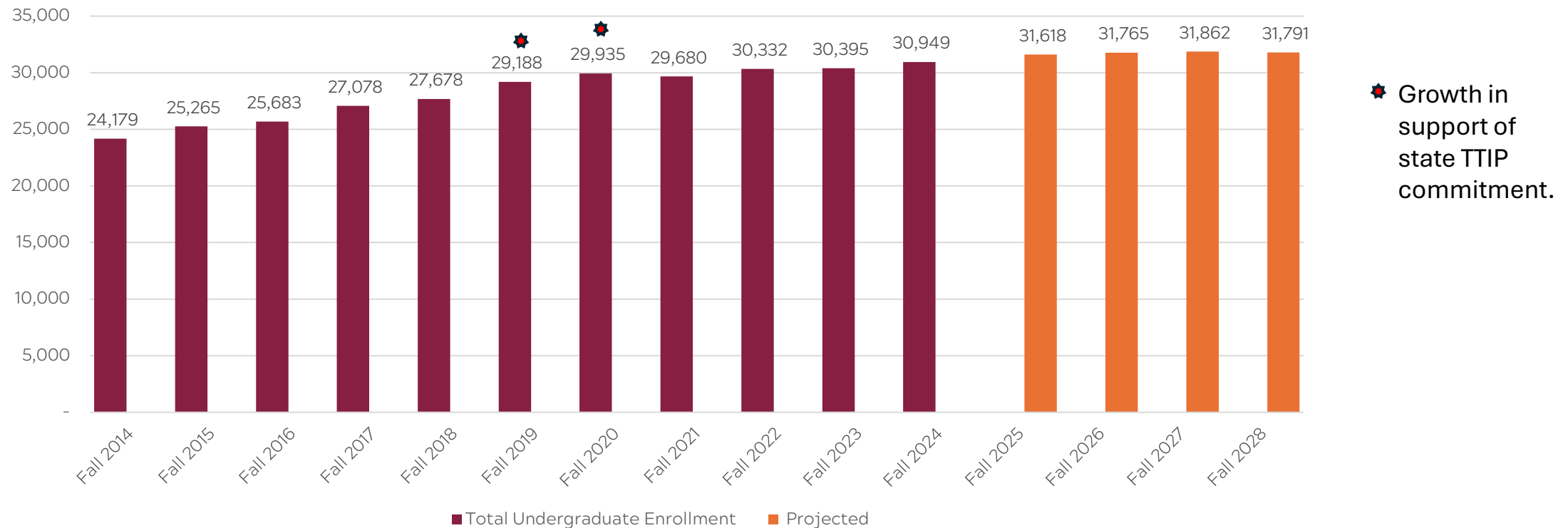
Undergraduate enrollment projection & plan

Projection - Current Status:

- Maintain **7,085** First Time in College (FTIC) in Fall, **50** more in Spring
- Maintain **1,025** Transfers entering in Fall, **300** more in Spring
- Consistent associate/non-degree enrollment
- Improved - then stable - retention

Plan:

- Sensitivity analyses to estimate internal and external capacities
- Partnership for Progress





FTIC Residential
Requirement

Current housing occupancy allocation

Category	Count
Current On-Campus Beds	10,513
Corps of Cadets (1,400 goal)	(1,262)
First Year (non-Corps)	(6,581)
Oak Lane Fraternity & Sorority	(634)
Student Staff & Alternates	(284)
Agricultural Tech Associates	(60)
Single Room Accommodations	(120)
Graduate Students	(45)
Transfer Student LLC – New Students	(192)
Living Learning Program Returners	(1,289)
General Assignment Returning Students	(46)
Remainder	0

Not included:

- Modest enrollment expansion
- Achieving VTCC goal
- Capacity necessary for taking beds off-line for facilities improvement



FTIC Residential
Requirement



Enhancing
Student Success

Benefits to on-campus living are well-documented

- **Increased support and social success**
 - Smoother college transition
 - More positive peer interactions
 - Higher university engagement - “Hokie” identity
- **Increased academic success**
 - Higher GPAs and retention rates
 - More faculty-student interaction outside classroom
- **Increased well-being**
 - Reduced loneliness
 - Higher sense of belonging, resilience
- **Creating communities enhances on-campus benefits**
 - Interdisciplinary learning
 - Structured mentoring with upper division peers
 - Residential wellbeing model and LLPs



Managing housing assets is critical to university's financial strength



Data Driven

Current and projected enrollment, existing age and condition profiles, renovation needs, market demand



Intentional Planning

Long-term needs, ability to meet strategic goals, academic priorities, steward fixed asset inventory



Financial Impacts

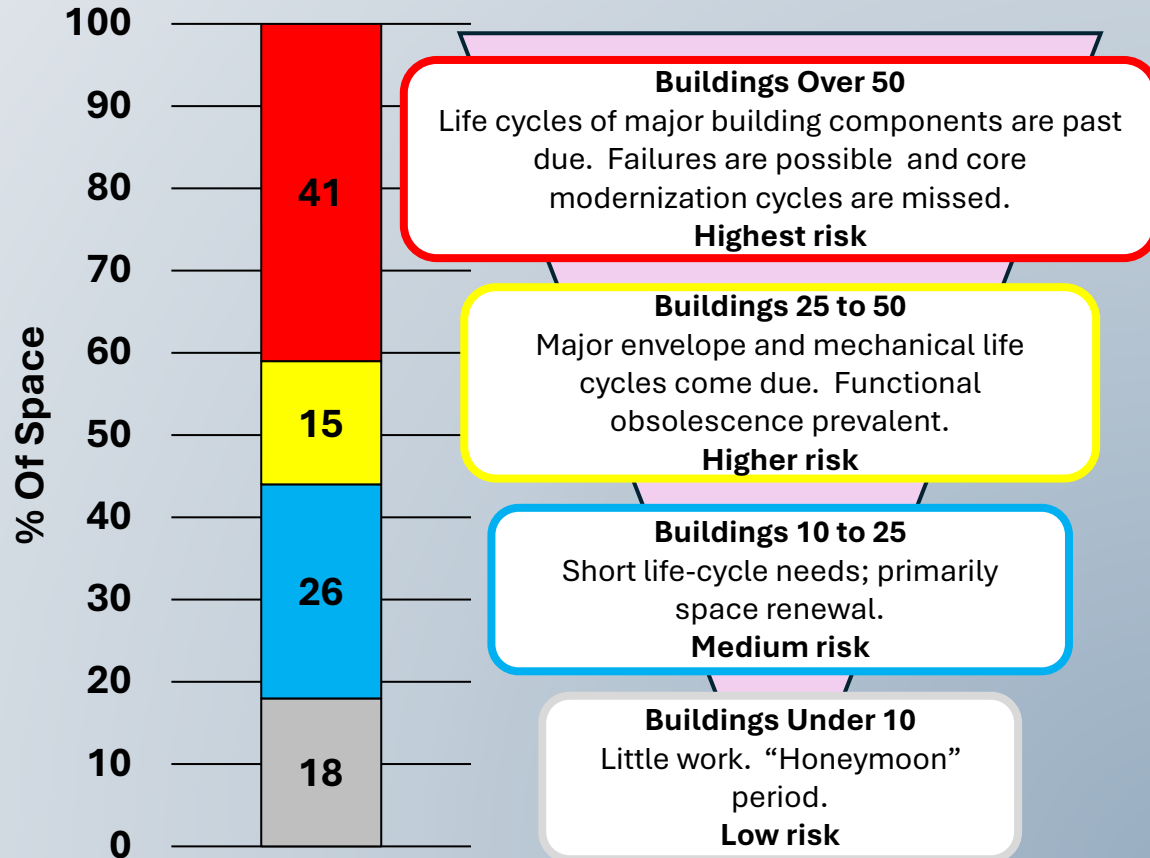
Cost of doing nothing, strategic partnerships, opportunity to bolster financial position



Data Driven

Age and condition of housing assets outpacing reinvestment

Current Age Profile



Current Condition Profile

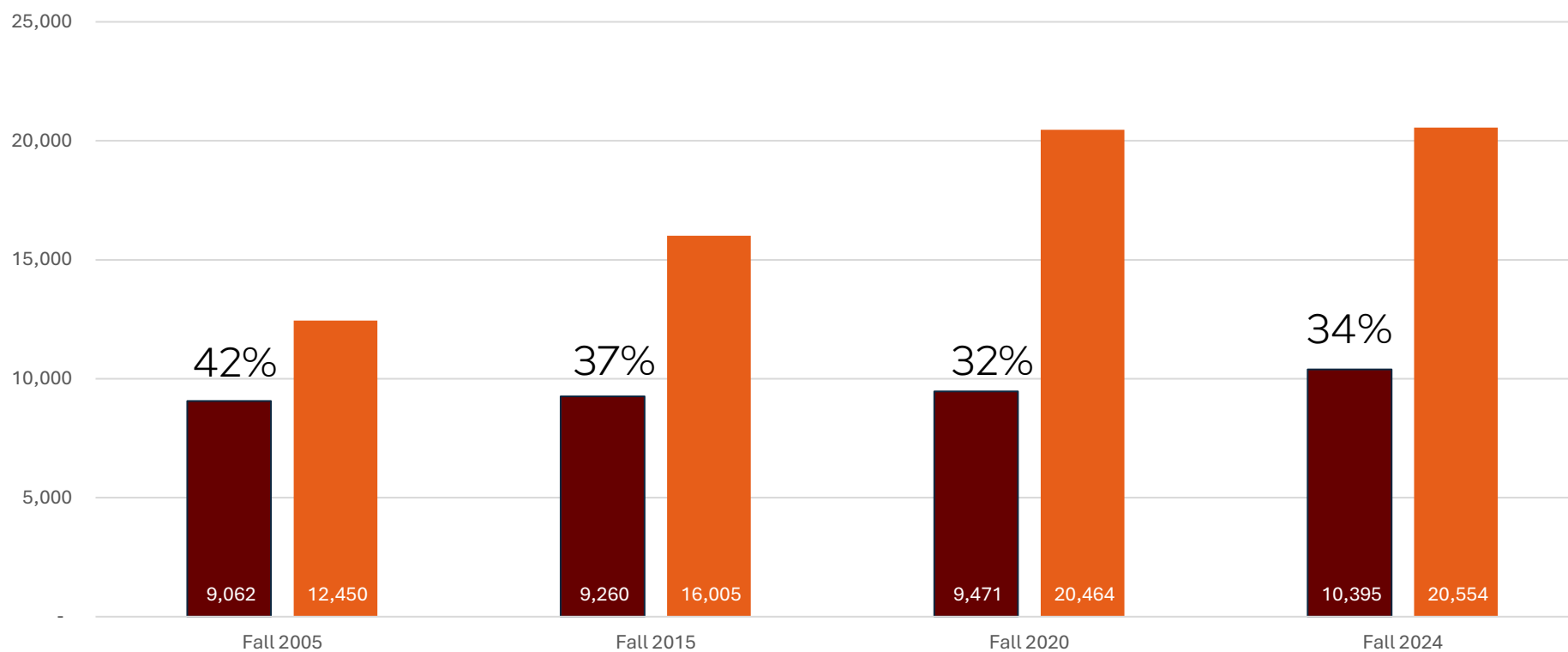
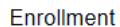
- The Facility Condition Index (FCI) is an industry standard to measure the cost of deferred maintenance/repairs as a ratio of the facility value.

$$\text{FCI} = \frac{\$ \text{ Deferred Maintenance}}{\$ \text{ Asset Replacement Value}}$$

