Open Session Minutes

BUILDINGS AND GROUNDS COMMITTEE

Monday, November 17, 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 Monday, November 17, 2025, at 9:05 a.m. in Room 2110 at Virginia Tech Academic Building One. A quorum of the Committee was physically present. Ms. Stosser presided as chair of the Committee.

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

University personnel and guests: President Tim Sands, Simon Allen, Lauren Augustine, Mac Babb, David Baker, Callan Bartel, Cassidy Blackmore, James Bridgeforth, Brock Burroughs, Cyril Clarke, Al Cooper, Meaghan Davidson, Andre Denham, Corey Earles, Jeff Earley, Abbey Erwin, Ron Fricker, Rachel Gabriele, Martha Glass, Suzanne Griffin, Jeremy Guida, Kay Heidbreder, Dawn Hess, Tim Hodge, Elizabeth Hooper, Travis Jessee, Anne Keeler, Frances Keene, Sharon Kurek, Rob Mann, Nancy Meacham, Justin Noble, Amy Orders, Kim O'Rourke, Mark Owczarski, Sharon Pitt, Menah Pratt, Megan Richard, Julie Ross, Lisa Royal, Amy Sebring, Brennan Sheppard, Ken Smith, Mike Staples, Micheal Stowe, Ester Talamazzi, John Tarter, Don Taylor, Dwyn Taylor, Monecia Taylor, Jon Clark Teglas, Rob Viers, Isabella Vilardo, Austen Wade, Tom Wamsley, Chris Wise

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 August 2025 Committee Meeting:** The Committee approved the minutes from its August 2025 meeting.

    b. **Overview of Energy and Utilities:** The Committee received the annual overview of Energy and Utilities. The Committee is responsible for the maintenance and development of the physical plant and infrastructure, to include energy and utility assets, to ensure alignment with institutional goals and priorities.

Energy and Utilities is responsible for the production, delivery, and management of the University's supply-side thermal energy utilities, electricity, civil and mechanical utilities infrastructure, as well as implementing demand-side energy management strategies to enhance campus energy efficiency and conservation. Energy and Utilities is comprised of the following units: Cogeneration Power Plant, Chilled Water Systems, Virginia Tech Electric Service, Mechanical Utilities and the Office of Energy Management, supported by approximately 100 team members. The annual receipts supported budget for Energy and Utilities is approximately $100 million per year. Together these five units provide safe, reliable, environmentally responsible, and cost-effective utility and energy services for the Blacksburg Campus, and electricity for the Town of Blacksburg.

The overview will outline each unit within Energy and Utilities, highlight recent accomplishments and completed projects, and provide a forward-looking view of initiatives designed to drive continuous improvement, enhance reliability and efficiency, manage costs, and support the university's growth and long-term operational objectives.

c. **Annual Report on Sustainability:** The Committee accepted the annual report on sustainability. Oversight by the Committee plays a vital role in guiding the responsible evolution of the physical plant and ensuring that Virginia Tech's investments and development align with institutional priorities and advance long-term goals, including those outlined in Virginia Tech's 2020 Climate Action Commitment, approved by the Board of Visitors in March 2021.

Virginia Tech continues to strengthen its position as a national leader in sustainability. Guided by the Sustainability Tracking, Assessment, and Rating System (STARS) and the 2020 Climate Action Commitment, the university has advanced initiatives across academics, operations, and community partnerships – achieving significant recognitions and measurable progress toward its sustainability goals. These efforts directly support the university's long-term vision for global distinction, while equipping students with the knowledge and skills to lead future generations. Key accomplishments during 2024-25 include:

- Recognition & Awards: Maintained a Gold STARS rating with its highest-ever score and ranked in the top 201–300 institutions globally in the Times Higher Education Impact Rankings, which assess university performance across research, stewardship, outreach, and teaching. Continued recognition includes Tree Campus Higher Education (17 consecutive years) and Bee Campus USA (4 years). Dining Services also received the National

Association of College and University Food Services Gold Award for Sustainable Procurement.

- Energy Efficiency Progress: Installed 1.3 megawatts of rooftop solar, providing a new source of campus generated electricity, and advanced the Campus Master Plan's utilities framework, a comprehensive roadmap to align campuswide utility systems and guide renewable energy transition. The co-generation Power Plant continues to use natural gas boilers to supply centralized steam throughout the Blacksburg campus. Virginia Tech now has 29 LEED-certified buildings (over 2M sq. ft.), and Energy Action Plan 7 launched upgrades including LED retrofits in 23 buildings, projected to save $280K annually.

- Urban Forestry & Land Stewardship: Restoration projects along Stroubles Creek planted nearly 20,000 trees, while Urban Forestry initiatives expanded canopy coverage and enhanced climate resilience. Key activities included creating a Bee Campus habitat, hosting pollinator maintenance service events, and organizing the Big Clean campus litter cleanup.

- Waste & Recycling Initiatives: Achieved an 89% waste diversion rate in 2024, supported by upgraded recycling infrastructure and audits. Dining Services modified their Reusable-To-Go program, achieving over 95% container return rates, and expanded compostable packaging campuswide.

- Transportation & Mobility: The new Transit Center, which opened in March 2025, modernized campus mobility, established a centralized hub for all Blacksburg Transit routes and improved service reliability. Along with improved route efficiencies, the opening contributed to a 24% increase in ridership, reaching 4.7 million riders in fiscal year 2024–2025. Cycling programs also expanded through enhanced facilities, Gobbler Gears rentals, and more than 3,900 visits to the Hokie Bike Hub. Additionally, Virginia Tech now has six publicly available EV charging stations on its Blacksburg campus.

- Education & Engagement: The Climate Action Living Laboratory (CALL) continues to have a positive impact on both students and Virginia Tech's Blacksburg campus. During the 2024-25 academic year, the Office of Sustainability partnered with five classes from a variety of colleges and departments across campus, including the creation of the Sustainable Impact Academy. Green Office and Lab Certification programs were expanded and listening sessions were

conducted to deepen campus-wide engagement and receive feedback.

Virginia Tech continues to make steady progress toward carbon neutrality and 100% renewable electricity, supported by enabling infrastructure, academic integration, and responsible resource stewardship to achieve a long-term vision of global distinction.

d. Status of the Campus Master Plan Update: The current Campus Master Plan, entitled *Beyond Boundaries 2047: The Campus Plan*, was completed in November 2018 and approved by the Board of Visitors. The current plan received a SCUP Merit Award in 2019 for Excellence in Planning for an Existing Campus. While the Campus Master Plan is updated on an approximate ten-year cycle, supplemental Framework Plans are being developed during interim periods. The work completed during these off-cycle phases shall be evaluated, assessed, and revised during subsequent Campus Master Plan updates, rather than recreated from the ground up. The Campus Master Plan update will focus predominantly on a strategy that evaluates, assesses, and updates the Plan Drivers, Campus Vision, Frameworks, and Districts chapters of the current plan, and augments the plan with additional sections and elements where needed.

Request for Proposal for A/E services is underway with contract award anticipated for winter 2025-26. The selected A/E will work directly through the University Architect to engage with the Board throughout the process, as well university leadership and a wide range of stakeholders through a phased approach to include:

- Intake, Inventory and Analysis
- Establish Plan Drivers
- Concept Development and Testing
- Plan Revision and Graphic Development
- Final Draft Development
- Revisions and Campus Master Plan Deliverable

The Campus Master Plan update is anticipated for final approval in November 2028.

* **e. Resolution on the Demolition of University Building No. 0508:** The Committee reviewed for approval a resolution on the demolition of university building 0508 (Hay Shed), located at Moore Farm. Building No. 0508, located at 1588 Old Mill Road, is a 1,382-square-foot open-air wood-framed structure used for hay storage in direct support of the beef cattle program. The shed is critical to storage and handling of feed, which is essential to the herd's care, as well as research, teaching, and extension programs.

The structure has suffered significant damage due to snow loading, resulting in partial roof collapse. Repair costs are prohibitive relative to the age and remaining useful life of the building, and repair would not provide a long-term solution. An insurance claim is in progress to support the eventual replacement of the shed. To ensure safety and maintain operational continuity of the cattle program, demolition of the damaged shed is required at this time. A separate resolution will be brought forward for approval of a replacement facility once the insurance claim and design process are complete.

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 structure has no historic significance.

The Committee recommended the Resolution on the demolition of University Building 0508 to the full Board for approval.

f. Readahead - Update on the On-Campus Housing Framework: The On-Campus Housing Framework, a supplement to the Campus Master Plan, is currently underway. This strategic plan will provide a data-informed, flexible, and resilient framework required to sustain, maintain and enhance the on-campus residential experience. It is designed to address current and future housing needs while preserving adaptability in alignment with Virginia Tech's broader strategic goals.

Grounded in the planning assumptions reviewed and affirmed at the June 2025 Board of Visitors session, the framework is shaping demand modeling, capacity planning, facility condition assessments, and financial projections. Broadly, the assumptions included:

- Ensuring on-campus housing provides sufficient capacity for key populations Ensuring sufficient capacity for key populations
- Aligning renovation and construction in support of enrollment plans
- Evaluating the opportunity to repurpose existing facilities

Since its initiation in June 2025, the framework has progressed through multiple targeted phases. The process began with establishing goals and vision, then advanced to defining program context, assessing inventory condition, developing renovation concepts for three representative residence halls, and identifying opportunities based on demand, site capacity, and financial resources. These analyses informed scenario development, including initial building massing, project budgeting, and occupancy. The process is now focused on compiling and finalizing the implementation plan for final reporting.

Once complete, the On-Campus Housing Framework will deliver:

- A long-term renovation program that prioritizes facilities with the most urgent needs
- A plan for limited new construction that supports enrollment growth and enables renovations by providing swing space that minimizes on-campus capacity disruptions
- Proposals to repurpose or optimize existing university facilities

The On-Campus Housing Framework is anticipated for final approval by April 2026.

3. **Acceptance of the Quarterly Capital Project Status Report:** The Committee accepted 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 17 authorized projects, including both active projects and recently completed ones within their one-year warranty phase. These projects represent a total value of approximately $1.28 billion, add approximately 1.14 million gross square feet of new construction, and renovate nearly 192,000 gross square feet of existing space.

4. **Design Preview – Virginia Tech-Carilion School of Medicine and Fralin Biomedical Research Institute Expansion:** The Committee reviewed for approval the design preview for the Virginia Tech-Carilion School of Medicine and Fralin Biomedical Research Institute Expansion capital project. 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 for approval of the design preview materials for the Virginia Tech-Carilion School of Medicine and Fralin Biomedical Research Institute Expansion 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 new facility, approximately 100,000 gross square feet, will be in Roanoke's Riverside district on a pending land contribution from Carilion Clinic. It will provide purpose-built learning environments, including lecture halls, team-based instruction rooms, clinical exam rooms, a wet anatomy laboratory, instructional

labs, a testing center, academic support areas, and administrative space. These spaces are designed to support modern medical education and research training while fostering collaboration with Carilion Clinic and the Fralin Biomedical Research Institute.

Relocating Virginia Tech-Carilion School of Medicine (VTCSOM) to this new building will vacate space in the existing Riverside facility for the Fralin Biomedical Research Institute (FBRI) for renovation. Renovation of these approximately 50,000 gross square feet will provide new wet and dry laboratories, human subject research areas, computation and data analytics suites, and administrative space, enabling FBRI to sustain its rapid growth trajectory and continue advancing research in brain disorders, heart disease, cancer, and other critical health areas.

The project is currently in Preliminary Design. Working drawings are expected to begin in 2026, dependent on state authorization. The project is supported through the General Fund, with a pending land contribution from Carilion Clinic. This project represents a forward-looking investment in Virginia Tech's health sciences enterprise and the future of healthcare in the Commonwealth. By expanding enrollment capacity and creating a modern academic environment, VTCSOM will play a pivotal role in preparing the next generation of physician-scientists, while the renovation of FBRI space ensures parallel growth of Virginia Tech's biomedical research enterprise.

The Committee approved the design preview for the Virginia Tech-Carilion School of Medicine and Fralin Biomedical Research Institute Expansion project.

5. **Design Preview/Review – Improve Campus Accessibility:** The Committee reviewed for approval the combined design preview/review for the Improve Campus Accessibility capital project. 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 for approval of the combined design preview and review materials for the Improve Campus Accessibility 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 project focuses on enhancing pedestrian mobility in the southeastern residential zone of the Blacksburg campus. This corridor, which stretches from East Eggleston Hall toward Owens Hall, behind Newman Hall, through the Peddrew-Yates Quad along Payne Hall, and up past Dietrick Hall to the Quillen Spirit Plaza, serves as a critical connection between academic, residential, and student life facilities. Its prominence as a daily thoroughfare makes it essential to the university's accessibility and life safety goals.

The improvements will address long-standing challenges posed by steep grades and outdated pathways through the creation of new, ADA-compliant routes that provide barrier-free access across the area. The design incorporates thoughtfully placed rest points, gently sloping paths to replace stairs, and integrated stormwater management features such as bioretention areas near Eggleston. Together, these enhancements advance the Infinite Loop framework by creating a continuous system of safe, universally accessible pedestrian pathways.

The project is currently in the Working Drawing phase. Construction is anticipated to start in 2026 and substantial completion in 2027. Funding support has been provided through the General Fund, underscoring the importance of this initiative to both the university and the Commonwealth.

The Committee approved the design preview/review for the Improve Campus Accessibility project.

* 6. **Resolution Confirming the Delineation of the Core Campus and the Utilization of Hokie Stone in the Construction of Campus Buildings within the Core Campus:** The Committee reviewed for approval a resolution confirming the delineation of the Core Campus and the utilization of Hokie Stone in the construction of campus buildings within the Core Campus. The resolution formally defines the Core Campus as the area bounded by Prices Fork Road on the north, Main Street on the east, the relocated Southgate Drive on the south, and the future Western Perimeter Road on the west. It reaffirms the use of Hokie Stone, a locally quarried limestone and defining feature of Virginia Tech's collegiate gothic architecture, as the predominant material on all public-facing building facades. To manage construction costs, the resolution allows for alternative materials on non-public-facing facades, subject to approval by the Buildings and Grounds Committee, while ensuring consistency with institutional design standards. This action preserves the visual identity and historic architectural character of the campus while providing guidance for future development.

The Committee recommended the Resolution Confirming the Delineation of the Core Campus and the Utilization of Hokie Stone in the Construction of Campus Buildings within the Core Campus to the full Board for approval.

7. **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 9:42 a.m.

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Open Session Tour

The Building and Grounds Committee of the Board of Visitors of Virginia Polytechnic Institute and State University hosted a tour of Academic Building One on Tuesday, November 18, 2025 after the Full Board session.

8. **Tour of Academic Building One:** The 11-story, 300,000 square foot academic building, completed in 2024, provides the ideal space for experiential learning opportunities for computer science and computer engineering graduate students. Building highlights include: multi-purpose areas, research and testing labs, a cyber-physical systems lab, maker spaces, a two-story indoor drone testing cage, and more.

   Designed for cutting-edge innovation, the building embodies the future of tech education, offering world-class facilities that put our students at the center of emerging technology breakthroughs. The central location just south of Reagan National Airport positions the Institute and its partners near diverse industries and leading tech companies in the growing National Landing technology district, including Amazon's HQ2.

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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 Monday, November 17, 2025, at 2:45 p.m. in Room 2110 at Virginia Tech Academic Building One. A quorum of the Committee was physically present. Mr. Miller presided as chair of the Committee.

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

University personnel and guests: President Tim Sands, Simon Allen, Lauren Augustine, Janice Austin, Mac Babb, David Baker, Callan Bartel, Cassidy Blackmore, James Bridgeforth, Brock Burroughs, Cyril Clarke, Al Cooper, Meaghan Davidson, Andre Denham, Corey Earles, Jeff Earley, Abbey Rowe Erwin, Juan Espinoza, Ron Fricker, Rachel Gabriele, Martha Glass, Suzanne Griffin, Jeremy Guida, Rebecca Halsey, Kay Heidbreder, Dawn Hess, Tim Hodge, Elizabeth Hooper, Travis Jessee, Anne Keeler, Frances Keene, Sharon Kurek, Rob Mann, Andrew Marinik, Elizabeth McClanahan, Nancy Meacham, Heidi Myers, Justin Noble, Amy Orders, Mark Owczarski, Kim O'Rourke, Sharon Pitt, Lauren Pollard, Menah Pratt, Megan Richard, Paul Richter, Julie Ross, Lisa Royal, Amy Sebring, Brennan Shepard, Amanda

Skaggs, Ken Smith, Michael Staples, Michael Stowe, Dan Sui, Ester Talamazzi, John Tarter, Don Taylor, Dwyn Taylor, Mollie Taylor, Monecia Taylor, Jon Clark Teglas, Rob Viers, Isabella Vilardo, Austen Wade, Tom Wamsley, Melinda West, Chris Wise, Andrew Woodall, Chris Yianilos

* 1. **Approval of Resolution for a Capital Planning Project for the Dining Services Center:** The Committees reviewed for approval the Resolution for a Capital Planning Project for the Dining Services Center. The Dining Center is on the current 2026-2032 Six-Year Capital Plan as a strategic priority for the campus dining program. The current food production capabilities at Southgate Center do not meet recommendations for our campus population. The current facility at the Southgate Center provides service to 14 different dining halls and the total meal transactions per academic year are approximately 6.8 million.

   The project is envisioned as a single story, high-bay facility located on Research Center Drive near the Virginia Tech Montgomery Executive Airport on Virginia Tech owned land. The project scope envisions a facility that would relocate the existing food production and preparation and expand the food production and preparation capabilities to a modern, newly constructed Dining Services Center. The estimated cost to complete planning work through the working drawing phase is $4.4 million. The overall funding plan calls for use of debt financing and nongeneral resources, and a subsequent request for full funding may be submitted after designs are underway and a firm scope, cost, funding, and schedule for the entire project are determined.

   The Committees recommended the Approval of Resolution for a Capital Planning Project for the Dining Services Center to the full Board for approval.

2. **Overview of Capital Project Improvements:** The Committees received an overview of capital project improvements. The Capital Project Improvements presentation outlined Virginia Tech's strategic enhancements to its procurement and design processes for capital construction. Led by Simon Allen and Dwyn Taylor, the initiative emphasized fairness, transparency, and cost-consciousness in capital procurement while streamlining procedures to reduce project timelines. Key reforms include the creation of pre-qualified pools for architects and contractors, revised planning authorizations, and optimized design reuse and streamlined stakeholder engagement.

   These changes should result in a nearly 50% reduction in procurement time, saving up to 119 days across design and construction phases. The university's commitment to process excellence, empowered contracting, and collaborative leadership aims to reinforce its reputation for innovation and efficiency while safeguarding its autonomy under the Restructuring Act.

* 3. **Approval of Resolution for Capital Planning Project for Residential Facilities Improvements:** The Committees reviewed for approval the Resolution for a Capital Planning Project for Residential Facilities Improvements. Following the Board's decision to rescind the planning authorization for Phase 1 of the Student Life Village, university leadership engaged a consultant to assist with the long-term planning for the residential program. The final report is due December 2025; however, the consultant's preliminary analysis identified residential facilities that will need renovations in the coming years. In July of 2025, the Rector requested that Board Members and university administration develop construction and renovation recommendations for the on-campus residential facilities, leading to the August 2025 request for planning authorizations to construct 600 new beds and renovate Campbell Hall. Since the August meeting, the workgroup has continued to evaluate additional on-campus residential construction and renovation needs which resulted in another planning authorization for an additional 600 new beds and a planning authorization to prepare design documents for a second residential renovation project.

The university requested budget and planning authorization of up to $5 million to complete planning work for a residential facility renovation through the preliminary design phase. The long-term funding plan for this project calls for the use of internal cash resources derived from residential programs auxiliary revenues, debt, and a multi-year residential rate increase. The university also requested that Board delegate authority to the President to prioritize the next residential facility for renovation with this planning authorization anticipated to be completed in December 2025, an acceptable financial plan for the planned renovation, and the university's programmatic needs. This approach recognizes the Board's strategic direction to maintain an accelerated pace of residential renovations while providing university leadership with the authority to manage decisions within a complex operational environment without delay.

The Committees proposed and voted on an amendment to the Resolution for a Capital Planning Project for Residential Facilities Improvements. The proposed amendment would modify the university's request to delegate authority to the President to prioritize the next housing facility for renovation to instead request that the Executive Committee of the Board, informed by the recommendation of the President, prioritize the next housing facility for renovation.

The Committees recommended the Approval of Resolution for a Capital Planning Project for Residential Facilities Improvements to the full Board for approval, as amended. The vote to approve the Resolution for a Capital Planning Project for Residential Facilities Improvements was unanimous with one abstention (Ms. Stosser).

* 4. **Approval of Resolution for a Capital Planning Project for a New Residence Hall:** The Committees reviewed for approval the Resolution for a Capital Planning

Project for a New Residence Hall. In August of 2025, the Board of Visitors approved a planning authorization for a New Residence Hall with a target of 600 beds. In response to the Rector's request to convene a group on university housing, Board of Visitors members, in partnership with university staff, have analyzed a renovation and new residence construction concept to include the previously approved 600 new beds as well as exploring how an additional 600 beds would interact with a long-term residential renovation schedule to address aging inventory. The analysis demonstrated that building 1,200 total new beds, paired with a comprehensive long-term residence hall renovation strategy, results in a more favorable financial outlook, project management, and student experience.

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 impact to the current residential and dining programs would need to be alleviated through room rate increases above cost inflation. The new residence hall will allow the university to continue to sustain moderate growth over time, and provide increased residential capacity as high priority residential renovation projects are completed. The university requested a planning authorization to prepare design documents for the project. The estimated cost to complete planning work through the preliminary design phase is $9.5 million. The funding plan for this planning project called for the use of nongeneral funds derived from the residential auxiliary program revenues. A subsequent request for construction funding may be submitted after designs are underway and a firm scope, cost funding plan, and schedule for the entire project are determined.

