Agenda

BUILDINGS AND GROUNDS COMMITTEE

Latham Ballroom C/D/E/F, The Inn at Virginia Tech
9:30 a.m.
August 25, 2020

Agenda Item Reporting Responsibility
1. Welcome C.T. Hill, Chair

2. Consent Agenda C.T. Hill, Chair
   a. Approval of the Minutes from the May 14, 2020 Meeting
   b. Approval of the Minutes from the May 27, 2020 Meeting
   * c. Resolution on the Demolition of a University Greenhouse
   * d. Resolution to Amend the Guidelines for Projects under the Public-Private Education Facilities and Infrastructure Act of 2002
   * e. Resolution for Approval of an Update to the Capital Construction Delivery Method Approval Process
   * f. Resolution on Appointment to the Virginia Tech Montgomery Regional Airport Authority
   g. Acceptance of the Capital Project Status Report

3. Panel Discussion on COVID-19 Buildings and Grounds Considerations Chris Kiwus
   Lance Franklin
   Rick Sparks
   Frances Keene
   Liza Morris

4. Update on Agricultural Facilities Planning and Construction Alan Grant

* 5. Resolution on the Partial Demolition of the Art and Design Learning Center Liza Morris

* 6. Resolution on the Demolition of Femoyer Hall Liza Morris

7. Design Review of the Data and Decision Sciences Building Liza Morris

8. Future Agenda Items and Closing Remarks C.T. Hill, Chair

* Requires full Board approval.
Open Session

1. Welcome: The Committee Chair will convene the meeting and provide welcoming remarks.

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

   a. Approval of the Minutes from the May 14, 2020 Meeting: The Committee will review for approval the minutes from the May 14, 2020 meeting.

   b. Approval of the Minutes from the May 27, 2020 Meeting: The Committee will review for approval the minutes from the May 27, 2020 meeting.

   * c. Resolution on the Demolition of a University Greenhouse: The Committee will consider for approval a resolution to demolish and university Greenhouse (Building No. 0433C). This facility is a 1,014 gross square foot frame and fiberglass plant pathology greenhouse. It is located in the Glade Road area of Virginia Tech’s Blacksburg campus. Constructed in 1965, the building was used as a greenhouse, and then for agricultural service storage. Currently vacant, the building suffered wind damage and has fallen into disrepair. The university seeks to demolish the structure to remove safety and environmental concerns. This structure no longer supports the research mission of the university and its demolition will improve the campus environment as well as advance the future Glade Road portion of the Master Plan. The university will also obtain approval from the Department of Historic Resources and the Art and Architecture Review Board prior to the demolition of this structure.

   * d. Resolution to Amend the Guidelines for Projects under the Public-Private Education Facilities and Infrastructure Act of 2002: The Committee will consider for approval a resolution revising the Guidelines for Projects under the Public-Private Education Facilities and Infrastructure Act (“PPEA”) of 2002. These revisions update titles and format consistency.
* **e. Resolution for Approval of an Update to the Capital Construction Delivery Method Approval Process:** The Committee will consider for approval a resolution updating the university’s capital construction delivery method approval process.

* **f. Resolution on Appointment to the Virginia Tech Montgomery Regional Airport Authority:** The Committee will consider for approval a resolution appointing a joint, at-large member to the Virginia Tech/Montgomery Regional Airport Authority to replace the current at-large member who is retiring.

* **g. Acceptance of the Capital Project Status Report:** The Committee will review for acceptance the quarterly capital project status report.

3. **Panel Discussion on COVID-19 Buildings and Grounds Considerations:** The Committee will receive an update on COVID-19 buildings and grounds considerations from Dr. Chris Kiwus, Vice President for Campus Planning, Infrastructure, and Facilities; Dr. Lance Franklin, Assistant Vice President for Environmental Health and Safety; Dr. Frances Keene, Assistant Vice President and Chief of Staff, Student Affairs; Mr. Rick Sparks, Associate Vice Provost and University Registrar; and Ms. Liza Morris, Assistant Vice President for Planning and University Architect.

4. **Update on Agricultural Facilities Planning and Construction:** The Committee will receive an update from Alan Grant, Dean of the College of Agriculture and Life Sciences, on agricultural facilities planning and construction.

* **5. Resolution on the Partial Demolition of the Art and Design Learning Center:** The Committee will consider for approval a resolution to partially demolish the Art and Design Learning Center (Building No. 0196). This facility is a 22,532 gross square foot academic building. Constructed in 1931, the brick and concrete building was originally a mechanical engineering laboratory. The basement and sub-structure portion of the facility houses the Boiler Plant water treatment facility; this portion of the building will remain intact and in use. The university seeks to partially demolish the structure to allow for the growth, expansion, and support of the University’s Corps of Cadets and ROTC programs. The university will also obtain approval from the Department of Historic Resources and the Art and Architecture Review Board prior to the demolition of this structure.

* **6. Resolution on the Demolition of Femoyer Hall:** The Committee will consider for approval a resolution to demolish Femoyer Hall (Building No. 0013). This facility is a 35,500 gross square foot academic building. Constructed in 1949, the brick building originally served as a residence hall. When the facility became obsolete as a residence hall, it was transitioned to academic and program office
space through minimal renovations. Overall, the structure has received very few improvements since original construction and without major renovation will continue to require significant, sustained maintenance investment. The university seeks to demolish the structure and replace it with a residential facility. The university will also obtain approval from the Department of Historic Resources and the Art and Architecture Review Board prior to the demolition of this structure.

7. **Design Review of the Data and Decision Sciences Building:** The Committee will receive the design review for the Data and Decision Sciences Building. The building will directly support the commonwealth’s Technology Talent Pipeline initiative for growth in computer science and computer engineering sectors as well as other technology-based and cyber security industries, providing 115,600 gross square feet of instructional, departmental, student study, and support space. Specialty spaces include the Deloitte Analytics and Trading Lab and a multi-story common area which will serve as a gathering space and as a connector to the future Pamplin College of Business.

8. **Future Agenda Items and Closing Remarks:** The Committee will discuss potential topics for inclusion on future meeting agendas.

* Requires full Board approval.
Welcome

BUILDINGS AND GROUNDS COMMITTEE

August 25, 2020

The Buildings and Grounds Committee Chair will open with welcoming remarks.
Consent Agenda

BUILDINGS AND GROUNDS COMMITTEE

August 25, 2020

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

Consent Agenda
   a. Approval of the Minutes from the May 14, 2020 Meeting
   b. Approval of the Minutes from the May 27, 2020 Meeting
   * c. Resolution on the Demolition of a University Greenhouse
   * d. Resolution to Amend the Guidelines for Projects under the Public-Private Education Facilities and Infrastructure Act (PPEA) of 2002
   * e. Resolution for Approval of an Update to the Capital Construction Delivery Method Approval Process
   * f. Resolution on Appointment to the Virginia Tech Montgomery Regional Airport Authority
   g. Acceptance of the Capital Project Status Report

* Requires full Board approval.
The Buildings and Grounds Committee of the Board of Visitors of Virginia Polytechnic Institute and State University met on Thursday, May 14, 2020, at 3:00 p.m. On this date, the Commonwealth of Virginia was operating under a state of emergency as declared by Governor Northam due to the COVID-19 pandemic. This was an entirely electronic meeting held via Zoom videoconference to conduct regular business as permitted by legislation passed by the General Assembly on April 22, 2020, and signed into law by Governor Northam. A quorum of the Buildings and Grounds Committee was present on the videoconference.

Buildings and Grounds Committee Members
Present: Mr. Horacio Valeiras (Rector)
Mr. C.T. Hill (Chair)
Ms. Shelly Butler Barlow
Mr. Mehul Sanghani
Mr. Dennis Treacy
Mr. Jeff Veatch
Mr. Preston White

Absent:

Other Board Members Present:
Mr. Edward Baine
Ms. Greta Harris (departed at 3:50 p.m.)
Ms. Letitia Long
Mr. L. Chris Petersen

Constituent Representatives Present:
Dr. John Ferris (Faculty Representative)
Ms. Tamarah Smith (Staff Representative)
Ms. Madelynn Todd (Undergraduate Student Representative)

Also present on the Zoom videoconference were the following: President Timothy Sands, Ms. Kim O’Rourke (Secretary to the Board), Dr. Laura Belmonte, Mr. Bob Broyden, Mr. David Chinn, Dr. Cyril Clarke, Mr. Al Cooper, Mr. Brandon Dove, Mr. Corey Earles, Mr. Kari Evans, Major General Randal Fullhart, Ms. Elaine Gall, Mr. Mark Gess, Dr. Alan Grant, Ms. Kay Heidbreder, Mr. Pat Hilt, Dr. Frances Keene, Dr. Chris Kiwus, Ms. Liza Morris, Dr. Sally Morton, Dr. Saied Mostaghimi, Ms. Heidi Myers, Ms. Michelle Naert (captioner), Dr. Ed Nelson, Dr. Dwayne Pinkney, Ms. Brandy Salmon, Dr. Ken Smith, Ms. Heather Snidow, Mr. Dwyn Taylor, and Mr. Jon Clark Teglas

In addition, up to 39 members of the university community and public viewed a live stream of the videoconference on YouTube Live Web Streaming Service.
1. Welcome: The Committee Chair convened the meeting and provided welcoming remarks. Chris Kiwus, Associate Vice President and Chief Facilities Officer, provided brief remarks on COVID-19 impacts on general facilities operations.