FCI Rating Scale

0.00 – 0.05 Excellent	0.05 – 0.15 Good	> 0.15 Poor
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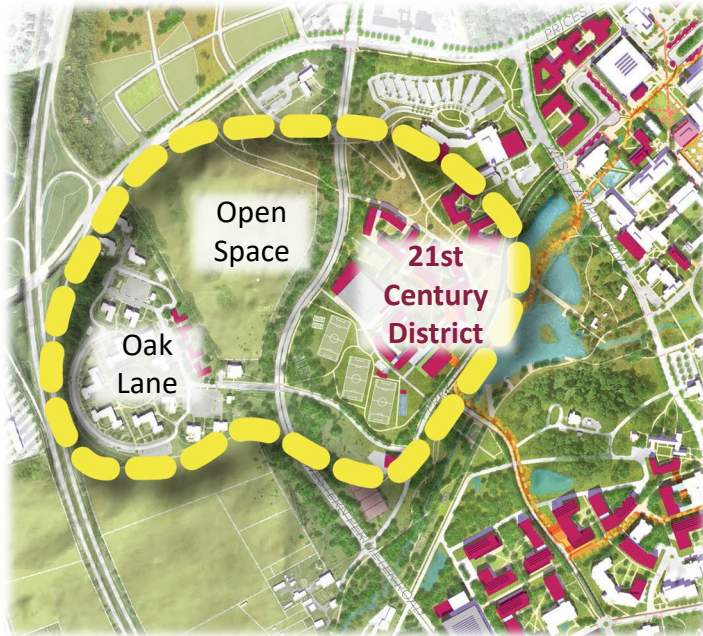
- 77%** of residence halls have an FCI rating of **"Poor"**
- 62%** of bed spaces have an FCI rating of **"Poor"**
- 49%** of the bed spaces **lack A/C**, compared to fully conditioned spaces at similar institutions or off-campus
- 39%** of bed spaces **do not fully meet 2010 ADA standards**



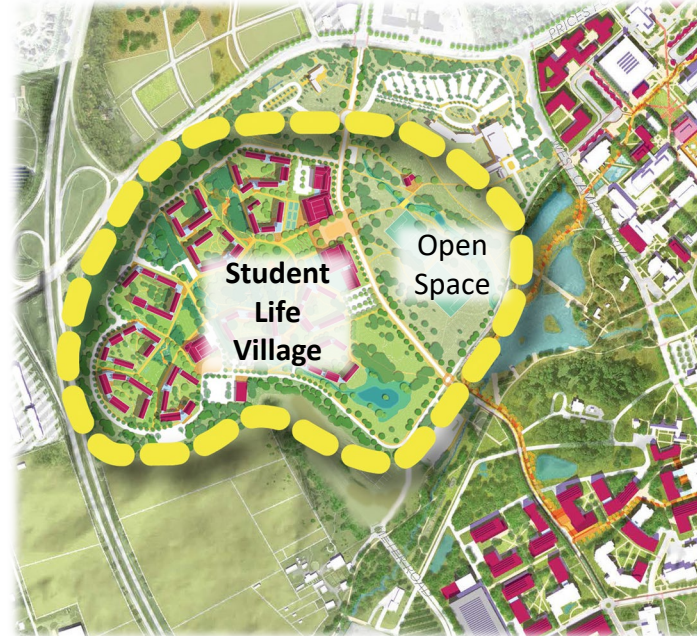


From 21st Century District to Student Life Village

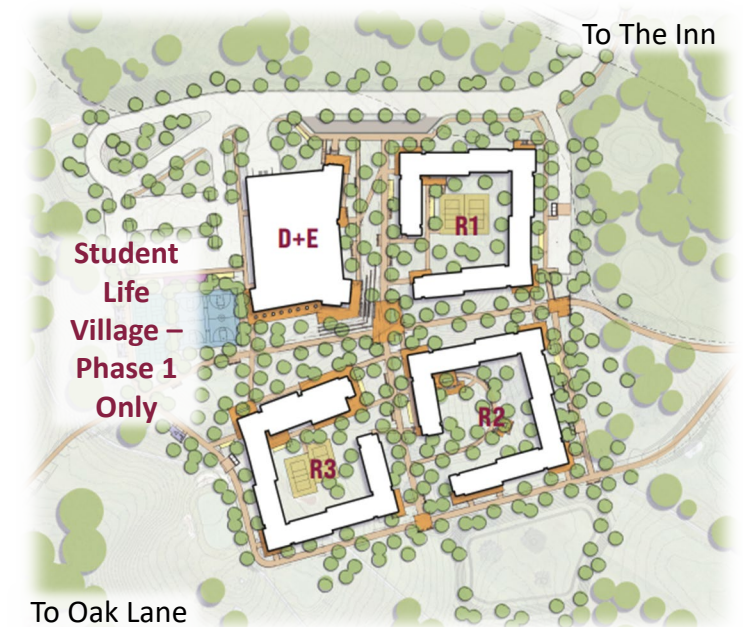
Intentional Planning



2018 Master Plan	Beds
Current Capacity	10,513
Add 21st Century District LLC	+2,800
Additional Greek Life Capacity	+120
Replace Slusher Hall	+/- 0
Adjusted Potential Capacity	13,433



Student Life Village (3 PHASES)	Beds
Current Capacity	10,513
Add Student Life Village	Up to 5,000
Less Oak Lane Community	(616)
Less Slusher Hall	(630)
Less stock renovations	(500)
Adjusted Potential Capacity	13,767



Student Life Village (PHASE 1 ONLY)	Beds
Current Capacity	10,513
Add Student Life Village, Phase 1	1,750
Less Slusher Hall	(630)
Less stock renovations	(500)
Adjusted Potential Capacity	11,133

Net new beds = ~600 through Phase 1



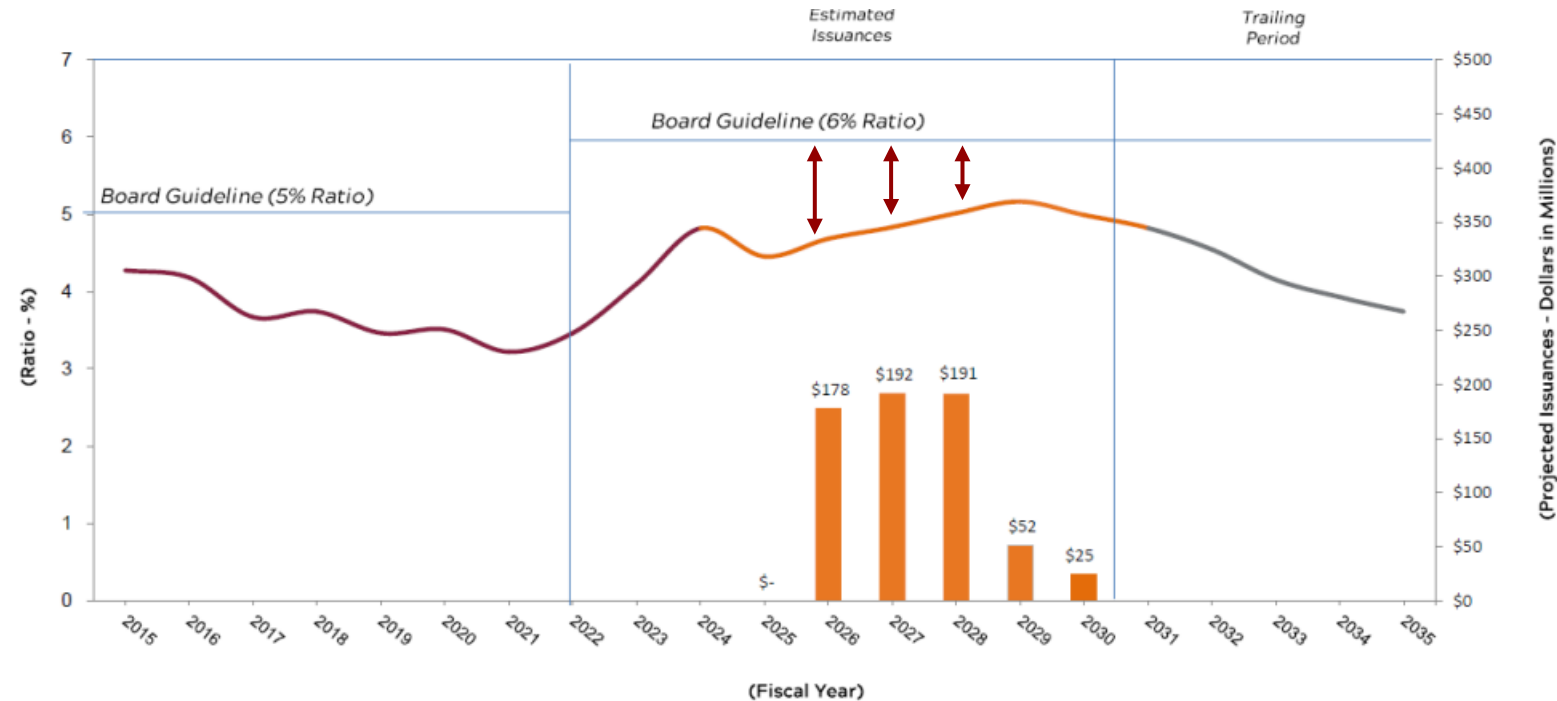
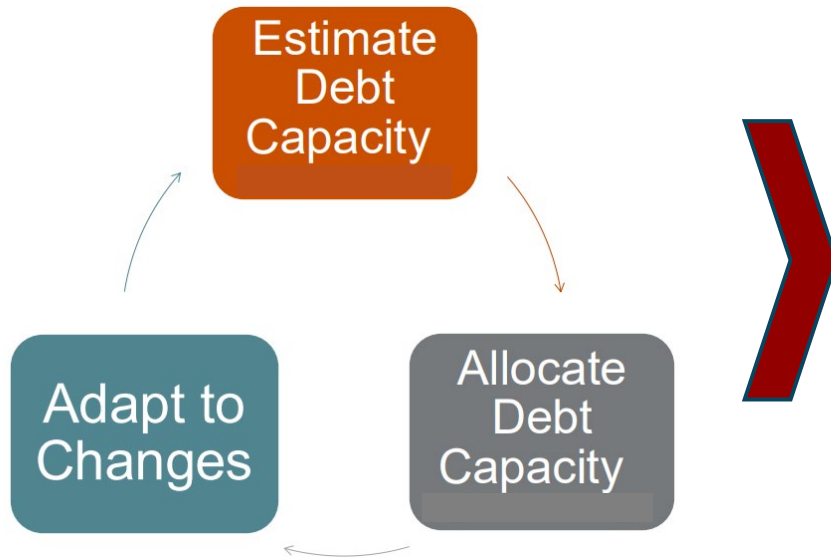
Short-term, renovations reduce income stream

- Several **300+** bed facilities need attention over the **next 5-10 years**
 - Campbell (329), Hoge (801), Pritchard (1,013), Slusher (630), Vawter (323)
- 3rd-party assessment (Gordian) recommended **\$9.4M** annual target for envelope/systems
 - FY25 budget allocated **\$8.02M** for envelope/systems, with **\$6.96M** in maintenance reserve
 - VT's housing reinvestment backlog grew by **52%** over a 5-year period (compared to **33%** at peers)
 - The last major renovation was 2018 (O'Shaughnessy Hall)
- Absent swing space, housing & dining lose revenue when buildings are taken off-line.
 - **300** beds generate:
 - **\$2.0M** in housing revenue annually -- equivalent of a **4.3%** room rate increase
 - **\$1.7M** in dining revenue -- equivalent of a **2.9%** meal plan increase
- Revenue reductions, absent room rate increases, exacerbates the decline in facility conditions



Financial Impacts

Impact on debt capacity/credit rating



- Planned issuance of \$638M over next 5 years, including \$330M planned for SLV Phase I
- Debt capacity reinvested to support core undergraduate program, yet retaining sufficient capacity for possible strategic initiatives (remaining well below the 6% debt service guideline)



Financial Impacts

Project structure analysis: Internal vs 3rd Party

Criteria	Internal	3 rd Party	Comment
Funding Cost	=	=	VT has ability to issue Tax Exempt debt, AA1/AA+ credit rating. 50-year restriction challenging
Credit Rating Impact	=	= / +	Rating agencies assume University will step-in if project struggles, P3s therefore partially 'on-credit'
Development Cost	=	= / +	Only if Hokie Stone design principles are avoided and 50-year design specification embraced
Timing Control	+	-	Private partner will expect rapid occupancy growth and prefer supply lags enrollment need
Rent / Fees / Operational Control	+	-	For-profit partner will incur additional administrative costs and require minimum return thresholds, reducing rental flexibility
Reputational Risk	+	-	Partner will require joint decision-making on key topics, yet any project associated with VT, particularly on-campus, will impact VT's reputation



Options to address on-campus housing needs

	Renovate with No New Beds	Construct Swing Space in Existing Residential District	Add Inventory Beyond Swing Space in New Residential District
Maintain/enhance residential revenue	Negative	Neutral	Positive
Provide co-curricular spaces	Limited	Limited	Positive
Provide affordable alternatives to off-campus options	Negative	Neutral to Negative	Neutral to Positive
Enable enrollment growth capacity	Negative	Limited	Positive
Meet design principles	Positive	Negative	Positive

Moving Forward: Key Assumptions

- ✓ On-campus housing requirement for first-year students is critical for student success and well being
- ✓ Options for (limited) returning student housing creates campus community and advances learning outcomes
- ✓ Incremental capacity maintains and enhances housing (and dining) revenue, essential to the university's long-term reinvestment program
- ✓ Incremental capacity is needed for modest enrollment growth over time



DISCUSSION

On-Campus Housing Update – Links to Planning Documents for Reference

JOINT FINANCE AND RESOURCE MANAGEMENT COMMITTEE AND BUILDINGS AND GROUNDS COMMITTEE

March 25, 2025

2006 Campus Master Plan Update

The 2006 Campus Master Plan established patterns of infill to achieve ideal densities in the core of campus. This plan implemented western expansion of the campus by proposing the Life Science District within a ten-year horizon and preserved the golf course as a future district and land bank. *Approved by the Board of Visitors in August 2006.*

2009 Campus Master Plan Update

The Campus Master Plan Amendment established an updated set of land use goals that complemented and aligned with the goals and planning objectives of the 2006 Master Plan Update.

