

UNIVERSITY BUILDING COMMITTEE  
VIRGINIA POLYTECHNIC INSTITUTE & STATE UNIVERSITY

DECEMBER 16, 1994

COMMITTEE MEMBERS PRESENT: Dr. Raymond Smoot, Chair, Dr. Peter Eyre, Mr. Spencer Hall, Mr. Maynard Hoover, Mr. Peter Karp, Dr. Daniel Ludwig, Dr. Hugh Munson, Mr. Micheal O'Brien, Dr. George Sanzone, Mr. Roland Wheeler, Mr. Wayland Winstead

GUESTS PRESENT: Mr. Scott Hurst

PROCEEDINGS:

Dr. Smoot called the meeting to order and made introductory remarks.

Mr. Karp reviewed the status of various projects and planning initiatives with the committee (see attached Capital Outlay Projects Status Summary). Specific discussion included the following:

- o Over \$100M of projects are in various phases of planning or construction.

- o SPRING ROAD REALIGNMENT AND RELATED PROJECTS  
These projects include the relocation of part of Spring Road to align with Tech Center Drive, construction of sports fields on the west side of Spring Road, and paving of Stadium Parking Lot. (Possible replacement of parking displaced by Spring Road relocation will be considered, also.) Spring Road relocation should be constructed over the summer of 1995. The goal is to have sports fields completed by summer of 1996 to comply with Title IX facility equity requirements. Resolution of funding for Spring Road and sports fields is pending.

Design consultants should be selected in January to advance planning on the sports fields and Spring Road project.

- o TRACK SOCCER COMPLEX  
Design is proceeding. Location of complex will benefit from relocation of Spring Road to the east.

- o BASEBALL PRESSBOX  
Funding has been secured and bid date should be set soon.

- o PERRY STREET PARKING LOT  
The new Engineering Building adjacent to Whittemore will entail displacement of parking. This will add pressure to the parking south of Perry and east of Stanger Streets. Alternative layouts for parking improvements in this area are being studied.

Dr. Smoot noted that this area is a prime location for a parking structure, given the demand for parking and the parking to be lost due to projects such as the proposed Engineering Building.

- o NEW ENGINEERING BUILDING  
This project should be under construction by Spring, 1995.
- o NEW ARCHITECTURE BUILDING  
This project should be bid in May, 1995.
- o NEW RESIDENCE HALLS  
Currently alternative locations and program components are being studied. A prime site is along the north edge of The Mall (down the hill from the Upper Quad).
- o COAL STORAGE FACILITY  
A study of coal runoff problems and solutions at the Power Plant is underway. Contingent upon the conclusions of this study, a new coal storage facility will be located and designed. Design consultant selection is underway.
- o CONVERSION OF LAUNDRY  
This project is for the conversion of vacated laundry space for use by the Virginia Power Electronic Center. Project is currently in working drawing phase. Dr. Ludwig inquired about the apparent high cost per sq. ft. of area. Mr. Karp noted that interior electrical requirements, mechanical system requirements, a large amount of interior partitioning, building envelop improvements and asbestos/lead paint abatement all contribute to the project cost premiums.
- o STUDENT HEALTH AND FITNESS CENTER  
This project is proposed to be located at the existing football practice fields south of Washington Street. The program includes Student Health and Counseling Services (currently in Henderson Hall), and fitness facilities such as multipurpose gymnasias, swimming pool, elevated track and climbing wall. A little over a year ago this project was submitted with a \$20.1 million total project cost. The project was approved at the state level with a \$17.9 million total project cost. Subsequent discussions with state review agencies (Division of Engineering and Buildings, and the Department of Planning and Budget) led to agreements that the \$20.1 million cost is more reasonable. This past fall a funding amendment was submitted to restore the project cost to the original \$20.1 million. The University is awaiting legislative action on this amendment.

Design is proceeding. Some unanticipated subsurface conditions have come to light which will add cost to the foundation systems for the building.

The project construction sequencing will require the relocation of the football practice fields (to a site between Lane Stadium and Cassell Coliseum). Construction of the Student Health and Fitness Center then can take place on the vacated practice field site late in 1995. Occupancy of the facility should be in approximately 2 1/2 years from the beginning of construction.

- o PARKING STRUCTURES  
One parking structure is approved (in the Parking Auxiliary project). Location, funding, and fee impact issues relative to structured parking versus other

parking solutions are being reviewed before final decisions are made on this project.