2. Consent Agenda: The Committee approved and accepted the items on the Consent Agenda:
   
a. Approval of the Minutes from the November 17, 2019 Meeting: The Committee approved the minutes from the November 17, 2019 meeting.

   b. Acceptance of the Capital Project Status Report: Chris Kiwus, Associate Vice President and Chief Facilities Officer, provided brief remarks on COVID-19 impacts on capital construction projects. Board members discussed these impacts. The Committee accepted the quarterly capital project status report.

* 3. Resolution to Clarify a Previous Board Action Regarding the Virginia Tech/Montgomery Regional Airport Authority: The Committee approved the resolution affirming that the grant assurance documents will supersede the language in the Agreement for Purchase and Sale of Real Estate.


5. Update on Agricultural Facilities Planning and Construction: The Committee received an update from Alan Grant, Dean of the College of Agriculture and Life Sciences, on agricultural facilities planning and construction.

6. Design Preview for the Data and Decision Sciences Building: The Committee approved the design preview for the Data and Decision Sciences Building.

7. Design Preview for the New Upper Quad Residence Hall: The Committee approved the design preview for the New Upper Quad Residence Hall.

8. Design Preview for the Innovation Campus Academic I Building: The Committee approved the design preview for the Innovation Campus Academic I Building.

9. Future Agenda Items and Closing Remarks: The Committee discussed potential topics and tour opportunities for inclusion on future meeting agendas.

   There being no further business, the meeting adjourned at 4:49 p.m.

* Requires full Board approval.
The Buildings and Grounds Committee of the Board of Visitors of Virginia Polytechnic Institute and State University met on Wednesday, May 27, 2020, at 2:15 p.m. On this date, the Commonwealth of Virginia was operating under a state of emergency as declared by Governor Northam due to the COVID-19 pandemic. This was an entirely electronic meeting held via Zoom videoconference to conduct regular business as permitted by legislation passed by the General Assembly on April 22, 2020, and signed into law by Governor Northam. A quorum of the Buildings and Grounds Committee was present on the videoconference.

Buildings and Grounds Committee Members
Present: Mr. Horacio Valeiras (Rector)
Mr. C.T. Hill (Chair)
Ms. Shelly Butler Barlow
Mr. Mehul Sanghani
Mr. Dennis Treacy
Mr. Jeff Veatch
Mr. Preston White (joined at 2:20 p.m.)

Absent: 

Other Board Members Present:
Mr. Edward Baine
Ms. Greta Harris
Mr. L. Chris Petersen

Constituent Representatives Present:
Dr. John Ferris (Faculty Representative)
Ms. Tamarah Smith (Staff Representative)

Also present on the Zoom videoconference were the following:
President Timothy Sands, Ms. Kim O’Rourke (Secretary to the Board), Mr. Whit Babcock, Ms. Lori Buchanan, Dr. Cyril Clarke, Dr. Karen DePauw, Mr. Al Cooper, Mr. Corey Earles, Mr. Kari Evans, Dr. Mike Friedlander, Mr. Bryan Garey, Mr. Mark Gess, Ms. Rebekah Gunn, Ms. Kay Heidbreder, Dr. Chris Kiwus, Ms. Sharon Kurek, Ms. Angie Littlejohn, Dr. Scott Midkiff, Mr. Charles Phlegar, Dr. Dwayne Pinkney, Dr. Menah Pratt-Clarke, Ms. Lenore Schatz (captioner), Mr. Brad Sumpter, Mr. Dwyn Taylor, Dr. G. Don Taylor, Mr. Jon Clark Teglas, Ms. Tracy Vosburgh, Ms. Melinda West, Mr. Brad Wurthman, and Mr. Chris Yianilos

In addition, up to 28 members of the university community and public viewed a live stream of the videoconference on YouTube Live Web Streaming Service.
1. Welcome: The Committee Chair convened the meeting and provided welcoming remarks. President Sands, at the request of Chairman Hill, provided brief remarks on COVID-19 impacts on capital construction project planning and execution.

2. Resolution on Appointment to the Montgomery Regional Solid Waste Authority: The Committee approved the resolution recommending that Sharon G. Scott be appointed as joint representative to the Montgomery Regional Solid Waste Authority Board of Directors.

3. Resolution on Appointment to the New River Valley Regional Water Authority: The Committee approved the resolution reappointing Christopher H. Kiwus, Associate Vice President and Chief Facilities Officer, as the university’s representative to the New River Valley Regional Water Authority through June 30, 2024.

4. Resolution of Support on Appointment to the New River Resource Authority: The Committee approved the resolution affirming the appointment of Christopher H. Kiwus, Associate Vice President and Chief Facilities Officer, in his role as the university’s representative to the Montgomery Regional Solid Waste Authority, to the New River Resource Authority Board of Directors.

5. Resolution of Support for Projects and Use of Bond Financing by the New River Valley Regional Water Authority: The Committee approved the resolution supporting New River Valley Regional Water Authority projects and use of bond financing.

There being no further business, the meeting adjourned at 2:27 p.m.

* Requires full Board approval.
RESOLUTION ON DEMOLITION OF UNIVERSITY BUILDING – BUILDING NO. 0433C (GREENHOUSE)

The university requests approval to demolish Building No. 0433C (Greenhouse). This facility is a 1,014 gross square foot frame and fiberglass plant pathology greenhouse. It is located in the Glade Road area of Virginia Tech’s Blacksburg campus in Montgomery County, Virginia. Constructed in 1965, the building was used as a greenhouse, and then for agricultural service storage.

Currently vacant, the building suffered wind damage and has fallen into disrepair. The university seeks to demolish the structure to remove safety and environmental concerns. This structure no longer supports the research mission of the university and its demolition will improve the campus environment as well as advance the future Glade Road portion of the Master Plan.

The university will also obtain approval from the Department of Historic Resources and the Art and Architecture Review Board prior to the demolition of this structure.
RESOLUTION ON DEMOLITION OF UNIVERSITY BUILDING – BUILDING NO. 0433C (GREENHOUSE)

WHEREAS, under the 2006 Management Agreement between the Commonwealth of Virginia and the university, the Board of Visitors has the authority to approve the disposition of any building; and

WHEREAS, the Building No. 0433C, is in excess of fifty years old, is in disrepair as a metal frame and fiberglass plant pathology greenhouse, and has suffered wind damage; and

WHEREAS, the university will obtain the approvals of the Department of Historic Resources and the Art and Architecture Review Board for the demolition of this building prior to demolition;

NOW, THEREFORE, BE IT RESOLVED that the Board of Visitors approve the demolition of Building No. 0433C, located at the Blacksburg Virginia Tech Campus in Montgomery County, in accordance with the applicable statues of the Code of Virginia (1950), as amended.

RECOMMENDATION:

That the above resolution authorizing the demolition of Building No. 0433C be approved.

August 25, 2020
Demolition of University Building - Greenhouse (Building No. 0433C)

Board of Visitors Resolution for Demolition

Liza L.C. Morris, NCARB
Assistant Vice President for Planning and University Architect

August 25, 2020
PROJECT LOCATION

Site

/ GREENHOUSE (BUILDING NO. 0433C)
SITE

Building No. 0433C (Greenhouse)

/GREENHOUSE (BUILDING NO. 0433C)
EXISTING CONDITIONS

View from to south west

View to the north west

/ GREENHOUSE (BUILDING NO. 0433C)
EXISTING CONDITIONS

Interior view facing south east

Interior view facing north west

GREENHOUSE (BUILDING NO. 0433C)
RECOMMENDATION

That the resolution authorizing the demolition of Building No. 0433C be approved.