The Committees proposed and voted on an amendment to the Resolution for a Capital Planning Project for a New Residence Hall. The proposed amendment would adjust the allowable cost of the planning authorization from $9.5 million to no more than $6 million.

The Committees recommended the Approval of Resolution for a Capital Planning Project for a New Residence Hall to the full Board for approval, as amended. The vote to approve the Resolution for a Capital Planning Project for a New Residence Hall was unanimous.

* **5. Approval of Resolution on the Acceleration of the Renovation of On-Campus Existing Residential Facilities and the Construction of New On-Campus Residential Facilities:** The Committees reviewed for approval the Resolution on the Acceleration of the Renovation of On-Campus Existing Residential Facilities and the Construction of New On-Campus Residential Facilities as proposed by the Chair of the Buildings and Grounds Committee, Jeanne Stosser.

This resolution was withdrawn from consideration.

The Finance and Resource Management Committee and the Buildings and Grounds Committee then met in joint closed session and returned to joint open session to approve items discussed in joint closed session.

1. **Motion to Reconvene in Joint Open Session**

2. **Approval of Items Discussed in Joint Closed Session:** The Committees reviewed and approved the items discussed in joint closed session.

There being no further business, the meeting adjourned at 4:22 p.m.

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Open Session Agenda

BUILDINGS AND GROUNDS COMMITTEE

Monday, November 17, 2025

Virginia Tech Academic Building One

Open session meeting begins at 9:00 a.m. in Room 2110.

		Agenda Item	Reporting Responsibility
	1.	Welcome and Introductions	Jeanne Stosser
	2.	Consent Agenda a. Minutes from the August 2025 Committee Meeting b. Overview of Energy and Utilities c. Annual Report on Sustainability d. Status of the Campus Master Plan Update * e. Resolution on the Demolition of University Building No. 0508 f. Readahead: Update on the On-Campus Housing Framework	Jeanne Stosser
# +	**3.**	Acceptance of the Quarterly Capital Project Status Report	Travis Jessee
	4.	Design Preview – Virginia Tech-Carilion School of Medicine and Fralin Biomedical Research Institute Expansion	Travis Jessee
	5.	Design Preview/Review – Improve Campus Accessibility	Travis Jessee
*	**6.**	Resolution Confirming the Delineation of the Core Campus and the Utilization of Hokie Stone in the Construction of Campus Buildings within the Core Campus	Jeanne Stosser
	7.	Future Agenda Items and Closing Remarks	Jeanne Stosser

Tour departs at 5:30 p.m. from Room 2110.

		Agenda Item	Reporting Responsibility
	8.	Tour of Academic Building One	David Baker

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

Consent Agenda

BUILDINGS AND GROUNDS COMMITTEE

Monday, November 17, 2025

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

Consent Agenda

a. Minutes from the August 2025 Committee Meeting

b. Overview of Energy and Utilities

c. Annual Report on Sustainability

d. Status of the Campus Master Plan Update

* e. Resolution on the Demolition of University Building No. 0508

f. Readahead: Update on the On-Campus Housing Framework

* **Requires full Board approval.**

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 President Sands and Provost Clarke 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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Overview of Energy and Utilities

BUILDINGS AND GROUNDS COMMITTEE

Monday, November 17, 2025

The Committee will review for acceptance the annual overview of Energy and Utilities. The Committee is responsible for the maintenance and development of the physical plant and infrastructure, to include energy and utility assets, to ensure alignment with institutional goals and priorities.

Energy and Utilities is responsible for the production, delivery, and management of the University's supply-side thermal energy utilities, electricity, civil and mechanical utilities infrastructure, as well as implementing demand-side energy management strategies to enhance campus energy efficiency and conservation. Energy and Utilities is comprised of the following units: Cogeneration Power Plant, Chilled Water Systems, Virginia Tech Electric Service, Mechanical Utilities and the Office of Energy Management, supported by approximately 100 team members. The annual receipts supported budget for Energy and Utilities is approximately $100 million per year. Together these five units provide safe, reliable, environmentally responsible, and cost-effective utility and energy services for the Blacksburg Campus, and electricity for the Town of Blacksburg.

The Cogeneration Power Plant includes four natural gas boilers that supply steam for campus heating and hot water through an extensive underground tunnel and pipeline network. The newest and largest of the four boilers, installed in 2021, provides increased capacity and efficiency. The plant also powers a 6.25 MW steam-turbine generator, which produces about 11% of the university's electricity needs. By generating electricity onsite, Virginia Tech reduces reliance on more expensive grid power. In 2022–2023, the 50-year-old turbine generator underwent a complete refurbishment and rewinding, including upgraded controls to restore its condition and extend its useful life.

The Chilled Water Systems provides air-conditioning for campus facilities. Two central chilled water plants distribute cooling through 13 miles of underground piping. In 2020, a multiyear capital project delivered major infrastructure upgrades: new chillers, cooling towers, and four additional miles of piping that linked the north and southwest plants into a continuous loop. This integration improves operational flexibility, energy efficiency, service reliability, and cost savings. Together, the two central plants supply roughly 55% of the campus cooling load, while more than 40 distributed chillers serve the remainder. Recent upgrades include replacement of two 500-ton chillers at Lane West Stadium, installation of a high-efficiency magnetic bearing chiller at the Center for Molecular Medicine and Infectious Diseases (CMMID), and replacement of two of three cooling towers at Vet Med. Currently, plans include recommissioning three chillers at Life Sciences and Pamplin Hall to increase system capacity.

Supporting these thermal systems are hundreds of miles of underground infrastructure maintained by the Mechanical Utilities team. In addition to steam and chilled water, distribution networks provide domestic hot water, potable water, stormwater, and wastewater services. Proactive renewal of tunnel tops, expansion joints, and seals helps maintain system integrity, while systematic replacement of aging condensate lines reduces water loss and improves plant

efficiency. Strategically placed monitoring devices further support early detection of issues and prevent disruption of services.

The university's own Virginia Tech Electric Service (VTES) has provided electricity to the Blacksburg campus for over 125 years. From four 12.5kV substations, VTES delivers reliable power for all campus needs - from residence halls and research labs to athletic facilities and major events. Over the next three years, the Blacksburg Substation will undergo major renewal. Projects include systematic replacement of end-of-life breakers and switches and upgrading legacy relays with modern programmable relays. By 2028, two 55-year-old transformers will be replaced, marking the culmination of the program. In summer 2025, VTES fully implemented Advanced Metering Infrastructure (AMI) - two years ahead of schedule. The upgrade replaced 20-year-old meters with smart meters, installed a campus-wide data collection system, integrated billing platforms, secured customer data, and deployed a customer portal. AMI provides key benefits such as real-time outage detection, remote service management, more accurate billing, identification of power quality issues, and detailed consumption data for improved energy management.

The Office of Energy Management (OEM) leads demand-side conservation and efficiency programs. Over the past eight years, OEM has executed a large-scale LED lighting conversion program, incorporating occupancy sensors and two-stage switching. By the end of 2025, more than 50% of the university's 11+ million square feet will use LED lighting, significantly reducing electricity consumption. Recently, OEM completed retro-commissioning of eleven laboratory buildings, optimizing HVAC systems and recalibrating more than 360 fume hoods. This project improves lab safety, reduces energy waste, and was recognized with the Leadership Award (Academic Category) by the Virginia Energy Efficiency Council. OEM is also implementing a steam trap performance management program: over 1,500 steam traps have been ultrasonically tested, tagged, and inventoried, with repairs and replacements underway. These improvements are expected to reduce steam losses and save nearly $400,000 annually.

Looking ahead, Energy and Utilities is partnering with campus stakeholders to develop a Utility Framework aligned with the Campus Master Plan. This framework emphasizes stewardship of utility assets, strategic renewal of aging infrastructure, timely capacity expansion, and alignment with environmental and safety standards. Energy and Utilities remains committed to continuous improvement – maximizing reliability, efficiency, and cost control while supporting the university's growth and long-term operational goals.

Attachment E

ENERGY AND UTILITIES

NAM NGUYEN | Assistant Vice President

November 2025

Virginia Tech Electric Service (VTES)

- Four 12.5 kV substations serving campus
- 138 miles of underground cables
- All-time peak - 65MW
- Average daily peak - 45MW

- Reliable, uninterrupted service to support critical campus activities
- Fully implemented advanced metering infrastructure (AMI) metering
- Systematic replacement of aging conductors and switchgears
- Preparing for complete renewal of Blacksburg Substation in 2027/2028 (1970's vintage)

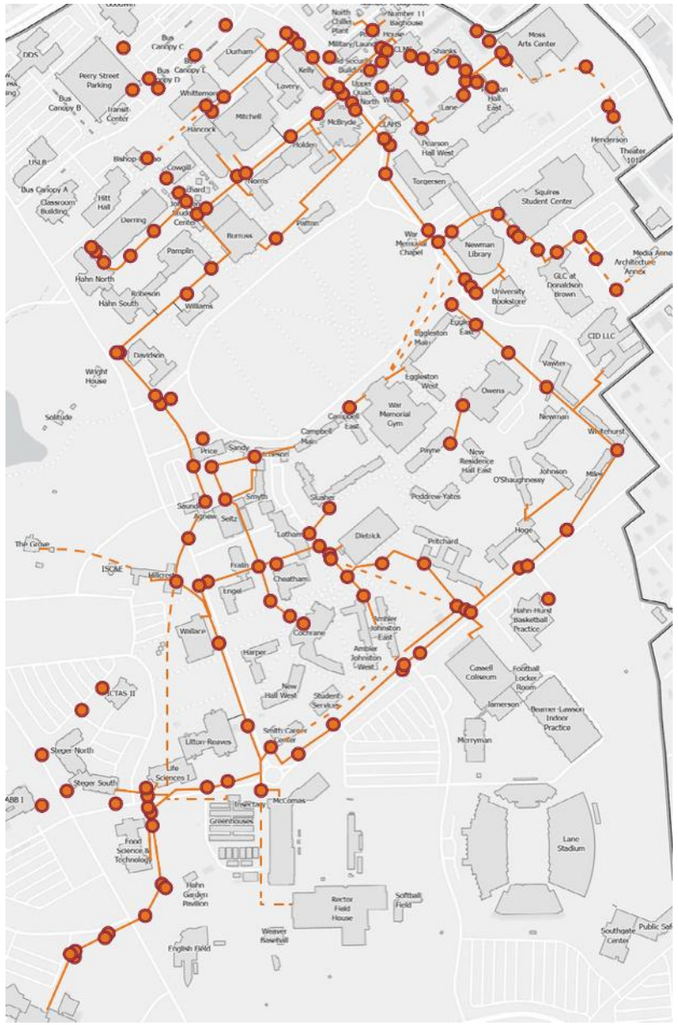
Rooftop Solar Arrays

- Four rooftop solar arrays commissioned in November 2024
- Solar generation equivalent to annual electric consumption of 215 households
- Favorable power purchase agreement (PPA) pricing yields net annual savings of $36,000
- Provide on-site educational opportunities

1.2 MW Total

- Sterrett
- McComas
- Durham
- Vet Med

CoGen Power Plant



- Total 330,000 lb/hr capacity
- Four natural gas boilers
- Two coal boilers last operated in 2020 (to be decommissioned)
- 200,000 lb/hr avg. winter hourly steam load
- 75,000 lb/hr avg. summer hourly steam load
- 6.25 MW turbine generator provides approximately 11% of campus electricity consumption

Chilled Water Systems

- Two central chiller plants connected through central loop
- 52 total chillers distributed throughout campus
- 13.5 miles of chilled water piping

- Replaced two 500-ton chillers at Lane West Stadium
- Replaced Center for Molecular Medicine and Infectious Diseases with highly efficient magnetic bearing chiller

- Replacing two, aging cooling towers at Vet Med
- Recommissioning three chillers at Life Sciences and Pamplin Hall

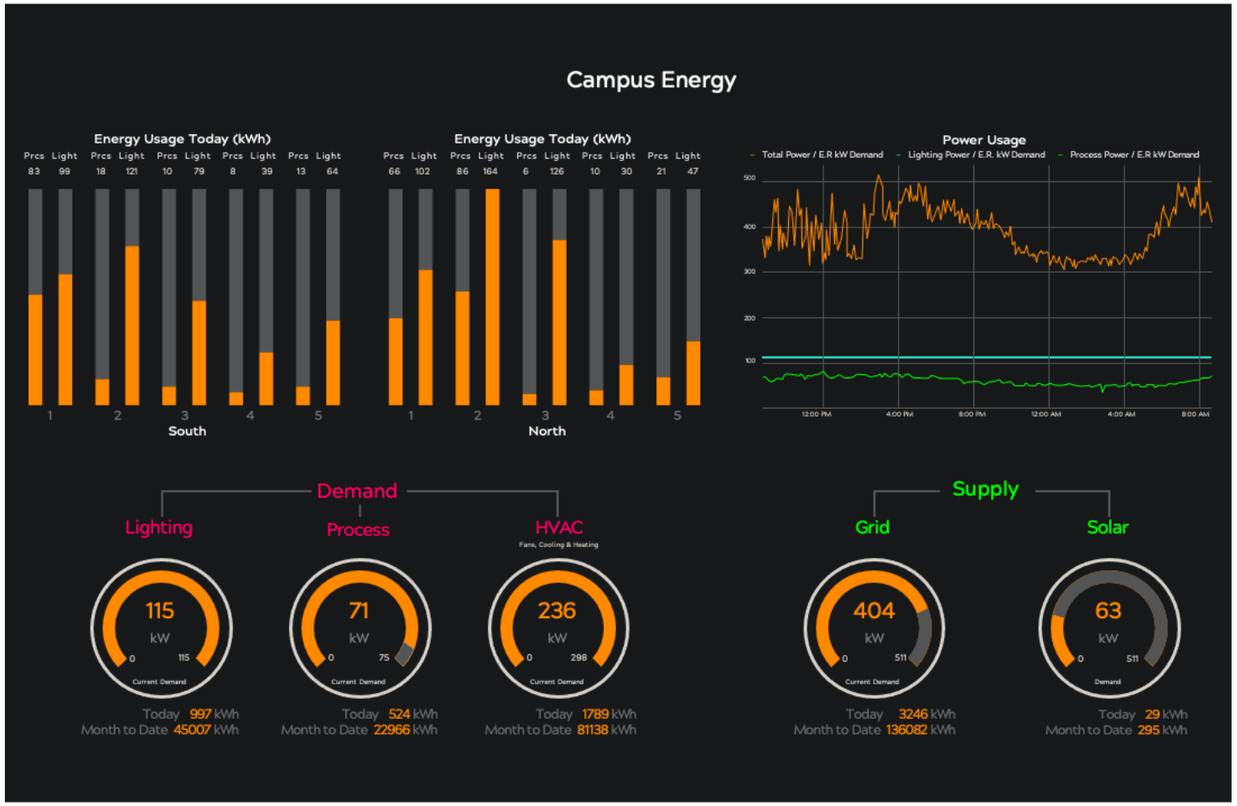
Mechanical Utilities

Over 100 miles of distributed infrastructure

- 16 miles of steam tunnels
- 7 miles of domestic water
- 13 miles of chilled water
- 40 miles of stormwater sewers
- 39 miles of potable water
- 30 miles of sanitary sewer
- Continuous renewal of aging pipes and thermal loops

Office of Energy Management

Demand Side Management



Data Driven Energy Management

- Converted 50% of campus buildings to LED lighting
- Building retro-commissioning
- Building automation systems (BAS)
- Laboratory ventilation optimizations – project awarded the Leadership in Energy Efficiency Award by the Virginia Energy Efficiency Council (VAEEC)
- Occupancy-based HVAC controls
- Building optimizations
- Energy Savings Performance Contracting (ESPC)

Delivering Reliable Service

Power Plant

Chilled Water Systems

Virginia Tech
Electric Services

Mechanical Utilities

Office of Energy
Management

Safety | Reliability | Asset Management | Energy Conservation | Energy Efficiency

Annual Report on Sustainability

BUILDINGS AND GROUNDS COMMITTEE

Monday, November 17, 2025

The Committee will review for acceptance the annual report on sustainability. Oversight by the Committee plays a vital role in guiding the responsible evolution of the physical plant and ensuring that Virginia Tech's investments and development align with institutional priorities and advance long-term goals, including those outlined in Virginia Tech's 2020 Climate Action Commitment, approved by the Board of Visitors in March 2021.

Virginia Tech continues to strengthen its position as a national leader in sustainability. Guided by the Sustainability Tracking, Assessment, and Rating System (STARS) and the 2020 Climate Action Commitment, the university has advanced initiatives across academics, operations, and community partnerships – achieving significant recognitions and measurable progress toward its sustainability goals. These efforts directly support the university's long-term vision for global distinction, while equipping students with the knowledge and skills to lead future generations. Key accomplishments during 2024-25 include:

- Recognition & Awards: Maintained a Gold STARS rating with its highest-ever score and ranked in the top 201–300 institutions globally in the Times Higher Education Impact Rankings, which assess university performance across research, stewardship, outreach, and teaching. Continued recognition includes Tree Campus Higher Education (17 consecutive years) and Bee Campus USA (4 years). Dining Services also received the National Association of College and University Food Services Gold Award for Sustainable Procurement.

- Energy Efficiency Progress: Installed 1.3 megawatts of rooftop solar, providing a new source of campus generated electricity, and advanced the Campus Master Plan's utilities framework, a comprehensive roadmap to align campuswide utility systems and guide renewable energy transition. The co-generation Power Plant continues to use natural gas boilers to supply centralized steam throughout the Blacksburg campus. Virginia Tech now has 29 LEED-certified buildings (over 2M sq. ft.), and Energy Action Plan 7 launched upgrades including LED retrofits in 23 buildings, projected to save $280K annually.

- Urban Forestry & Land Stewardship: Restoration projects along Stroubles Creek planted nearly 20,000 trees, while Urban Forestry initiatives expanded canopy coverage and enhanced climate resilience. Key activities included creating a Bee Campus habitat, hosting pollinator maintenance service events, and organizing the Big Clean campus litter cleanup.

- Waste & Recycling Initiatives: Achieved an 89% waste diversion rate in 2024, supported by upgraded recycling infrastructure and audits. Dining Services modified their Reusable-To-Go program, achieving over 95% container return rates, and expanded compostable packaging campuswide.

- Transportation & Mobility: The new Transit Center, which opened in March 2025, modernized campus mobility, established a centralized hub for all Blacksburg Transit routes and improved service reliability. Along with improved route efficiencies, the opening contributed to a 24% increase in ridership, reaching 4.7 million riders in fiscal year 2024–2025. Cycling programs also expanded through enhanced facilities, Gobbler Gears rentals, and more than 3,900 visits to the Hokie Bike Hub. Additionally, Virginia Tech now has six publicly available EV charging stations on its Blacksburg campus.

- Education & Engagement: The Climate Action Living Laboratory (CALL) continues to have a positive impact on both students and Virginia Tech's Blacksburg campus. During the 2024-25 academic year, the Office of Sustainability partnered with five classes from a variety of colleges and departments across campus, including the creation of the Sustainable Impact Academy. Green Office and Lab Certification programs were expanded and listening sessions were conducted to deepen campus-wide engagement and receive feedback.

Virginia Tech continues to make steady progress toward carbon neutrality and 100% renewable electricity, supported by enabling infrastructure, academic integration, and responsible resource stewardship to achieve a long-term vision of global distinction.

The full Sustainability Annual Report for 2024-25 is available online and can be accessed here.

Status of the Campus Master Plan Update

BUILDINGS AND GROUNDS COMMITTEE

Monday, November 17, 2025

The current Campus Master Plan, entitled *Beyond Boundaries 2047: The Campus Plan*, was completed in November 2018 and approved by the Board of Visitors. The current plan received a SCUP Merit Award in 2019 for Excellence in Planning for an Existing Campus. While the Campus Master Plan is updated on an approximate ten-year cycle, supplemental Framework Plans are being developed during interim periods. The work completed during these off-cycle phases shall be evaluated, assessed, and revised during subsequent Campus Master Plan updates, rather than recreated from the ground up.

The Campus Master Plan update will focus predominantly on a strategy that evaluates, assesses, and updates the Plan Drivers, Campus Vision, Frameworks, and Districts chapters of the current plan, and augments the plan with additional sections and elements where needed.

Request for Proposal for A/E services is underway with contract award anticipated for winter 2025-26. The selected A/E will work directly through the University Architect to engage with the Board throughout the process, as well university leadership and a wide range of stakeholders through a phased approach to include:

- Intake, Inventory and Analysis
- Establish Plan Drivers
- Concept Development and Testing
- Plan Revision and Graphic Development
- Final Draft Development
- Revisions and Campus Master Plan Deliverable

The Campus Master Plan update is anticipated for final approval in November 2028.

Readahead: Update on the On-Campus Housing Framework

BUILDINGS AND GROUNDS COMMITTEE

Monday, November 17, 2025

The On-Campus Housing Framework, a supplement to the Campus Master Plan, is currently underway. This strategic plan will provide a data-informed, flexible, and resilient framework required to sustain, maintain and enhance the on-campus residential experience. It is designed to address current and future housing needs while preserving adaptability in alignment with Virginia Tech's broader strategic goals.

Grounded in the planning assumptions presented and reviewed at the June 2025 Board of Visitors session, the framework is shaping demand modeling, capacity planning, facility condition assessments, and financial projections. Broadly, the assumptions included:

- Ensuring on-campus housing provides sufficient capacity for key populations
- Aligning renovation and construction in support of enrollment plans
- Evaluating the opportunity to repurpose existing facilities

Since its initiation in June 2025, the framework has progressed through multiple targeted phases. The process began with establishing goals and vision, then advanced to defining program context, assessing inventory condition, developing renovation concepts for three representative residence halls, and identifying opportunities based on demand, site capacity, and financial resources. These analyses informed scenario development, including initial building massing, project budgeting, and occupancy. The process is now focused on compiling and finalizing the implementation plan for final reporting.

