

Capital Planning Project for Residential Facilities Improvements
JOINT FINANCE AND RESOURCE MANAGEMENT COMMITTEE
AND BUILDINGS AND GROUNDS COMMITTEE

November 18, 2025

In May of 2025, following the Board of Visitor's March 2025 decision to rescind the planning authorization for 1,750 beds as Phase 1 of the Student Life Village, university leadership engaged a consultant to assist with the long-term planning for the residential program with an intended final report due in December 2025. Preliminary analysis of the consultant's work identified key residential facilities that will need renovations in the coming years due to their age, the age of their building systems, or accumulating deferred maintenance. The anticipated renovation of selected residence halls may include comprehensive building updates that may address exterior envelopes and interior building systems, supporting the modernization of mechanical, electrical, plumbing systems and bathrooms; ADA compliance; and if needed the installation of elevators and air conditioning.

In July 2025, the Rector requested two Board of Visitors (BOV) members work with university administration to develop recommendations around the construction and renovation of on-campus residential housing facilities.

In August 2025, the Board of Visitors approved planning authorizations to construct 600 new beds and renovate Campbell Hall (329 beds).

Since the August meeting, the workgroup has continued to meet to evaluate additional on-campus housing construction and renovation needs. As part of that effort, a request to add an additional 600 new beds (beyond the 600 authorized by the Board in August 2025) is being presented to the BOV at this meeting, held November 2025. This additional residential capacity will support modest enrollment growth and enable the university to move forward with major renovations of existing housing inventory at an accelerated pace.

As a result, the university is requesting a planning authorization to prepare design documents for a second residential housing renovation project. The university requests budget and planning authorization of up to \$5 million to complete planning work for a high-priority 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. Any cash designated for the project accumulated prior to the need for the issuance of permanent debt may be used directly for project costs and to lower the total debt requirement for the project.

Presentation Date: November 17, 2025

The university requests that the Executive Committee of the Board, informed by the recommendation of the President, prioritize the next housing facility for renovation within this planning authorization based on the outcome of the long-term planning study 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 ability to manage decisions within a complex operational environment without delay.

Under the 2006 Management Agreement between the Commonwealth of Virginia and the university, the Board of Visitors has the authority to approve the budget, size, scope, debt issuance, and overall funding of nongeneral fund capital outlay projects. This request is for a planning authorization not to exceed \$5 million to complete preliminary design documents for the Residential Facilities Improvements project. A subsequent request for construction funding may be submitted after designs are underway and a firm scope, cost, prudent funding plan, and schedule are determined.

**RESOLUTION ON CAPITAL PLANNING PROJECT FOR
RESIDENTIAL FACILITIES IMPROVEMENTS PROJECT**

WHEREAS, the Board of Visitors desires a more aggressive long-term renovation schedule to address aging residential inventory; and,

WHEREAS, the university has partnered with a consultant to identify key facilities within the residential program that need renovations due to their age, the age of major building systems or deferred maintenance; and,

WHEREAS, renovating the residence halls may repair and update the building's envelope, interior, residential rooms, bathrooms; mechanical, electrical, and plumbing systems; address ADA access; install elevators and air conditioning; and,

WHEREAS, the university is requesting a planning authorization up to \$5 million to complete preliminary design documents and to fund the planning project of a high-priority renovation of a residential hall entirely with nongeneral fund resources derived from residential programs auxiliary revenues; and,

WHEREAS, the university may submit a subsequent request for construction funding after designs are underway and a firm scope, cost, and funding plan are determined; and,

WHEREAS, under the 2006 Management Agreement between the Commonwealth of Virginia and Virginia Tech, the Board of Visitors has authority to approve the budget, size, scope, and overall funding of nongeneral funded major capital outlay projects.

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; and

THEREFORE BE IT FURTHER RESOLVED, that the Executive Committee of the Board of Visitors, informed by the recommendation of the President, 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.

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