/ GREENHOUSE (BUILDING NO. 0433C)
RESOLUTION TO AMEND THE GUIDELINES FOR PROJECTS UNDER THE PUBLIC-PRIVATE EDUCATION FACILITIES AND INFRASTRUCTURE ACT OF 2002

WHEREAS, the Public-Private Education Facilities and Infrastructure Act of 2002 (PPEA) grants responsible public entities the authority to create public-private partnerships for the development of a wide range of projects for public use if the public entity determines there is a need for the project and that the private involvement may provide the project to the public in a timely or cost-effective fashion; and

WHEREAS, for the purposes of the PPEA, the Commonwealth of Virginia, its agencies and institutions taken together, including Virginia Polytechnic Institute and State University (Virginia Tech), is a “responsible public entity” that has the power to develop or operate the applicable qualifying project; and

WHEREAS, pursuant to the Code of Virginia, the governing board of the university must adopt guidelines in compliance with the PPEA in order to pursue any qualifying project; and

WHEREAS, in December 2007 on behalf of the full Board, the Executive Committee of the Board of Visitors of Virginia Polytechnic Institute and State University adopted the “Virginia Polytechnic Institute and State University Guidelines for Projects under the Public-Private Education Facilities and Infrastructure Act (PPEA) of 2002”; and

WHEREAS, in November 2012, March 2016, and August 2019, the Virginia Tech Board of Visitors approved amendments to the “Virginia Polytechnic Institute and State University Guidelines for Projects under the Public-Private Education Facilities and Infrastructure Act (PPEA) of 2002”; and

WHEREAS, the university wishes to amend the guidelines as attached to update the position designated as the university’s contact person for all submissions, questions, and concerns regarding the proposal process under the Public-Private Education Facilities and Infrastructure Act (PPEA) of 2002;

NOW, THEREFORE, BE IT RESOLVED, that the Virginia Tech Board of Visitors approves amending the “Virginia Polytechnic Institute and State University Guidelines for Projects under the Public-Private Education Facilities and Infrastructure Act (PPEA) of 2002."

RECOMMENDATION:

That the above resolution amending the “Virginia Polytechnic Institute and State University Guidelines for Projects under the Public-Private Education Facilities and Infrastructure Act (PPEA) of 2002” be approved.

August 25, 2020
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Public-Private Education Facilities and Infrastructure Act of 2002

The Public-Private Education Facilities and Infrastructure Act of 2002 (“PPEA”) grants responsible public entities the authority to create public-private partnerships for the development of a wide range of projects for public use if the public entities determine there is a need for the project and that the private involvement may provide the project to the public in a timely or cost-effective fashion. For the purposes of the PPEA, the Commonwealth of Virginia, its agencies and institutions taken together, including Virginia Polytechnic Institute and State University (“Virginia Tech” or “the University”), is a “responsible public entity” (“RPE”) that “has the power to develop or operate the applicable qualifying project.”

In order for a project to come under the PPEA, it must meet the definition of a “qualifying project.” The PPEA contains a broad definition of “qualifying project” that includes public buildings and facilities of all types; for example:

1. An education facility, including but not limited to a school building (including any stadium or other facility primarily used for school events), any functionally related and subordinate facility to a school building and any depreciable property provided for use in a school facility that is operated as part of the public school system or as an institution of higher education;
2. A building or facility that meets a public purpose and is developed or operated by or for any public entity;
3. Improvements, together with equipment, necessary to enhance public safety and security of buildings to be used principally by a public entity;
4. Utility and telecommunications and other communications infrastructure;
5. A recreational facility;
6. Technology infrastructure and services, including but not limited to telecommunications, automated data processing, word processing and management information systems, and related information, equipment, goods and services;
7. Any services designated to increase the productivity or efficiency of the responsible public entity through use of technology or other means;
8. Technology, equipment, or infrastructure designed to deploy wireless broadband services to schools, businesses, or residential areas;
9. Any improvements necessary or desirable to any unimproved locally- or state-owned real estate; or
10. Any solid waste management facility as defined in Section 10.1-1400 of the Code of Virginia that produces electric energy derived from solid waste.

An RPE may not consider any proposal by a private entity for approval of the qualifying project until the RPE has adopted and made publically available guidelines in compliance with the PPEA. Accordingly, these guidelines were adopted by the Board of Visitors of Virginia Tech by resolution, dated November 5, 2012, and revised by resolution, dated March 21, 2016. Virginia Tech will follow these guidelines in the review and acceptance of proposals.
Guidelines for the review and approval of proposals and projects

I. General Provisions

These guidelines are prepared and made available publically to encourage joint efforts between Virginia Tech and private entities, as well as stimulate competition in the private sector and to make clear Virginia Tech’s compliance with the PPEA.

A. Proposal Submission

i. Pursuant to Virginia Code Section 56-575.4 of the PPEA, a proposal to provide a qualifying project to a responsible public entity may be either solicited by Virginia Tech (a “Solicited Proposal”) or delivered to Virginia Tech by a private entity on an unsolicited basis (an “Unsolicited Proposal”). In either case, any such proposal shall be clearly identified as a “PPEA Proposal.” The requirements for any particular Solicited Proposal shall be as specified in the solicitation by the University within the Request for Proposal and shall be consistent with all applicable provisions of the PPEA. Any Unsolicited Proposal shall be submitted to the University at the listed address below: One (1) original and one (1) copy of the entire proposal. Any proprietary information should be clearly marked. In addition, one (1) electronic copy in WORD format or searchable PDF (CD or flash drive) of the entire proposal. Any proprietary information should be clearly marked. Should the proposal contain proprietary information, provide one (1) redacted hard copy of the proposal and attachments with proprietary portions removed or blacked out. This copy should be clearly marked “Redacted Copy” on the front cover. Virginia Tech shall not be responsible for the private entity’s failure to exclude proprietary information from this redacted copy.

Deliver Unsolicited Proposals to:

Vice President for Campus Planning, Infrastructure, and Facilities Operations
Virginia Tech
201 Burruss HallSterrett Center, Room 112
800 Drillfield Drive230 Sterrett Drive
Blacksburg, VA 24061

The Vice President for Campus Planning, Infrastructure, and Facilities Operations is designated as the University’s contact person for all submissions, questions, and concerns regarding the proposal process under the PPEA. Likewise, any proposal should designate a contact person from the private entity to whom questions and clarifications may be directed. Other requirements for an Unsolicited Proposal are as set forth below in § III.

Whether the private entity submits a Solicited Proposal or an Unsolicited Proposal, it will follow a two-part process, consisting of an initial conceptual phase and a detailed phase. The initial phase of the proposal should contain specified information regarding the proposer’s
qualifications and experience, project characteristics, project financing,\(^1\) anticipated public support or opposition, or both, and project benefit and compatibility. The detailed proposal should contain specified deliverables, namely, project benefits, scope of work, and a financial plan that contains enough specificity so that the University may fairly evaluate the financial feasibility of the qualified project. The cost analysis of a proposal should not be linked solely to the financing plan, as Virginia Tech may determine to finance the project through other available means.

Proposals should be prepared simply and economically, providing a concise description of the proposer’s capabilities to complete the proposed qualifying project and the benefits to be derived from the project by the University. Project benefits to be considered are those occurring during the construction, renovation, expansion or improvement phase and during the life cycle of the project.

ii. Posting

Under the PPEA, Virginia Tech is required to make provisions for posting and publishing public notice announcing a private entity’s request for approval of a qualifying project. Such notices will contain: (i) specific information and documentation to be released regarding the nature, timing, and scope of the qualifying project pursuant to subsection A of § 56-575.4; (ii) a reasonable time period of at least 45 days during which Virginia Tech shall receive competing proposals conforming to subsection A of § 56-575.4; and (iii) an advertisement of the public notice on the Commonwealth’s electronic procurement website.

In instances where any competing unsolicited PPEA proposal(s) are received in response to an initial public notice, Procurement will assist with updating the original posting on the Commonwealth’s electronic procurement website to reflect the new information. This update serves as the public notice for the competing proposal(s).

iii. Affected Jurisdictions

Any private entity requesting approval from or submitting a conceptual or detailed proposal to Virginia Tech must provide each affected jurisdiction with a copy of the private entity’s request or proposal by certified mail, express delivery, or hand delivery. The term “affected local jurisdiction” includes any University, county, city, or town in which all or a portion of a qualifying project is located. Affected jurisdictions that are not RPEs under the proposed qualifying project shall have 60 days from the receipt of the request or proposal to submit written comments to Virginia Tech, directed to the Vice President for Campus Planning, Infrastructure, and Facilities Administration, and to indicate whether the proposed qualifying project is compatible with the (i) local comprehensive plan, (ii) local infrastructure development plan, or (iii) capital improvements budget or other government spending plan. Comments received within the 60-day period shall be given consideration by Virginia Tech before entering into an interim or comprehensive agreement with a private entity, and no negative inference shall

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\(^1\) The PPEA provides for innovative and flexible financing options. Each suggested financing arrangement will be evaluated on a case-by-case basis.
be drawn from the absence of comment by an affected jurisdiction. Nothing above shall prevent Virginia Tech from proceeding with or continuing the evaluation process during the 60-day period.

iv. Virginia FOIA

Any confidential and proprietary information provided to a responsible public entity by a private entity pursuant to the PPEA shall be subject to disclosure under the Virginia Freedom of Information Act (“FOIA”) (§ 2.2-3700 et seq.) except as provided by § 56-575.4(G) of the PPEA. In order to prevent the release of any confidential and proprietary information that otherwise could be held in confidence pursuant to § 56-575.4(G) of the PPEA, the private entity submitting the information must (i) invoke the exclusion from FOIA when the data or materials are submitted to the University or before such submission, (ii) identify with specificity the data and materials for which protection from disclosure is sought, and (iii) state why the exclusion from disclosure is necessary. A private entity may request and receive a determination from the University as to the anticipated scope of protection prior to submitting the proposal. The University is authorized and obligated to protect only confidential proprietary information, and thus will not protect any portion of a proposal from disclosure if the entire proposal has been designated confidential by the private entity without reasonably differentiating between the proprietary and non-proprietary information contained therein.

