

**University Building Committee**  
**1/24/13 Meeting Minutes**  
**1:30-2:30 p.m.**  
**325 Burruss Hall**

**Present:** Jason Soileau – Chair, Jack Davis, Leslie O’Brien, Brett Jones, Ken Smith, Tim Reddeck, Brennan Shepard, Matt Chan, Chris Wise, and Dan Marion.

This meeting was called to order by Jason Soileau.

**Review of Charge of Committee:** The committee began this discussion with the current charge and reviewing the proposed changes to the charge and committee name. The process for approval of any changes was outlined.

- Proposed Name Change to: Campus Development Committee
- Proposed charge with changes:
  - “To make recommendations and to serve as a conduit to disseminate information and solicit feedback concerning the planned physical development of the university’s built environment, specifically as it relates to buildings, grounds, and transportation planning.”

**Construction Updates:** Construction updates were given on the progress, funding, and expected completion of the following projects:

- College Ave Promenade
- Center for the Arts
- North Chiller Plant
- Signature Engineering Building

**Planning Update:**

- B-Lot Precinct
- Drill Field
- 460 Interchange
- Upper Quad

Next meeting will be held in 325 Burruss Hall on February 24, 2013.

No other questions were asked, and the meeting continued over to Turner Street for a tour of the new facility with Elizabeth Reed.

Please send any future agenda items, or tours that you are interested in covering to the chair at [jsoileau@vt.edu](mailto:jsoileau@vt.edu).

# Building Committee Meeting

Attachment 1

January 24, 2013



## CURRENT BUILDING COMMITTEE CHARGE:

To make recommendations concerning the physical development of the University and the planning and construction of University buildings and physical features.

## PROPOSED CHANGE TO CHARGE:

To make recommendations and to serve as a conduit to disseminate information and solicit feedback concerning the planned physical development of the university's built environment, specifically as it relates to buildings, grounds, and transportation planning.

## PROCESS:

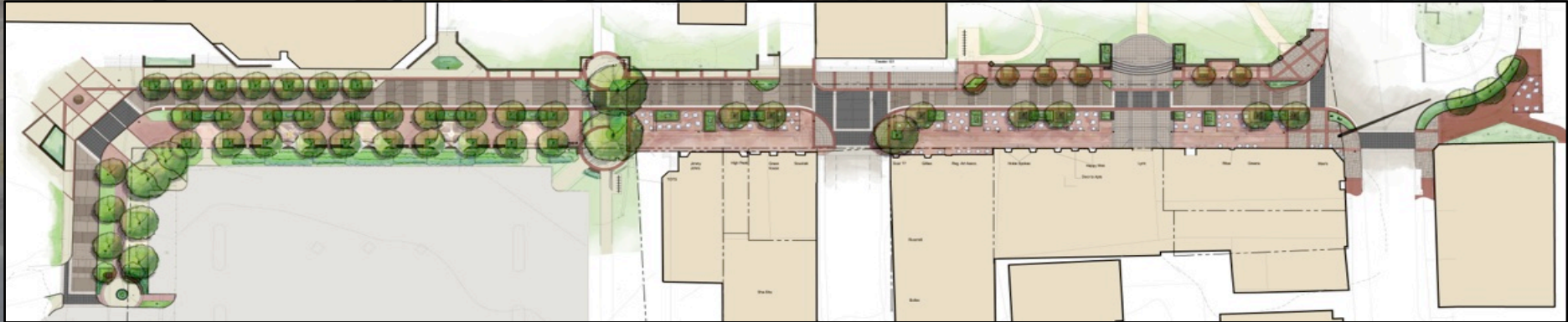
- To Vice President for Admin Services
- To Commission
- To University Counsel
- To President

# Construction Update



Completion: Summer 2013

- Town of Blacksburg Project
- Funding: 100% Other
- Conversion of road to one-way
- Enhance pedestrian corridor
- Improve town/gown relationship
- Completed in phases