2010 Campus Design Principles

The university's Campus Design Principles reaffirmed its design approach to the contemporary interpretation of revival Collegiate Gothic campus architecture, including massing, scale, groupings, arrangements, design features, colors, textures, and other contextual design elements. These principles communicated a commitment to stewardship of finite resources and ensured that the balance between built and natural forms developed sensitively over time, respecting the architectural language and landscape features of campus. *Approved initially by the Board of Visitors in June 2010; revision approved in August 2010.*

2015 The Virginia Tech Student Experience: Virginia Tech's Next 20 Years

This report represented an intensive study of the Virginia Tech student experience and provided recommendations to guide Student Affairs' actions and decisions between 2015 and 2035.

2018 Campus Master Plan Update

The 2018 Campus Master Plan built upon the goals and aspirations of the 2016 Beyond Boundaries visioning document and provided a strategic framework for the development of the campus. The plan included a proposed Global Business and Analytics Complex (GBAC) – imagined as a catalyst to secure the university's position as a world leader in data analytics and decision science. GBAC would consist of two connected academic buildings located on Prices Fork Road and West Campus Drive, along with two living-learning communities situated across West Campus Drive within walking distance of the transportation hub for students. The plan also incorporated a 21st Century Living-Learning District, designed to enhance the residential

experience by integrating academic and co-curricular engagement. This district aligned with the university's commitment to student success by fostering dynamic residential communities that support holistic learning, collaboration, and well-being. The proposed GBAC living-learning communities would be components of this district. *Approved by the Board of Visitors in November 2018.*

2018 Master Plan Appendix: Campus Life Report

The Campus Life Report, an appendix of the 2018 Campus Master Plan, provided a guide for the development of vibrant and compelling spaces to support the university's mission and outlined key considerations for enhancing the Virginia Tech student experience.

2022 Student Life Village Supplement to the 2018 Campus Master Plan

Building on the 2018 Campus Master Plan Update that envisioned the 21st Century Living-Learning District, this supplement refined the vision for a new model of on-campus housing on Virginia Tech's Blacksburg campus, prioritizing affordability while maintaining a strong commitment to academic engagement, community building, and student well-being. *Approved by the Board of Visitors in November 2022.*

Joint Closed Session Agenda

**FINANCE AND RESOURCE MANAGEMENT COMMITTEE
AND
BUILDINGS AND GROUNDS COMMITTEE**

**To begin immediately following the Joint Open Session
Latham Ballroom A/B, The Inn at Virginia Tech**

March 25, 2025

<u>Agenda Item</u>	<u>Reporting Responsibility</u>
1. Real Estate Development Opportunity	Amy Sebring

* Requires Full Board Approval

Discusses Enterprise Risk Management Topic(s)

+ Discusses Strategic Investment Priorities Topic(s)

Open Session Agenda
BUILDINGS AND GROUNDS COMMITTEE
Tuesday, March 25, 2025

Open session meeting begins at 11:00 a.m. in Latham A/B.

<u>Agenda Item</u>	<u>Reporting Responsibility</u>
1. Welcome and Introductions	Tish Long
2. Consent Agenda	Tish Long
a. Minutes from the November 2024 Committee Meeting	Dwyn Taylor
* b. Resolution on the Demolition of University Building 0800	
c. Acceptance of the Capital Project Status Report	
3. Design Review – New Business Building	Travis Jessee
4. Future Agenda Items and Closing Remarks	Tish Long

* Requires Full Board Approval

Discusses Enterprise Risk Management Topic(s)

+ Discusses Strategic Investment Priorities Topic(s)

Open Session Minutes

BUILDINGS AND GROUNDS COMMITTEE

Monday, November 18, 2024

Open Session Tour

The Buildings and Grounds Committee of the Board of Visitors of Virginia Polytechnic Institute and State University convened on Monday, November 18, 2024 at 1:30 p.m. in open session to depart for a tour of university facilities. A quorum of the Committee was present. Mr. Horsley presided as Acting Committee Chair in Ms. Long's absence.

Board members present: Ed Baine (Rector), David Calhoun (Vice Rector), Donald Horsley (Acting Committee Chair), Nancy Dye, Bill Holtzman, Anna James, Starlette Johnson, Ryan McCarthy, J. Pearson, Jeanne Stosser, Janice Austin (A/P Faculty Representative), LaTawnya Burleson (Staff Representative), Rachel Miles (Faculty Representative), Leslie Orellana (Undergraduate Student Representative), William Poland (Graduate and Professional Student Representative)

University personnel and guests: President Tim Sands, Ted Acord, Noah Alderman, Cassidy Blackmore, Cyril Clarke, Meghan Marsh, Nam Nguyen, Kim O'Rourke, Todd Robertson, Jeremiah Ruley, Brennan Shepard, Dwyn Taylor, Chris Tedder, Jon Clark Teglas

1. Tour of University Facilities: The Committee participated in a tour of university facilities.

a. Power Plant: The Power Plant opened in 1901 and is located on the Blacksburg campus at the intersection of Barger and Turner Streets. The Power Plant generates an annual steam output of approximately 943 billion BTUs (British thermal units) and provides campus buildings with a portion of their heat, hot water, and electricity needs. There are six boilers at the plant that produce the steam necessary for operations. The extensive network of underground steam tunnels provides heat to more than 6.8 million square feet of campus buildings. Operating the plant to maintain everyday activities of the university is facilitated by stringent safety and environmental protection protocols, including safety training, annual equipment inspections, close monitoring of nitrogen oxide (NOx) output levels, and more.

b. Southwest Chiller Plant: The Southwest Chiller Plant opened in 2014 and is located in the Life Sciences District of the Blacksburg campus in the Duckpond Drive parking lot. The Southwest Chiller Plant has three machines that produce and distribute chilled water to the southwest portion of campus. Completed in 2021, the Chiller Plant Phase II capital project connected the Southwest and North Chiller plants. This improved the water

* Requires Full Board Approval

Discusses Enterprise Risk Management Topic(s)

+ Discusses Strategic Investment Priorities Topic(s)

capacity on campus as well as added and updated equipment to maximize the existing plant footprint and optimize chilled water flow.

The tour concluded and the Committee returned to the Inn at Virginia Tech and Skelton Conference Center at 3:20 p.m.

Tuesday, November 19, 2024

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, November 19, 2024 at 10:00 a.m. in Latham Ballroom A of the Inn at Virginia Tech and Skelton Conference Center in Blacksburg, Virginia. A quorum of the Committee was physically present. Mr. Horsley presided as Acting Committee Chair in Ms. Long's absence.

Board members present: Ed Baine (Rector), Donald Horsley (Acting Committee Chair), Nancy Dye, Bill Holtzman, J. Pearson, Jeanne Stosser, Leslie Orellana (Undergraduate Student Representative), William Poland (Graduate and Professional Student Representative)

**One Board member participated remotely from their home for medical reasons in accordance with Code of Virginia §2.2-3708.3(B).*

University personnel and guests: President Tim Sands, Lynsay Belshe, Cassidy Blackmore, Cyril Clarke, Al Cooper, April DeMotts, Mark Gess, Emily Gibson, Dan Givens, Dee Harris, Frances Keene, Lu Liu, Rob Mann, Megan Marsh, Jeff Mitchell, Nam Nguyen, Jeff Orzolek, Mark Owczarski, Charlie Phlegar, Amy Sebring, Brennan Shepard, Ken Smith, Mike Staples, Matt Stolte, Dan Sui, Dwyn Taylor, Jon Clark Teglas, Chris Wise, Chris Yianilos,

2. Welcome and Introductions: Mr. Horsley convened the meeting and provided welcoming remarks.

3. Consent Agenda: The Committee accepted the Consent Agenda as presented and approved the items it contained.

a. Minutes from the August 2024 Committee Meeting: The Committee approved the minutes from its August 2024 meeting.

b. Acceptance of the Capital Project Status Report: The Committee accepted the quarterly capital project status report. The current active portfolio of projects includes 18 authorized projects – active and complete (within a 1-year warranty phase) – with a total value of approximately \$1 billion, adds approximately 1.2

* Requires Full Board Approval

Discusses Enterprise Risk Management Topic(s)

+ Discusses Strategic Investment Priorities Topic(s)

million gross square feet of new construction, and renovates nearly 298,000 gross square feet of existing space.

- c. Annual Report on Sustainability:** The Committee accepted the annual report on sustainability. Virginia Tech serves as a model community for a sustainable society and is committed to advancing sustainability in academics (curriculum and research), engagement, operations, planning, and administration. The university maintains a gold rating from the Association for Advancement of Sustainability in Higher Education (AASHE) using the Sustainability Tracking, Assessment, and Rating System (STARS).

- # + **Overview of Energy and Utilities:** The Committee received an overview of the university's energy and utilities portfolio from Nam Nguyen, Executive Director for Energy and Utilities. One of four primary business lines within the university's Facilities Division, the Energy and Utilities team includes the Power Plant, Chilled Water Plant, Virginia Tech Electric Service, Mechanical Utilities, and Office of Energy Management. Core focus areas for the team include safety, reliability, asset management, energy conservations, and energy efficiency.

- # + **5. Update on the Utilities Master Plan:** The Committee received an update on the Utilities Master Plan from Matt Stolte, University Engineer. In 2018, Virginia Tech completed its most recent campus master planning effort resulting in 'Beyond Boundaries 2047: The Campus Plan. In 2020, Virginia Tech revised its Climate Action Commitment, setting sustainability goals and milestones thru 2050. The Utilities Master Plan will provide a comprehensive utilities framework to ensure that future programmatic needs are met and that the university remains a leader in the field of higher education infrastructure. The project is underway and expected to be completed in 2025.

- 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 10:59 a.m.

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, November 19, 2024 at 8:15 a.m. in joint open session in Latham Ballroom B of the Inn at Virginia Tech and Skelton Conference Center in Blacksburg, Virginia. A quorum of the joint Committee was present.