Once complete, the On-Campus Housing Framework will deliver:

- A long-term renovation program that prioritizes facilities with the most urgent needs
- A plan for limited new construction that supports enrollment growth and enables renovations by providing swing space that minimizes on-campus capacity disruptions
- Proposals to repurpose or optimize existing university facilities

The On-Campus Housing Framework is anticipated for final approval by April 2026.

Acceptance of the Quarterly Capital Project Status Report

BUILDINGS AND GROUNDS COMMITTEE

Monday, November 17, 2025

The Committee will review and consider acceptance of 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.

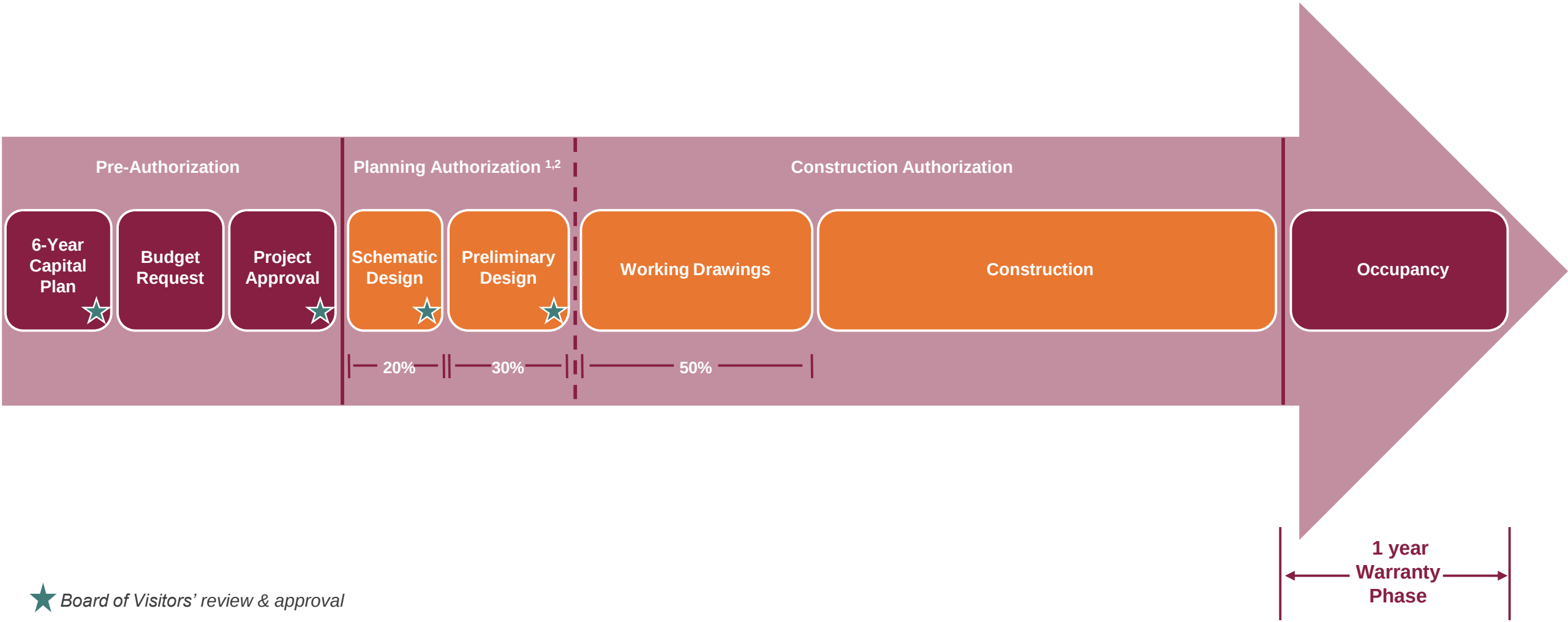
The current active portfolio includes 17 authorized projects, including both active projects and recently completed ones within their one-year warranty phase. These projects represent a total value of approximately $1.28 billion, add approximately 1.14 million gross square feet of new construction, and renovate nearly 192,000 gross square feet of existing space.

CAPITAL PROJECT STATUS REPORT

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

November 17, 2025

OVERALL PROCESS



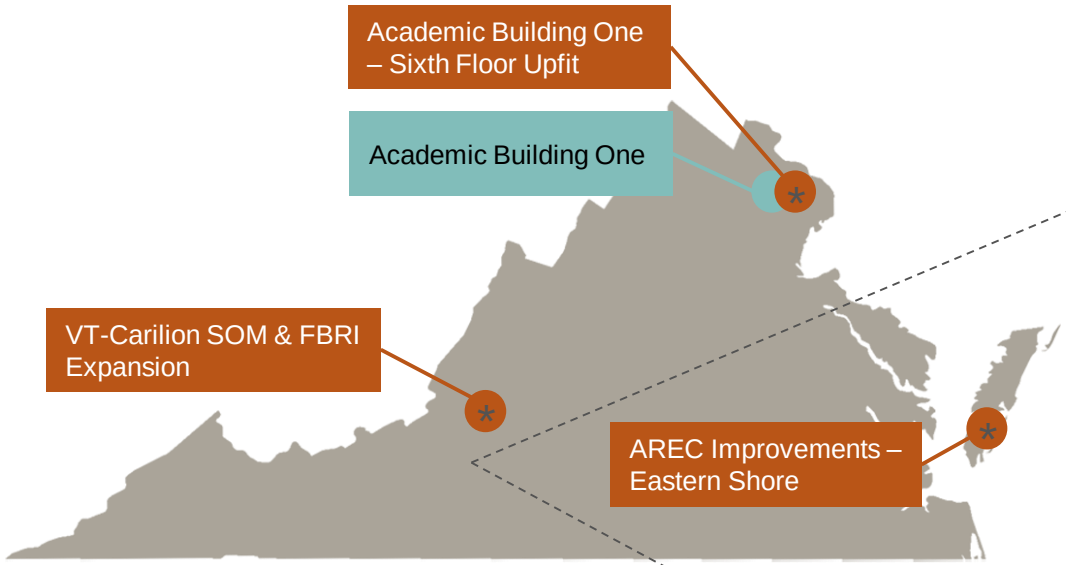
[1] *Planning Authorization covers full A/E design costs for Schematic Design, Preliminary Design, site investigation/analysis and project management.*

[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

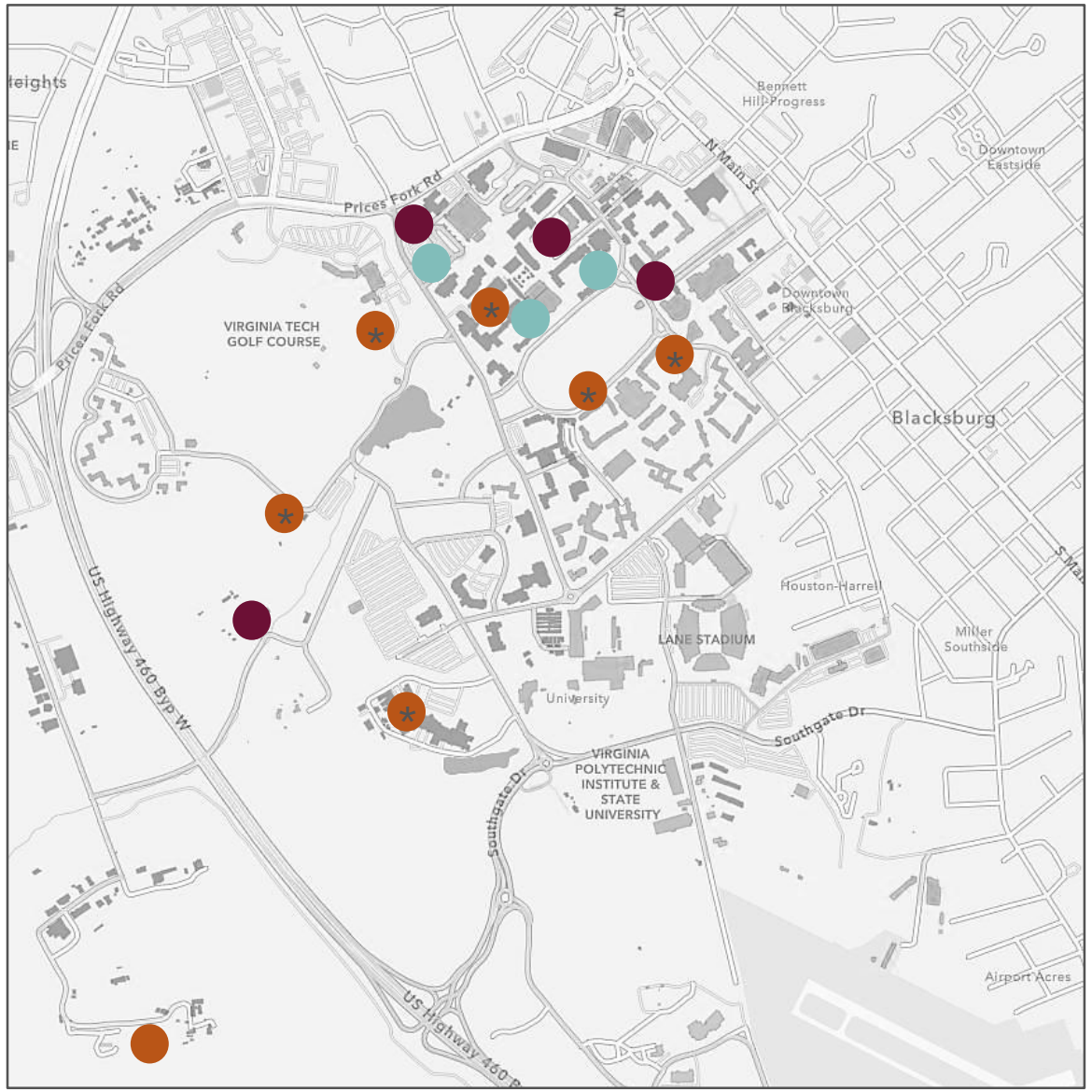
- 17 authorized projects – active and complete (w/in 1-year warranty phase)
- Total value of ~$1.28B
- Generates ~1.14M gross square feet (GSF) of new construction
- Renovates ~192K GSF of existing space

CAPITAL PROJECT PORTFOLIO



LEGEND

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



Blacksburg Campus

CAPITAL CONSTRUCTION EXECUTIVE SUMMARY (PROGRESSIVE)

Date Prepared: 29 OCT 2025

Project Title	Total Project Budget ($M)	Construction Cost ($M)	New Const (GSF)	Renovation (GSF)	CY 2025 Q3 Jan - Mar	CY 2025 Q4 Apr - Jun	CY 2025 Q1 Jul - Sep	CY 2025 Q2 Oct - Dec	CY 2026 Q3 Jan - Mar	CY 2026 Q4 Apr - Jun	CY 2026 Q1 Jul - Sep	CY 2026 Q2 Oct - Dec	CY 2027 Q3 Jan - Mar	CY 2027 Q4 Apr - Jun	CY 2027 Q1 Jul - Sep	CY 2027 Q2 Oct - Dec	CY 2028 Q3 Jan - Mar	CY 2028 Q4 Apr - Jun
					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															
Academic Building 1	$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	$359	$293	296,105														Completion DEC 2028	
New Business Building	$94	$71	92,300															
Improve Center Woods Complex	$20	$15	25,900															
VT-Carilion School of Medicine & FBRI Expansion *(Planning Only)*	$165	TBD	122,366	50,790														
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															
Campbell Hall Renovation *(Planning Only)*	$40	TBD		67,000														
New Residence Hall - 600 Beds *(Planning Only)*	TBD	TBD	TBD															
Academic Building 1 - 6th Floor Upfit *(Planning Only)*	$12	TBD		35,500														
TOTALS	$1,283		1,139,750	192,290														

LEGEND	Design	Construction	Warranty	Construction Phase TBD

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

NOTE 2 Building Envelope Improvements includes four (4) phases: (1) Lane Stadium (complete), (2) Torgersen (construction underway), (3) Hahn Hall North (design), and (4) Inn at Virginia Tech (design)

IN DESIGN

PROJECTS IN DESIGN

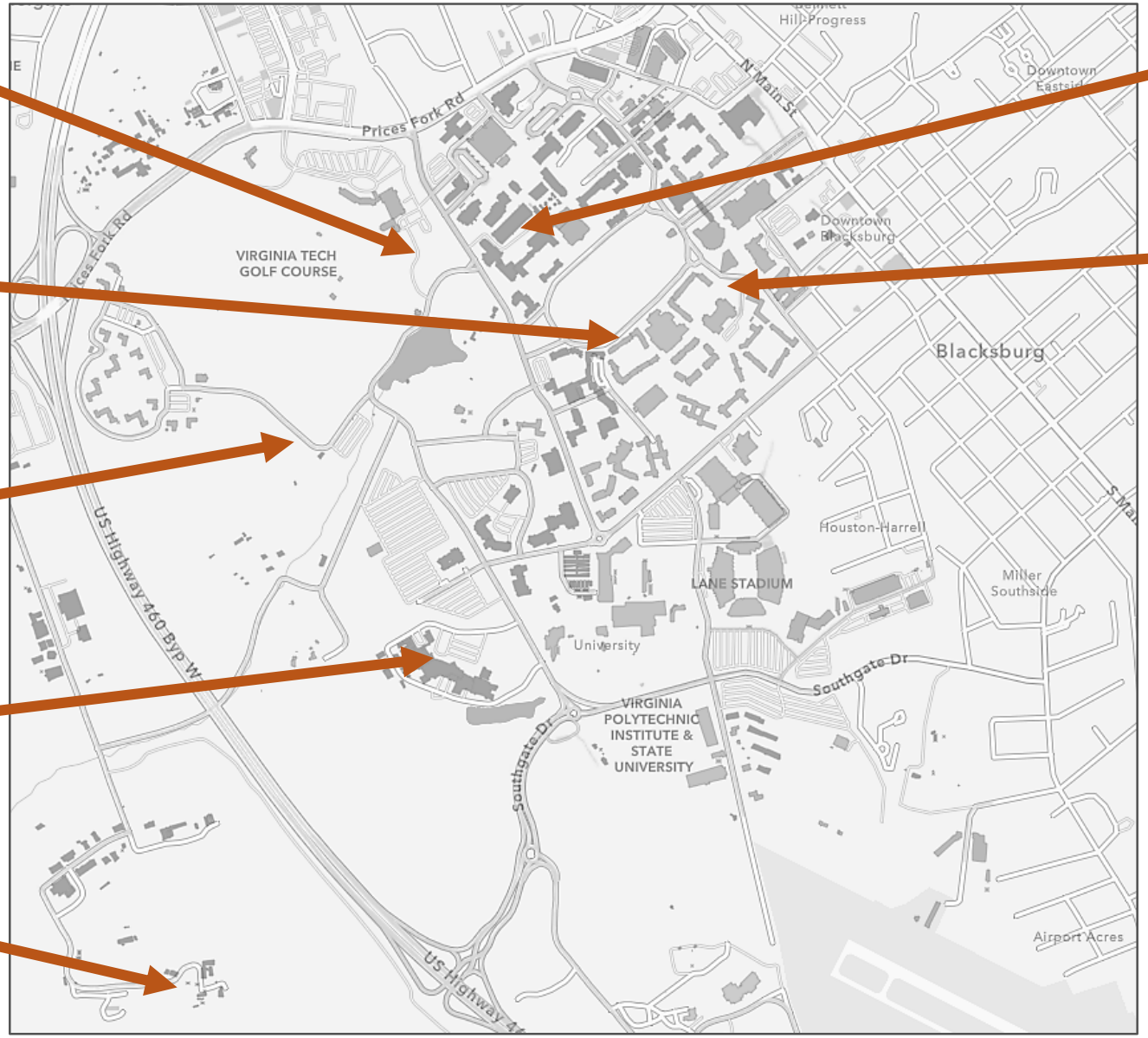
New Residence Hall*
(600 Beds)

Campbell Hall
Renovation*

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
& FBRI Expansion*
(Roanoke, VA)

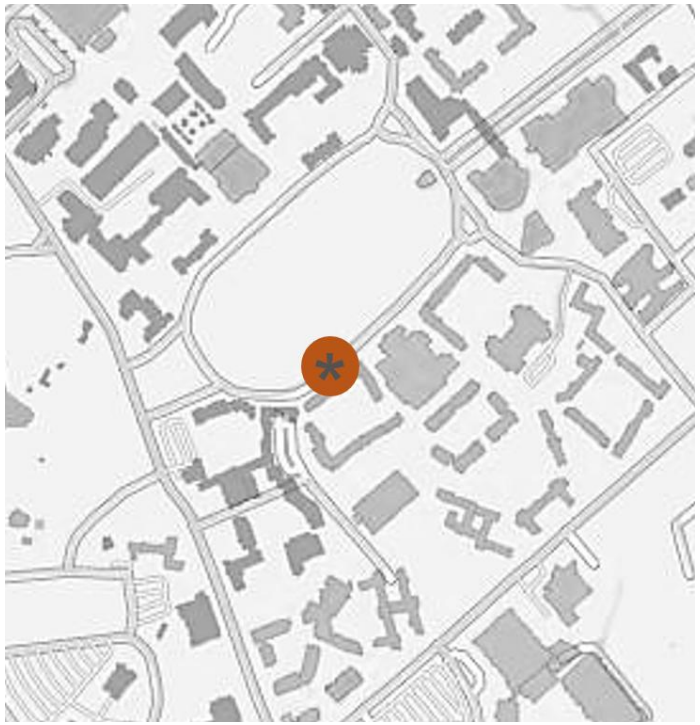
AREC Improvements –
Eastern Shore*
(Painter, VA)

Academic Building 1 –
Sixth Floor Upfit*
(Alexandria, VA)

* Planning Authorization Only

CAMPBELL HALL RENOVATION

CM at Risk – BOV Authorized*



* Planning Authorization Only

Status

- Term Capital A/E selection process ongoing
- Existing building assessment ongoing

Next Actions

- Design phase to follow A/E selection

Project Title	Total Project Budget ($M)	Construction Cost ($M)	New Const (GSF)	Renovation (GSF)	CY 2025				CY 2026				CY 2027				CY 2028	
					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	Q4 Apr - Jun
					Academic Yr 24-25	*Summer*	*Academic Yr 25-26*			*Summer*	*Academic Yr 26-27*			*Summer*	*Academic Yr 27-28*			
Campbell Hall Renovation *(Planning Only)*	$40	TBD		67,000														

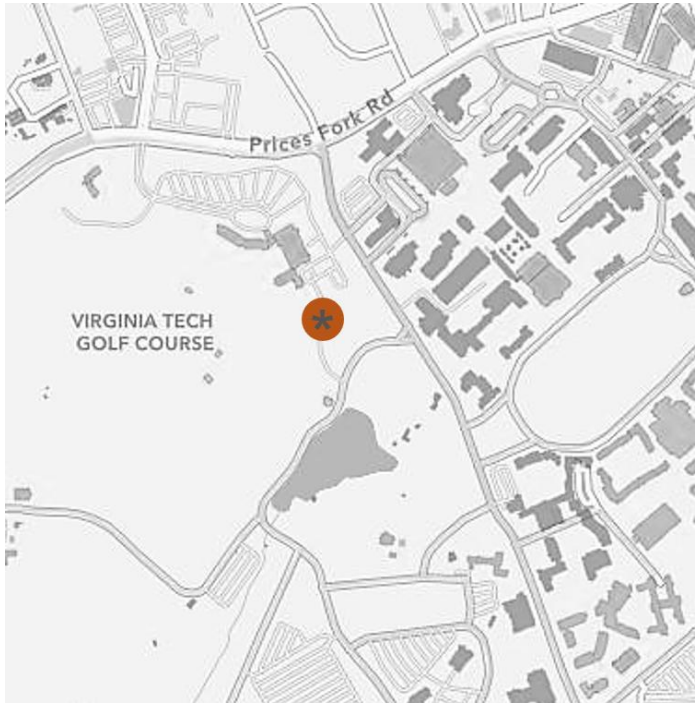
LEGEND	Design	Construction	Warranty	Construction Phase TBD

Designer: TBD

Builder: TBD

NEW RESIDENCE HALL (600 BEDS)

Design-Bid-Build – BOV Authorized*



* Planning Authorization Only

Status

- Term Capital A/E selection process ongoing
- Site assessment ongoing

Next Actions

- Design phase to follow A/E selection

Project Title	Total Project Budget ($M)	Construction Cost ($M)	New Const (GSF)	Renovation (GSF)	CY 2025				CY 2026				CY 2027				CY 2028	
					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	Q4 Apr - Jun
					Academic Yr 24-25	*Summer*	*Academic Yr 25-26*			*Summer*	*Academic Yr 26-27*			*Summer*	*Academic Yr 27-28*			
New Residence Hall *(Planning Only)*	TBD	TBD	TBD															

LEGEND	Design	Construction	Warranty	Construction Phase TBD

Designer: TBD

Builder: TBD

ACADEMIC BUILDING 1 – SIXTH FLOOR UPFIT

Design-Bid-Build – BOV Authorized*

* Planning Authorization Only

Status

- Term Capital A/E selection process ongoing

Next Actions

- Design phase to follow A/E selection

Project Title	Total Project Budget ($M)	Construction Cost ($M)	New Const (GSF)	Renovation (GSF)	CY 2025				CY 2026				CY 2027				CY 2028	
					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	Q4 Apr - Jun
					Academic Yr 24-25	*Summer*	*Academic Yr 25-26*			*Summer*	*Academic Yr 26-27*			*Summer*	*Academic Yr 27-28*			
Academic Building 1 - 6th Floor Upfit *(Planning Only)*	$12	TBD		35,500														

LEGEND	Design	Construction	Warranty	Construction Phase TBD

Designer: TBD

Builder: TBD

IMPROVE CENTER WOODS COMPLEX

Design-Bid-Build – State Authorized

Status

- Working Drawings ongoing

Next Actions

- Finalize Working Drawings
- Perform Working Drawings cost estimate

Project Title	Total Project Budget ($M)	Construction Cost ($M)	New Const (GSF)	Renovation (GSF)	CY 2025				CY 2026				CY 2027				CY 2028	
					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	Q4 Apr - Jun
					Academic Yr 24-25	*Summer*		*Academic Yr 25-26*		*Summer*		*Academic Yr 26-27*		*Summer*		*Academic Yr 27-28*		
Improve Center Woods Complex	$20	$15	25,900															

LEGEND	Design	Construction	Warranty	Construction Phase TBD

Designer: WPA

Builder: TBD

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

CM at Risk – State Authorized*

* Planning Authorization Only

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

- Finalize Preliminary Design.
- Initiate Working Drawings phase following Construction Authorization.