Upon receipt of a request from a private entity that designated portions of a proposal be protected from disclosure as confidential and proprietary, the University shall determine whether such protection is appropriate under applicable law and, if appropriate, the scope of such appropriate protection and shall communicate its determination to the private entity in writing. FOIA exemptions are discretionary, and Virginia Tech may elect to release some or all documents except to the extent the documents are:

1. Trade secrets of the private entity as defined in the Uniform Trade Secrets Act (§59.1-336 et seq.);
2. Financial records of the private entity that are not generally available to the public through regulatory disclosure or otherwise, including but not limited to balance sheets and financial statements; or
3. Other information submitted by a private entity, where if the record or document were made public prior to the execution of an interim or comprehensive agreement the financial interest or bargaining position of the public or private entity would be adversely affected.

If the determination regarding protection or the scope thereof differs from the private entity’s request, then the University will afford the private entity a reasonable opportunity to clarify and justify its request. Upon a final determination by the University to afford less protection than requested by the private entity, the private entity will be given an opportunity to withdraw its proposal. A proposal so withdrawn will be treated in the same manner as a proposal not accepted for publication and conceptual phase consideration as provided below in § III(A).
Virginia Tech reserves the right to withhold from disclosure memoranda, staff evaluations, or other records prepared by the University, its staff, outside advisors, or consultants exclusively for the evaluation and negotiation of proposals where (i) if such records were made public prior to or after the execution of an interim or a comprehensive agreement, the financial interest or bargaining position of the University would be adversely affected, and (ii) the basis for the determination required in clause (i) is documented in writing by Virginia Tech.

To the extent that access to any procurement record or other document or other information is compelled or protected by a court order, Virginia Tech shall comply with such order.

v. Use of Public Funds

Virginia constitutional and statutory requirements as they apply to appropriation and expenditure of public funds apply to any interim or comprehensive agreement entered into under the PPEA. Accordingly, the processes and procedural requirements associated with the expenditure or obligation of public funds shall be incorporated into planning for any PPEA project or projects.

vi. Contributions and Gifts

No private entity that submits a Proposal to Virginia Tech and is seeking to develop or operate a qualifying project, and no individual who is an officer or director of such private entity, shall knowingly provide a contribution, gift, or other item with value greater than $50 or make an express or implied promise to make such a contribution or gift to the Governor, his political action committee, or the Governor’s Secretaries, if the Secretary is responsible to the Governor for an executive branch with jurisdiction over the matters at issue, following the submission of a proposal until the execution of the comprehensive agreement. This shall apply only for any proposal or an interim or comprehensive agreement where the stated or expected value of the contract is over $5 million dollars.

vii. Applicability of Other Laws

Nothing in the PPEA shall affect the duty of the University to comply with all other applicable law not in conflict with the PPEA. The applicability of the Virginia Public Procurement Act (the “VPPA) is set forth in the PPEA, § 56-575.16. The Restructured Higher Education Financial and Administrative Operations Act, §§ 23-38.88, 23-38.109, is also applicable.

II. Solicited Proposals

The procedures applicable to any particular Solicited Proposal shall be specified in the solicitation for that proposal and shall be consistent with the requirements of the PPEA, these Guidelines, and any other applicable law. The solicitation will list any documents and information that must accompany each proposal and outline the factors that will be used in
evaluating submitted proposals, as well as any unique capabilities or qualifications required of private entities submitting Proposals.

All such solicitations shall be made by issuance of a written Request for Proposal (“RFP”). Any proposal submitted pursuant to the PPEA that is not received in response to an RFP shall be an Unsolicited Proposal under these Guidelines, including but not limited to (a) proposals received in response to a notice of the prior receipt of another Unsolicited Proposal and (b) proposals received in response to publicity by the University concerning particular needs when the University has not issued a corresponding RFP, even if the University otherwise has encouraged the submission of proposals pursuant to the PPEA that address those needs.

III. Unsolicited Proposals

Virginia Tech may publicize its needs and may encourage interested parties to submit unsolicited proposals subject to the terms and conditions of the PPEA. When such proposals are received without issuance of a RFP, the proposal shall be treated as an Unsolicited Proposal. The University reserves the right to accept or to reject any and all proposals at any time.

The process for evaluating an Unsolicited Proposal, which is described in detail below in § V, consists of four steps. Briefly summarized, upon receipt of an Unsolicited Proposal the University’s first step will be to determine whether to accept it for consideration at the conceptual stage. If so, then in step two the University will give public notice of the Unsolicited Proposal. In step three the University will proceed with a review at the conceptual stage of the original Unsolicited Proposal and/or any proposal received in response to the public notice and accepted for consideration at the conceptual stage. Step four is an in-depth review at the detailed stage of the original Unsolicited Proposal and/or any proposal received in response to the public notice and accepted for consideration at the detailed stage. The University may discontinue its evaluation of any proposal at any time. Furthermore, if the University determines that it is in the University’s interest to do so with respect to any Unsolicited Proposal, the University may eliminate review at the conceptual stage and proceed directly to a review at the detailed stage, provided that the public notice is made. If the University rejects a proposal initiated by a private entity that purports to develop specific cost savings, the University shall specify the basis for the rejection.

A. Decision to Accept and Consider Unsolicited Proposal; Notice

Upon receipt of any Unsolicited Proposals and payment of any required fee by the private entity making the proposal, Virginia Tech will determine whether to accept the Unsolicited Proposal for the purpose of publication and conceptual-phase consideration. If the University decides not to accept the proposal and proceed to publication and conceptual-phase consideration, it will return the proposal, together with all unused or excess fees and accompanying documentation, to the private entity.

If Virginia Tech chooses to accept an unsolicited proposal for publication and conceptual-phase consideration, it shall post a notice on the Commonwealth’s electronic procurement website (eVA), on Virginia Tech Procurement’s website and as otherwise required
by law or deemed appropriate by the University. The notice shall state that Virginia Tech (i) has received an unsolicited proposal under the PPEA, (ii) intends to evaluate the proposal, (iii) may negotiate an interim or comprehensive agreement with the proposer based on the proposal, and (iv) will receive for simultaneous consideration any competing proposals that comply with the procedures adopted by Virginia Tech and the PPEA.

The notice also shall summarize the proposed qualifying project or projects, and identify their proposed locations.

To ensure that sufficient information is available upon which to base the development of serious competing proposals, the notice issued by Virginia Tech may include language related to any critical or desired services, functionality, or elements an ideal proposal would deliver to the university. Further, the notice may document any limitations or constraints to which the proposal could be required to adhere during vetting and approval processes or to ensure full consideration of the extent of competition prior to selection.

In instances where any competing unsolicited PPEA proposal(s) are received in response to an initial public notice, Procurement will assist with updating the original posting on the Commonwealth’s electronic procurement website to reflect the new information. This update serves as the public notice for the competing proposal(s).

B. Posting Requirements

Conceptual proposals, whether solicited or unsolicited, shall be posted by the University on “eVA” within ten (10) working days after acceptance of such proposals. The University will post the notice for a period of not less than forty-five (45) days, on the Commonwealth’s electronic procurement site (“eVA”) (www.eva.state.va.us). Trade secrets, financial records, or other records of the private entity excluded from disclosure under the provisions of subdivision 11 of § 2.2-3705.6 shall not be posted, except as otherwise agreed to by Virginia Tech and the proposing private entity. At least one copy of the proposal shall be made available for public inspection. Any inspection of procurement transaction records shall be subject to reasonable restrictions to ensure the security and integrity of the records.