Board members present: Ed Baine (Rector), David Calhoun (Vice Rector), Sandy Davis*, Nancy Dye, Don Horsley, Anna James, Starlette Johnson, Ryan McCarthy, Jim Miller, J. Pearson, John Rocovich, Janice Austin (A/P Faculty Representative), LaTawnya

* Requires Full Board Approval

Discusses Enterprise Risk Management Topic(s)

+ Discusses Strategic Investment Priorities Topic(s)

Burleson (Staff Representative), Leslie Orellana (Undergraduate Student Representative)

**One Board member participated remotely from their home for medical reasons in accordance with Code of Virginia §2.2-3708.3(B).*

University personnel and guests: President Tim Sands, Simon Allen, Beth Armstrong, Mac Babb, Callan Bartel, Lynsay Belshe, Jeff Earley, Thomas Feeley, Suzanne Gooding, Kay Heidbreder, Tim Hodge, Andrew Jessup, Anne Keeler, Frances Keene, Sharon Kurek, Katie Lynch, Rob Mann, Elizabeth McClanahan, Nancy Meacham, Laurel Minor, Mike Mulhare, Kim O'Rourke, Mark Owczarski, Charlie Phlegar, Amy Sebring, Brennan Shepard, Ken Smith, Mike Staples, Michael Stowe, Dan Sui, Monecia Taylor, Dwyn Taylor, Jon Clark Teglas, Mike Walsh, Jake Wierer

1. **Approval of Resolution for a Capital Planning Project for a New Virginia Tech Rescue Squad Facility:** The Committees reviewed for approval a resolution for a \$2 million capital planning project for a new Virginia Tech rescue squad facility, to be located on Oak Lane. This project is for an approximately 12,500 gross square foot building and the estimated total project cost is \$16 million.

The Committees recommended the Resolution for a Capital Planning Project for a New Virginia Tech Rescue Squad Facility to the full Board for approval.

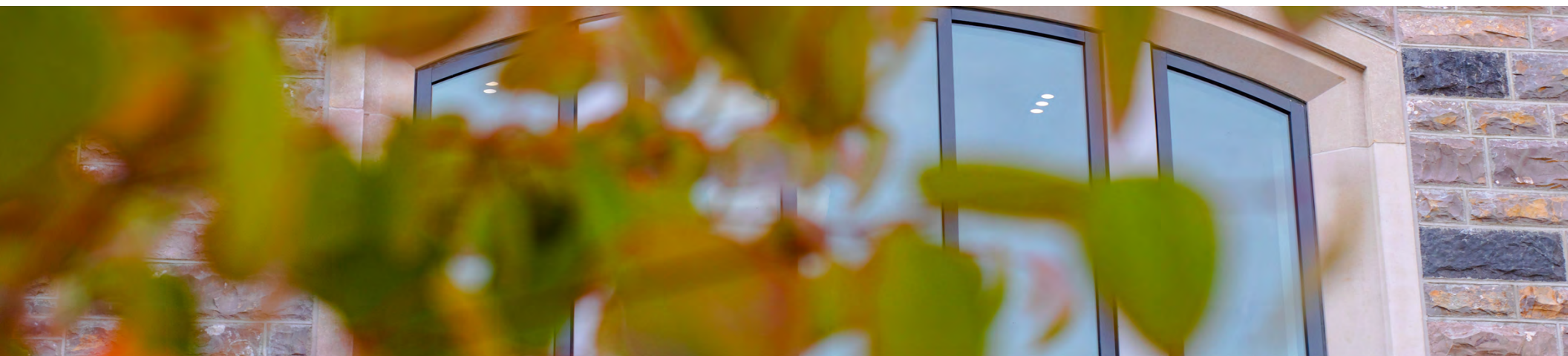
There being no further business, the meeting adjourned at 8:22 a.m.



CAPITAL PROJECT STATUS REPORT

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

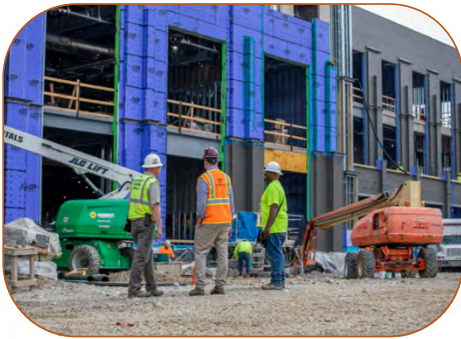
March 25, 2025



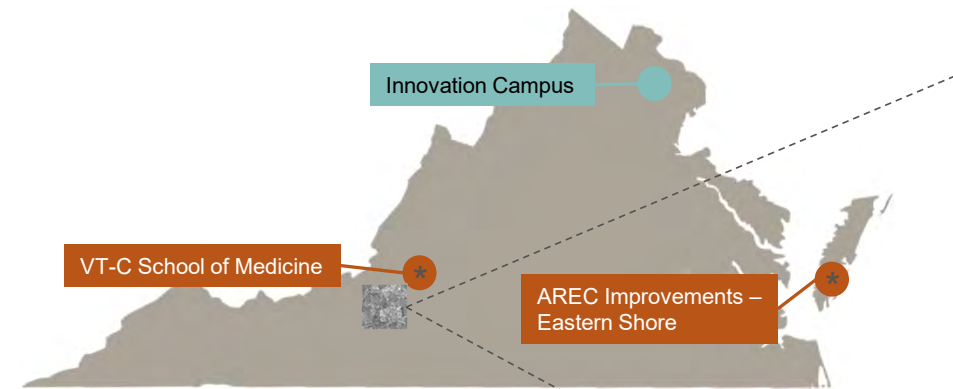
CAPITAL PROJECT PORTFOLIO



- 19 authorized projects – active and complete (w/in 1-year warranty phase)
- Total value of ~\$1.0B
- Generates ~1.2M gross square feet (GSF) of new construction
- Renovates nearly 298K GSF of existing space

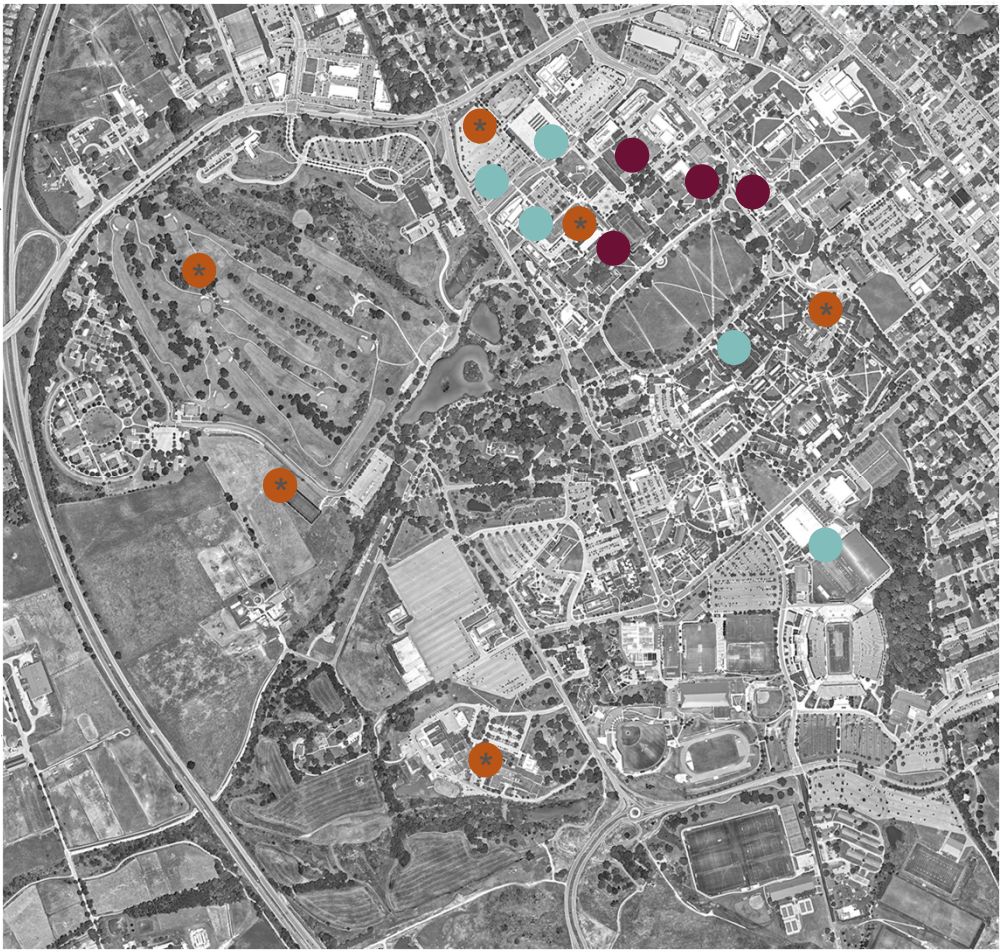


CAPITAL PROJECT PORTFOLIO



LEGEND

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



Blacksburg Campus

CAPITAL CONSTRUCTION EXECUTIVE SUMMARY (PROGRESSIVE)

Date Prepared: 5 MAR 2025



Project Title	Total Project Budget (\$M)	Construction Cost (\$M)	New Const (GSF)	Renovation (GSF)	CY 2024			CY 2025				CY 2026				CY 2027			
					Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
					Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec
						Summer	Academic	Yr 24-25	Summer	Academic	Yr 25-26	Summer	Academic	Yr 26-27	Summer	Academic	Yr 27-28	Summer	Academic
HITT Hall	\$85.0	\$65.50	101,000																
Student Wellness Improvements	\$70.0	\$56.30		204,000															
Football Locker Room Renovations	\$5.9	\$4.10		4,200															
Undergraduate Science Laboratory Building	\$90.4	\$69.50	102,746																
Innovation Campus Academic Building	\$302.1	\$226.30	299,733																
Transit Center (Note 1)	N/A	N/A	13,606																
Life, Health, Safety, Accessibility & Code Compliance (Note 2)	\$10.4	\$7.70																	
Livestock & Poultry Research Facilities (Ph I) –Various Locations	\$25.3	\$18.23	129,100																
Building Envelope Improvements (Note 3)	\$47.2	\$41.90																	
Mitchell Hall (Note 4)	\$292.3	\$229.30	296,105																Completion JUN 2028
New Business Building (Planning Only)	\$8.0	TBD	92,000																
Student Life Village - Phase I (Planning Only)	\$19.5	TBD	TBD																
Improve Center Woods Complex	\$14.7	\$9.75	25,900																
VT-Carilion School of Medicine Expansion (Planning Only)	\$9.0	TBD	125,000	51,000															
Improve Campus Accessibility (Planning Only)	\$8.0	TBD																	
Envelope Restoration Derring Hall (Planning Only)	\$16.8	TBD																	
AREC Improvements - Eastern Shore (Planning Only)	\$15.7	TBD	25,000	14,000															
CVM Teaching Hospital Renovation & Expansion (Planning Only)	\$43.0	TBD	32,000	25,000															
Rescue Squad Facility (Planning Only)	\$2.0	TBD	TBD																
TOTALS	\$1,065.30		1,242,190	298,200															

LEGEND	Design	Construction	Warranty	Construction Phase TBD
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NOTE 1 Non-Virginia Tech project