Project Title	Total Project Budget ($M)	Construction Cost ($M)	New Const (GSF)	Renovation (GSF)	CY 2025				CY 2026				CY 2027				CY 2028	
					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	Q4 Apr - Jun
					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	122,366	50,790														

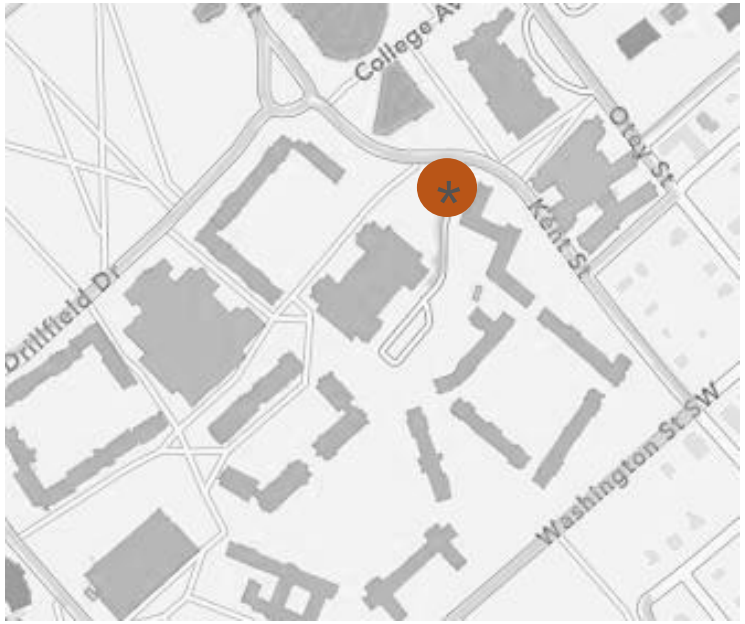
LEGEND	Design	Construction	Warranty	Construction Phase TBD

Designer: VMDO/Ballinger

Builder: Whiting-Turner

IMPROVE CAMPUS ACCESSIBILITY

Design-Bid-Build – State Authorized*



* Planning Authorization Only

Status

- Working Drawings ongoing

Next Actions

- Finalize Working Drawings
- Perform Working Drawings cost estimate

Project Title	Total Project Budget ($M)	Construction Cost ($M)	New Const (GSF)	Renovation (GSF)	CY 2025				CY 2026				CY 2027				CY 2028	
					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	Q4 Apr - Jun
					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*

* Planning Authorization Only

Status

- Schematic Design ongoing

Next Actions

- Finalize Schematic Design
- Perform Schematic Design cost estimate

Project Title	Total Project Budget ($M)	Construction Cost ($M)	New Const (GSF)	Renovation (GSF)	CY 2025				CY 2026				CY 2027				CY 2028	
					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	Q4 Apr - Jun
					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																

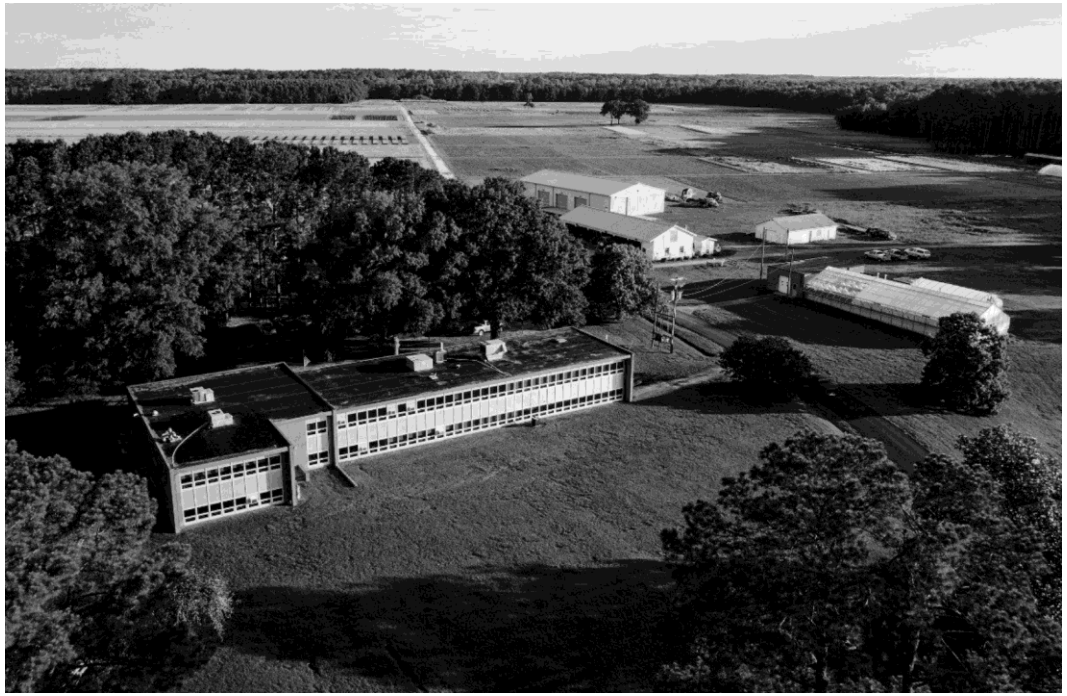
LEGEND	Design	Construction	Warranty	Construction Phase TBD

Designer: WDP

Builder: TBD

AREC IMPROVEMENTS – EASTERN SHORE

Design-Bid-Build – State Authorized*



* Planning Authorization Only

Status

- Schematic Design complete

Next Actions

- Begin Preliminary Design following state funding

Project Title	Total Project Budget ($M)	Construction Cost ($M)	New Const (GSF)	Renovation (GSF)	CY 2025				CY 2026				CY 2027				CY 2028	
					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	Q4 Apr - Jun
					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														

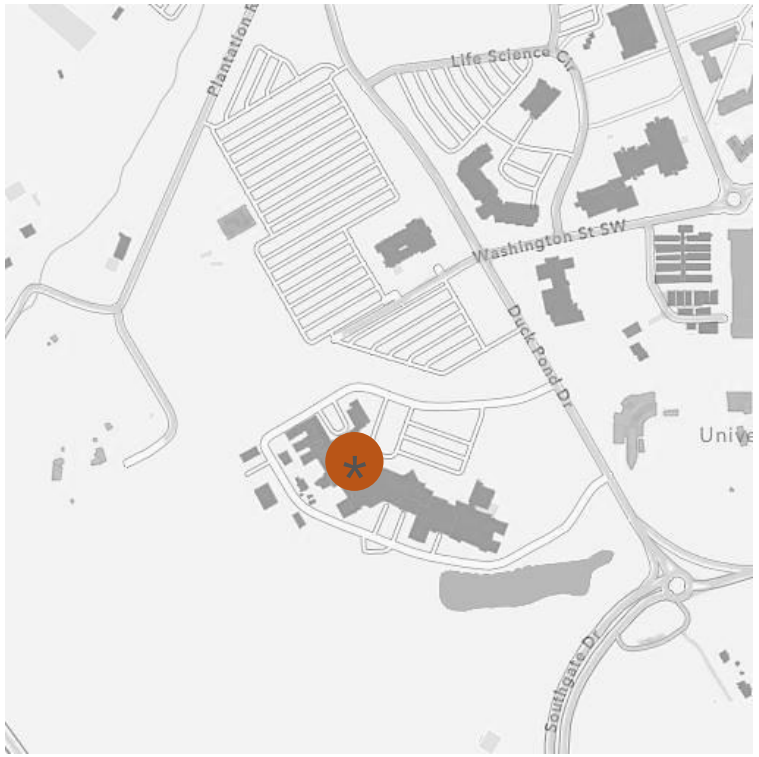
LEGEND	Design	Construction	Warranty	Construction Phase TBD

Designer: VIA

Builder: TBD

CVM TEACHING HOSPITAL RENOVATION & EXPANSION

CM at Risk – BOV Authorized*



* Planning Authorization Only

Status

- Schematic Design ongoing

Next Actions

- Finalize Schematic Design

Project Title	Total Project Budget ($M)	Construction Cost ($M)	New Const (GSF)	Renovation (GSF)	CY 2025				CY 2026				CY 2027				CY 2028	
					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	Q4 Apr - Jun
					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														

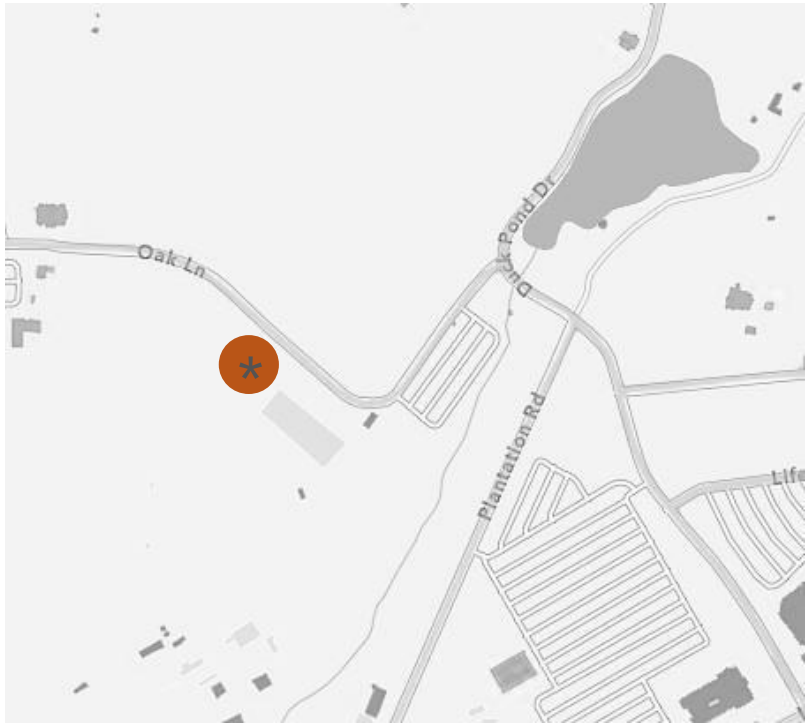
LEGEND	Design	Construction	Warranty	Construction Phase TBD

Designer: Page

Builder: Branch Builds

RESCUE SQUAD FACILITY

Design-Bid-Build – BOV Authorized*



* Planning Authorization Only

Status

- Schematic Design ongoing

Next Actions

- Finalize Schematic Design

Project Title	Total Project Budget ($M)	Construction Cost ($M)	New Const (GSF)	Renovation (GSF)	CY 2025				CY 2026				CY 2027				CY 2028	
					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	Q4 Apr - Jun
					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

New Business Building

Mitchell Hall

Livestock & Poultry Research Facilities Phase I
(Various Locations)

Building Envelope Improvements

NEW BUSINESS BUILDING

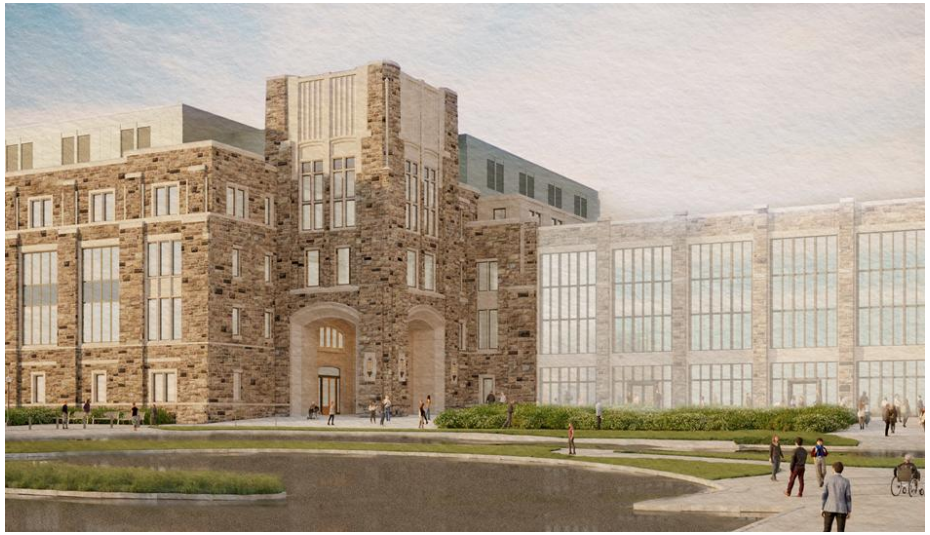
CM at Risk – BOV Authorized

Status

- Under construction

Next Actions

- Continue construction



Project Title	Total Project Budget ($M)	Construction Cost ($M)	New Const (GSF)	Renovation (GSF)	CY 2025				CY 2026				CY 2027				CY 2028	
					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	Q4 Apr - Jun
					Academic Yr 24-25	*Summer*	*Academic Yr 25-26*			*Summer*	*Academic Yr 26-27*			*Summer*	*Academic Yr 27-28*			
New Business Building	$94	$71	92,300															

LEGEND	Design	Construction	Warranty	Construction Phase TBD

Designer: Moseley

Builder: Kjellstrom & Lee

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

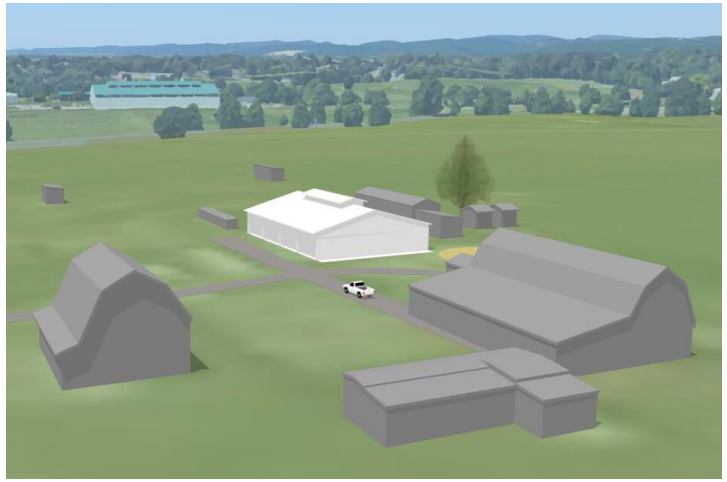
Design-Bid-Build – State Authorized

Status

- Bid package #5: Construction underway (80% complete)

Next Actions

- Complete 3 barns in sequence



Project Title	Total Project Budget ($M)	Construction Cost ($M)	New Const (GSF)	Renovation (GSF)	CY 2025				CY 2026				CY 2027				CY 2028	
					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	Q4 Apr - Jun
					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 (4) buildings
  - Lane Stadium complete
  - Torgersen Hall construction underway
  - Hahn Hall design underway
  - Inn at VT design underway

Next Actions

- Torgersen Hall targeted for completion spring 2027
- Hahn Hall targeted for bidding early 2026

Project Title	Total Project Budget ($M)	Construction Cost ($M)	New Const (GSF)	Renovation (GSF)	CY 2025				CY 2026				CY 2027				CY 2028	
					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	Q4 Apr - Jun
					Academic Yr 24-25	*Summer*	*Academic Yr 25-26*			*Summer*	*Academic Yr 26-27*			*Summer*	*Academic Yr 27-28*			
Building Envelope Improvements (Note 2)	$47	$42																

NOTE 2 Building Envelope Improvements includes four (4) phases: (1) Lane Stadium (complete), (2) Torgersen (construction underway), (3) Hahn Hall North (design), and (4) Inn at Virginia Tech (design)

LEGEND	Design	Construction	Warranty	Construction Phase TBD

Designer: WJE

Builder: Various

MITCHELL HALL

CM at Risk – State Authorized

Status

- Demolition & early site package complete
- Superstructure construction underway

Next Actions

- Complete superstructure

Project Title	Total Project Budget ($M)	Construction Cost ($M)	New Const (GSF)	Renovation (GSF)	CY 2025				CY 2026				CY 2027				CY 2028	
					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	Q4 Apr - Jun
					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

Life, Health, Safety, Accessibility, & Code Compliance

Academic Building One
(Alexandria, VA)

LIFE, HEALTH, SAFETY, ACCESSIBILITY, & CODE COMPLIANCE

Design-Bid-Build – State Authorized

COMPLETE

Status

- Priority 1 Exterior Elevator Towers construction complete
- Priority 2 Green Link construction complete
- Priority 3 Green Link construction complete

Next Actions

- Priority 1 none
- Priority 2 close-out
- Priority 3 close-out

Project Title	Total Project Budget ($M)	Construction Cost ($M)	New Const (GSF)	Renovation (GSF)	CY 2025				CY 2026				CY 2027				CY 2028	
					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	Q4 Apr - Jun
					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 (Note 1)	$10	$8																

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

LEGEND	Design	Construction	Warranty	Construction Phase TBD

Designer: Various

Builder: Various

UNDERGRADUATE SCIENCE LABORATORY BUILDING

CM at Risk – State Authorized

COMPLETE

Status

- Project complete

Next Actions

- Project close-out

Project Title	Total Project Budget ($M)	Construction Cost ($M)	New Const (GSF)	Renovation (GSF)	CY 2025				CY 2026				CY 2027				CY 2028	
					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	Q4 Apr - Jun
					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

- Project close-out

Project Title	Total Project Budget ($M)	Construction Cost ($M)	New Const (GSF)	Renovation (GSF)	CY 2025				CY 2026				CY 2027				CY 2028	
					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	Q4 Apr - Jun
					Academic Yr 24-25	*Summer*	*Academic Yr 25-26*			*Summer*	*Academic Yr 26-27*			*Summer*	*Academic Yr 27-28*			
Academic Building 1	$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):

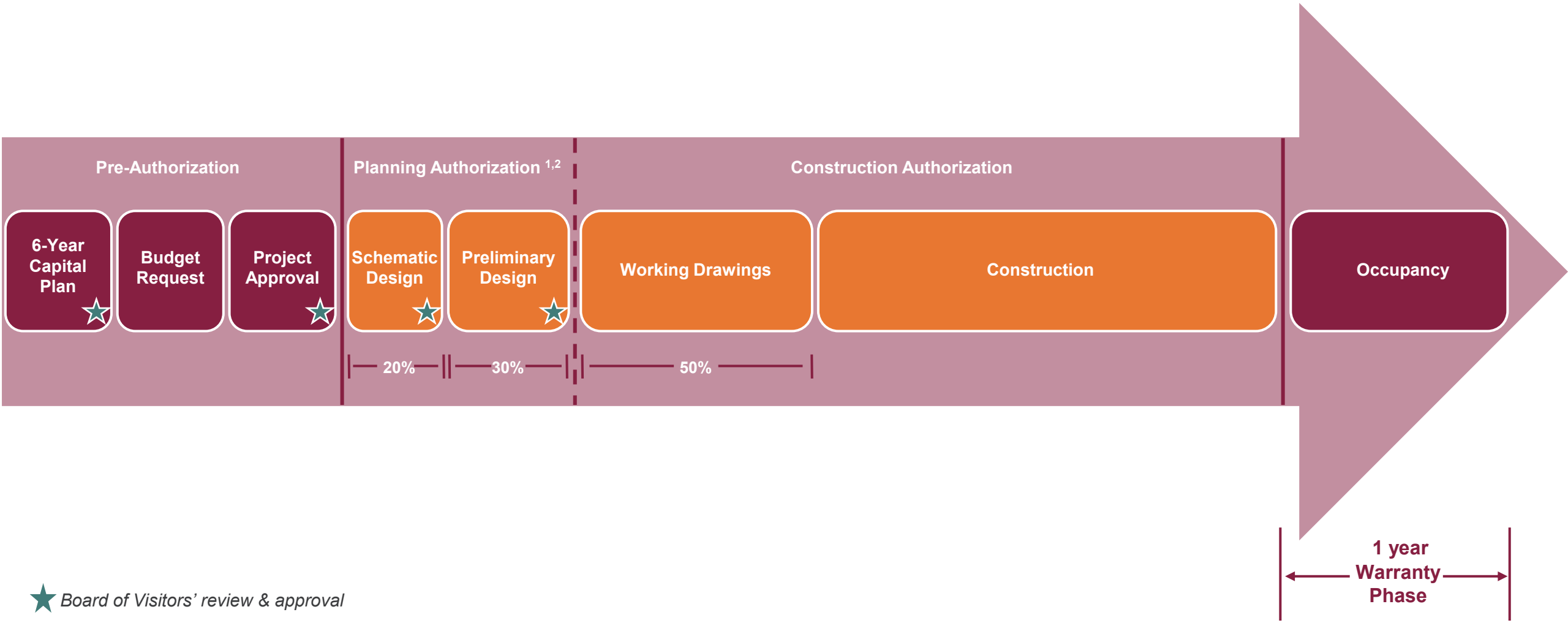
- A/E completes partial design ("criteria docs")
- D/B team (builder + A/E) compete for project and propose full price for project delivery
- Selection based upon "best value"
- D/B team completes design and executes construction.