COLLEGE AVE PROMENADE

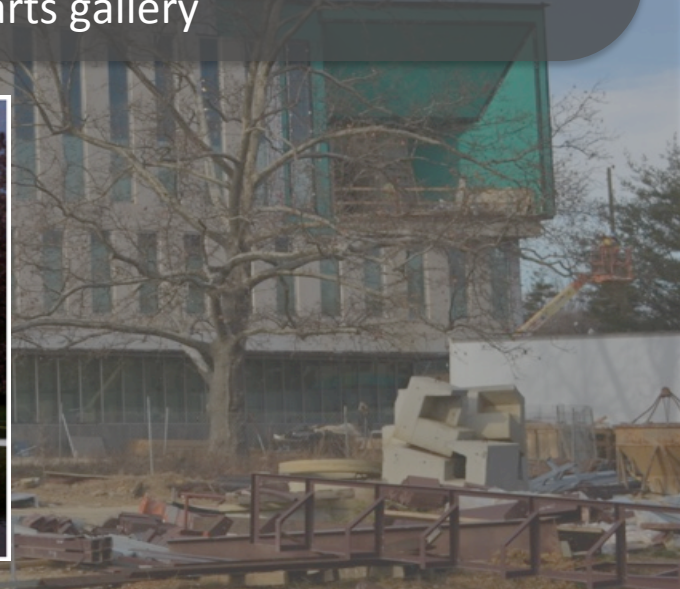
Completion: September 2013

Budget: \$100,087,000

30% General Funds

70% Non-General Funds

- 92,000 GSF
- 1,300 seat auditorium
- Visual arts gallery



CENTER FOR THE ARTS

Completion: April 2013  
Budget: \$20,097,729

60% General Funds  
40% Non-General Funds

- 16,655 GSF
- Additions and improvements to campus chilled water infrastructure