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

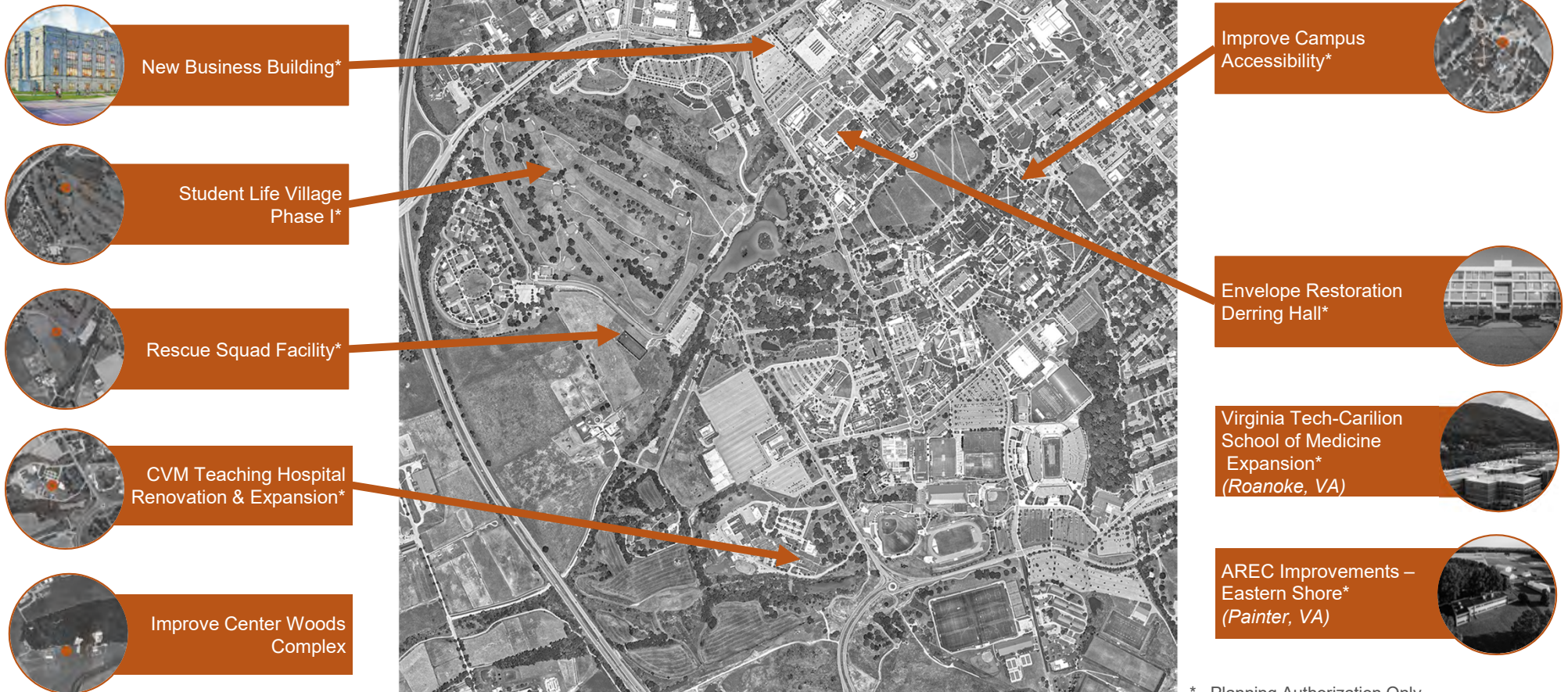
NOTE 3 Building Envelope Improvements includes four (4) phases: (1) Lane Stadium (complete), (2) Torgersen (construction underway), followed by (3) Hahn, and (4) Inn at Virginia Tech which are currently unscheduled

NOTE 4 Multiple GMPs results in design/construction overlap (fast track)



IN DESIGN

PROJECTS IN DESIGN



* Planning Authorization Only

NEW BUSINESS BUILDING

CM at Risk – BOV Authorized



Status

- ▶ Working Drawings ongoing

Next Actions

- ▶ Complete design and proceed with construction procurement

Project Title	Total Project Budget (\$M)	Construction Cost (\$M)	New Const (GSF)	Renovation (GSF)	CY 2024			CY 2025				CY 2026				CY 2027			
					Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
					Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec
					Summer	Academic Yr 24-25			Summer	Academic Yr 25-26			Summer	Academic Yr 26-27			Summer	Academic Yr 27-28	
New Business Building (Planning Only)	\$8.0	TBD	92,000																

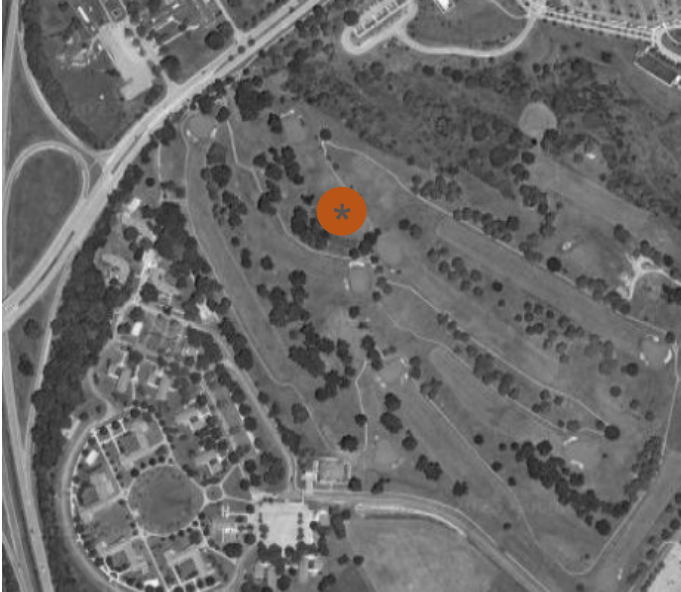
LEGEND	Design	Construction	Warranty	Construction Phase TBD
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Designer: Moseley

Builder: Kjellstrom & Lee

STUDENT LIFE VILLAGE – PHASE 1

CM at Risk – BOV 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					
					Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
					Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec
					Summer	Academic Yr 24-25			Summer	Academic Yr 25-26			Summer	Academic Yr 26-27			Summer		
Student Life Village - Phase I (Planning Only)	\$19.5	TBD	TBD																

LEGEND	Design	Construction	Warranty	Construction Phase TBD
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Designer: Little/Boudreaux

Builder: Clark

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			
					Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
					Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec
						Summer	Academic	Yr 24-25	Summer	Academic	Yr 25-26	Summer	Academic	Yr 26-27	Summer	Academic	Yr 27-28	Summer	Academic
Improve Center Woods Complex	\$14.7	\$9.75	25,900																

LEGEND	Design	Construction	Warranty	Construction Phase TBD
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Designer: WPA

Builder: TBD

VT-CARILION SCHOOL OF MEDICINE EXPANSION

CM at Risk – 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			
					Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
					Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec
VT-Carilion School of Medicine Expansion (Planning Only)	\$9.0	TBD	125,000	51,000		Summer	Academic Yr 24-25		Summer	Academic Yr 25-26		Summer	Academic Yr 26-27		Summer				

LEGEND	Design	Construction	Warranty	Construction Phase TBD
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Designer: VMDO/Ballinger

Builder: Whiting Turner

IMPROVE CAMPUS ACCESSIBILITY

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			
					Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
					Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec
						Summer	Academic Yr 24-25		Summer	Academic Yr 25-26		Summer	Academic Yr 26-27		Summer				
Improve Campus Accessibility (Planning Only)	\$8.0	TBD																	

LEGEND	Design	Construction	Warranty	Construction Phase TBD
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Designer: Hill Studio

Builder: TBD

ENVELOPE RESTORATION DERRING HALL

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			
					Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
					Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec
					Summer	Academic	Yr 24-25	Summer	Academic	Yr 25-26	Summer	Academic	Yr 26-27	Summer	Academic	Yr 26-27	Summer	Academic	Yr 26-27
Envelope Restoration Derring Hall (Planning Only)	\$16.8	TBD																	

LEGEND	Design	Construction	Warranty	Construction Phase TBD
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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			
					Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
					Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec
AREC Improvements - Eastern Shore (Planning Only)	\$15.7	TBD	25,000	14,000		Summer	Academic Yr 24-25		Summer	Academic Yr 25-26		Summer	Academic Yr 26-27	Summer					

LEGEND	Design	Construction	Warranty	Construction Phase TBD
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Designer: VIA

Builder: TBD

CVM TEACHING HOSPITAL RENOVATION & EXPANSION

Design-Bid-Build – State Authorized



* Planning Authorization Only

Status

- Procurement of design services ongoing

Next Actions

- Finalize procurement of design services contract

Project Title	Total Project Budget (\$M)	Construction Cost (\$M)	New Const (GSF)	Renovation (GSF)	CY 2024			CY 2025				CY 2026				CY 2027			
					Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
					Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec
						Summer	Academic Yr 24-25		Summer	Academic Yr 25-26	Summer	Academic Yr 26-27	Summer						
CVM Teaching Hospital Renovation & Expansion (Planning Only)	\$43.0	TBD	32,000	25,000															

LEGEND	Design	Construction	Warranty	Construction Phase TBD
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Designer: TBD

Builder: TBD

RESCUE SQUAD FACILITY

Design-Bid-Build – State Authorized



* Planning Authorization Only

Status

- Procurement of design services ongoing

Next Actions

- Finalize procurement of design services contract

Project Title	Total Project Budget (\$M)	Construction Cost (\$M)	New Const (GSF)	Renovation (GSF)	CY 2024			CY 2025				CY 2026				CY 2027			
					Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
					Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec
					Summer		Academic Yr 24-25		Summer		Academic Yr 25-26		Summer		Academic Yr 26-27		Summer		
Rescue Squad Facility (Planning Only)	\$2.0	TBD	TBD																

LEGEND	Design	Construction	Warranty	Construction Phase TBD
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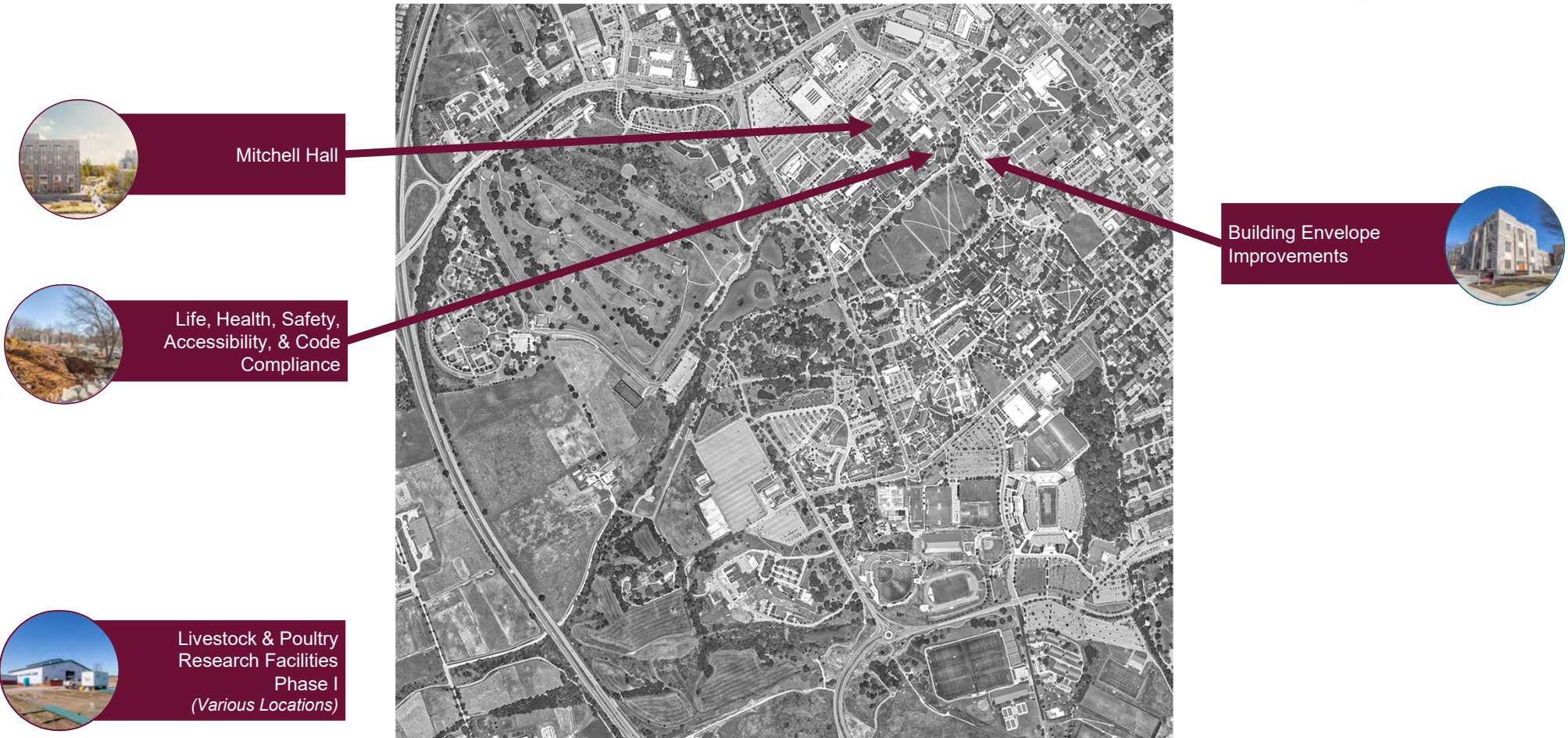
Designer: TBD