CAPITAL PROJECT STATUS UPDATE

TRAVIS JESSEE, AIA
ASSISTANT VICE PRESIDENT FOR
FACILITIES DESIGN AND CONSTRUCTION

November 17, 2025

OVERALL PROCESS



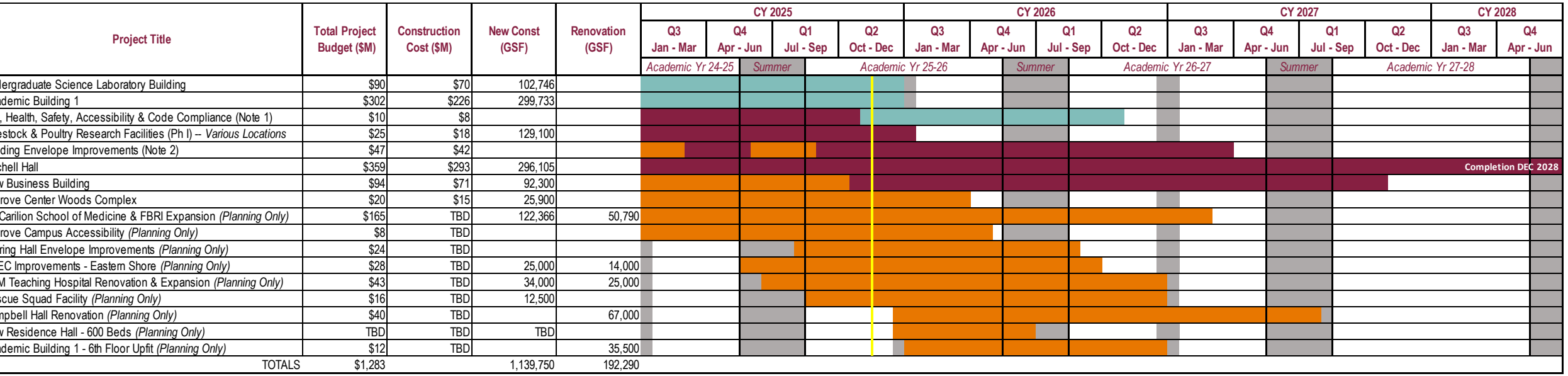
[1] *Planning Authorization covers full A/E design costs for Schematic Design, Preliminary Design, site investigation/analysis and project management.*

[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 CONSTRUCTION EXECUTIVE SUMMARY (PROGRESSIVE)

Date Prepared: 29 OCT 2025

Project Title	Total Project Budget ($M)	Construction Cost ($M)	New Const (GSF)	Renovation (GSF)
Undergraduate Science Laboratory Building	$90	$70	102,746	
Academic Building 1	$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	$359	$293	296,105	
New Business Building	$94	$71	92,300	
Improve Center Woods Complex	$20	$15	25,900	
VT-Carilion School of Medicine & FBRI Expansion *(Planning Only)*	$165	TBD	122,366	50,790
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	
Campbell Hall Renovation *(Planning Only)*	$40	TBD		67,000
New Residence Hall - 600 Beds *(Planning Only)*	TBD	TBD	TBD	
Academic Building 1 - 6th Floor Upfit *(Planning Only)*	$12	TBD		35,500
TOTALS	$1,283		1,139,750	192,290



LEGEND	Design	Construction	Warranty	Construction Phase TBD

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

NOTE 2 Building Envelope Improvements includes four (4) phases: (1) Lane Stadium (complete), (2) Torgersen (construction underway), (3) Hahn Hall North (design), and (4) Inn at Virginia Tech (design)

IN DESIGN

PROJECTS IN DESIGN

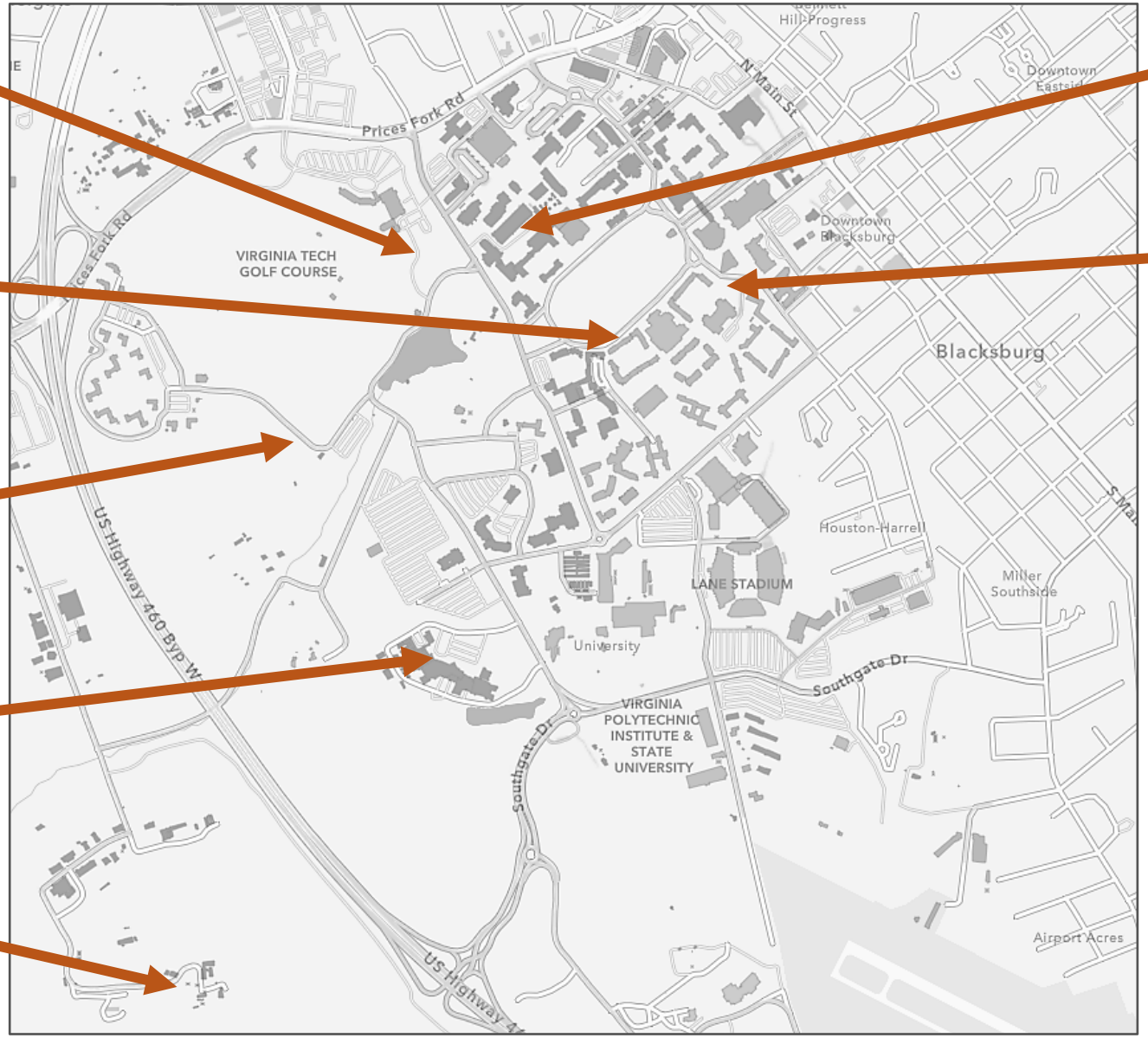
New Residence Hall*
(600 Beds)

Campbell Hall
Renovation*

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
& FBRI Expansion*
(Roanoke, VA)

AREC Improvements –
Eastern Shore*
(Painter, VA)

Academic Building 1 –
Sixth Floor Upfit*
(Alexandria, VA)

* Planning Authorization Only

UNDER CONSTRUCTION

ACTIVE CONSTRUCTION PROJECTS

New Business Building

Mitchell Hall

Livestock & Poultry Research Facilities Phase I
(Various Locations)

Building Envelope Improvements

NEW BUSINESS BUILDING

CM at Risk – BOV Authorized

Status

- Under construction

Next Actions

- Continue construction

Project Title	Total Project Budget ($M)	Construction Cost ($M)	New Const (GSF)	Renovation (GSF)	CY 2025				CY 2026				CY 2027				CY 2028	
					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	Q4 Apr - Jun
					Academic Yr 24-25	*Summer*	*Academic Yr 25-26*			*Summer*	*Academic Yr 26-27*			*Summer*	*Academic Yr 27-28*			
New Business Building	$94	$71	92,300															

LEGEND	Design	Construction	Warranty	Construction Phase TBD

Designer: Moseley

Builder: Kjellstrom & Lee

MITCHELL HALL

CM at Risk – State Authorized

Status

- Demolition & early site package complete
- Superstructure construction underway

Next Actions

- Complete superstructure

Project Title	Total Project Budget ($M)	Construction Cost ($M)	New Const (GSF)	Renovation (GSF)	CY 2025				CY 2026				CY 2027				CY 2028	
					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	Q4 Apr - Jun
					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

Life, Health, Safety, Accessibility, & Code Compliance

Academic Building One
(Alexandria, VA)

LIFE, HEALTH, SAFETY, ACCESSIBILITY, & CODE COMPLIANCE

Design-Bid-Build – State Authorized

COMPLETE

Status

- Priority 1 Exterior Elevator Towers construction complete
- Priority 2 Green Link construction complete
- Priority 3 Green Link construction complete

Next Actions

- Priority 1 none
- Priority 2 close-out
- Priority 3 close-out

Project Title	Total Project Budget ($M)	Construction Cost ($M)	New Const (GSF)	Renovation (GSF)	CY 2025				CY 2026				CY 2027				CY 2028	
					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	Q4 Apr - Jun
					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 (Note 1)	$10	$8																

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

LEGEND	Design	Construction	Warranty	Construction Phase TBD

Designer: Various

Builder: Various

QUESTIONS/DISCUSSION

DESIGN PREVIEW FOR VIRGINIA TECH-CARILION SCHOOL OF MEDICINE AND FRALIN BIOMEDICAL RESEARCH INSTITUTE EXPANSION

The Virginia Tech-Carilion School of Medicine and Fralin Biomedical Research Institute Expansion project will deliver a new academic facility for the School of Medicine to support the planned expansion of enrollment from 196 to 400 students and will expand the Fralin Biomedical Research Institute's facility capabilities. This growth directly addresses the Commonwealth's physician workforce shortage and positions Virginia Tech to meet increasing demand for medical education.

The new School of Medicine facility, approximately 122,726 gross square feet, will be in Roanoke's Riverside district on a pending land contribution from Carilion Clinic. It will provide purpose-built learning environments, including lecture halls, team-based instruction rooms, clinical exam rooms, a wet anatomy laboratory, instructional labs, a testing center, academic support areas, and administrative space. These spaces are designed to support modern medical education and research training while fostering collaboration with Carilion Clinic and the Fralin Biomedical Research Institute.

Relocating Virginia Tech-Carilion School of Medicine (VTCSOM) to this new building will vacate space in the existing Riverside facility for the Fralin Biomedical Research Institute (FBRI) for renovation. Renovation of these approximately 50,790 gross square feet will provide new wet and dry laboratories, human subject research areas, computation and data analytics suites, and administrative space, enabling FBRI to sustain its rapid growth trajectory and continue advancing research in brain disorders, heart disease, cancer, and other critical health areas.

The project is currently in Preliminary Design. Working drawings are expected to begin in 2026, dependent on state authorization. The project is supported through the General Fund, with a pending land contribution from Carilion Clinic. This project represents a forward-looking investment in Virginia Tech's health sciences enterprise and the future of healthcare in the Commonwealth. By expanding enrollment capacity and creating a modern academic environment, VTCSOM will play a pivotal role in preparing the next generation of physician-scientists, while the renovation of FBRI space ensures parallel growth of Virginia Tech's biomedical research enterprise.

Capital Project Information Summary – Virginia Tech-Carilion School of Medicine and Fralin Biomedical Research Institute Expansion

BUILDINGS AND GROUNDS COMMITTEE

November 17, 2025

Title of Project:

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

Location:

The new facility will be located within the Riverside district of Roanoke, on pending land contribution from Carilion Clinic. The site is adjacent to the existing Virginia Tech – Carilion facilities along the Roanoke River and in close proximity to Carilion Roanoke Memorial Hospital, providing a strong connection between medical education and clinical practice. The surrounding area includes a mix of healthcare, academic, and research buildings that together form a growing health sciences corridor in downtown Roanoke. The location offers walkable access between the medical school, hospital, and the Fralin Biomedical Research Institute, ensuring a cohesive environment for education, research, and clinical collaboration.

Current Project Status and Schedule:

The project is currently in Preliminary Design. Working drawings are expected to begin in 2026, dependent on state authorization.

Project Description:

The project will construct a new, free-standing academic facility of approximately 122,726 gross square feet to support expansion of the Virginia Tech – Carilion School of Medicine. The facility will include lecture halls, team-based learning rooms, clinical exam rooms, a wet anatomy laboratory, medical instruction labs, testing facilities, academic support areas, and administrative offices. These spaces will allow the school to double its enrollment from 196 to 400 students, directly addressing physician workforce needs in the Commonwealth.

When the medical school relocates, the vacated space in the Riverside facility will be renovated to expand capacity for the Fralin Biomedical Research Institute (FBRI). This renovation of approximately 50,790 square feet will create modern laboratory and research capacity, including wet and dry laboratories, human subjects research suites, computation/data analytics capacity, and administrative offices. The improvements will allow FBRI's 37 faculty-led research teams and 400+ faculty, staff, and students to expand their nationally recognized portfolio of NIH-funded research, biotechnology spin-offs, and interdisciplinary collaborations.

Brief Program Description:

The Virginia Tech – Carilion School of Medicine expansion directly supports the university's strategic goals of advancing health sciences, expanding experiential learning, and addressing the Commonwealth's workforce needs. The new facility will create the infrastructure required to increase the medical school's enrollment from 196 to 400 students, allowing for class sizes of 100 students. This expansion responds to sustained national demand for medical education and the documented physician shortage across Virginia and the United States.

By providing modern, purpose-built educational environments — including lecture halls, team-based learning rooms, clinical simulation spaces, and anatomy and instructional laboratories — the facility will enable VTCSOM to deliver a curriculum that combines medical education with scientific research training. Graduates will be prepared not only as clinicians but also as leaders equipped to respond to evolving healthcare challenges.

The project also aligns with Virginia Tech's Beyond Boundaries 2047 plan by advancing interdisciplinary learning and fostering collaboration across health sciences and biomedical research programs. The proximity of the new facility to Carilion Roanoke Memorial Hospital and the Fralin Biomedical Research Institute will strengthen integration between education, clinical practice, and research.

Contextual Issues and Design Intent:

The Riverside district of Roanoke has emerged as a dynamic health sciences hub, anchored by the partnership between Virginia Tech and Carilion Clinic. The design of the new School of Medicine facility will reflect this environment and enhance its role as a visible and integral component of the corridor.

The building will be designed with flexibility to accommodate evolving medical education practices, including team-based learning, clinical simulation, and the integration of new instructional technologies. Instructional and laboratory spaces will be planned to foster collaboration, adaptability, and interdisciplinary engagement. The facility will also incorporate contemporary design strategies for energy efficiency, building durability, and operational sustainability, consistent with the university's long-term stewardship goals.

The relocation of the medical school will enable a strategic backfill renovation of the vacated space within the existing Riverside facility for the Fralin Biomedical Research Institute. This transition ensures that both the educational and research enterprises advance together, optimizing space use and reinforcing the partnership between Virginia Tech, Carilion Clinic, and the Commonwealth.

Funding:

The project is fully supported through the General Fund, supplemented by a pending land contribution from Carilion Clinic. The funding plan reflects a strategic investment in both new construction for the School of Medicine and the renovation of vacated space for the Fralin Biomedical Research Institute.

This approach represents a cost-effective solution by leveraging existing facilities while addressing critical capacity needs for both education and research. Investment in a new facility for the medical school allows for immediate enrollment growth, while the backfill renovation ensures that the vacated space continues to support the university's broader health sciences mission.

Together, these investments represent a prudent use of resources that advance Virginia Tech's commitment to expanding healthcare education, strengthening research capacity, and serving the needs of the Commonwealth.

Architect/Engineer:

VMDO/Ballinger

Construction Manager at Risk Contractor:

The Whiting-Turner Contracting Company

Attachment E

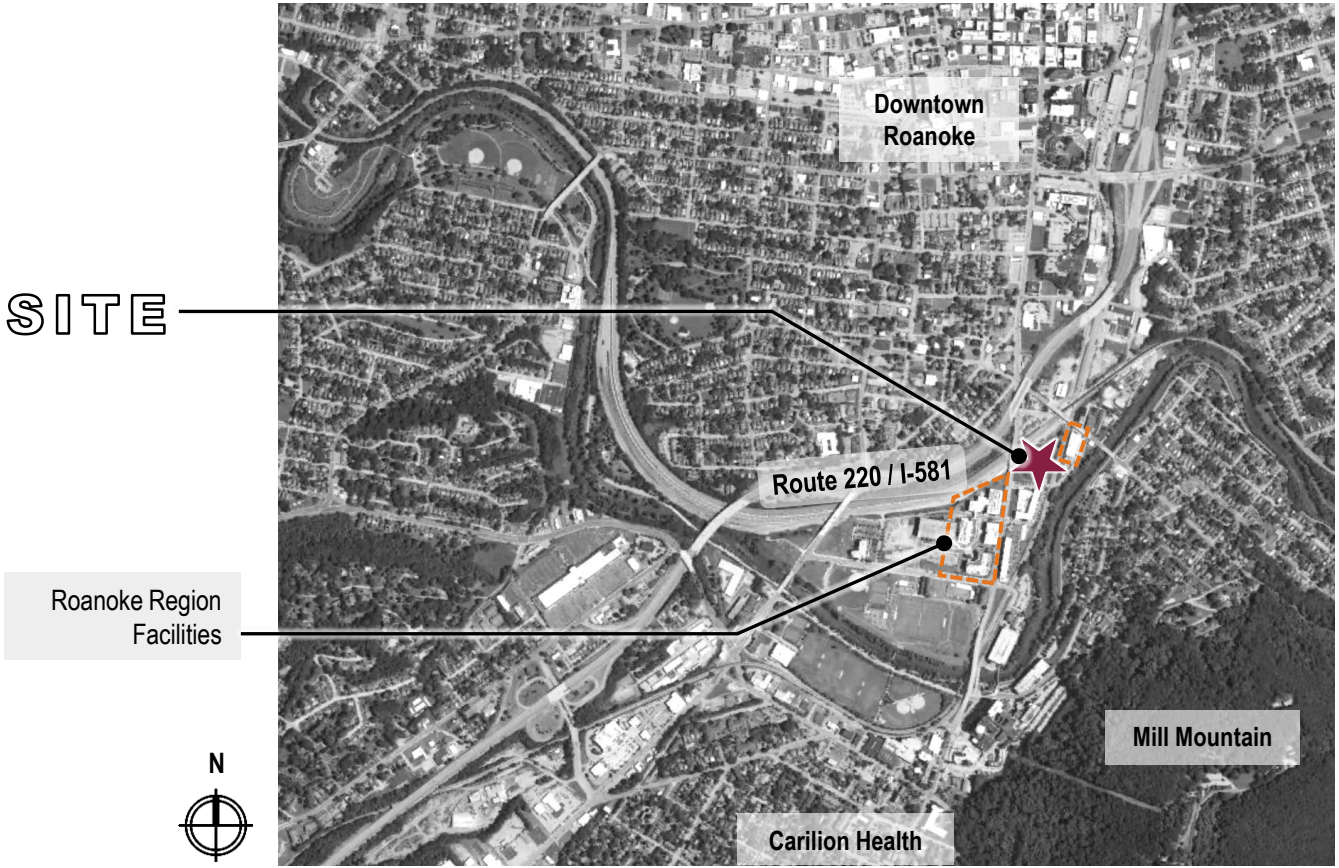
DESIGN PREVIEW for **VIRGINIA TECH - CARILION SCHOOL OF MEDICINE AND FRALIN BIOMEDICAL RESEARCH INSTITUTE EXPANSION**

TRAVIS JESSEE, AIA

ASSISTANT VICE PRESIDENT FOR
FACILITIES DESIGN AND CONSTRUCTION

November 17, 2025

PROJECT LOCATION

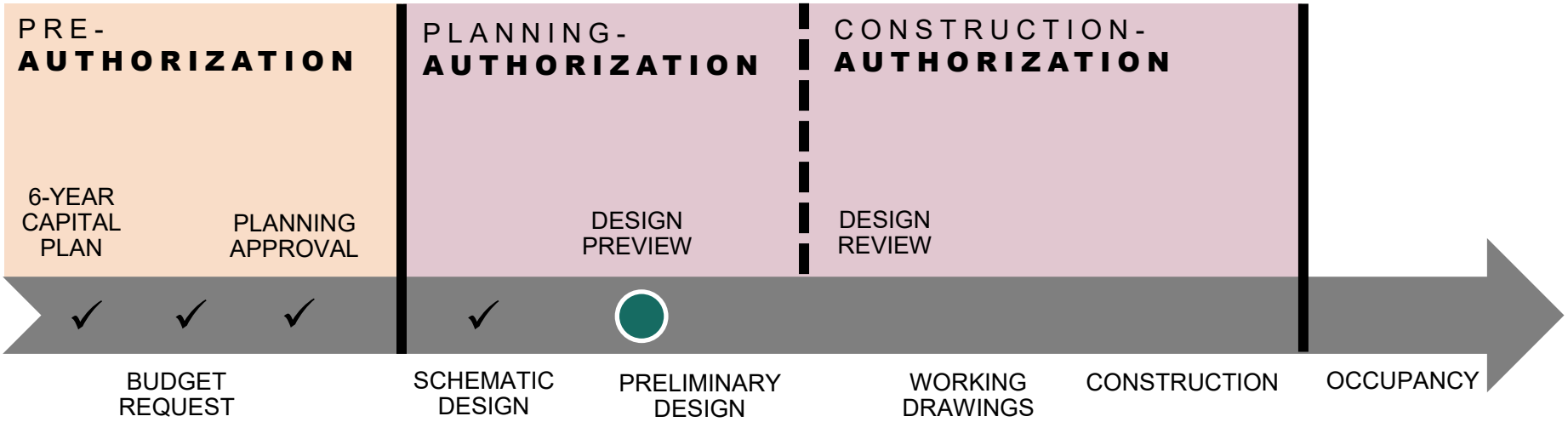


PROJECT INFORMATION

SCOPE	**APPROX. 122,726 GSF VTCSOM - NEW** **50,790 GSF FBRI - RENOV**
DELIVERY METHOD	**CONSTRUCTION MANAGER AT RISK**
TOTAL PROJECT BUDGET	**$165,000,000**
DESIGN PHASE	**PRELIMINARY DESIGN**
ESTIMATED CONSTRUCTION START	**TO BE DETERMINED*** **PENDING STATE FUNDING AUTHORIZATION*
ESTIMATED CONSTRUCTION COMPLETION	**TO BE DETERMINED**