**NORTH CHILLER PLANT**

Completion: February 2014

Budget: \$95,218,249

50% General Funds

50% Non-General Funds

- 154,935 GSF
- State of the art flagship building



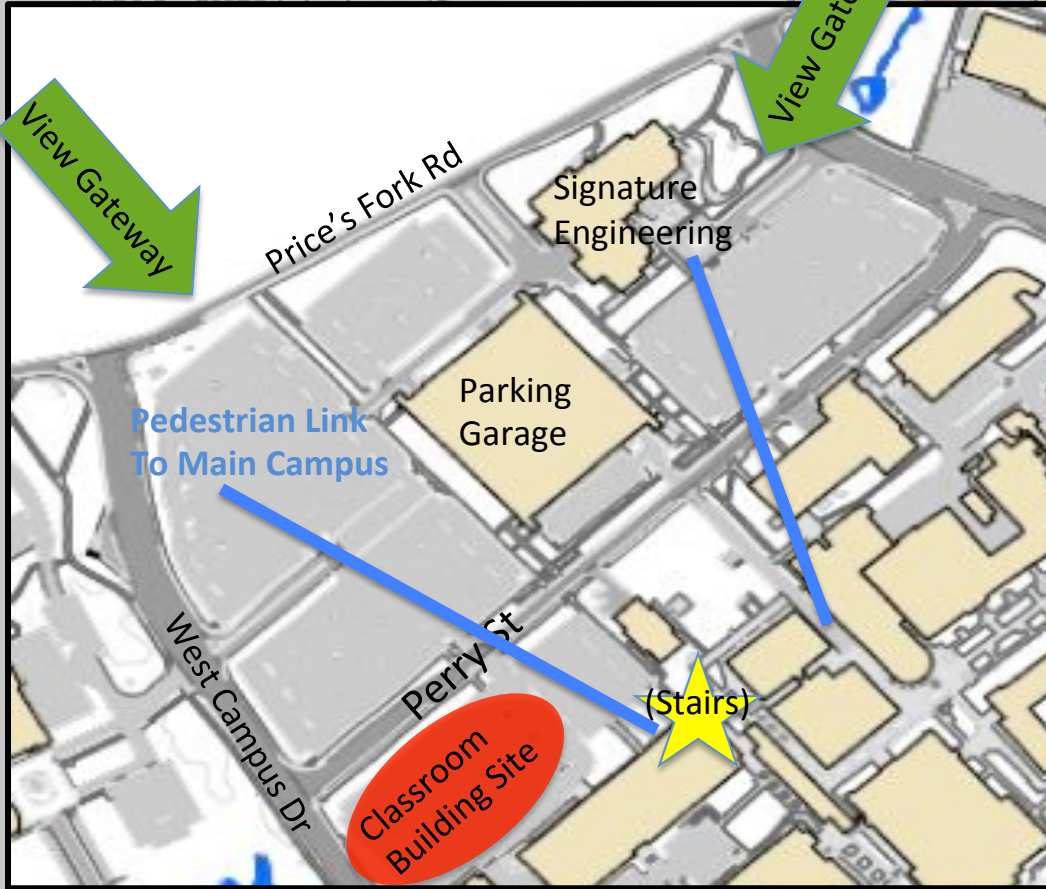
**SIGNATURE ENGINEERING**



# Planning Initiative Update



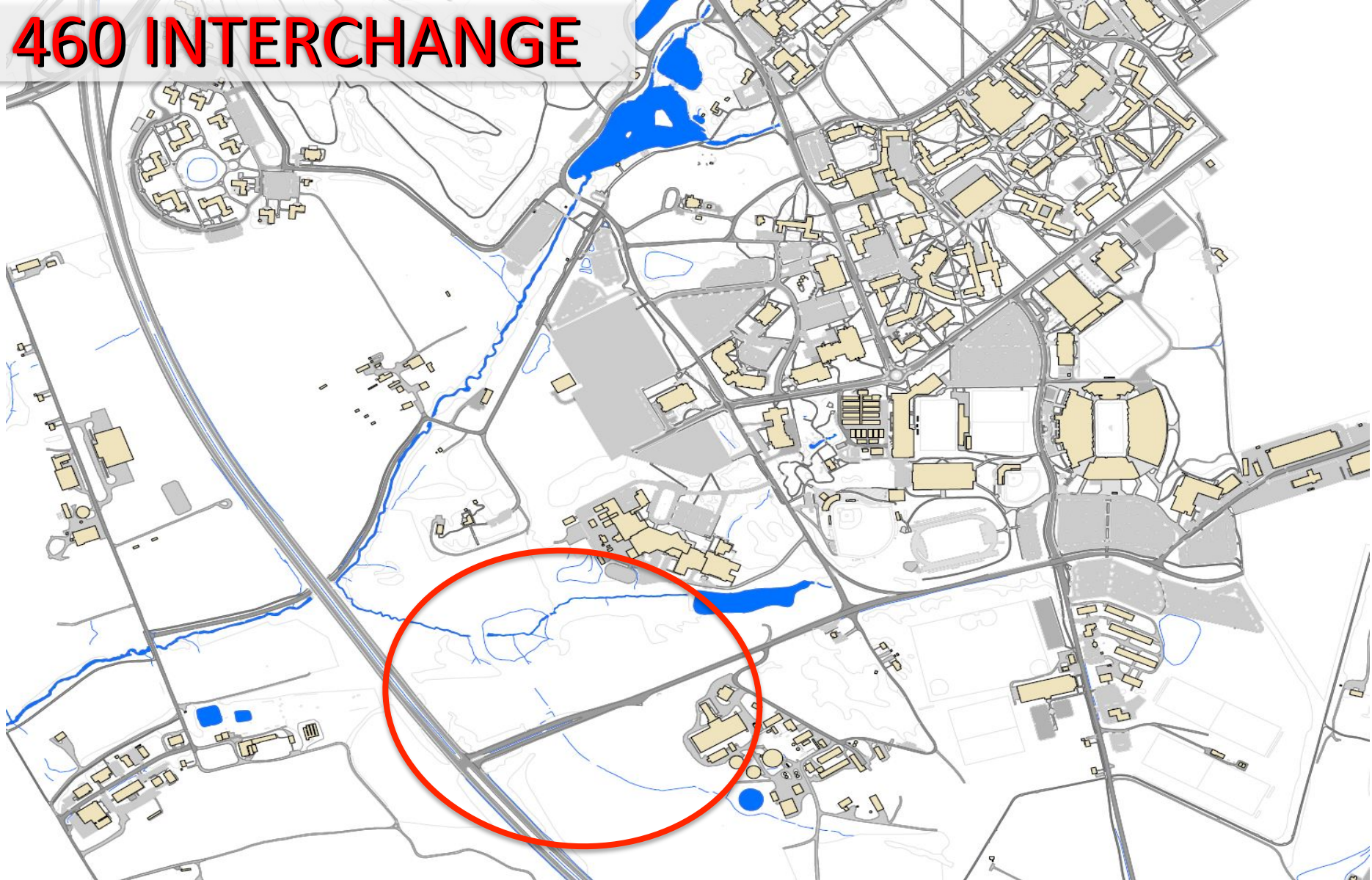
# B-LOT PRECINCT



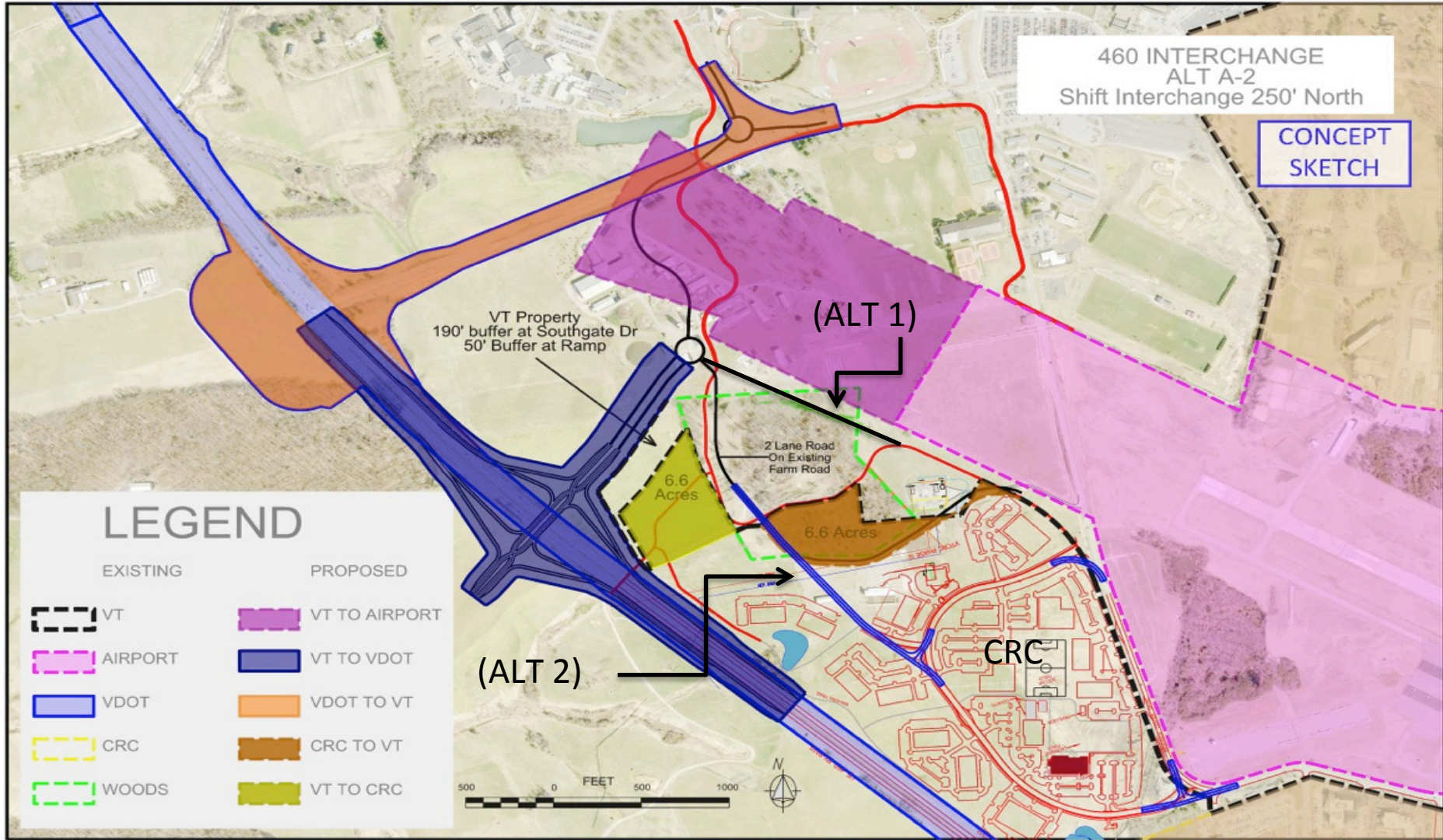