Builder: TBD



UNDER CONSTRUCTION

ACTIVE CONSTRUCTION PROJECTS



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 (80% complete)
- ▶ Priority 3 Green Link construction underway (25% complete)



Next Actions

- ▶ Complete Priority 1 close-out
- ▶ Continue Priority 2 construction
- ▶ 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			
					Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
					Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec
					Summer		Academic Yr 24-25		Summer		Academic Yr 25-26		Summer		Academic Yr 26-27		Summer		
Life, Health, Safety, Accessibility & Code Compliance	\$10.4	\$7.70																	

LEGEND	Design	Construction	Warranty	Construction Phase TBD
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Designer: Various

Builder: Various

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

Design-Bid-Build – State Authorized



Status

- Bid package #5: Construction underway (55% 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					
					Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
					Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec
					Summer			Academic Yr 24-25			Summer			Academic Yr 25-26			Summer		
Livestock & Poultry Research Facilities (Ph I) –Various Locations	\$25.3	\$18.23	129,100																

LEGEND	Design	Construction	Warranty	Construction Phase TBD
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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

Next Actions

- Second building targeted for completion winter 2026

Project Title	Total Project Budget (\$M)	Construction Cost (\$M)	New Const (GSF)	Renovation (GSF)	CY 2024			CY 2025				CY 2026				CY 2027			
					Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
					Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec
					Summer	Academic Yr 24-25			Summer	Academic Yr 25-26			Summer	Academic Yr 26-27			Summer		
Building Envelope Improvements	\$47.2	\$41.90																	

LEGEND	Design	Construction	Warranty	Construction Phase TBD
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Designer: WJE

Builder: Various

MITCHELL HALL

CM at Risk – State Authorized



Status

- ▶ GMP-1 (demolition & early site package) underway
- ▶ GMP-2 (building construction) in development



Next Actions

- ▶ Finalize GMP-2 and issue permits for construction



Project Title	Total Project Budget (\$M)	Construction Cost (\$M)	New Const (GSF)	Renovation (GSF)	CY 2024			CY 2025				CY 2026				CY 2027			
					Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
					Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec
					Summer		Academic Yr 24-25		Summer		Academic Yr 25-26		Summer		Academic Yr 26-27		Summer		Completion JUN 2028
Mitchell Hall	\$292.3	\$229.30	296,105																

LEGEND	Design	Construction	Warranty	Construction Phase TBD
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Designer: Perkins & Will

Builder: Skanska



PROJECTS UNDER WARRANTY

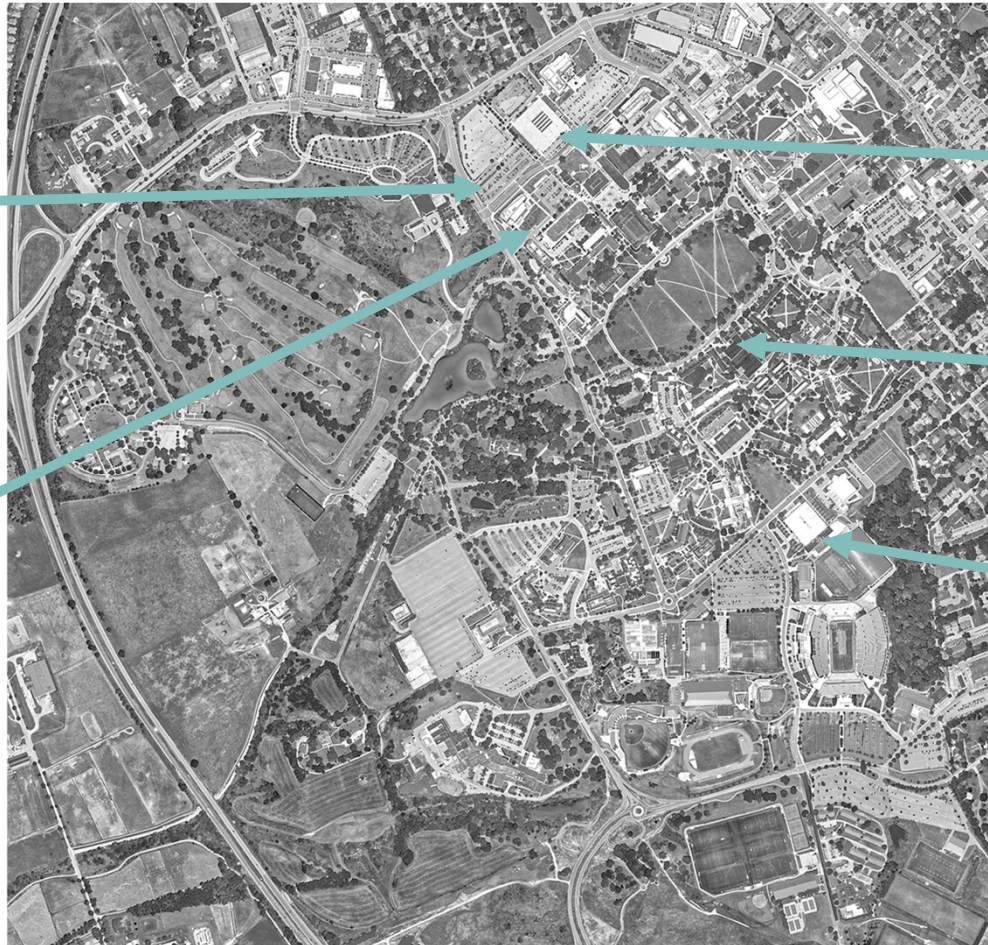
PROJECTS UNDER WARRANTY



Undergraduate Science
Laboratory Building



HITT Hall



Transit Center
(ToB project)



Student Wellness
Improvements



Football Locker Room
Renovation



Innovation Campus
Academic Building
(Alexandria, VA)



HITT HALL

CM at Risk – BOV 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			
					Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
					Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec
					Summer		Academic Yr 24-25			Summer		Academic Yr 25-26			Summer		Academic Yr 26-27		
HITT Hall	\$85.0	\$65.50	101,000																

LEGEND	Design	Construction	Warranty	Construction Phase TBD
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Designer: Cooper Cary

Builder: WM Jordan

STUDENT WELLNESS IMPROVEMENTS

CM at Risk – BOV 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			
					Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
					Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec
					Summer		Academic Yr 24-25		Summer		Academic Yr 25-26		Summer		Academic Yr 26-27		Summer		
Student Wellness Improvements	\$70.0	\$56.30		204,000															

LEGEND	Design	Construction	Warranty	Construction Phase TBD
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Designer: Cannon Design

Builder: Whiting-Turner

FOOTBALL LOCKER ROOM RENOVATION

Design-Bid-Build – BOV 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				
					Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	
					Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	
						Summer		Academic Yr 24-25		Summer		Academic Yr 25-26		Summer		Academic Yr 26-27		Summer		
Football Locker Room Renovations	\$5.9	\$4.10		4,200																

LEGEND	Design	Construction	Warranty	Construction Phase TBD
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Designer: HNTB

Builder: Thor

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			
					Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
					Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec
						Summer	Academic Yr 24-25			Summer	Academic Yr 25-26			Summer	Academic Yr 26-27			Summer	
Undergraduate Science Laboratory Building	\$90.4	\$69.50	102,746																

LEGEND	Design	Construction	Warranty	Construction Phase TBD
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Designer: ZGF

Builder: Skanska

INNOVATION CAMPUS – ACADEMIC 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					
					Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
					Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec
						Summer	Academic	Yr 24-25		Summer	Academic	Yr 25-26		Summer	Academic	Yr 26-27		Summer	
Innovation Campus Academic Building	\$302.1	\$226.30	299,733																

LEGEND	Design	Construction	Warranty	Construction Phase TBD
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Designer: SmithGroup

Builder: Whiting-Turner

TRANSIT CENTER

Design-Bid-Build – Town of Blacksburg (ToB)
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		
					Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3
					Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar
					Summer	Academic Yr 24-25			Summer	Academic Yr 25-26			Summer	Academic Yr 26-27		
Transit Center	N/A	N/A	13,606													

LEGEND	Design	Construction	Warranty	Construction Phase TBD
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Designer: Wendel (ToB Contract)

Builder: WM Schlosser (ToB Contract)



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.

Design Review – New Business Building**BUILDINGS AND GROUNDS COMMITTEE****Tuesday, March 25, 2025**

The Committee will review for approval the design review for the New Business Building. The Pamplin College of Business is nationally recognized for its business programs and is integral to Virginia Tech's delivery of instruction and research programming in support of the commonwealth. The New Business Building project will provide a consolidated location for the college, allowing the college to amplify program impact, as well as couple with the Data and Decision Sciences building to complete the academic facilities of the Global Business and Analytics Complex (GBAC). Once complete, GBAC will be a transformative academic and physical addition to the North Academic District. The prominent site, on the corner of Prices Fork Road and West Campus Drive, presents the university a valuable opportunity to create a new campus gateway at this previously undeveloped primary intersection. Substantial completion is anticipated for Summer 2027. The project planning authorization, approved at the April 4, 2022 Board of Visitors meeting, includes \$8 million of private gifts. The total project cost will be supported by a combination of private gifts, non-general fund cash, and university non-general fund debt. The design preview was approved by the Buildings and Grounds Committee at the June 2024 meeting.

DESIGN REVIEW FOR NEW BUSINESS BUILDING

The Pamplin College of Business (PCOB) is nationally recognized for its business programs and is integral to Virginia Tech's delivery of instruction and research programming in support of the Commonwealth. The New Business Building project will provide a consolidated location for the college, allowing the college to amplify program impact, as well as couple with the Data and Decision Sciences building to complete the academic facilities of the Global Business and Analytics Complex (GBAC). Once complete, GBAC will be a transformative academic and physical addition to the North Academic District. The prominent site, on the corner of Prices Fork Road and West Campus Drive, presents the university with a valuable opportunity to create a new campus gateway at this previously undeveloped primary intersection.

The project is currently in the Working Drawing Phase and construction is expected to start Fall 2025 with construction Substantial Completion anticipated Summer 2027.

Capital Project Information Summary – New Business Building

BUILDINGS AND GROUNDS COMMITTEE

March 25, 2025

Title of Project:

New Business Building

Location:

Situated prominently at the intersection of Prices Fork and West Campus Drive, the project affords the opportunity to create a new campus gateway at the North Academic District. The project will connect with the existing Data & Decision Sciences (D&DS) multi-story commons wing. At the project site, significant elevation and landscape transitions between Prices Fork at the north and the public realm throughout the North Academic District will be addressed through the addition of fully accessible pathways embracing Universal Design.

Current Project Status and Schedule:

The project is currently in the Working Drawing Phase and construction is anticipated to begin Fall of 2025 with Substantial Completion Summer 2027.

Project Description:

The New Business Building will provide a consolidated location for the Pamplin College of Business (PCOB), allowing PCOB to amplify program impact, as well as couple with the recently completed D&DS to complete the academic facilities of the Global Business and Analytics Complex (GBAC). Envisioned as a four-story structure at approximately 92,300 gross square feet, with mechanical penthouse, the facility connects directly with the D&DS multi-story commons wing. The new facility will provide expanded modern educational space sufficient to meet demand for the university's business programs at the Blacksburg campus.

Brief Program Description:

The program represents the consolidation of all Pamplin departments from existing Pamplin Hall, Wallace Hall, and other campus locations. Administrative, academic, collaborative, as well as support spaces will be provided for PCOB. The new building will include the Dean's suite and boardroom, shared conferencing, student organization and collaborative spaces, a small café, and building support spaces. Showcase spaces include the Marriott HOKIE Hospitality Lab, APEX Center for

Entrepreneurs, Center for Business Intelligence and Analytics, and Center for International Programs.