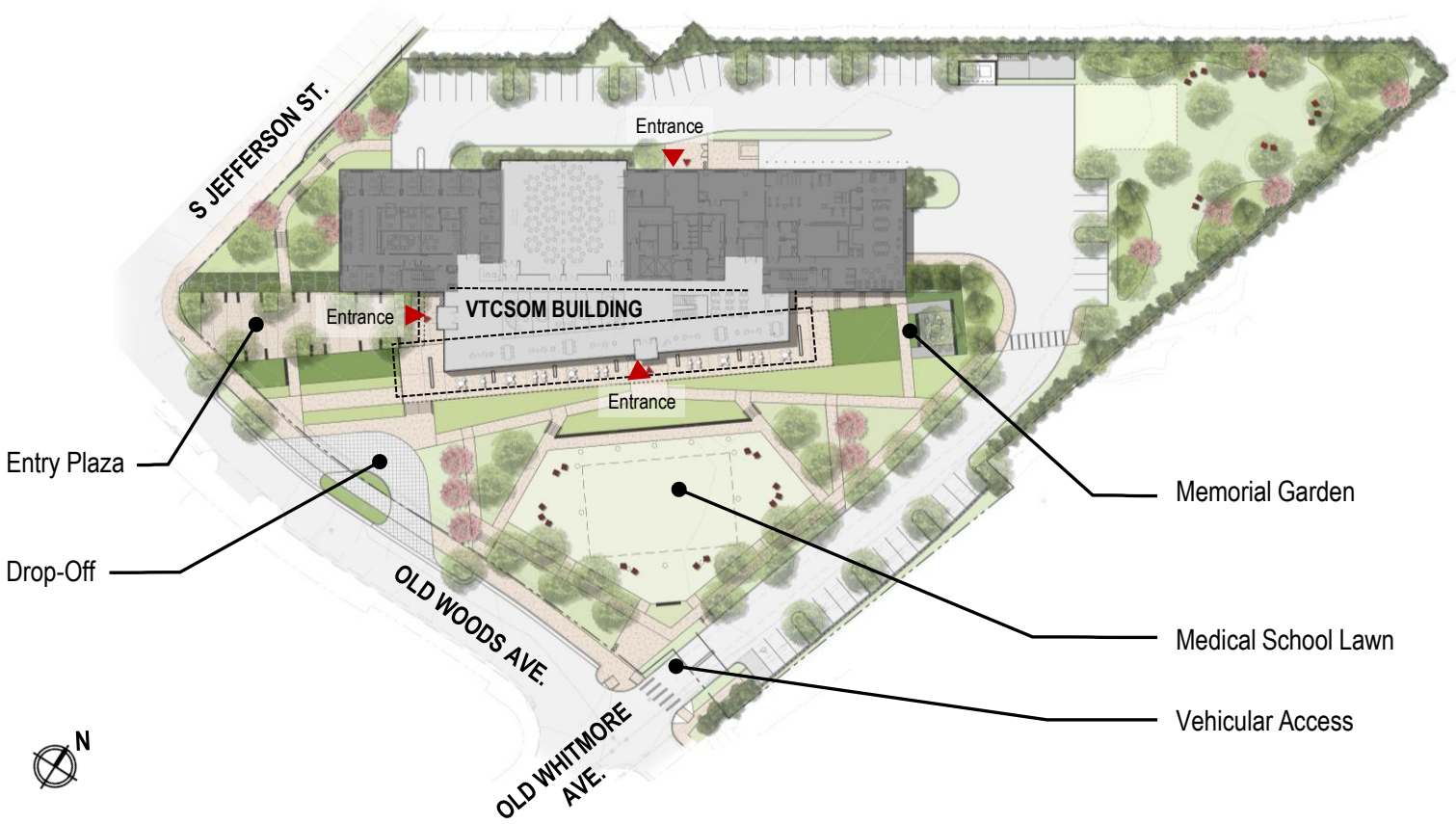
PROJECT MILESTONES

Attachment E



EXISTING CAMPUS CONTEXT

SITE PLAN

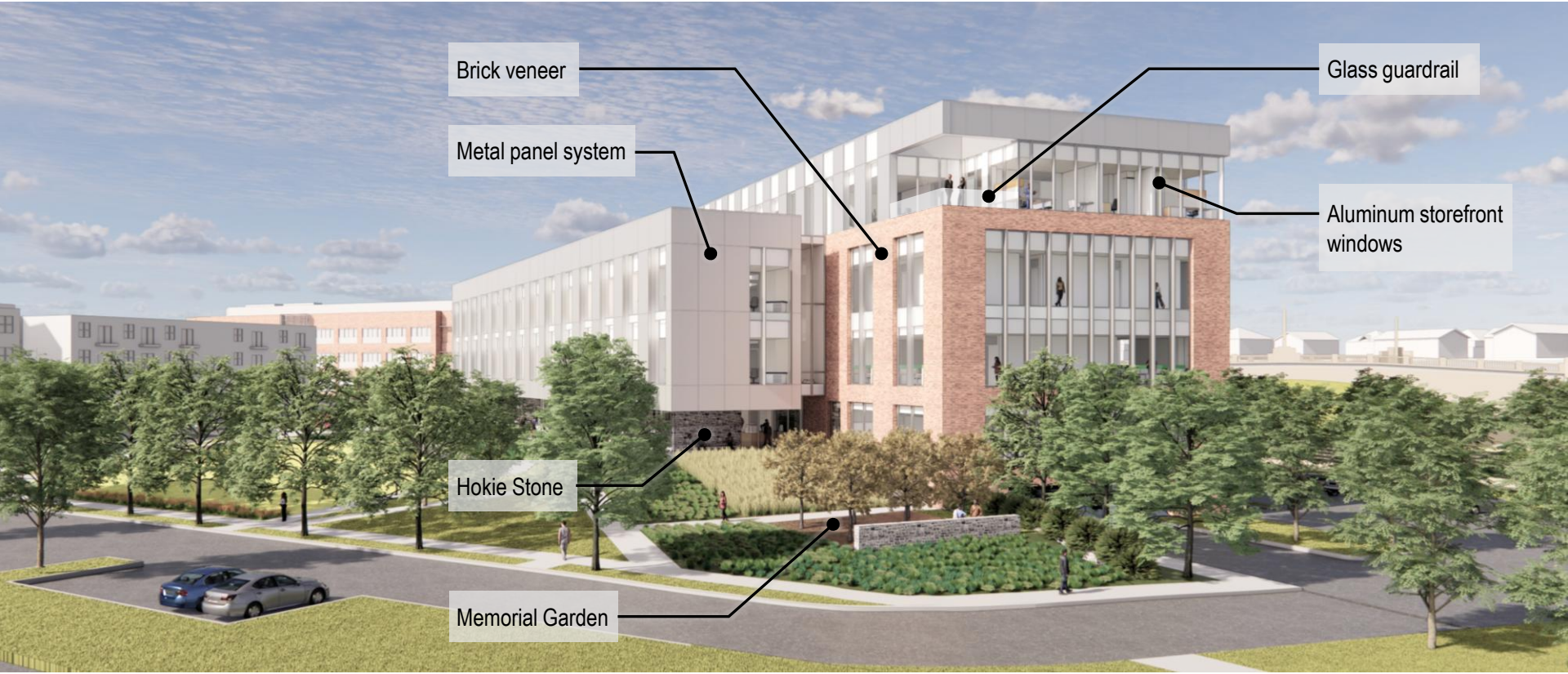

S JEFFERSON ST.
Entrance
Entrance
VTCSOM BUILDING
Entrance
Entry Plaza
Drop-Off
OLD WOODS AVE.
OLD WHITMORE AVE.
N
Memorial Garden
Medical School Lawn
Vehicular Access

EXTERIOR RENDERING

VIEW - NORTHWEST

EXTERIOR RENDERING

VIEW - SOUTHWEST



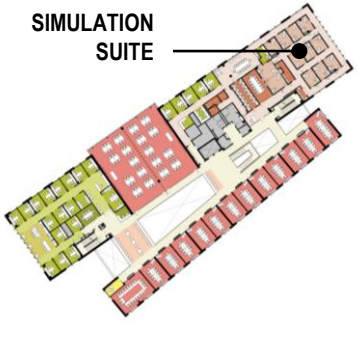
EXTERIOR RENDERING

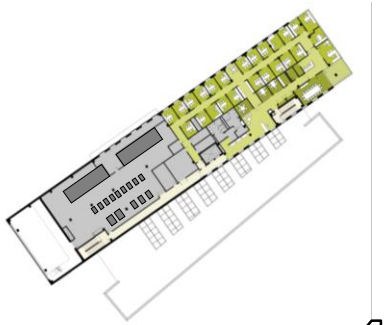
VIEW - SOUTH

EXTERIOR RENDERINGS

Attachment E

FLOOR PLANS





WORKPLACE
FORMAL & INFORMAL LEARNING
COMMONS
STUDENT LIFE
RESEARCH

RECOMMENDATION

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

DESIGN PREVIEW AND REVIEW FOR IMPROVE CAMPUS ACCESSIBILITY

Virginia Tech is committed to providing a safe, accessible campus environment in support of the university's mission of instruction, research, and outreach. As part of this commitment, the university has advanced planning for the Improve Campus Accessibility project, a strategic initiative identified in the 2018 Beyond Boundaries 2047: The Campus Plan.

The project focuses on enhancing pedestrian mobility in the southeastern residential zone of the Blacksburg campus. This corridor, which stretches from East Eggleston Hall toward Owens Hall, behind Newman Hall, through the Peddrew-Yates Quad along Payne Hall, and up past Dietrick Hall to the Quillen Spirit Plaza, serves as a critical connection between academic, residential, and student life facilities. Its prominence as a daily thoroughfare makes it essential to the university's accessibility and life safety goals.

The improvements will address long-standing challenges posed by steep grades and outdated pathways through the creation of new, ADA-compliant routes that provide barrier-free access across the area. The design incorporates thoughtfully placed rest points, gently sloping paths to replace stairs, and integrated stormwater management features such as bioretention areas near Eggleston. Together, these enhancements advance the Infinite Loop framework by creating a continuous system of safe, universally accessible pedestrian pathways.

The project is currently in the Working Drawing phase. Construction is anticipated to start in 2026 and substantial completion in 2027. Funding support has been provided through the General Fund, underscoring the importance of this initiative to both the university and the Commonwealth.

This investment reflects Virginia Tech's proactive approach to accessibility, reinforcing the university's dedication to equity, safety, and stewardship of the campus environment. By improving critical pedestrian connections in the heart of campus, the project will create lasting benefits for students, faculty, staff, and visitors for decades to come.

Capital Project Information Summary – Improve Campus Accessibility

BUILDINGS AND GROUNDS COMMITTEE

November 17, 2025

Title of Project:

Improve Campus Accessibility

Location:

Located in the southeastern residential zone of the Blacksburg campus, the project area is edged by the south side of the Drillfield and Kent Street. The work includes improvements to the pedestrian path along East Eggleston Hall toward Owens Hall, around behind the building, past Newman Hall, through the Peddrew-Yates Quad along Payne Hall, and up by Dietrick Hall, ultimately connecting to the Quillen Spirit Plaza.

Current Project Status and Schedule:

The project is currently in Working Drawings advancing under the guidance of the 2018 Beyond Boundaries 2047: The Campus Plan and the Infinite Loop framework. Construction is anticipated to start in 2026 and substantial completion in 2027.

Project Description:

The project advances the university's commitment to accessibility and pedestrian safety by addressing priority needs in the southeastern core of campus. This area serves as a heavily traveled corridor linking academic, residential, and student life facilities, yet its current configuration presents challenges for individuals with varying mobility needs.

The planned improvements include approximately 87,500 square feet of new ADA-compliant pathways with thoughtfully placed rest points and grading strategies to ease elevation changes equivalent to four stories. Enhancements will focus on key intersections and pathways to ensure safe, continuous, and universally accessible movement throughout this central zone.

Design strategies will incorporate stormwater management features, such as bioretention areas and swales near Eggleston, while existing stairs will be replaced with gently sloping accessible paths at major connections, including between Peddrew-Yates Quad and Dietrick Plaza.

As part of the larger Infinite Loop framework outlined in the Campus Master Plan, this initiative creates a continuous system of accessible pedestrian routes that integrates seamlessly with surrounding facilities. The improvements will strengthen connections

across the campus core, enhance safety, and reinforce Virginia Tech's commitment to providing a comprehensive and welcoming environment for all.

Brief Program Description:

Virginia Tech's mission of instruction, research, and outreach depends on providing a safe and accessible environment for its community of more than 35,000 students, faculty, staff, and visitors. The topography of the Blacksburg campus, with its significant elevation changes, creates unique mobility challenges that require thoughtful and long-term solutions.

This project directly supports the university's strategic plan and the Beyond Boundaries 2047 Campus Plan by advancing accessibility, life safety, and infrastructure renewal. By establishing barrier-free routes through the academic core, the project enhances equity of access, reduces risks associated with slips and falls, and ensures compliance with state and federal standards.

Contextual Issues and Design Intent:

This initiative reflects a strategic effort to enhance accessibility in the campus core by addressing long-standing barriers in a sustainable and thoughtful manner. The design approach emphasizes integration of landscape and stormwater management strategies within pedestrian infrastructure, ensuring alignment with the university's stewardship and environmental goals. The pathways will be constructed with durable, low-maintenance materials capable of supporting the high volume of pedestrian activity characteristic of this central zone. During construction, careful planning will ensure safe and reliable pedestrian circulation, supported by temporary rerouting measures and clear communication to the campus community. Collectively, these strategies will improve accessibility while respecting the character of the campus environment.

Funding:

The project is fully supported through the General Fund. The budget reflects both design and construction needs, informed by comparable accessibility projects completed on campus in recent years. It accounts for the extensive grading, pathway construction, and stormwater integration required for this effort, as well as the measures needed to maintain pedestrian circulation during the construction period. This investment represents a prudent and necessary step toward advancing the university's long-term accessibility and life safety goals.

Architect/Engineer:

Hill Studio

Design-Bid-Build Contractor:

TBD

Attachment E

VIRGINIA TECH

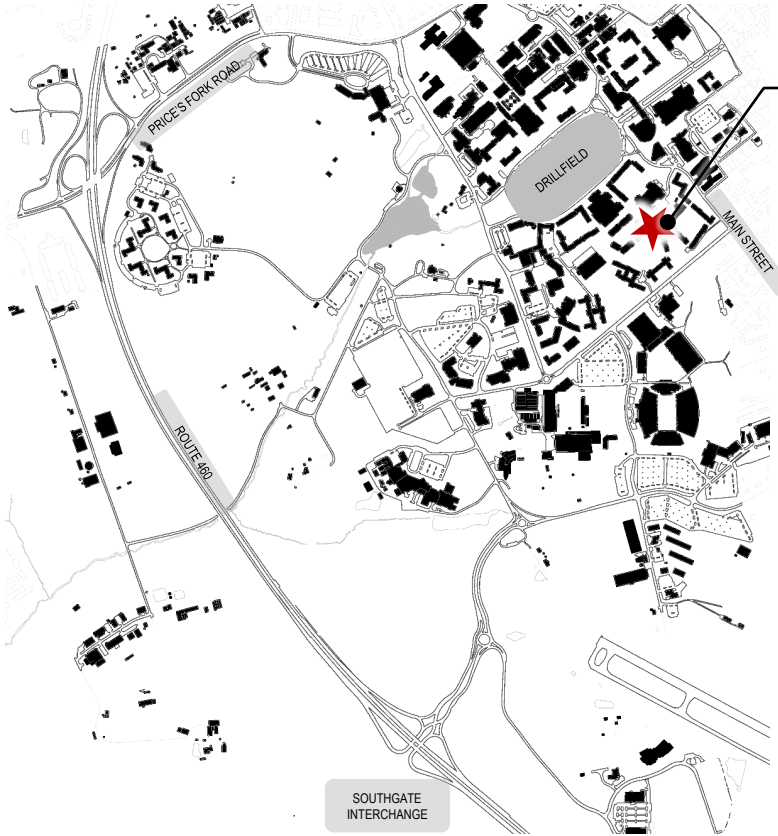
DESIGN PREVIEW and REVIEW for **IMPROVE CAMPUS ACCESSIBILITY**

TRAVIS JESSEE, AIA

ASSISTANT VICE PRESIDENT FOR
FACILITIES DESIGN AND CONSTRUCTION

November 17, 2025

PROJECT LOCATION



SITE

N

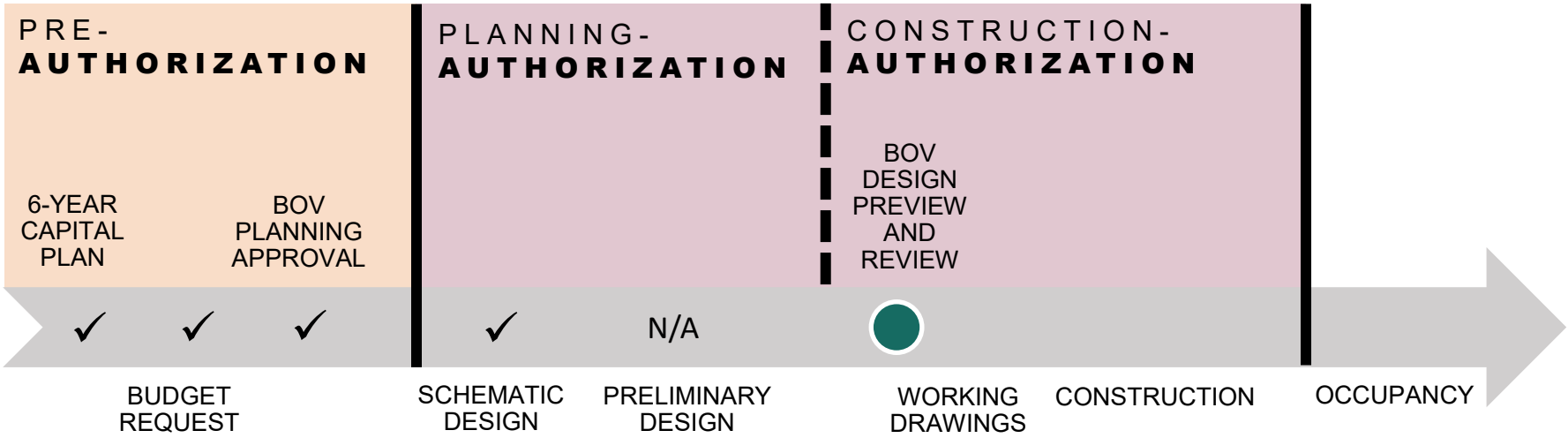
Virginia Tech
Blacksburg, VA

PROJECT INFORMATION

SCOPE	**APPROX. 3.5 ACRES**
DELIVERY METHOD	**DESIGN-BID-BUILD**
TOTAL PROJECT BUDGET	**$8,000,000**
DESIGN PHASE	**WORKING DRAWINGS**
ESTIMATED CONSTRUCTION START	**SUMMER 2026**
ESTIMATED CONSTRUCTION COMPLETION	**WINTER 2027**