Nothing shall be construed to prohibit the posting of the conceptual proposals by additional means deemed appropriate by the University so as to provide maximum notice to the public of the opportunity to inspect the proposals.

C. Review Fees

The University shall receive an analysis of the proposal from appropriate internal staff or outside advisors or consultants with relevant experience in determining whether to enter into an agreement with the private entity. The University may charge a fee to the private entity to cover the costs of processing, reviewing, and evaluating any unsolicited proposal or competing proposal submitted under the PPEA, including a fee to cover the costs of outside attorneys, consultants, financial advisors and any other necessary advisors or consultants. Any fee charged for such review of a proposal will be reasonable in comparison to the level of expertise required to review the proposal and will not be greater than the direct costs associated with evaluating the
proposed qualifying project. “Direct costs” may include (i) the cost of staff time required to process, evaluate, review and respond to the proposal and (ii) the out-of-pocket costs of attorneys, consultants, and financial advisors.

Additional fees shall be imposed on and paid by the submitting private entity throughout the processing, review, and evaluation of the proposal if and as the University reasonably anticipates incurring costs in excess of the initial fee paid by the private entity. The University will notify the private entity of the amount of such additional fees as and when it anticipates incurring such costs. Prompt payment of such additional fees is required before the University will continue to process, review, and evaluate the proposal.

In the event the total fees paid by the private entity exceed the University’s total costs incurred in processing, reviewing, and evaluating the proposal, the University shall reimburse the difference. Otherwise, the University shall retain all fees paid.

D. Initial Review by Virginia Tech at the Conceptual Stage

Only proposals complying with the requirements of the PPEA that contain sufficient information for a meaningful evaluation and that are provided in an appropriate format will be considered by the University for further review at the conceptual stage. Virginia Tech will determine at this stage whether it will proceed by using standard university procurement procedures consistent with the VPPA, those it has developed under the authority of the Restructured Higher Education Financial and Administrative Operations Act, §§ 23-38.88, 23-38.109, or guidelines it develops consistent with § 2.2-4301.2

After reviewing the original proposal and any competing proposal submitted, the University will determine: (i) not to proceed further with any proposal; (ii) to proceed to the detailed phase of review with the original proposal; (iii) to proceed to the detailed phase with a competing proposal; (iv) to proceed to the detailed phase with multiple proposals; or (v) to request modifications or amendments to any proposals. If more than one proposal is considered in the detailed phase of review, Virginia Tech may reimburse the unsuccessful proposer(s) for reasonable costs. Such costs will be agreed to in advance and assessed to the successful proposer in the comprehensive agreement.

IV. Proposal Preparation and Submission

A. Format for Submissions at Conceptual Stage

2 If the University chooses to develop its own guidelines other than those developed under the authority of the Restructured Higher Education Financial and Administrative Operations Act, §23-38.109, it must make a written determination that doing so is likely to be advantageous to the University and the public based upon either (i) the probable scope, complexity or priority of need; (ii) the risk sharing including guaranteed cost or completion guarantees, added value or debt, or equity investments proposed by the private entity; or (iii) the increase in funding, dedicated revenue or other economic benefit that would otherwise not be available.
Unsolicited proposals must contain the following information in the following format, as well as any further information the University may request:

1. Qualification and Experience
   a. Identify the legal structure of the firm or consortium of firms making the proposal. Identify the organizational structure for the project, the management approach and how each partner and major subcontractor in the structure fits into the overall team.
   b. Describe the experience of the firm or consortium of firms making the proposal and the key principals involved in the proposed project including experience with projects of comparable size and complexity. Describe the length of time in business, business experience, public sector experience, and other engagements of the firm or consortium of firms. Include the identity of any firms that will provide design, construction, and completion guarantees and warranties and a description of such guarantees and warranties.
   c. Provide the names, addresses, and telephone numbers of persons within the firm or consortium of firms who may be contacted for further information.
   d. Provide a current or most recently audited financial statement of the firm or firms and each partner with an equity interest of twenty percent or greater.
   e. Identify any persons known to the proposer who would be obligated to disqualify themselves from participation in any transaction arising from or in connection to the project pursuant to the Virginia State and Local Government Conflict of Interest Act, Chapter 31 (§2.2-3100 et seq.) of Title 2.2.

2. Project Characteristics
   a. Provide a description of the project, including the conceptual design. Describe the proposed project in sufficient detail so that type and intent to the project, the location, and the communities that may be affected are clearly identified.
   b. Identify and fully describe any work to be performed by the University.
   c. Include a list of all federal, state, and local permits and approvals required for the project and a schedule for obtaining such permits and approvals.
   d. Identify any anticipated adverse social, economic, and environmental impacts of the project. Specify the strategies or actions to mitigate known impacts of the project.
   e. Identify the projected positive social, economic, and environmental impacts of the project.
   f. Identify the proposed schedule for the work on the project, including the estimated time for completion.
   g. Propose allocation of risk and liability for work completed beyond the agreement’s completion date, and assurances for timely completion of the project.
h. State assumptions related to ownership, legal liability, law enforcement, and operation of the project and the existence of any restrictions on the University’s use of the project.

i. Provide information relative to phased or partial openings of the proposed project prior to completion of the entire work.

j. List any other assumptions relied on for the project to be successful.

k. List any contingencies that must occur for the project to be successful.

3. Project Financing

a. Provide a preliminary estimate and estimating methodology of the cost of the work by phase, segment, or both.

b. Submit a plan for the development, financing, and operation of the project showing the anticipated schedule on which funds will be required. Describe the anticipated costs of and proposed sources and uses for such funds including any anticipated debt service costs. The operational plan should include appropriate staffing levels and associated costs. Include supporting due diligence studies, analyses, or reports.

c. Include a list and discussion of assumptions underlying all major elements of the plan. Assumptions should include all significant fees associated with financing given the recommended financing approach. In addition, complete disclosure of interest rate assumptions should be included. Any ongoing operational fees, if applicable, should also be disclosed as well as any assumptions with regard to increases in such fees.

d. Identify the proposed risk factors and methods for dealing with these factors.

e. Identify any local, state, or federal resources that the proposer contemplates requesting for the project. Describe the total commitment, if any, expected from governmental sources and the timing of any anticipated commitment. Such disclosure should include any direct or indirect guarantees or pledges of the University’s credit or revenue.

f. Identify the amounts and the terms and conditions for any revenue sources.

g. Identify any aspect of the project that could disqualify the private entity from obtaining tax-exempt financing.

4. Project Benefit and Compatibility

a. Identify who will benefit from the project, how they will benefit, and how the project will benefit the overall community, region, or state.

b. Identify any anticipated public support or opposition, as well as any anticipated government support or opposition, for the project.

c. Explain the strategy and plans that will be carried out to involve and inform the general public, business community, and governmental agencies in areas affected by the project.

d. Describe the anticipated significant benefits to the community, region or state, including anticipated benefits to the economic condition of the University and
whether the project is critical to attracting or maintaining competitive industries and businesses to the University or the surrounding region.

e. Describe compatibility with the local comprehensive plan, local infrastructure development plans, the capital improvements budget, or other government spending plan.

f. Provide a statement setting forth participation efforts that are intended to be undertaken in connection with this project with regard to the following types of businesses: (i) minority-owned businesses, (ii) woman-owned businesses, and (iii) small businesses.

B. Format for Submissions at Detailed Stage

If Virginia Tech decides to proceed to the detailed phase of review with one or more proposals, the following information should be provided by the private entity unless waived by the University:

1. A topographical map (1:2,000 or other appropriate scale) depicting the location of the proposed project;

2. A list of public utility facilities, if any, that will be crossed by the qualifying project and a statement of the plans of the proposer to accommodate such crossings;

3. A statement and strategy setting out the plans for securing all necessary property;

4. A detailed listing of all firms that will provide specific design, construction and completion guarantees and warranties, and a brief description of such guarantees and warranties;

5. A total life-cycle cost specifying methodology and assumptions of the project or projects and the proposed project start date. Include anticipated commitment of all parties; equity, debt, and other financing mechanisms; and a schedule of project revenues and project costs. The life-cycle cost analysis should include, but not be limited to, a detailed analysis of the projected return, rate of return, or both, expected useful life of facility, and estimated annual operating expenses;

6. A detailed discussion of assumptions about user fees or rates, and usage of the project or projects;

7. Identification of any known government support or opposition, or general public support or opposition for the project. Government or public support should be demonstrated through resolution of official bodies, minutes of meetings, letters, or other official communications;

8. Demonstration of consistency with appropriate local comprehensive or infrastructure development plans or indication of the steps required for acceptance into such plans;

9. Explanation of how the proposed project would impact local development plans of each affected jurisdiction;

10. Identification of the executive management and the officers and directors of the firm or firms submitting the proposal. In addition, identification of any known conflicts of interest or other disabilities that may impact the University’s consideration of the proposal, including the identification of any persons known to the proposer who would be obligated to disqualify themselves from participation in any transaction
arising from or in connection to the project pursuant to the Virginia State and Local Government Conflict of Interest Act, Chapter 31 (§2.2-3100 et seq) of Title 2.2;
11. Additional material and information as the University might reasonably request.
V. Proposal Evaluation and Selection Criteria

Some or all of the following matters may be considered in the evaluation and selection of PPEA proposals. Virginia Tech retains the right at all times to reject any proposal at any time for any reason.

