

University Building Committee

Committee Meeting
November 16, 2007 8:30 a.m.
325 Burruss Hall

Attendees:	Name	College/Department	email
	Catherine Caldwell	Utilities	cacaldwe@vt.edu
	Roger Ehrich	Computer Science	rehrich@vt.edu
	Fleur Gooden	Graduate Representative	fleur@vt.edu
	Scott Hurst	University Architect	hursts@vt.edu
	Mike Kelly	College of Natural Resources	jmkelley@vt.edu
	Jennie Reilly	Univ. ADA Services	jenmik@vt.edu
	Stephen Smith	Student Government Assoc.	smith09@vt.edu
	Sherwood Wilson	Administrative Services	sgwilson@vt.edu
	Chris Wise	Recreational Sports	wisecg@vt.edu

Review of charge to committee:

1. The University Building Committee charge was reviewed. While this committee is intended to make recommendations regarding the physical development of the campus, detailed guidance is effected by the project subcommittees appointed for each capital project. The VP for Administrative Services typically appoints the project subcommittees with input from primary program constituencies. Project subcommittees usually have been appointed once a project is authorized. In the future appointments to project committees are proposed to occur earlier in the process. It is recommended that the project subcommittees periodically report back to this committee.

Review of active capital projects:

1. The Capital Project Status Report to the BOV for projects in design and construction was distributed (with the addition of project subcommittee chairpersons for each project in design). Fifteen projects are in design at this time, with construction value of over \$158 million.
2. Each capital project requires design approval by the BOV Buildings and Grounds Committee of the BOV. The ICTAS II and the Basketball Practice Facility projects were presented and received approval at the recent BOV meeting in November (copies of project renderings used at the BOV meeting were circulated). Other upcoming projects that will require BOV design approval include the Vet Med Infectious Disease Building, the Additional Recreation, Counseling and Clinic Space (McComas Hall Addition) project, and the authorized Parking Structure.
3. There is considerable building activity underway to improve and expand facilities for student life programs. Ambler Johnston Hall is the first of fourteen residence halls to undergo renovation and is in the design stage. To make up bed loss during AJ renovation, a new residence hall is about to start construction. A second new residence hall is under design to further add bed capacity.

4. Long range physical planning was discussed. The 2006 Campus Master Plan Update is posted on the Office of the University Architect's site- www.oua.vt.edu . A summary hard copy was circulated at this meeting. An important Master Plan goal is to maintain walkable districts. Recent continuing growth has mandated that planning of multiple districts be undertaken to manage growth. The first district focuses on undergraduate development continuing around the Drill Field and is labeled the Academic Core District. The second district concentrating on research facilities is called the Life Sciences District. The third district is the golf course planned as a land bank for future development. Development capacity in these districts is approximately three million square feet of new buildings. Further discussing the Master Plan, updates can be incorporated into this living document, such as course corrections and more specific definition of particular items. Also, supporting intermediate level can be attached to cover more detailed planning areas and districts. An example of an item needing on-going analysis is planning covering removal of existing parking including how and where it will be replaced.
5. At a future meeting, Bob Broyden will be asked to brief the committee regarding the capital budgeting process and the status of project requests in the state approval process.
6. A question was asked how security has changed/updated since April. Some items have changed, for example installation of new door panic devices that can't be chained. Additionally, a recommendation has been made for card key access to be added to the university design standards, and a recommendation that CCTV cameras be installed in halls and public spaces.
7. A question was asked regarding whether commuter student parking would be pushed farther off central campus. Current parking plans include a new parking deck currently in design, and planning for additional surface parking in the vicinity of Tech Center Drive and Southgate Drive (Chicken Hill). These plans should allow commuter parking to stay relatively close to major destinations.
8. There was a question regarding the amount of hard surface included in the new Basketball Practice Facility design and the impact on stormwater run-off. Measures to incorporate green design and sustainable features for this project were described and it was noted that the net increase of hard surface area at this building site will be modest.

Project management process changes:

1. Project management changes were discussed and a proposed capital process diagram distributed. Up to now the process has started in the box marked Budget. This process has been driven by the state's capital budget process. Following the state submittal timelines, most pre-authorization capital project planning was compressed into a roughly 3-month period. A new comprehensive, integrated process is being implemented that will include a continuous assessment of capital needs, rather than just a biennial snapshot. Space data assessments and other metrics, combined with existing building data and academic and strategic planning information, will be used as the guide to determine capital needs. The goal is to create a list of projects that form the basis for the prioritized Capital Needs List. The new process also proposes the appointment of project subcommittees prior to project funding to guide enhanced pre-planning activities. These subcommittees will then continue to be involved through funding authorization and project design phases.