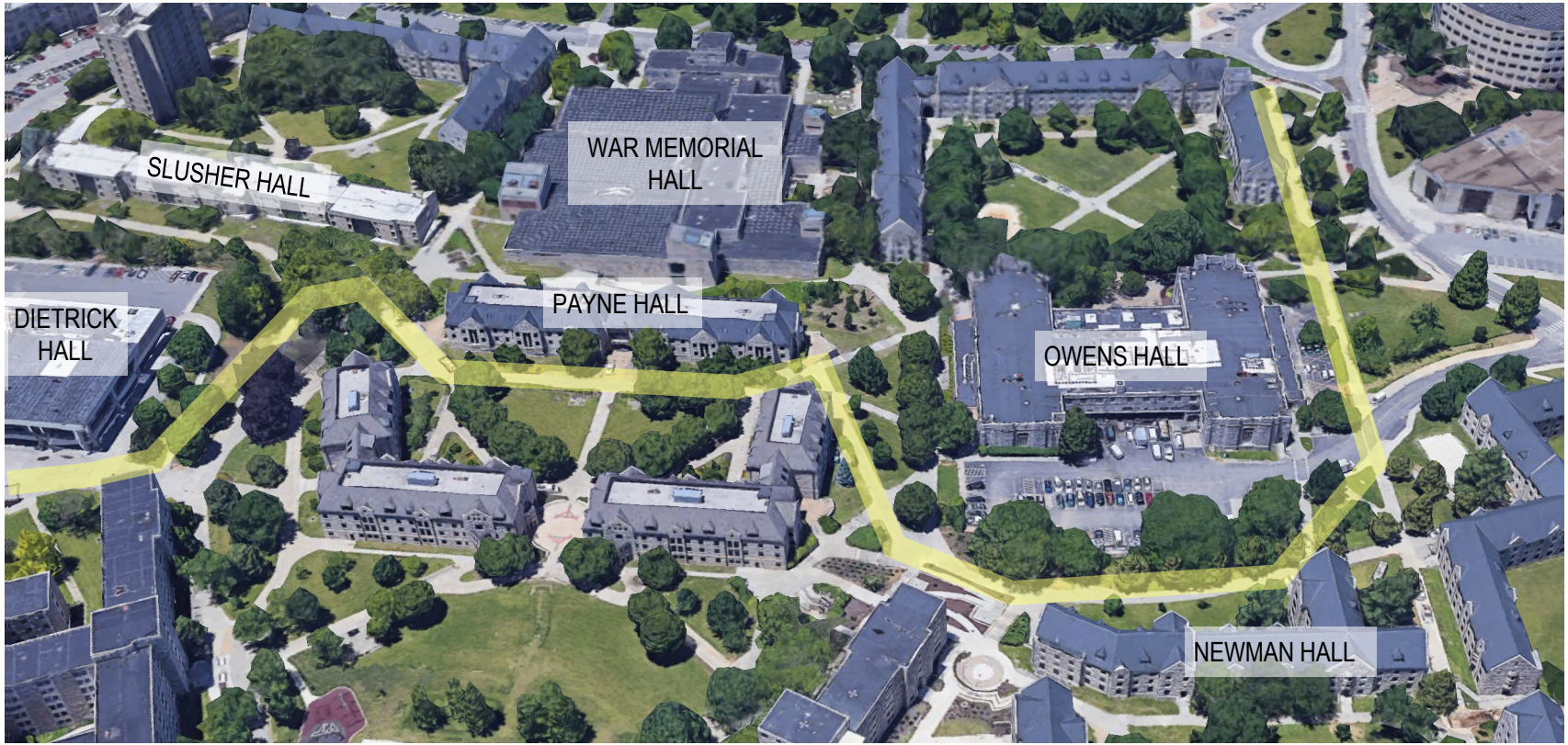
PROJECT MILESTONES

Attachment E

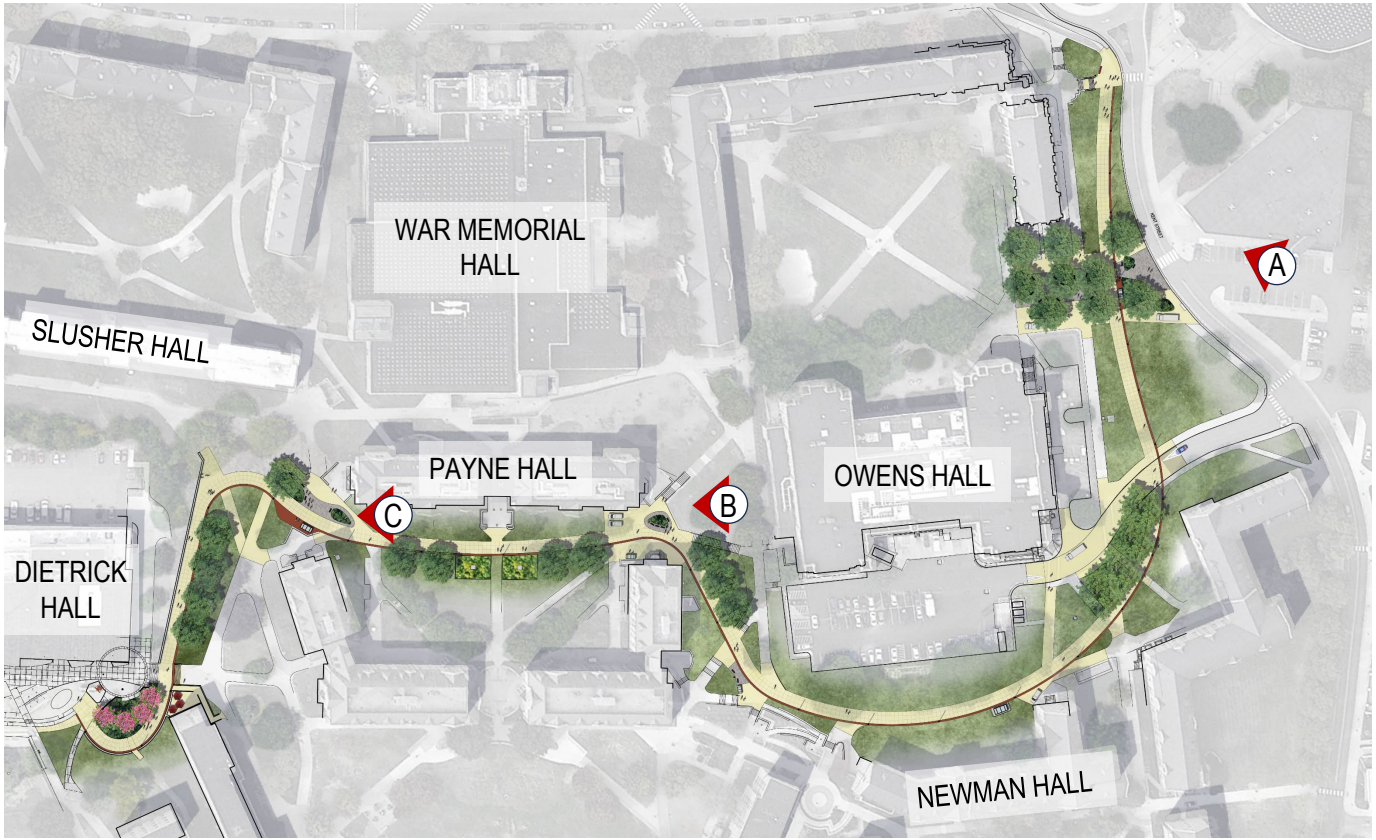


EXISTING CONDITIONS

SITE LOCATION



SITE PLAN


WAR MEMORIAL HALL
SLUSHER HALL
PAYNE HALL
OWENS HALL
DIETRICK HALL
NEWMAN HALL
A
B
C
N

EXTERIOR RENDERING

VIEW A - WEST

Infinite loop continuous accessible path

Service vehicle access

EAST EGGLESTON HALL

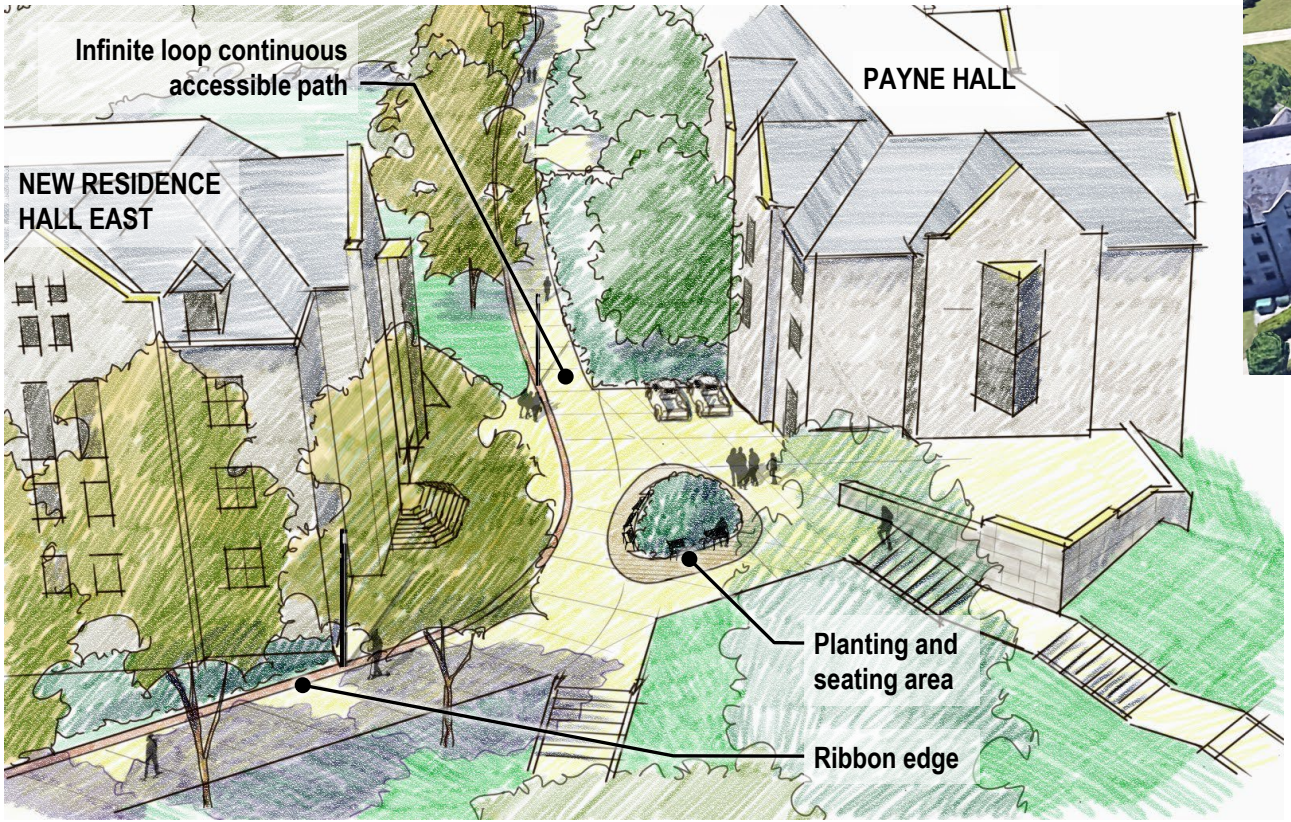
Infinite loop continuous accessible path

Plaza

Unit pavers

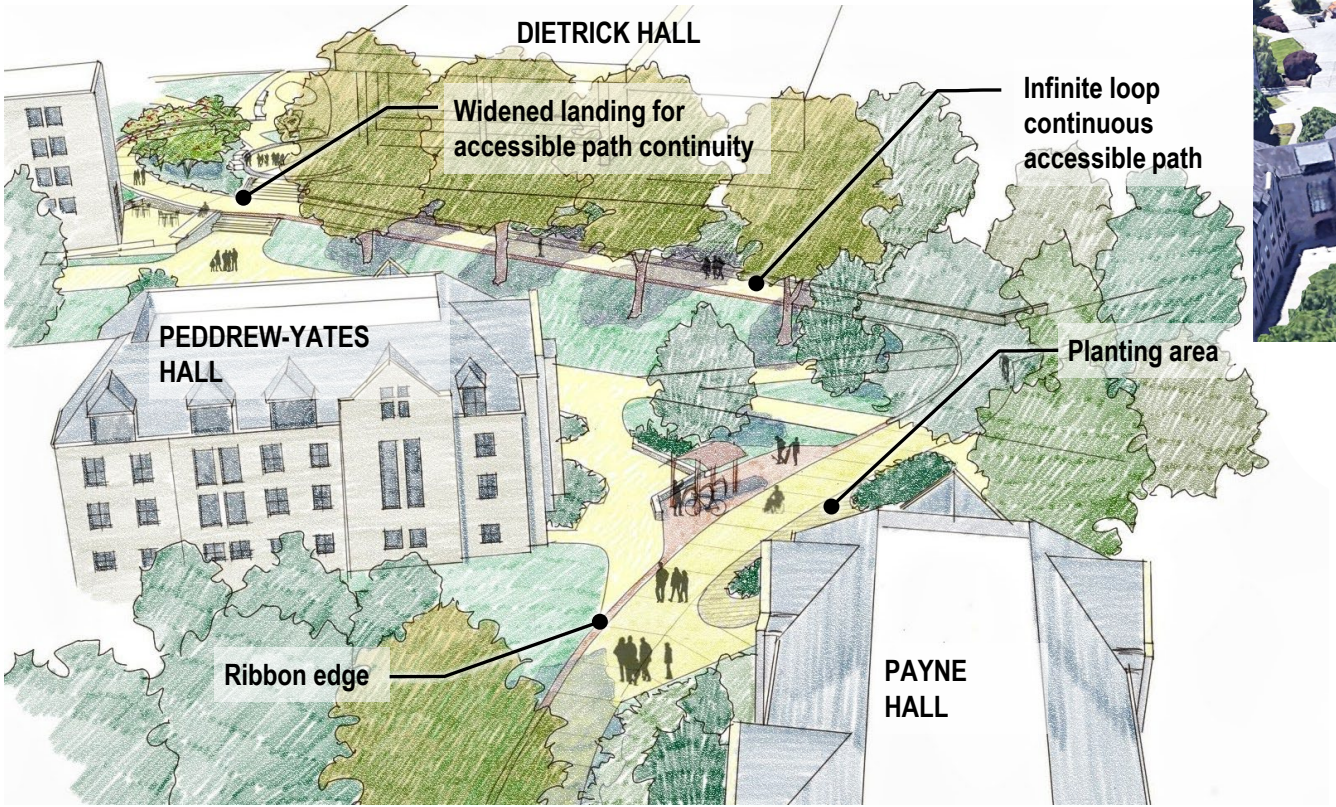
EXTERIOR RENDERING

VIEW B - SOUTHWEST



EXTERIOR RENDERING

VIEW C - SOUTHWEST



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.

Joint Open Session Agenda

FINANCE AND RESOURCE MANAGEMENT COMMITTEE
AND BUILDINGS AND GROUNDS COMMITTEE

Virginia Tech Academic Building One, Room 2110

2:45 p.m.

November 17, 2025

		Agenda Item	Reporting Responsibility
*	1.	Approval of Resolution for a Capital Planning Project for the Dining Services Center	Simon Allen Dwyn Taylor Rob Mann
	2.	Overview of Capital Project Improvements	Simon Allen Dwyn Taylor
*	3.	Approval of Resolution for a Capital Planning Project for Residential Facilities Improvements	Amy Sebring
*	4.	Approval of Resolution for a Capital Planning Project for a New Residence Hall	Simon Allen Dwyn Taylor Rob Mann
*	5.	Approval of Resolution on the Acceleration of the Renovation of On-Campus Existing Residential Facilities and the Construction of New On-Campus Residential Facilities [This resolution was withdrawn during the meeting.]	Jeanne Stosser

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

Approval of a Resolution for a Capital Planning Project for the Dining Services Center

Rob Mann, Assistant Vice President for Capital Budgeting & Financing

November 17, 2025

Resolution for a Capital Planning Project for the Dining Services Center

The 2026-2032 Six-Year Capital Plan and University Debt Report include a capital project to construct a new Dining Services Center.

Image: Current Southgate Dining Services Center at Sterrett Drive

Resolution for a Capital Planning Project for the Dining Services Center

Project Summary

- Project Scope: Approximately 60,000 gross square foot, food processing and warehouse facility serving the on-campus dining program
- Location: Virginia Tech property on Research Center Drive near the Virginia Tech Montgomery Executive Airport
- Planning Project Budget: $4.4 million*
- Funding: Dining auxiliary revenues (nongeneral funds)

Image: Aerial of proposed location

**complete designs through working drawings*

Resolution for a Capital Planning Project for the Dining Services Center

NOW, THEREFORE, BE IT RESOLVED, that the university be authorized to move forward with a $4.4 million planning authorization to complete designs through working drawings for the Dining Services Center project.

Recommendation:

That the resolution authorizing Virginia Tech to plan the Dining Services Center project be approved.

November 18, 2025

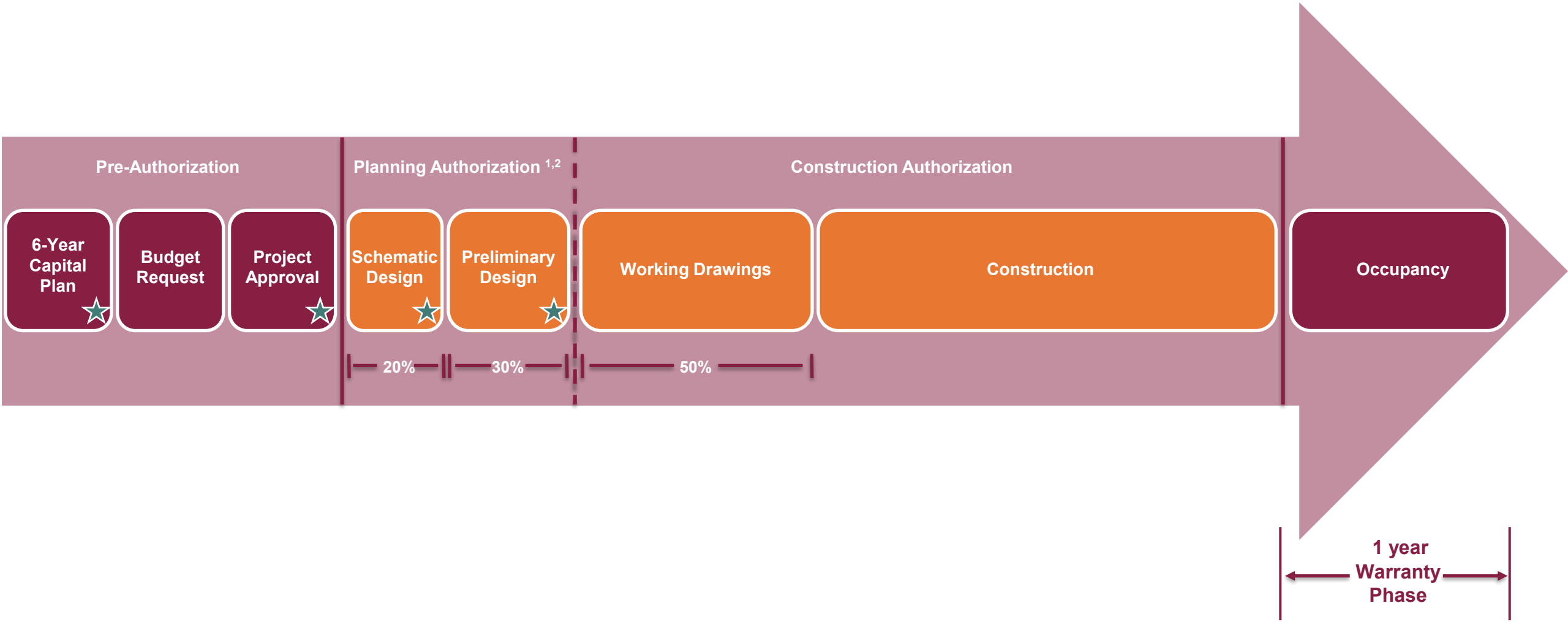
Overview of Capital Project Improvements

Simon Allen, Vice President for Finance and Chief Financial Officer

Dwyn Taylor, Vice President for Facilities and Chief Facilities Officer

November 17, 2025

Overall Process

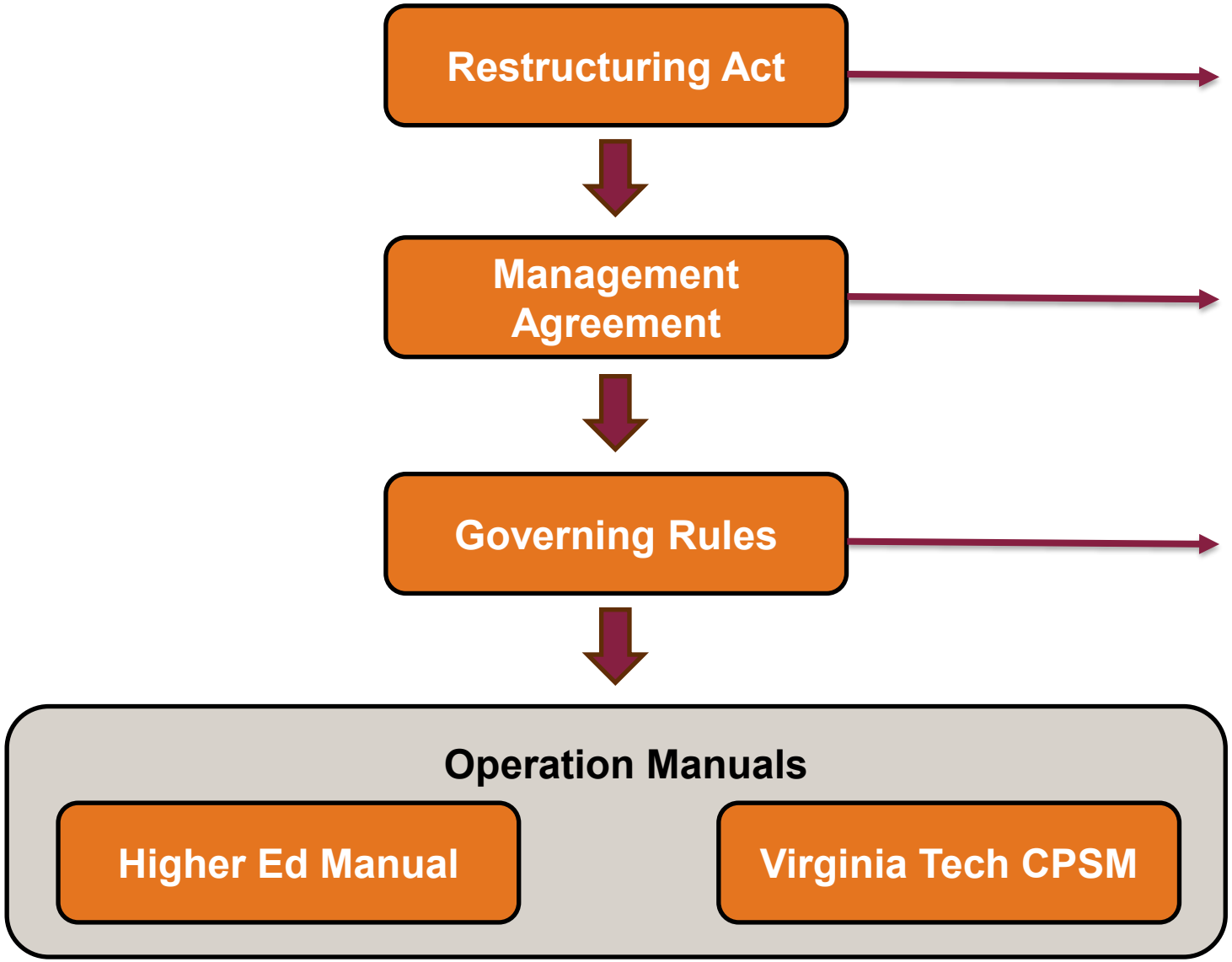


★ *Board of Visitors' review & approval*

[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.*

Rules of the Road



Establishes defined autonomy in Capital Projects and Leases, IT, Procurement, HR, and Financial Management