A. Qualifications and Experience

The University will consider the following factors in either phase of its review to determine whether the proposer possesses the requisite qualifications and experience:

1. Experience with similar projects;
2. Demonstration of ability to perform work;
3. Demonstrated record of successful past performance, including timeliness of project delivery, compliance with plans and specifications, quality of workmanship, cost control and project safety;
4. Demonstrated conformance with applicable laws, codes, standards, regulations and agreements on past projects;
5. Leadership structure;
6. Project manager’s experience;
7. Management approach;
8. Financial condition; and
9. Project ownership.

B. Project Characteristics

The University will consider the following factors in determining the project characteristics:

1. Project definition;
2. Proposed project schedule;
3. Operation of the project;
4. Technology / technical feasibility;
5. Conformity to laws, regulations, and standards;
6. Environmental impacts;
7. Condemnation impacts;
8. Quality standards to meet proposed project quality;
9. State and local permits; and
10. Maintenance of the project.

C. Project Financing

Factors to be considered in determining whether the proposed project financing allows adequate access to the necessary capital to finance the project may include but are not necessarily limited to:

1. Cost and cost benefit to the University;
2. Financing and the impact on the debt or debt burden of the University;
3. Financial plan, including the degree to which the proposer has conducted due diligence investigation and analysis of the proposed financial plan and the results of any such inquiries or studies;
4. Opportunity costs assessments;
5. Estimated cost;
6. Life-cycle cost analysis;
7. The identity, credit history, and past performance of any third party that will provide financing for the project and the nature and timing of their commitment; and
8. Such other items as the University deems appropriate.

In the event that any project is financed through the issuance of obligations that are deemed to be tax-supported debt of the University, or if financing such a project may impact the University’s debt rating or financial position, the University may select its own finance team, source, and financing vehicle.

D. Project Benefit and Compatibility

Factors to be considered in determining the proposed project's compatibility with the appropriate local or regional comprehensive or development plans may include but are not necessarily limited to:

1. Community benefits;
2. Community support or opposition, or both;
3. Public involvement strategy;
4. Compatibility with existing and planned facilities; and
5. Compatibility with local, regional, and state economic development efforts.

E. Other Factors

Other factors that may be considered by the University in the evaluation and selection of PPEA proposals include:

1. The proposed cost of the qualifying project;
2. The general reputation, industry experience, and financial capacity of the private entity;
3. The proposed design of the qualifying project;
4. The eligibility of the project for accelerated documentation, review, and selection;
5. Local citizen and government comments;
6. Benefits to the public, including financial and unfinancial;
7. The private entity’s compliance with a minority business enterprise participation plan or good faith effort to comply with the goals of such plan;
8. The private entity’s plans to employ local contractors and residents;
9. The recommendation of a committee of representatives of members of the University and the appropriating body which may be established to provide advisory oversight for the project; and
10. Other criteria that Virginia Tech deems appropriate.

VI. Additional Review Procedures

A. Public Private Partnership Oversight Advisory Committee

Virginia Tech may, at its discretion, assemble an advisory committee or establish criteria to trigger the establishment of an advisory committee for the purpose of reviewing the terms of a proposed interim or comprehensive agreement. If the University forms a committee or establishes such criteria, the members will consist of representatives from the University and its Board of Visitors. The criteria, if formally established, should include, but not be limited to, the scope, total cost and duration of the proposed project, and whether the project involves or impacts multiple public entities. Timelines for the work of the committee should be developed and made available to proposers.

B. Timelines

Guidelines for determining applicable timelines are as follows:

1. For Solicited Proposals, the timeline for selecting proposals and negotiating an agreement will be consistent with the terms and conditions set forth in the Request for Proposals.
2. For Unsolicited Proposals, an estimated timeline will be developed and distributed within 60 days of receipt of the proposal. The timeline will be subject to revision(s), as required.
3. Accelerated selection, review, and documentation timelines shall be permitted for proposals involving a qualifying facility that the University deems a priority.

VII. Interim and Comprehensive Agreements

A. Interim Agreement Terms

Prior to or in connection with the negotiation of the comprehensive agreement, the University may enter into an interim agreement with the private entity. Execution of any interim agreement in no way obligates the university to engage in a comprehensive agreement. The scope and content of an interim agreement may include but is not limited to:

1. Project planning and development;
2. Design and engineering;
3. Environmental analysis and mitigation;
4. Survey;
5. Ascertaining the availability of financing for the proposed facility through financial and revenue analysis;
6. Establishing a process and timing of the negotiation of the comprehensive agreement;
7. Granting permission to the private entity to commence activities for which it may be compensated relating to the qualifying project; and
8. Any other provisions related to any aspect of the development or operation of a qualifying project that the parties may deem appropriate prior to the execution of a comprehensive agreement.

B. Comprehensive Agreement Terms

Prior to developing or operating any qualifying project, a selected private entity shall enter into a comprehensive agreement with the University as provided by the PPEA. Any such comprehensive agreement and any amendment thereto, must be approved by the University’s Board of Visitors before it is entered into on behalf of the University. As provided by the PPEA, the terms of the comprehensive agreement shall include but not be limited to:

1. The delivery of maintenance, performance and payment bonds or letters of credit in connection with any acquisition, design, construction, improvement, renovation, expansion, equipping, maintenance, or operation of the qualifying project;
2. The review of plans and specifications for the qualifying project by the University;
3. The rights of the University to inspect the qualifying project to ensure compliance with the comprehensive agreement;
4. The maintenance of insurance appropriate for the proposed activity either through a program of commercial or self-insurance reasonably sufficient to ensure coverage of the project and the liability to the public and employees and to enable the continued operation of the qualifying project;
5. The monitoring of the practices of the private entity by the University to ensure proper maintenance;
6. The terms under which the private entity will reimburse the University for services provided;
7. The policy and procedures that will govern the rights and responsibilities of the University and the private entity in the event that the comprehensive agreement is terminated or there is a material default by the private entity including the conditions governing assumption of the duties and responsibilities of the operator by the University and the transfer or purchase of property or other interests of the private entity by the University;
8. The terms under which the private entity will file appropriate financial statements on a periodic basis;
9. The mechanism by which user fees, lease payments, or service payments, if any, may be established from time to time upon agreement of the parties. Any payments or fees shall be set at a level that are the same for persons using the facility under like conditions and that will not materially discourage use for the qualifying project;
   a. A copy of any service contract shall be filed with the University.
   b. A schedule of the current user fees or lease payments shall be made available by the private entity to any member of the public upon request.
   c. Classifications according to reasonable categories for assessment of user fees may be made.
10. The terms and conditions under which the University may contribute financial resources, if any, for the qualifying project;
11. The terms and conditions under which existing site conditions will be assessed and addressed, including identification of the responsible party for conducting the assessment and taking necessary remedial action;
12. The terms and conditions under which the University will be required to pay money to the private entity and the amount of any such payments for the project;
13. Other requirements of the PPEA or other applicable law; and
14. Such other terms and conditions as the University may deem appropriate.

Any changes in the terms of the interim or comprehensive agreement as may be agreed upon by the parties from time to time shall be added to the interim or comprehensive agreement by written amendment only.

The comprehensive agreement may provide for the development or operation of phases or segments of a qualifying project.

C. Notice and Posting requirements

In addition to the posting requirements of Section III (B), 30 days prior to entering into an interim or comprehensive agreement, the University shall provide an opportunity for public comment on the proposals. Such public comment period may include a public hearing at the sole discretion of the University. After the end of the public comment period, no additional posting shall be required based on any public comment received.

Once the negotiation phase for the development of an interim or a comprehensive agreement is complete and a decision to award has been made by the University, the University shall post the proposed agreement on the Department of General Service’s web-based electronic procurement program (“eVA”). At least one copy of the proposals shall be made available for public inspection. Trade secrets, financial records, or other records of the private entity excluded from disclosure under the provisions of subdivision 11 of §2.2-3705.6 shall not be required to be posted, except as otherwise agreed to by the University and the private entity. Any studies and analyses considered by the University in its review of a proposal shall be disclosed to the appropriating body at some point prior to the execution of an interim or comprehensive agreement.