# B-LOT PRECINCT



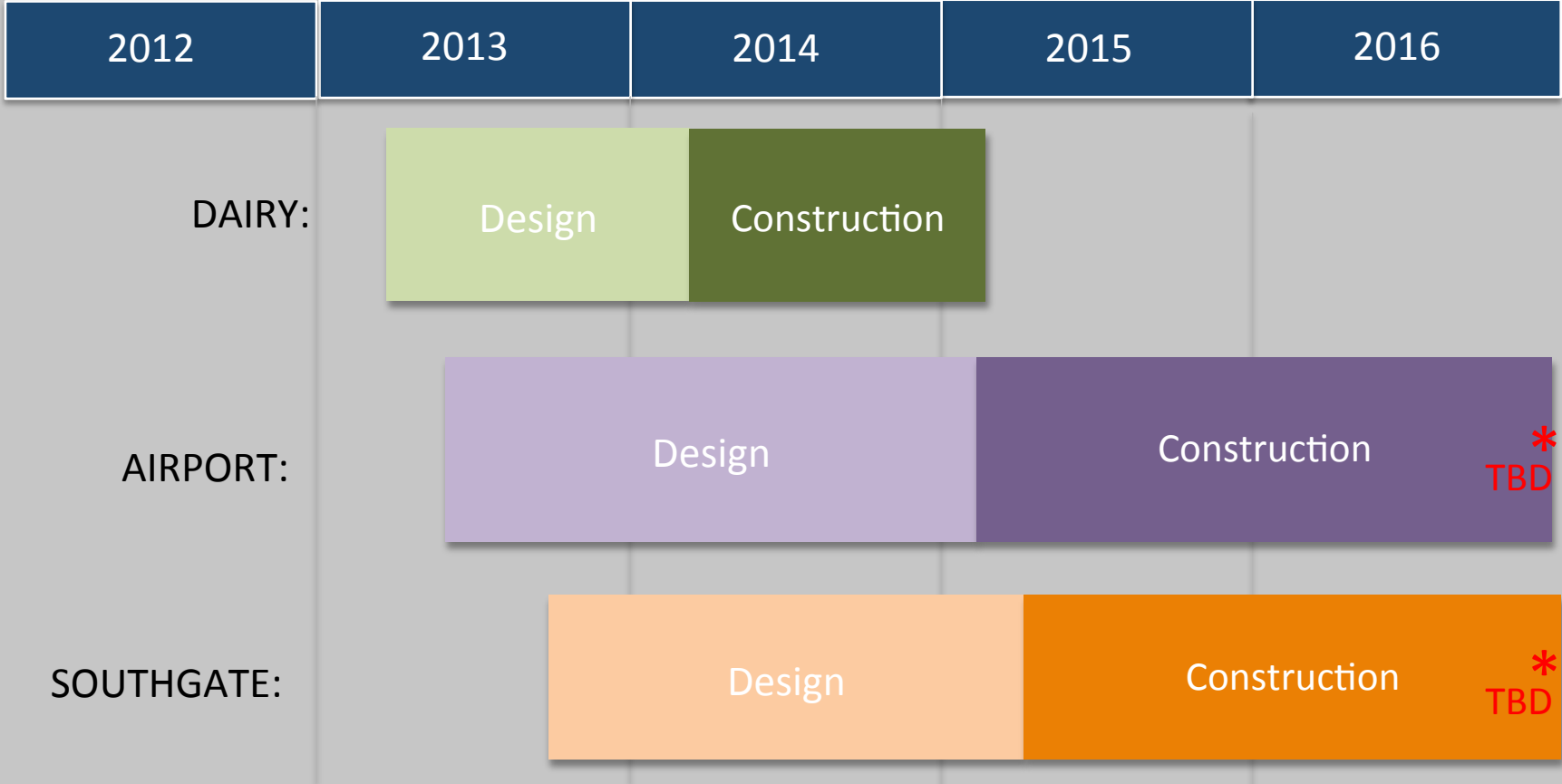
# 460 INTERCHANGE



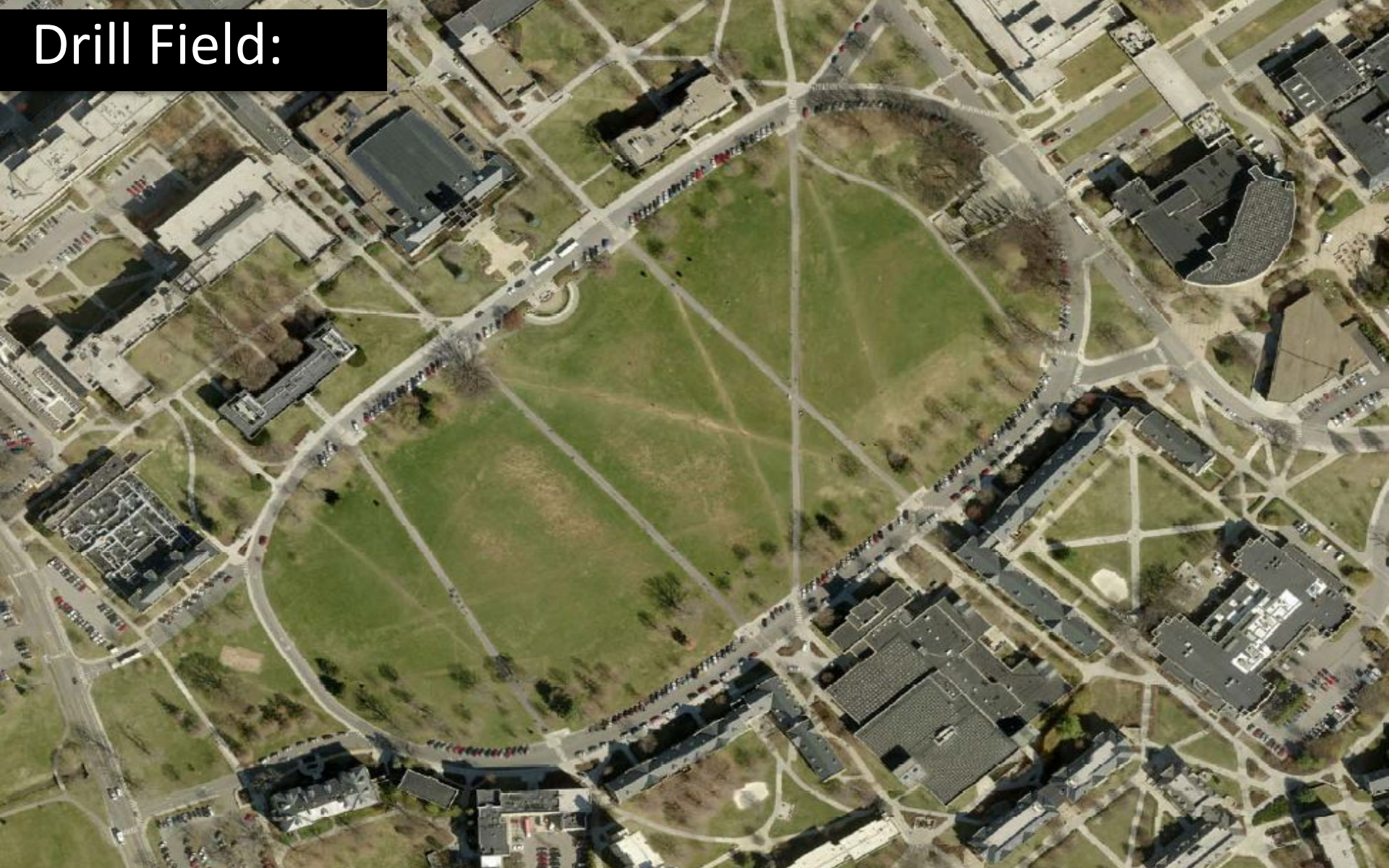
# 460 INTERCHANGE



# 460 INTERCHANGE – project schedule



Drill Field:



# Drill Field: Current Use





# Drill Field: Identified Problems

- Poor quality paths with erosion
- Lack seating opportunities (formal & informal)
- “Cow Paths”
- Turf wear
- Lighting
- Bike infrastructure
- Vehicle infrastructure