A contract between Virginia Tech and the Commonwealth to establish specific performance goals and management standards

Rules that control the purchase of Goods, Services, IT, and Construction across all restructured institutions

Higher Ed Manual: Goods, Services, and IT
VT CPSM: Construction and Professional Services

What Drives Procurement

Fairness and Transparency

Collaboration with Subject Matter Experts

Cost-Conscious without Compromising Quality

Implemented Enhancements

01

Procurement Enhancements

02

Procurement Prioritization

03

Commitment to Excellence

Procurement Enhancements

A/E Term Contracts for Capital Projects

Evaluate a Capital Construction Pre-Qualify Process

A/E Procurement Process

Traditional A/E Procurement

- Prepare Solicitation Document & Advertise (40 Days)
- Receive Proposals (1 Day)
- Evaluate Proposals & Shortlist Firms (14 Days)
- Interview & Rank Shortlisted Firms (1 Day)
- Request Fee Proposal (21 Days)
- Internal Review (14 Days)
- Negotiate A/E Contract (42 Days)
- Draft & Execute A/E Contract (10 Days)

Original Timeline: 143 Days

Revised Timeline: 73 Days

Total Days Saved: 70 Days

Term A/E Procurement

- ~~Prepare Solicitation Document & Advertise (40 Days)~~
- ~~Receive Proposals (1 Day)~~
- ~~Evaluate Proposals & Shortlist Firms (14 Days)~~
- ~~Interview & Rank Shortlisted Firms (1 Day)~~
- Request Fee Proposal (21 Days)
- ~~Internal Review (14 Days)~~
- Negotiate A/E Contract (42 Days)
- Draft & Execute A/E Contract (10 Days)

**Provided timeframes are estimates for each activity based on prior project durations.*

Construction Procurement Process

Contractor Procurement

- Pre-qualify Contractors (40 Days)
- Prepare Solicitation Documents (10 Days)
- Issue IFB (1 Day)
- Receive Bids (30 Days)
- Negotiate (*if applicable*)
- Draft and Execute Contract (14 Days)
- Notice to Proceed (1 Day)

Original Timeline: 96 Days

Revised Timeline: 47 Days

Total Days Saved: 49 Days

Contractor Procurement

- ~~Pre-qualify Contractors (40 Days)~~
- Prepare Solicitation Documents (10 Days)
- Issue IFB (1 Day)
- Receive Bids **(30 > 21 Days)**
- Negotiate (*if applicable*)
- Draft and Execute Contract (14 Days)
- Notice to Proceed (1 Day)

**Provided timeframes are estimates for each activity based on prior project durations.*

Procurement Enhancement Outcome

ESTIMATED IMPACT:
49.8% Reduction in Time to Procure

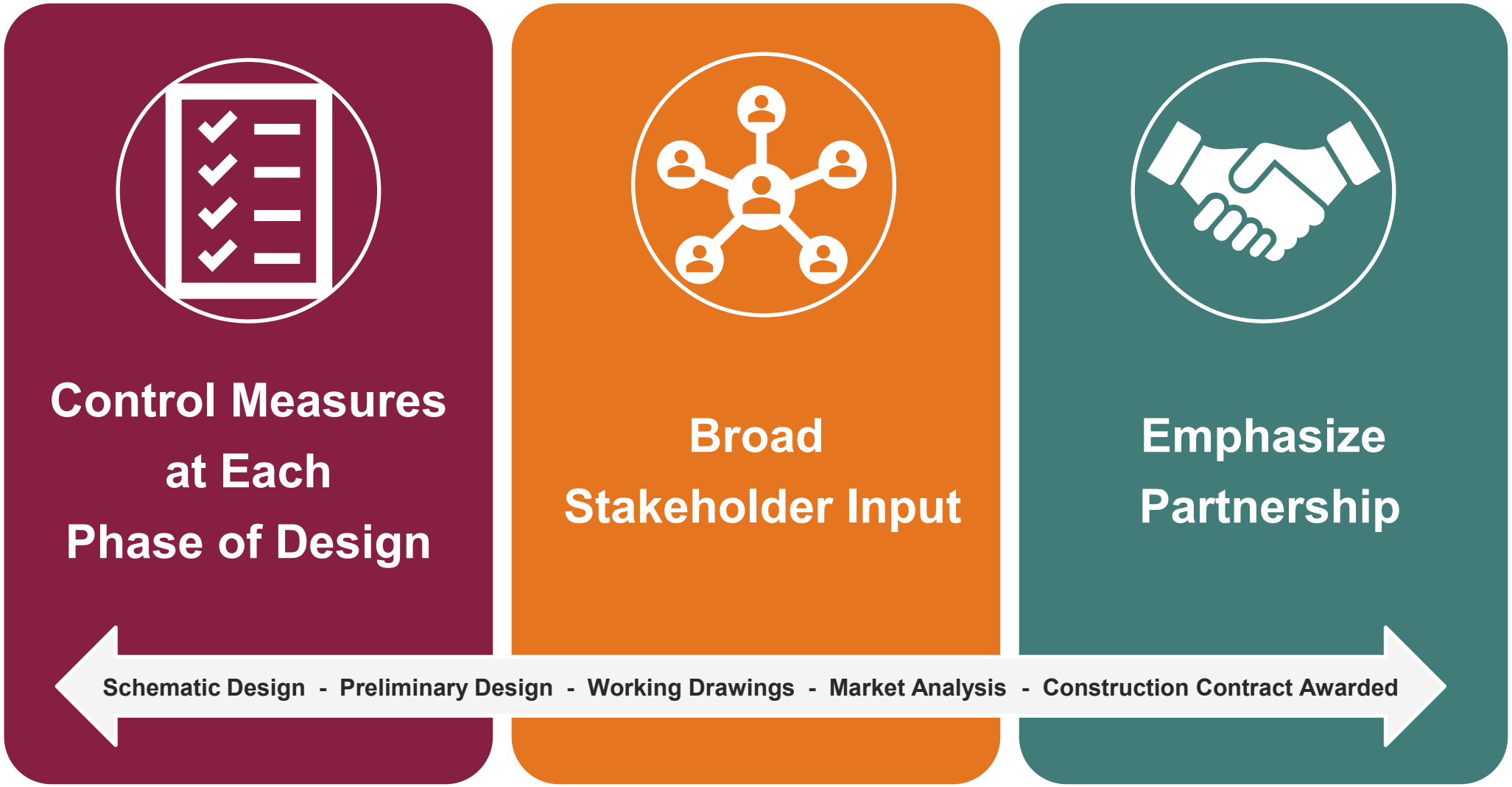
Commitment to Excellence

Empowered Contracting and Selection

Process Excellence and Efficiency

Leadership and Communication

Ensuring Design Excellence



Design Improvements

- Site adapt previously constructed designs to the extent possible

Design Reuse

- Perform survey, geotechnical, hazardous material, building systems, and building envelope assessments in parallel with A/E Procurement

Existing Conditions Analysis

- Optimize Design Leadership Team (Stakeholder Groups)
- Revise Planning Authorization to allow design to proceed through Working Drawings Phase

Process Optimization

Discussion

Proposed Planning Authorization for Residential Facilities Improvements

Amy Sebring, Executive Vice President and Chief Operating Officer

November 17, 2025

Planning Assumptions from June BOV

- **Ensure that on-campus housing provides sufficient capacity to:**
  - Guarantee opportunity for all First-Time-In-College (FTIC) students to live on campus
  - House up to 1,400 Corps of Cadet students (Freshmen through Seniors)
  - House up to 700 Fraternity and Sorority members
  - Provide sufficient residential well-being housing staff (1:50 ratio)
  - Meet ADA (single room) accommodations
  - Grow incoming undergraduate class (FTIC and transfer) by 1.5% per year on average through fall 2029
  - House up to 10% of all other upper-class students

- **Align proposed renovation and construction plan in support of enrollment plan**
  - *Implement a long term (>10-year) renovation plan for existing inventory*
    - ✓ Prioritize buildings with significant deferred maintenance and poor Facility Condition Indices
    - ✓ Meet updated life, health, safety; environmental quality; building code; and heating, ventilation, and air conditioning requirements
    - ✓ Address modern configuration and programmatic shortfalls
    - ✓ Minimize impacts to on-campus enrollment and existing revenue streams that support annual maintenance targets
    - ✓ Perform an economic/cost benefit of alternatives to evaluate conditions where buildings should be replaced rather than renovated
  - *Construct new beds to support enrollment plan*
    - ✓ Create capacity for consistent and limited enrollment growth and/or swing space to manage year-to-year fluctuations
    - ✓ Revisit options to fulfill commitment to create housing in proximity to the Global Business Analytics Complex
    - ✓ Provide swing space for a continuous and long-term renovation and modernization program required to address existing inventory conditions
    - ✓ Determine best site options that would allow new beds to rely on existing facilities for co-curricular programming, dining, and student activities
    - ✓ Identify design and construction specifications which enable acceptable student occupancy costs

- **Evaluate opportunities to repurpose existing facilities**
    - ✓ Example: Inn at Virginia Tech
    - ✓ Identify and analyze conditions required to reprogram facilities

Timeline and Approach from June BOV

Next Steps...

APPROACH

- **Using these planning assumptions, the university will develop a long-range housing framework to inform the Campus Master Plan to include:**
  - A renovation program to address current inventory concerns
  - Options to construct new facility to meet enrollment growth and renovation displacement needs
  - Financial implications of overall program

TIMELINE

August BOV meeting

- Present immediate priority on-campus housing project(s)
- Revise NGF component of Six-Year Capital Plan to include estimated debt impact*

November BOV meeting

- Annual debt capacity report*

December

- Complete long-range planning assessment

Spring 2026 BOV meeting

- Provide update on long-range plan

Additional Summer 2025 Requests

- July 17 – Rector requested extensive information on residential housing including 10 years of data related to housing inspections, qualifications of personnel, planned routine maintenance, renovation projections and capital projects
  - Data delivered in two weeks, vetted in detail with BOV members Davis and Stosser as charged by the rector
  - Details provided to the full Board in advance of the August meeting

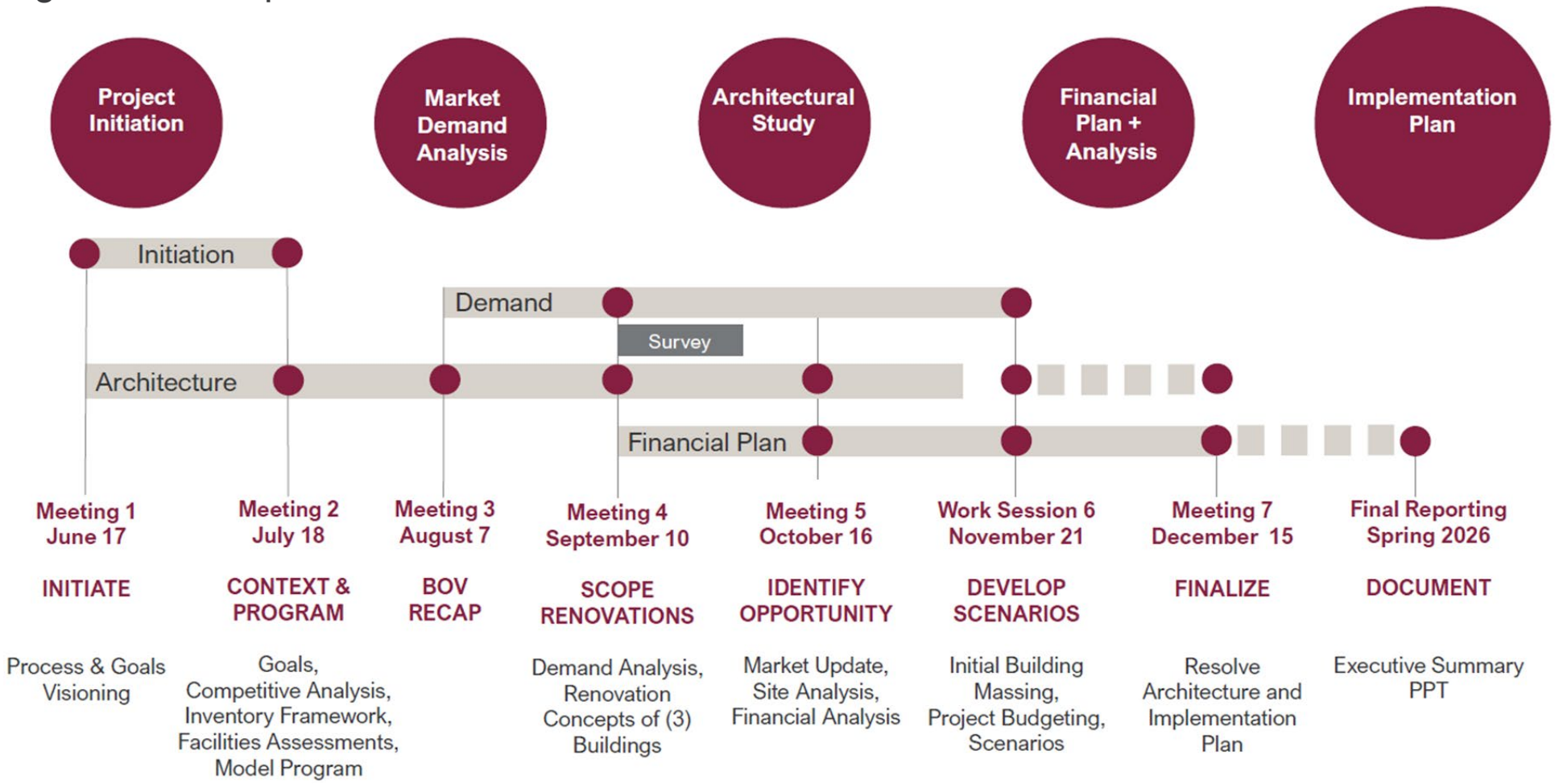
- August 20 – Rector assigned BOV members Davis and Stosser, working with an administrative workgroup, to develop a near term strategy for on-campus housing

Accomplishments to Date: Workgroup has Accelerated our Efforts

- Identified **Campbell Hall** as the top priority renovation. BOV approved planning authorization in August. *Contract pending.*
- Evaluated minimum level of new construction needed to support renovation program. In August, BOV approved authorization to plan for the construction of **a 600-bed project**.
  - By using existing project designs (Upper Quad North Residential Hall), we will be able to deliver the new beds approximately **one year earlier** than the traditional project timeline. *Under design.*
- Based on the workgroup's scenario planning, requesting **an additional 600-bed planning authorization** at the November BOV meeting to further support the renovation program and future enrollment growth.
- In October, we established a **pre-qualified pool** of capital architectural and engineering (A&E) firms to increase the speed with which we can deploy new projects as authorized, shaving approximately 4 months off the overall renovation process for future projects. *VT is the first in the commonwealth to do this.*
  - Evaluating the potential for a pre-qualified pool of construction firms, which will add additional time savings.
- Refining the prioritization of facilities for renovation as part of the **On Campus Housing Plan** scheduled to be finalized in December and completed by April.
  - Assessing the implementation plan impacts over a 5-year period, a 10-year period and beyond
- Developing budget recommendations to **increase annual maintenance** spend on existing buildings.

Ongoing Planning Assessment

- Contracted with Brailsford & Dunleavy in May 2025 to deliver a strategic Housing Framework
- The Executive Committee includes Vice Rector Sandy Davis and meets monthly to discuss progress, assumptions, and direction



Request for Additional Planning Authorization Continues to Push the Pace

- If approved, today's proposed planning resolution would enable planning work to begin immediately on the second priority residential facility pending conclusion of the Housing Planning Assessment Framework
  - ✓ Allows the university to maintain momentum between December and the next BOV meeting
  - ✓ Authorizes the president to identify the next project within the limits set out in the resolution
  - ✓ Future BOV action will be required to move to working drawings and construction.
- This approach is unconventional, but consistent with the chair's expectation that we move quickly

Resolution for a Capital Planning Project for Residential Facilities Improvements

Project Summary

- Project Scope: renovation of a high priority residential facility
- Purpose: The ability to move forward with residential renovation projects in an expedited manner
- Location: On-Campus residential facility
- Planning project budget: up to $5 million*
- Funding: Residential auxiliary revenues (nongeneral funds)
- No construction will begin until a subsequent construction authorization is approved by the Board of Visitors

** complete designs through preliminary design*

Resolution for a Capital Planning Project for Residential Facilities Improvements

NOW, THEREFORE, BE IT RESOLVED, that the university be authorized to move forward with a planning authorization not to exceed $5 million to complete preliminary designs for the Residential Facilities Improvements project.

THEREFORE, BE IT FURTHER RESOLVED, that the Board of Visitors delegates authority to the President to prioritize the specific residential facility to be planned for renovation under this authorization upon completion of a long-range housing plan expected to be completed in December 2025, the financial impact of the planned renovation, and the institution's programmatic needs.

Recommendation:

That the resolution authorizing Virginia Tech to plan the Residential Facilities Improvements project be approved.

November 18, 2025

Approval of Resolution for a Capital Planning Project for a New Residence Hall

Rob Mann, Assistant Vice President for Capital Budgeting and Financing

November 17, 2025

Resolution for a Capital Planning Project for a New Residence Hall

Project Summary

- Project Scope: new residence hall(s) to house up to 600 students for increased residential capacity
- Combined with Residence Hall planning project approved in August 2025, this would take new on-campus beds to 1,200
- Location: On-campus near the Inn and Conference Center
- Planning Project Budget: $9.5 million*
- Funding: Residential auxiliary revenues (nongeneral funds)

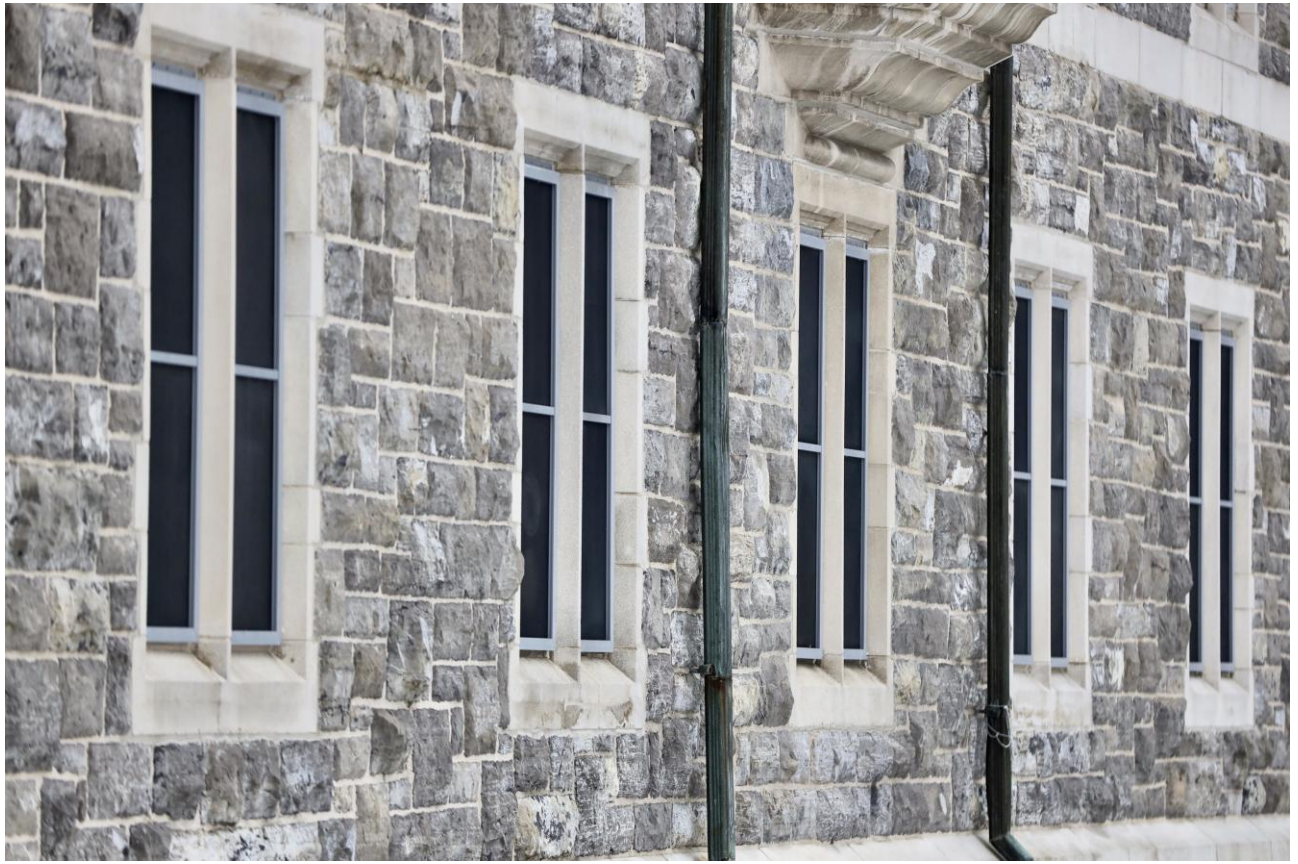


Image: A Campus Building

*complete designs through working drawings

Resolution for a Capital Planning Project for a New Residence Hall

NOW, THEREFORE, BE IT RESOLVED, that the university be authorized to move forward with a $9.5 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.

November 18, 2025

Joint Closed Session Agenda

FINANCE AND RESOURCE MANAGEMENT COMMITTEE
AND
BUILDINGS AND GROUNDS COMMITTEE

Virginia Tech Academic Building One, Room 2110

To begin immediately following the Joint Open Session

November 17, 2025

	Agenda Item	Reporting Responsibility
1.	Motion for Joint Closed Session	Committee Member
* 2.	Approval of Resolution to Transfer Property	Simon Allen Dwyn Taylor
3.	Motion to Reconvene in Joint Open Session	Committee Member
4.	Approval of Items Discussed in Joint Closed Session	Jim Miller

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