Once an interim agreement or a comprehensive agreement has been entered into, the University shall make procurement records available for public inspection, upon request. Such procurement records shall include documents protected from disclosure during the negotiation phase on the basis that the release of such documents would have adverse affect on the financial interest or bargaining position of the University or private entity in accordance with Section II.D.3. Such procurement records shall not include (i) trade secrets of the private entity as defined in the Uniform Trade Secrets Act (§59.1-336 et seq.) or (ii) financial records, including balance sheets or financial statements of the private entity that are not generally available to the public through regulatory disclosure or otherwise.
To the extent access to procurement records are compelled or protected by a court order, then the University must comply with such order.

VIII. **Governing Provisions**

In the event of any conflict between these guidelines and the PPEA, the terms of the PPEA shall control.
WHEREAS, effective July 1, 2006, Virginia Polytechnic Institute and State University (Virginia Tech) operates as a Tier III institution in accordance with its Management Agreement and operational policies; and

WHEREAS, pursuant to the Management Agreement, Virginia Tech has delegated authority relating to the procurement of goods, services, insurance, and construction services; and

WHEREAS, a resolution for approval of the construction procurement approval process for capital project delivery was approved by the Board of Visitors June, 6, 2016; and

WHEREAS, the Commonwealth of Virginia 2017 General Assembly passed legislation (Title 2.2 Chapter 43.1) regulating the types of construction procurement methods available for public institutions of higher education; and

WHEREAS, such legislation requires Virginia Tech to update its Capital Construction Delivery Method approval process and submit the proposed updates to the Department of General Services for review and recommendations; and

WHEREAS, the Department of General Services has reviewed and provided recommendations, which recommendations have been incorporated into the university’s updated Capital Construction Delivery Method Approval Process; and

WHEREAS, the Senior Vice President and Chief Business Officer has approved the Virginia Tech Construction and Professional Services Manual (VT CPSM), effective January 24, 2020; and

WHEREAS, the university submits for Board of Visitors approval the updated Capital Construction Delivery Method Approval Process; and

WHEREAS, with the approval of these updated procedures, Virginia Tech confirms that all of the required Board-level policies and procedures are in place to implement the new legislation;

NOW, THEREFORE, BE IT RESOLVED, that the university adopts the proposed Capital Construction Delivery Method Approval Process.

RECOMMENDATION:
That the above resolution approving the Capital Construction Delivery Method Approval Process be approved.

August 25, 2020
Purpose:

Pursuant to the Restructuring Act and in accordance with Chapter 780 (2016) Item 4-4.01 #1c and Code of Virginia §2.2-4378, 2.2-4379, 2.2-4381 and 2.2-4383, and the Virginia Tech Construction and Professional Services Manual (VT CPSM, January 24, 2020), the following process is adopted for use of the Construction Manager at Risk (CMAR) and Design-Build (D-B) Capital Project Delivery Methods.

Responsible Staff:

Capital Construction and Renovations (CCR(CapCon) – the Campus Planning, Infrastructure, and Facilities division university unit responsible for the procurement, administration, management, and implementation of Major Capital Outlay Projects. CCR CapCon Project Manager (PM) – coordinates with CCRCapCon management and project stakeholders to recommend a project delivery method.

Senior Facilities Contract Officer University Procurement Department – the division university unit responsible for the procurement and contract administration of all Major Capital Outlay Projects.

Procurement Department Capital Construction Contracting Officer (CCCO) – administers the capital outlay procurement process, reviews delivery method options, and manages contract development, approval, and execution.

Director of Assistant Vice President for Capital Construction and Renovation (DCCR(AVPCC) – provides CCRCapCon leadership, manages operations, and recommends project delivery methods to meet university goals.

Assistant Vice President for Facilities Operations and Construction (AVPFOC) – provides CCR leadership and recommends project delivery methods.

Associate Vice President for Campus Planning, Infrastructure, and Chief Facilities Officer (AVPCFO(VPCPIF) – approves project delivery methods and recommends contracts for execution.
Procedure:

A. Except for projects that use the Design-Bid-Build delivery method, the construction delivery method for a capital outlay project shall be approved in writing by the Virginia Tech University’s Associate-Vice President for Campus Planning, Infrastructure, and Chief Facilities Officer (AVPCFO/VPCPIF).

B. In order to obtain the AVPCFO/VPCPIF approval and document the university’s determination, a written recommendation for the CMAR or D-B project delivery method will be provided to the AVPCFO/VPCPIF through the AVPFOC, Director of CCR, Assistant Vice President for Capital Construction (AVPC), and from the Capital Construction Project Manager (PM) in consultation with the Senior Facilities Contract Capital Construction Contracting Officer (CCCO). The written recommendation will justify why sealed bidding is not practicable and/or fiscally advantageous to the university. In addition, the following will be considered in recommending the CMAR or D-B construction delivery method for each capital project:

1. Considerations for Adopting the CMAR Delivery Method
   a. Construction Costs
   b. Project Complexity (difficult site location, unique equipment, specialized building systems, multifaceted program, accelerated schedule, historic designation, intricate phasing or other aspect that makes competitive sealed bidding impractical)
   c. Building Use
   d. Project Timeline
   e. Need to perform Value Engineering and/or Constructability Analysis concurrent with design
   f. Need for Quality Control and/or vendor prequalification
   g. Need for Cost/Design control
   h. Need for Project phasing

Prior to using CMAR, the University shall request review and recommendations from Virginia Department of General Services, Division of Engineering and Buildings (DEB) regarding the proposed procurement method. The request for review shall be submitted utilizing the CMAR Procurement Review Submittal Form (DGS-30-456) and shall include the proposed project schedule and University’s written determination that competitive sealed bidding is not practicable or fiscally advantageous. (VT CPSM, 7.2)

2. Considerations for Adopting the Design-Build Delivery Method
   a. Construction Costs
   b. Project Complexity (simplicity)
   c. Building Use
   d. Project Timeline
   e. Need for a Single Point of Contact (DGS-30-901)

C. General Guidelines for Both CMAR and D-B Projects

A Building Committee shall be approved by the VPCPIF to interview and recommend CMAR or D-B Team for a Capital Project. (VT CPSM, 7.0.2)

The following general guidelines shall apply to university CMAR and D-B Projects:
1. At least five working days prior to the release of a CMAR or D-B RFQ, Request for Qualifications (RFQ), the university will provide a copy of its written determination for using either delivery method together with a signed Procurement Review Submittal Form (Department of General Services [DGS] 30-456 or DGS 30-471) to DGS for review. Upon receipt of DGS’ recommendation, the university shall consider DGS comments and document the university’s final determination and planned course of action in the project file and provide a copy to DGS for information.

2. The university shall have in its employ or under contract a licensed architect or engineer with professional competence appropriate to the project who shall i.) advise regarding the use of CMAR or D-B for that project and will ii.) assist with the preparation of the Request for Proposal (RFP) and evaluation of proposals.

3. The Request for Qualifications RFQ and RFP will include criteria for contractor selection and will establish a two-step (RFQ/RFP) contractor selection method.

4. The Request for Qualifications CCCO shall issue a RFQ in accordance with the Manual.

4.5. The RFQ will be posted for no less than 30 calendar days on eVA, the Commonwealth statewide electronic procurement system. It will include a CMAR or D-B justification to support why sealed bidding is not practicable and/or fiscally advantageous.

5.6. The selection committee shall evaluate the firms' RFQ responses and any other relevant information and shall determine two/three to five offerors deemed best qualified with respect to the criteria established for the project in the RFQ to then receive the Request for Proposals RFP. Prior CMAR or D-B experience or experience with BCOM DEB shall not be required as a prerequisite for award of a contract. However, in the selection of a contractor, the university may consider the experience of each contractor on comparable projects.

7. The RFQ evaluation process shall evaluate an offeror’s experience for a period of ten prior years to determine whether the offeror has constructed, by any method of project delivery, at least three projects similar in program and size. (CMAR 2020, C.3.e. and D-B 2020, C.3.e)

8. The RFQ evaluation process shall result in a short list of three to five offerors to receive the RFP. If available, the short list shall include a minimum of one DSBSD-Certified Small Business that meets the minimum requirements for prequalification. (CMAR 2020, C.3.d. and D-B 2020, C.3.d.)