# Drill Field: Desired Outcome



- **Paths**

- Alignment
- Materials
- Trailheads

- **Seating**

- Formalized perimeter seating
- Amphitheater seating

- **Transportation**

- Parking
- Bikes
- Bus

- **Landscape**

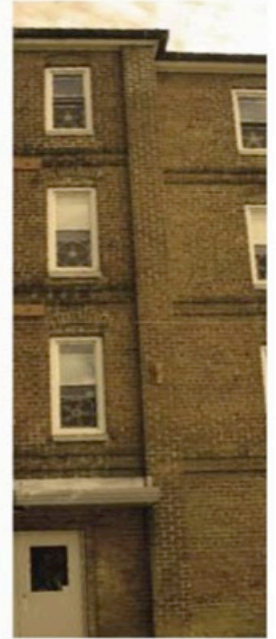
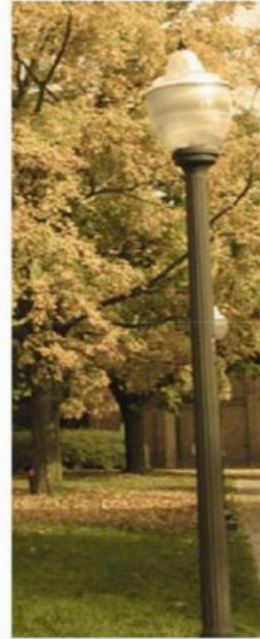
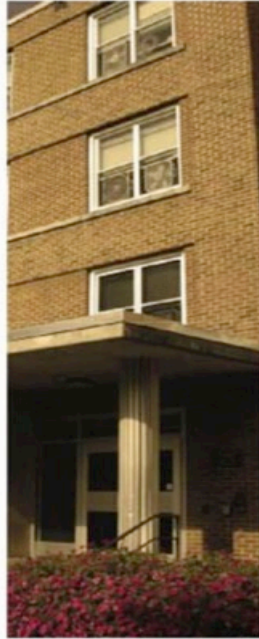
- Turf
- Perimeter planting