Already completed and occupied, the D&DS building will provide shared classrooms, which were developed to support business curriculum instructional needs, as well as direct access to the Deloitte/Taillon Analytics and Trading Lab and team rooms, the Ernst & Young Visualization classroom hub and team rooms, and the Behavioral Lab. Together both facilities will leverage synergistic opportunities across disciplines including data analytics and integrated security.

Contextual Issues and Design Intent:

Situated prominently on the corner of Prices Fork Road and West Campus Drive, this previously undeveloped primary campus intersection grants the institution a rare opportunity; the New Business Building coupled with the D&DS building provides the framework for an architectural gateway at this campus node. The envisioned building will be clad in a combination of Hokie Stone, precast concrete panels and trim, and a combination of glazed curtain wall and punched window openings. The GBAC academic complex is envisioned to be a notable contribution to the campus' Collegiate Gothic architecture in alignment with the *Campus Design Principles*, which D&DS already contributes greatly toward.

Funding:

The total project budget is \$93.8 million, \$71 million of which is for construction, and will be supported by a combination of non-general fund cash and university non-general fund debt, which includes \$8 million in private gifts.

Architect/Engineer:

Moseley Architects (Architect of Record) with RAMSA (Design Architect)

Construction Manager at Risk:

Kjellstrom & Lee

DESIGN REVIEW for **NEW BUSINESS BUILDING**

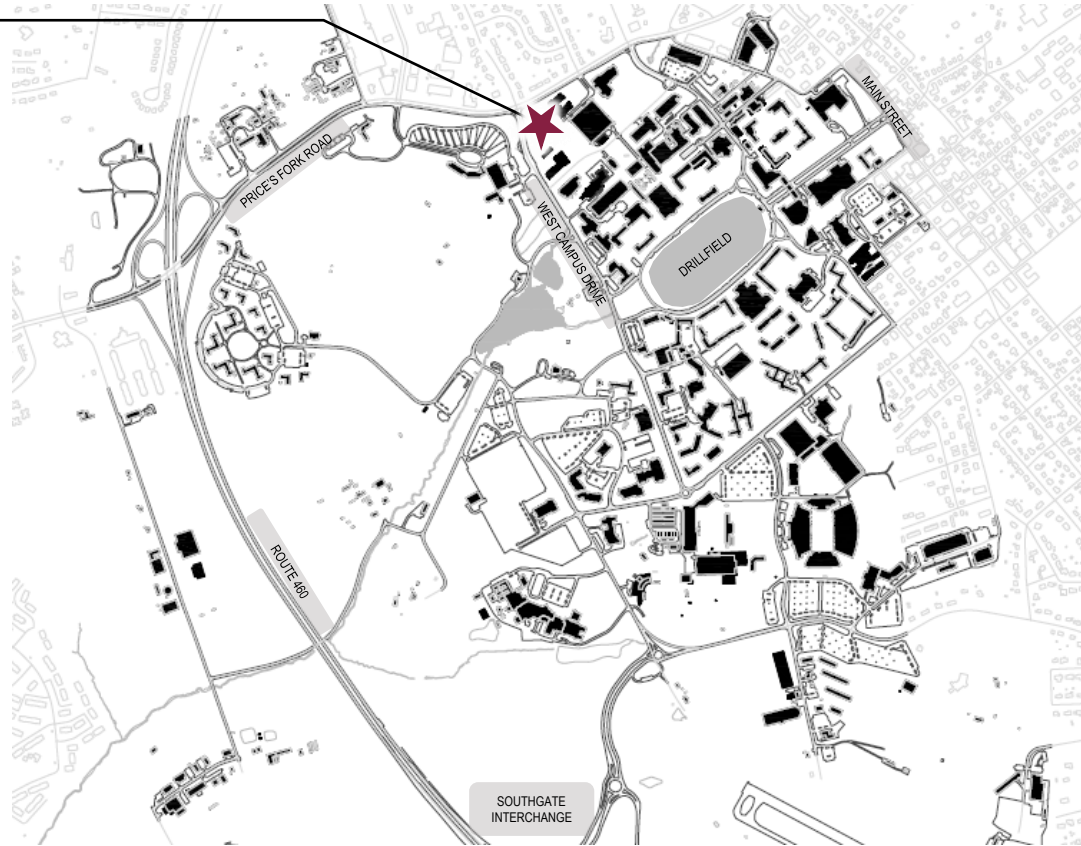
TRAVIS JESSEE
ASSISTANT VICE PRESIDENT
DESIGN AND CONSTRUCTION

March 25, 2025

PROJECT LOCATION

Attachment G

SITE



Virginia Tech
Blacksburg, VA

PROJECT INFORMATION

Attachment G
Attachment G

SCOPE **APPROX. 92,300 GSF**

DELIVERY METHOD **CONSTRUCTION MANAGER AT RISK**

TOTAL PROJECT BUDGET **\$93.8 MILLION**

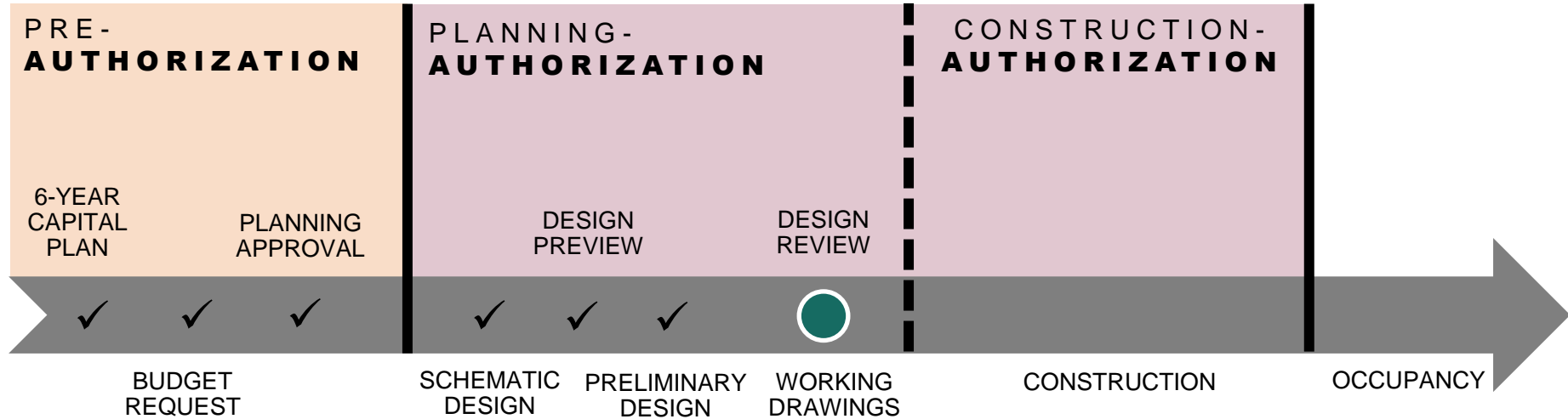
DESIGN PHASE **WORKING DRAWINGS**

ESTIMATED CONSTRUCTION START **FALL 2025**

ESTIMATED CONSTRUCTION COMPLETION **SUMMER 2027**

PROJECT MILESTONES

Attachment G
Attachment G



EXISTING CONDITIONS

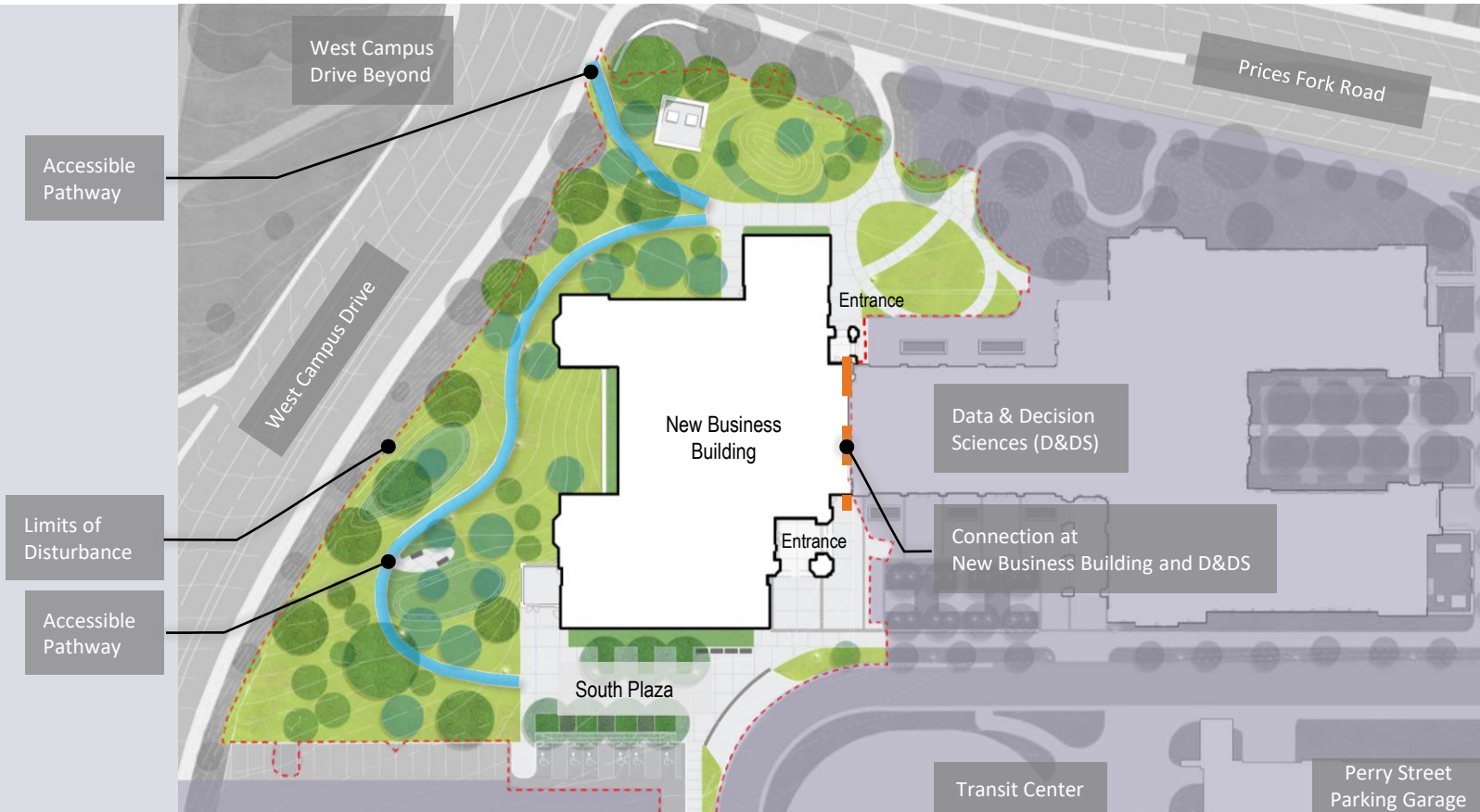
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VIEW NORTH