- o TRACK AND SOCCER  
This outdoor facility is planned for the area south of the Rector Field House. Construction of this facility could begin sometime in 1995.
- o HANDICAPPED ELEVATORS  
This project will install accessible elevators in approximately six core campus buildings. Price, Patton, Holden and Seitz are the highest priority locations. Construction is expected in summer, 1995.
- o STORMWATER MANAGEMENT STUDY  
Study is almost complete and will probably recommend three regional dry ponds to manage most of the storm water quantity and quality issues for the main campus.
- o INFECTIOUS WASTE INCINERATOR  
Currently the University is investigating an alternative disposal technology which may have lower operating costs and less environmental impact. Discussions are proceeding with state review agencies regarding the proposed alternative and the need for a project budget increase.
- o BOILER EXPANSION  
The permitting process just has been completed. A project schedule reflecting this should be available soon.
- o CONVERSION OF THE PRINT SHOP  
The program is an interim accommodation of Art and Art History programs currently located in Owens Hall. Working drawings should be completed by January, 1995.
- o HANDICAPPED ACCESS IMPROVEMENTS  
This is an umbrella project which includes many small access improvements on campus. Many of these are site improvement projects (such as improvements to the Library Plaza).
- o AIRPORT TERMINAL  
Project is under construction and should be completed by the end of Summer, 1995.
- o FRALIN BIOTECHNOLOGY CENTER  
The project is under construction is on schedule for completion in July, 1995.
- o VET MED, PHASE IV C  
Project is virtually complete.
- o CONVERSION OF MAJOR WILLIAMS  
The program includes various departments from College of Arts and Sciences. Project is anticipated to be complete during Summer, 1995.
- o LIBRARY STORAGE FACILITY  
This project is located adjacent to the north side of the airport. Construction is continuing (a little behind schedule) and completion is anticipated during March, 1995.

- o CHILLER EXPANSION  
The project is under construction. Construction is a little behind schedule.
- o FIBER OPTICS  
Project is virtually complete. It is in final inspection phase.
- o CAPITAL BUDGET SUBMITTAL (1996-98 Biennium)  
Submittal is underway. The assumed submittal date to the Department of Planning and Budget is February 1, 1995 (even though formal instructions have not been received from DPB). The list of projects to be submitted is largely based on the 1994-96 submittals which were not funded.

Dr. Ludwig inquired about the status of Burruss renovations. Mr. Karp noted that the project wasn't funded in the 1994-96 Biennium and is being requested again for the 1996-98 Biennium.

Dr. Smoot noted that proposed revisions to SCHEV guidelines for allowable space allocations are complicating the capital project submission process. The SCHEV proposals could serve to significantly diminish (on paper) existing space deficits for library, research, and physical plant categories. SCHEV is also proposing classroom utilization at an average of 40 hours/week. If an institution doesn't meet this utilization rate, requests for additional instructional space are likely to be denied. Virginia Tech's average classroom utilization is about 32 hours/week.

- o CAMPUS MASTER PLAN  
Mr. Karp presented a series of slides reviewing goals of the study, the major concepts included in the final master plan document as follows:

#### Circulation Improvements

- West Campus Drive - pedestrian islands and redesign to slow traffic flow.
- Drillfield/Stanger intersection simplification.
- Spring Road realignment with Tech Center Drive.
- Special Purpose Housing area loop road.

#### Program Accommodation

- Based on 1994-2000 Six Year Capital Outlay Plan.

#### Kentland

- Development of land use plan.
- Demarcation of existing historic district.

#### Landscape Recommendations

- Quadrangles surrounding the Drillfield are to have

various landscape improvements.

- Drill Field landscape is to be enhanced--including replacement planting and development of a maintenance plan.
- Duck Pond Park landscape is to be further renovated.
- Certain areas of the campus will be reforested as part of an effort to reduce the total area maintained in turf grass, to provide better spatial definition and to improve visual continuity to the campus entries from the west.

Areas designated for reforestation include: entry roadways such as Southgate Drive, low land areas, and areas with steep slopes.

#### The Mall Focus Area

- Historic roots of campus and the original Preston and Olin Building at Main St.
- Completion of The Mall in terms of boulevard quality, appropriate scale and procession to a series of landmarks.
- Mall definition with residence halls (or similar buildings) on north edge and changing the character of the south edge at the Squires facade.
- Framing the view to the War Memorial and creating fore court by the addition of the bridge building.
- Preserving the visual connection to Lane Hall.

#### Land Issue Related to Master Plan

Dr. Smoot commented on a request from the Governor's office to place priority ranking on all of the University's land holdings. He noted that the University's initial response has been to decline to put priority rankings on its land (since it is all vitally important to Virginia Tech's varied mission as a land-grant university).

#### o VIRGINIA TECH/UVA EDUCATION CENTER

Mr. Karp presented some recent schematic drawings of the Center. He noted that it is proposed as a 105,000 gross sq. ft. educational center near the West Falls Church Metro Station. It is an "alternate financing" project. The developer is The JBG Companies. Programs at the Center will be presented by Virginia Tech and UVA. The site plan takes care to avoid damage to significant trees on the site, among them a huge American Sycamore.

Completion of the project is anticipated by Fall, 1996.

#### o OTHER

Dr. Ludwig inquired about the Heavener property. Dr. Smoot stated that the developers owning the property have offered it for sale at about 4 times the appraised value. Virginia Tech would be interested in purchasing the property for its appraised value and is awaiting

further actions by the property owners.

There being no further business, Dr. Smoot recommended that the next meeting be held next spring and declared the meeting adjourned.

Respectfully submitted,

Z. Scott Hurst, R.A.  
Campus Planning Architect