- **Amenities**

- Improved lighting
- Wifi
- Other

# Repurposing the Upper Quad

December 12, 2012 Update



# *Location and Use...*



Prices Fork

Main Street – Downtown Blacksburg

Drill Field

Athletic District

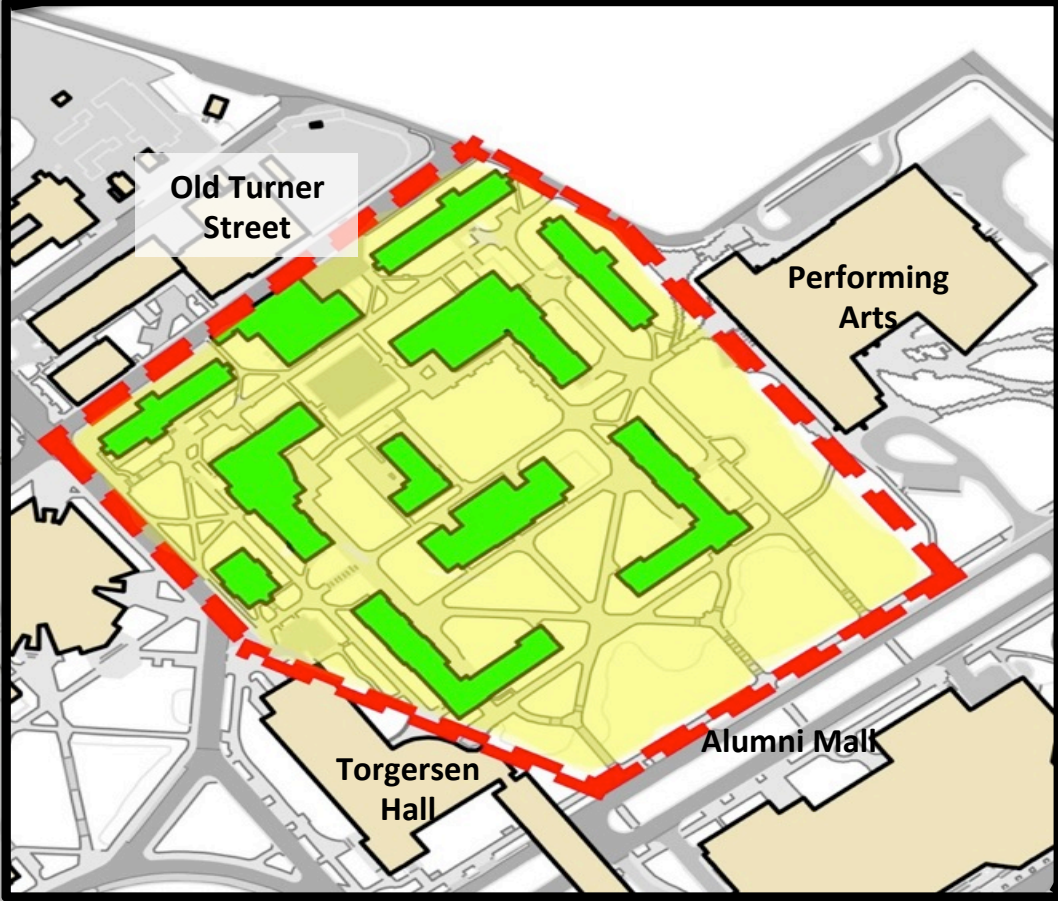
Old Turner Street

Performing Arts

Torgersen Hall

Alumni Mall

**Location**

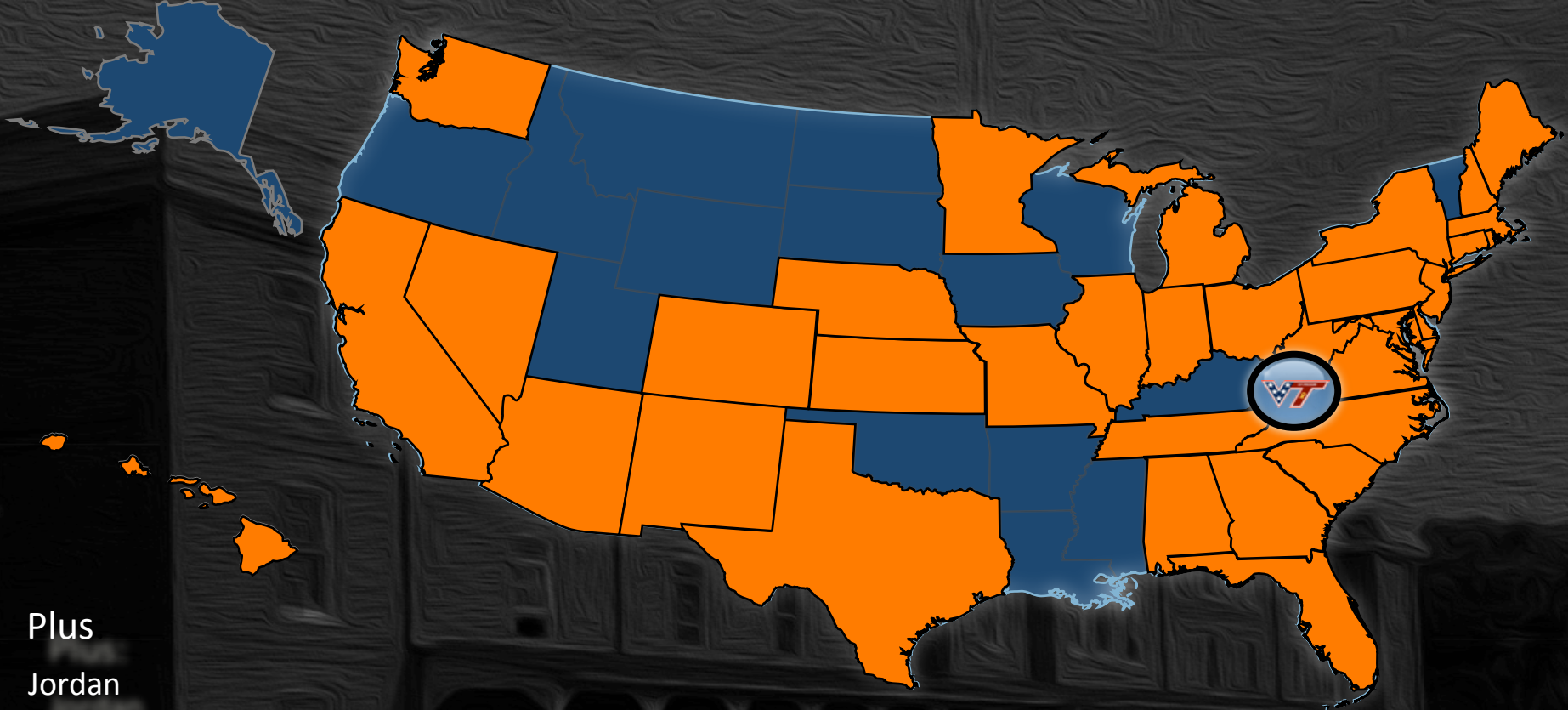




***Primary Use of the Upper Quad is by the CORPS of Cadets***

# United States

# 33 States

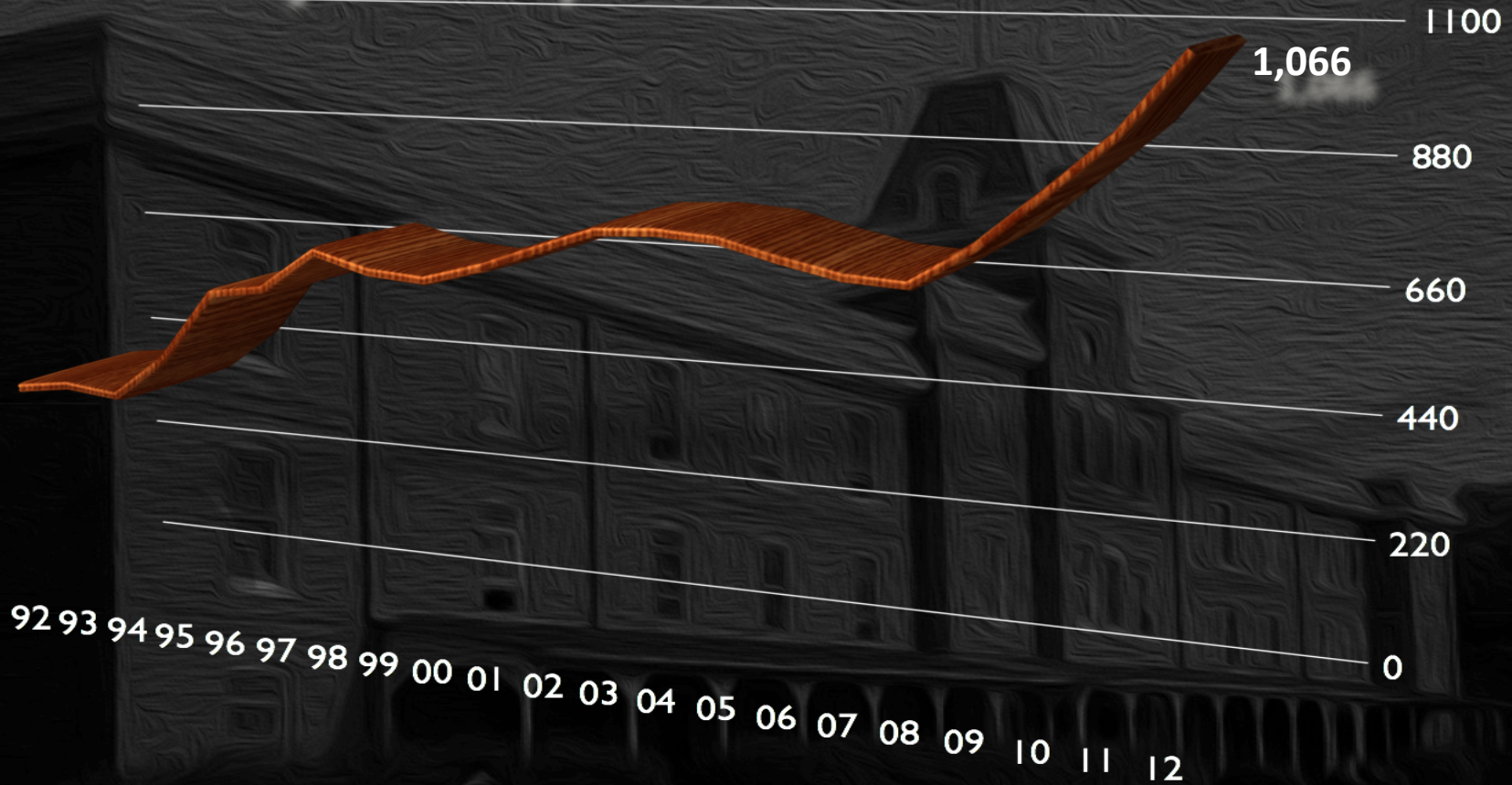


Plus  
Jordan  
Japan  
Germany  
Denmark



# America Needs Leaders

## *Growth of the Corps*



Class of 2016 - 421 New Cadets



# *Impact to Residential Quad...*





### Upper Quad - Existing Bed Count:

Montieth Hall	211 Beds
Thomas Hall	232 Beds
Rasche Hall	287 Beds
<u>Brodie Hall</u>	<u>303 Beds</u>
<b>Total Beds</b>	<b>1,033 Beds</b>

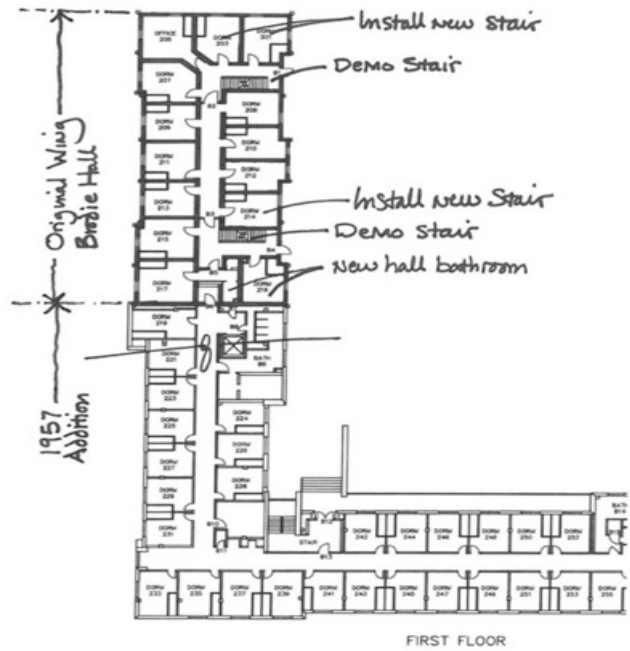
**1,033 Beds < 1,066 Cadets = 33 Bed Deficit**

**To make up deficiency, rooms in Rasche and Brodie Halls have been converted to triple occupancy**

### Additional Storage:

Storage requirements for Cadets has increased through the years. **Equipment has** not only **increased in quantity**, but has also **increased in size**. In addition to personal belongings, each Cadet must also store the following in each resident room:

Duffle Bag	43"x14"x14"	3.74 cf
Field Pack w/ Frame	20"x15"x20"	3.76 cf
Sleeping System	20"x13"x14"	2.24 cf
<u>Matt Sleeping</u>	<u>24"x7"x7"</u>	<u>0.72 cf</u>
<b>Total Space Requirement</b>		<b>10.46 cf</b>



## Is Renovation of Rasche and Brodie Halls a Viable Solution?

If the original Rasche and Brodie Halls were restored and brought up to current building codes, a minimum of 3 resident double rooms per wing on each floor would be lost for conversion to bathrooms and egress stairwells for a **Net Loss of 54 Beds!**

Furthermore, the **double loaded structurally load bearing walls restrict widening** existing space to accommodate common space and increase room sizes.

## ***New Construction Accommodates Growth***

Residence Hall	<i>Existing Rasche &amp; Brodie</i>					<i>Replacement of Rasche &amp; Brodie</i>				
	No. of Floors	No. of Beds	GSF Footprint	GSF Building	GSF/Bed	No. of Floors	No. of Beds	GSF Footprint (5 floors)	GSF Building	GSF/Bed
<b>Brodie Hall</b>	4/5	303	14,506	65,037	215	5	500	18,661	93,303	187
<b>Rasche Hall</b>	3/4	287	15,236	62,491	218	5	500	18,995	94,976	190
<b>Subtotals</b>		<b>590</b>	<b>29,742</b>	<b>127,528</b>			<b>1,000</b>	<b>37,656</b>	<b>188,279</b>	