Other business:

1. A recommendation was made to treat ADA as a holistic process, integrating the entire campus rather than focusing on a building-by-building process that has been more typical. This would enable opportunities to strategically cover ADA issues that have been handled piecemeal in the past.
2. It was noted that campus way-finding needs improvement and it was proposed that this committee discuss and make recommendations regarding this.
3. The ADA Executive Task Force created accessibility standards to be included in the university design guidelines. It was requested this committee review the draft document and incorporate additional input.

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REVISED

**UNIVERSITY BUILDING COMMITTEE
MEETING MINUTES
April 18, 2008
Burruss Hall, Room 210**

PRESENT:

Members present: Marcus Breitschmid; Jean Brickey (for Catherine Caldwell); Mike Coleman; Jack Davis; Roger Ehrich; Lynn Eichhorn; Marshaun Glover (for Fluer Gooden); Dixon Hanna; Scott Hurst; Ben Johnson; Mike Kelly; Jennie Reilly; Stephen Smith; Sherwood Wilson; Chris Wise

Guests: Bob Broyden; Hugh Latimer

The Capital Budgeting Process was reviewed by Bob Broyden.

1. The University works with a state-mandated six-year capital plan. This plan is updated on a two year cycle and is comprised of three sequential biennial plans. Bob Broyden distributed copies of the current Capital Outlay Plan - First Biennium 2008-2010.
2. The Commonwealth primarily focuses on the first biennium to identify potential projects for authorization. Non-general fund projects that require no state money generally do not compete with general fund projects for authorization priorities. Virginia Tech's Restructuring Management Agreement allows non-general fund projects to be authorized by the Board of Visitors.
3. Initial planning for the 2010-2016 Capital Plan will start this spring and planning will be finished in February 2009. The Board of Visitors will review the draft plan in March 2009 and a final prioritized plan in June 2009.
4. General Assembly approval of projects included in the 2008-2010 biennium is in process. Authorization of the Maintenance Reserve component of the capital plan is almost a certainty. The following six projects appear to be the most likely to receive some level of funding: Replacement of the Center Section of Davidson Hall, Chiller Plant Phase I, Sciences Research and Academic Building, the Engineering Signature Building, the Human and Agricultural Biosciences Building I (HABBI I), and the VT/Carillion Medical College Building in Roanoke. It was noted that authorization of all of these projects this year is not a certainty.
5. During the past several months, the Board of Visitors has authorized the following non-general fund projects for planning: the Addition to VBI, Repair McComas Hall Exterior Wall Structure, the Basketball Practice Facility, Renovate East and West Ambler Johnston, and Renovate Owens and West End Market Food Courts.
6. Prior to developing future capital plans, the university plans to initiate pre-design feasibility studies in order to better define space programs, locations and scopes of projects to be considered for the first biennium of a given six-year capital plan.

7. The 2008-2010 Capital Outlay Plan included a request for accessibility improvements, titled Code Compliance: Fire Alarm Systems and Access. This project did not make it to the Commonwealth's final list. The Classroom Building project was also discussed as a key need that did not reach final consideration. It was noted that the state's lack of interest in the Classroom Building may be partly due to a recent SCHEV analysis that suggests an adequate quantity of classroom space exists.

Review of active design and construction projects was led by Lynn Eichhorn.

1. Lynn distributed a handout outlining current projects status, describing highlights of current activities.
2. Projects in design include:
 - ICTAS II is in the concept design phase, planned as a 43,000 gross square foot facility.
 - The Additional Recreation, Counseling and Clinical Space (McComas Addition) is in the feasibility phase.
 - The Parking Structure, a design-build project, is in the design-builder selection phase.
 - The Renovation of Ambler Johnston is in preliminary design, planned as a phased construction project with continuing partial occupancy during construction.
 - The Basketball Practice Facility - site utility work is underway as the balance of the project design is completed.
 - Classroom Improvements - two Patton Hall classrooms will be renovated this summer.
 - The new Materials Management Facility project (Hazardous Materials Facility) is undergoing siting analysis for a site on Chicken Hill.
 - The Visitors and Admissions Center has the facility siting location confirmed.
 - The Academic and Student Affairs project is in conceptual design.
 - A museum component is being investigated as an additional program element for the Sciences Research and Academic Building project.
 - The Performing Arts Center - the A/E selection process is completed, and initial design workshops are being planned for this May.
3. Projects in construction include:
 - Life Sciences I - building is being fitted out and occupancy is underway.
 - ICTAS I - planned for fall 2008 occupancy.
 - Cowgill Hall - will be occupied in July this summer.
 - Agnew Hall - interior demolition is almost complete.
 - New Residence Hall 1 - occupancy is planned in August 2009.
 - The Henderson Hall Renovation/Black Box Theater project is under construction.
4. Lynn also noted that a campus wayfinding study is moving forward as a joint project between the Office of the University Architect and Planning, Design and Construction. Wayfinding consultant selection is currently in progress.

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