SITE PLAN

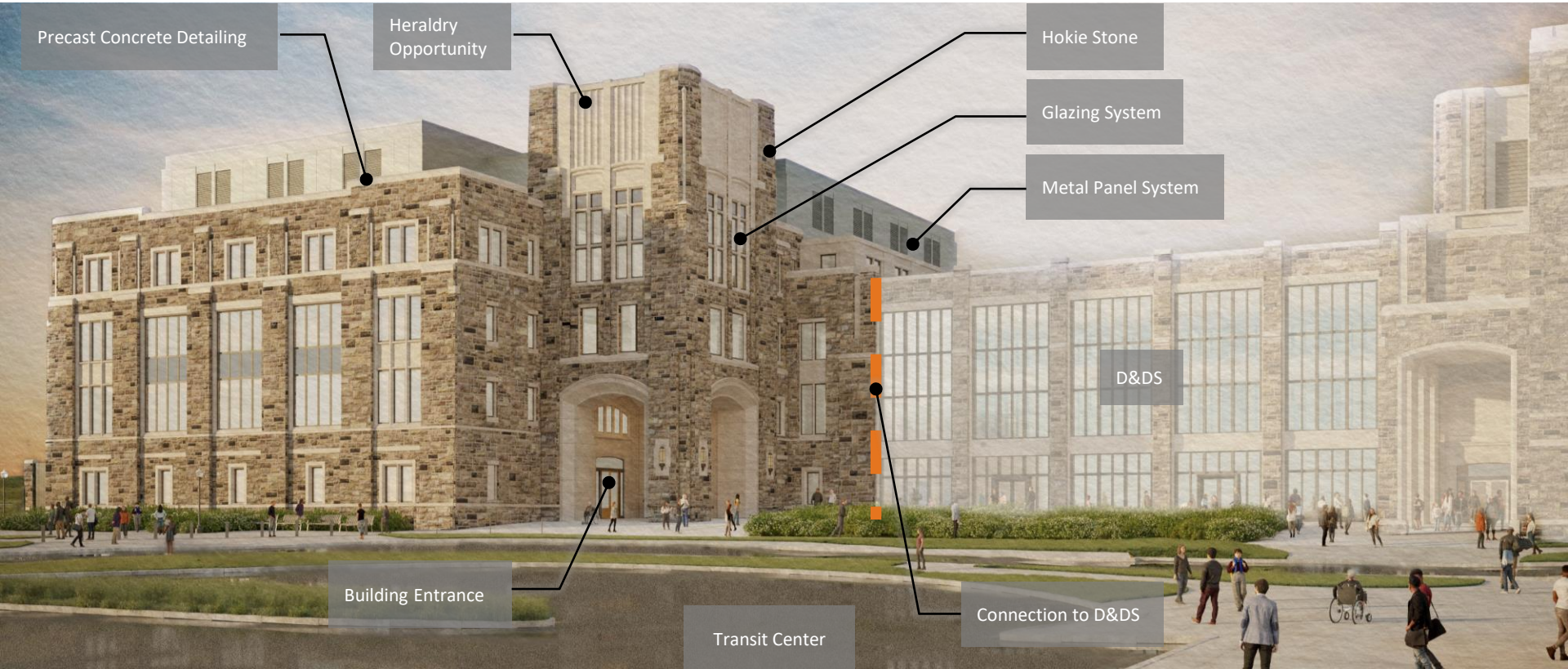
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EXTERIOR RENDERING

Attachment G
Attachment G

VIEW A - NORTHWEST



EXTERIOR RENDERING

VIEW B - NORTHEAST

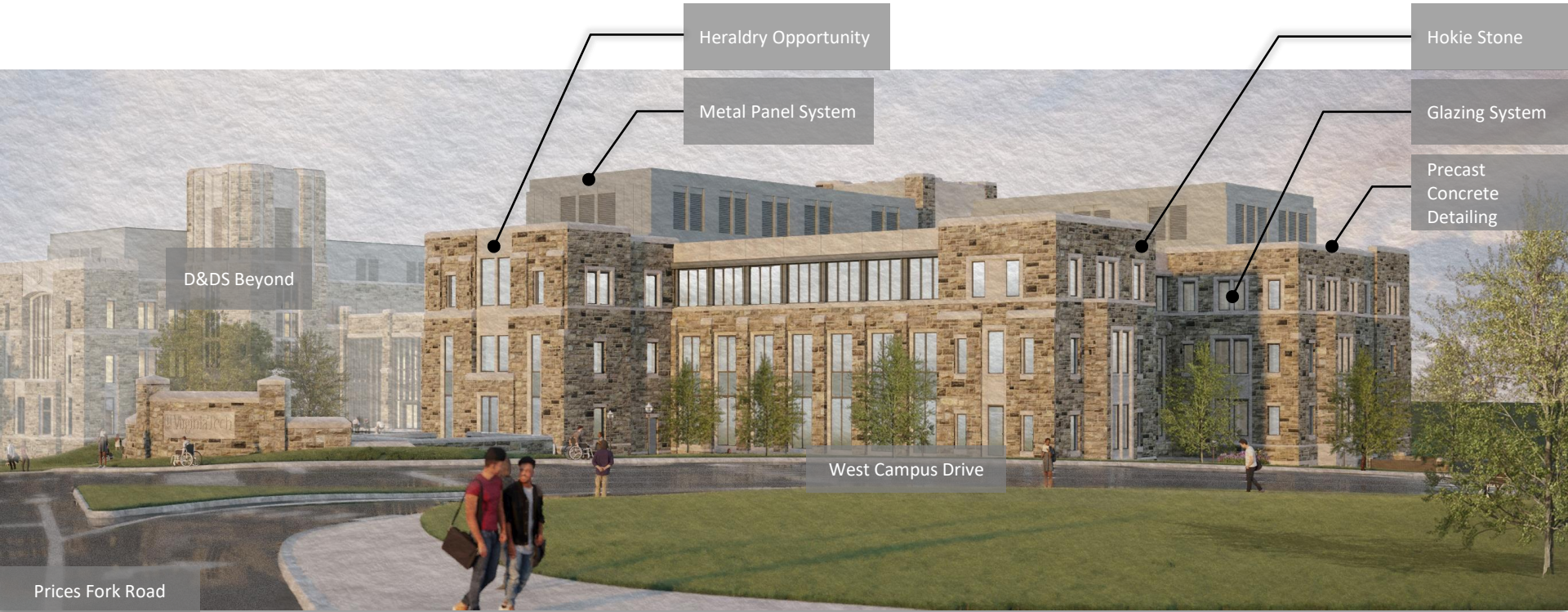
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EXTERIOR RENDERING

VIEW C - SOUTHEAST

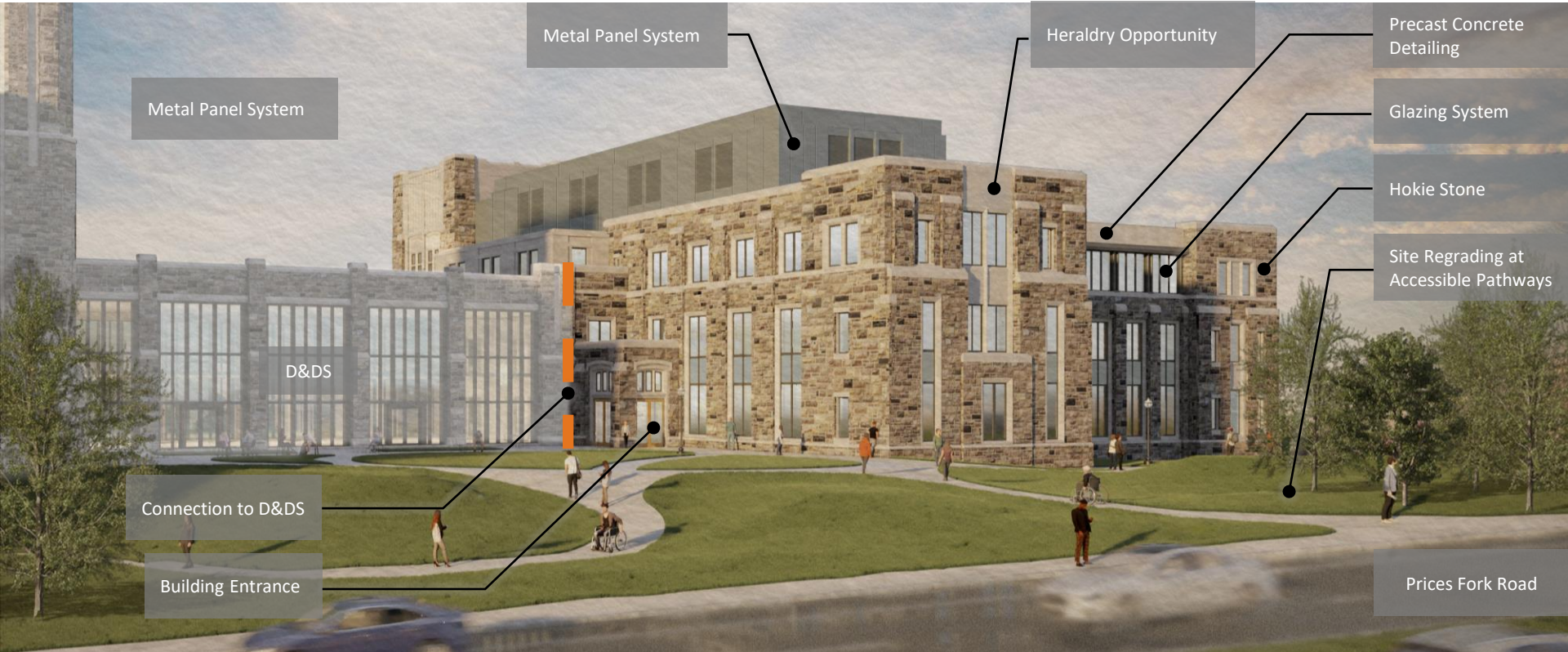
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EXTERIOR RENDERING

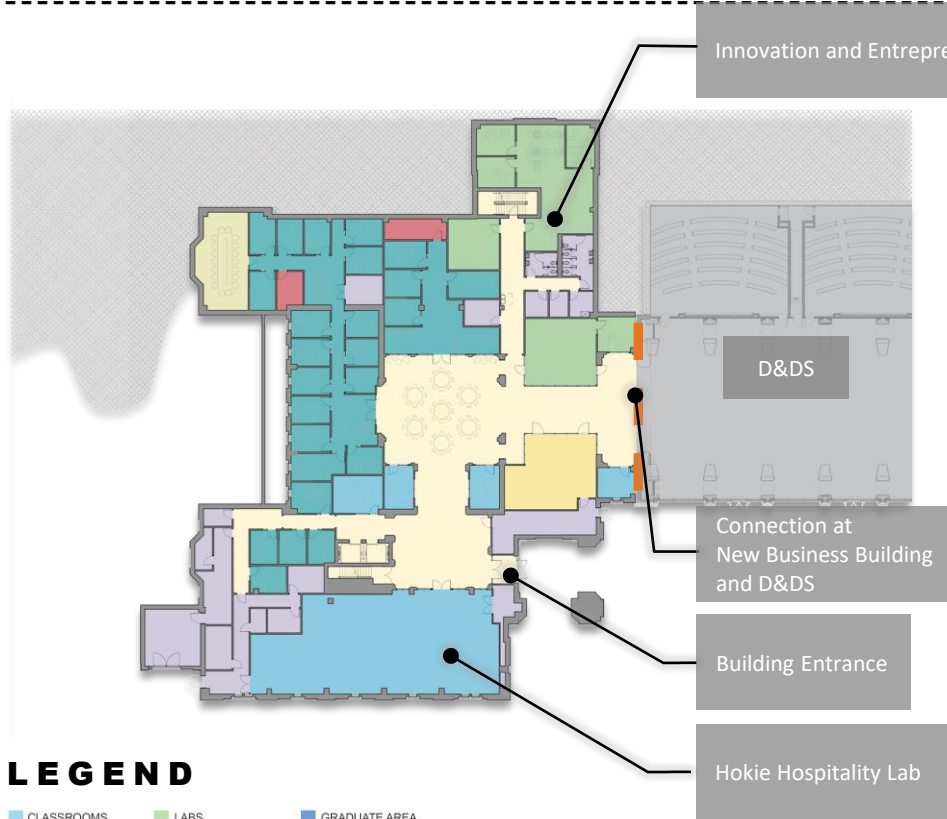
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VIEW D - SOUTHWEST



FLOOR PLANS

Attachment G
Attachment G



LEGEND

CLASSROOMS	LABS	GRADUATE AREA
CIRCULATION	CONFERENCE	WORK AREA
MEP / BOH	FACULTY OFFICE	KITCHEN / BREAK ROOM
	AMENITY / CAFE	

1



Building Entrance

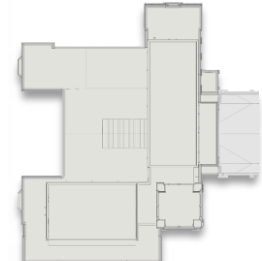
2



3




4



R





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