# Preserve the heritage... ...build for the future



*Lane Hall  
Remains*



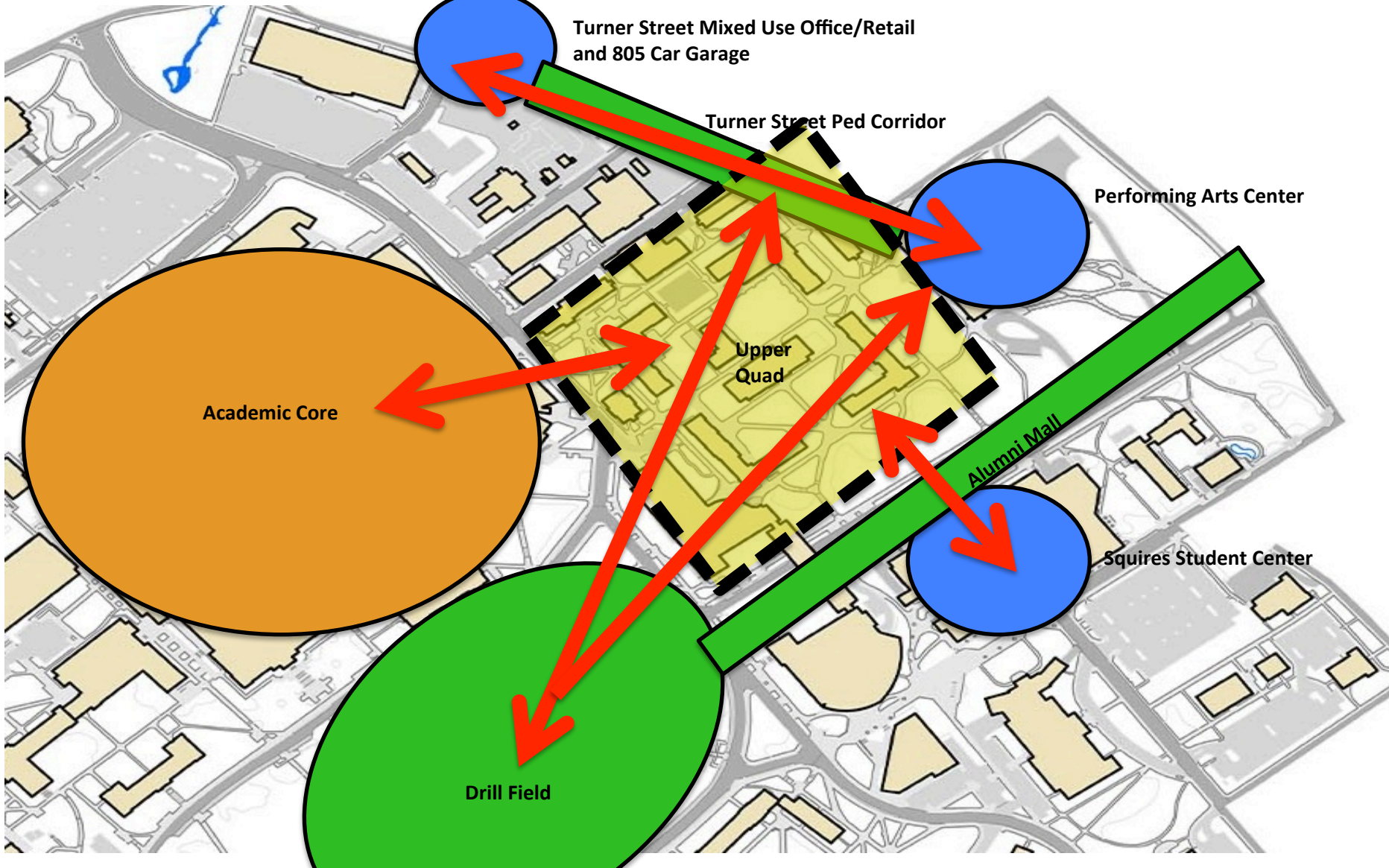
*New Brodie Hall*



*New Rasche Hall*

# *So...Why a Precinct Plan?*





Turner Street Mixed Use Office/Retail and 805 Car Garage

Turner Street Ped Corridor

Performing Arts Center

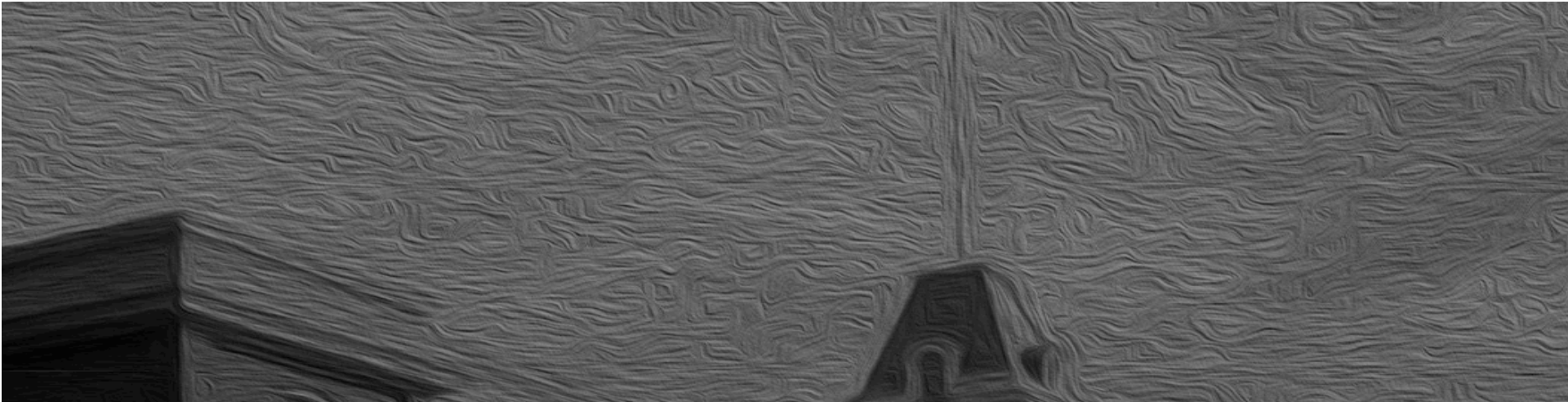
Academic Core

Upper Quad

Alumni Mall

Squires Student Center

Drill Field



This new precinct plan will provide **improved facilities, new amenities and enhanced features** that will solidify this quad as a **center for community activities and engagement**.

This new plan **MUST** acknowledge and maintain the longstanding traditions intrinsic to the **CORPS of Cadets** as expressed in the Upper Quad through its **gathering, marching, and other leadership and community related exercises**.

**CORPS traditions to be integrated and/or reinterpreted into new precinct plan will include:**

- **“VT” paving configuration**
- **Flagpole and area known as “The Rock”**
- **Addison Caldwell statue**
- **Lockable enclosure for “The Skipper”**
- **Ranger physical training area**
- **Civil War field guns**



# ***Design Competition***

Virginia Tech is conducting a design competition, to **engage top planning firms**, to prepare concept designs for the Upper Quad. This approach is expected to promote **“out of the box” planning**, consistent with **elevating the VT campus (grounds) to an elite status equal to its academic reputation!**

## **Design Competition Target Dates:**

- **January 15, 2013**                      **Planning Firm “Shortlist” developed**
- **January 17, 2013**                      **Pre-Competition meeting**
- **January 30, 2013**                      **Competition Q&A**
- **March 12-15, 2013**                      **Competition Jury**

# *Design Challenge...*

Retain the Architectural Character of the Historic Upper Quad



Possibly By...

- Site Elements
- Entry Corridors
- Other

While Introducing and Reinforcing the VT Brand Through the use of Hokie Stone and Collegiate Gothic Architecture



# Timeline

2012	2013	2014	2015	2016	2017	2018
Design Comp.	Rasche Hall Design-Demo-Build		Brodie Hall Design-Demo-Build		Further Implementation	

Questions &  
Discussion

Tour of  
Turner St.