6.9. For CMAR Projects

a. At least 90 percent of the construction work shall be subcontracted by the Construction Manager through publicly advertised competitive sealed bidding to the maximum extent practicable.

b. The contract with the Construction Manager at Risk shall be entered into no later than the completion of the Schematic Design Phase of design, unless prohibited by authorization of funding restrictions.

c. The establishment of interim GMP contracts for early release packages
of construction work are permitted.

d. GMP early release packages are limited to clearly identifiable, scheduled foundation/site preparation and long lead material procurement. Ideally, they should be for work to be performed during the initial phase of the project and billable at 100% percent before the next phase of the project. (VT CPSM, 7.2)

d.e. The GMP for the project shall be established based on Working Drawings, unless waived by the VPCPIF.

e. The criteria for the use of CMAR as set forth in the Chapter is germane and shall be limited to projects with a construction value that is in excess of $26,000,000. With proper justification for complex projects, the Director of the Department of General Services may grant a waiver of this requirement. (CMAR 2020, B.)

7.10. For D-B Projects

a. At the RFP stage, separate technical and cost proposals are required. (VT CPSM, 7.3)

a.b. Sealed Technical Proposals as described in the RFP shall be submitted to the evaluation committee/Building Committee.

c. The Committee will evaluate the Technical Proposals based on the criteria contained in the RFP. D-B offerors will be informed of any adjustments necessary to make their Technical Proposals fully compliant with the requirements of the RFP. (VT CPSM, 7.3.1)

b.d. Separately sealed Cost Proposals shall remain sealed until evaluation of the Technical Proposals and the design adjustments are completed.

c.e. After evaluation and ranking the committee shall conduct negotiations with two or more offerors submitting the highest ranked proposals. Cost shall be a critical component in evaluations.

f. The Committee shall evaluate and rank the Technical Proposals. The University will then open the cost proposals and apply the criteria for award as specified in the RFP. (VT CPSM, 7.3.1)

g. The University may require that offerors make design adjustments necessary to incorporate project improvements and/or additional detailed information identified during design development. (VT CPSM, 7.3.1)

h. The University shall award the contract to the offeror who is fully qualified and has been determined to have provided the best value in response to the RFP. (VT CPSM, 7.3.1)

Reporting:

The university shall report on completed projects that employ the CMAR or D-B delivery methods annually or as needed upon request by DGS.

References:

- Virginia Tech Management Agreement
Approval and Revisions:
Initial Adoption
Approved by the Board of Visitors on June 6, 2016.

Revision 1
Updated Update Approved by the Board of Visitors on September 11, 2017.

Revision 2
Updated Update Approved by the Board of Visitors on August 25, 2020.
RESOLUTION ON APPOINTMENT TO THE
VIRGINIA TECH/MONTGOMERY REGIONAL AIRPORT AUTHORITY

WHEREAS, the Virginia Tech/Montgomery Regional Airport Authority consists of five members who are responsible for the management and operation of the Authority – each of the political subdivisions have the right to appoint one member, and one at-large member is appointed jointly by the Virginia Tech Board of Visitors, the Blacksburg and Christiansburg Town Councils, and the Montgomery County Board of Supervisors; and

WHEREAS, on June 5, 2017, the Board of Visitors approved the appointment of L. Allen (Al) Bowman as the at-large member to serve for a four-year term expiring August 31, 2021; and

WHEREAS, L. Allen (Al) Bowman has expressed his desire to retire from that role; and

WHEREAS, the political subdivisions and Virginia Tech desire to appoint Nathaniel L. Bishop, as the at-large member to fill the four-year term expiring August 31, 2021; and

NOW, THEREFORE, BE IT RESOLVED, that Nathaniel L. Bishop be appointed as the at-large member to Virginia Tech/Montgomery Regional Airport Authority for the four-year term expiring August 31, 2021.

RECOMMENDATION:

That the above resolution appointing Nathaniel L. Bishop as the at-large member to the Virginia Tech/Montgomery Regional Airport Authority be approved.

August 25, 2020
Project Portfolio

- 30 projects (active and completed/1-year warranty phase)
- Total value exceeds $1 billion
- Adds 2 million gross square feet (GSF) of additional space
- Renovates nearly 300,000 GSF of existing space
## Capital Construction Executive Summary (Progressive)

*Date Prepared: 7 AUG 2020*

**ACC Network Studio**  
Total Project Cost ($M): $10.0  
New Const (GSF): 4,161

<table>
<thead>
<tr>
<th>Project Title</th>
<th>Total Project Cost ($M)</th>
<th>New Const (GSF)</th>
<th>Renovation (GSF)</th>
<th>CY 2020</th>
<th>CY 2021</th>
<th>CY 2022</th>
<th>CY 2023</th>
<th>CY 2024</th>
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<td>VTC Biomedical Research Expansion (PPEA)</td>
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<td>Athletic Weight Room Renovations</td>
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<td>Improve Kentland Facilities (Phase I) -- Various Locations</td>
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<td>New Package Boiler #12</td>
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<td>Creativity &amp; Innovation District Living Learning Community</td>
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<td>Holden Hall Renovation</td>
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<td>Livestock &amp; Poultry Research Facilities (Ph I) -- Various Locations</td>
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<td>Student Wellness Improvements (War Memorial Gym &amp; McComas Hall)</td>
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<td>30,124</td>
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<td>Multi-Modal Transit Facility</td>
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<td>Dietrick Dining Hall First Floor Enclosure &amp; Spirit Plaza</td>
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<td>Corps Leadership &amp; Military Science Building</td>
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<td>HITT Hall and New Dining Facility</td>
<td>TBD</td>
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<td>Global Business &amp; Analytics Complex (GBAC) Residence Halls</td>
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<td>Undergraduate Science Lab (Design Only)</td>
<td>(Note 1)</td>
<td>TBD</td>
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<tr>
<td>Tennis Facility Addition &amp; Renovation (Design Only)</td>
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<tr>
<td>Replace Randolph Hall (Design Only)</td>
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<td>TBD</td>
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<td>Projects Not Yet Authorized</td>
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<td>Cassell Coliseum Renovations (Feasibility Study Only)</td>
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<td>TBD</td>
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<tr>
<td>Northern Virginia Center Falls Church (PPEA)</td>
<td>(Note 2)</td>
<td>TBD</td>
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</tbody>
</table>

**TOTALS**: $1,048.0  
2,000,293  
281,673

**Note 1**: Construction not yet authorized  
**Note 2**: Comprehensive Agreement under development
Under Construction
Status:
• Project on track (99% complete)
• Temporary certificate of occupancy issued

Next Actions:
• Complete punch list

Designer: AECOM (Carilion Contract)
Builder: Skanska (Carilion Contract)
**ATHLETIC WEIGHT ROOM EXPANSION**

Status:
• Project on track (95% complete)

Next Actions:
• Anticipated completion in August 2020

Designer: Hanbury  
Builder: Thor

Design-Bid-Build  
BOV Authorized
status:
• apr building 100% complete
• betr building on track (95% complete)
• mrl building on track (90% complete)

next actions:
• betr anticipated completion in august 2020
• mrl anticipated completion in october 2020

designer: spectrum design
builder(s): apr = snyder; mrl & betr = cppe
Status:
• Project on track (65% complete)

Next Actions:
• Anticipated completion in November 2020

Designer: Hanbury

Builder: Branch Builds
New Package Boiler

Status:
• Project on track (90% complete)
• New boiler fully installed

Next Actions:
• Boiler performance testing & commissioning
• Anticipated completion in January/February 2021

Legend:  Design  Construction

<table>
<thead>
<tr>
<th>Project Title</th>
<th>Total Project Cost (GAF)</th>
<th>New Const (GSP)</th>
<th>Renovation (GSP)</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Package Boiler #12</td>
<td>$821</td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>

Designer: AEI
Builder: Faulconer
Status:
• Project on track (60% complete)

Next Actions:
• Anticipated completion in June 2021

Designer: Hanbury
Builder: WM Jordan
Chiller Plant (Phase II)

Status:
• Project on track (60% complete)

Next Actions:
• Anticipated completion in July 2021

Designer: AEI
Builder: Faulconer

Design-Bid-Build
State Authorized
**Holden Hall**

Status:
- Project on track (15% complete)

Next Actions:
- Anticipated completion in December 2021

CM at Risk
State Authorized

Designer: Moseley
Builder: WM Jordan
Active Construction On Campus 2020

1. Holden Hall
2. Athletic Weight Room Expansion
3. Chiller Plant Phase II
4. Package Boiler 12
5. CID LLC
6. Student Athletic Performance Center
In Design
Status:
- A/E is finalizing bid documents
- 10 new buildings
- 16 demolitions
- 6 different bid packages

Next Actions:
- Issue invitations for bids
- Targeting early fall construction start

Designer: Spectrum Design
Builder(s): TBD
Student Wellness Improvements

Status:
• CM at Risk is updating Guaranteed Maximum Price (GMP)

Next Actions:
• Updated GMP from CMaR expected in August 2020
• If GMP within authorized budget, anticipate proceeding to construction September 2020
• If GMP exceeds authorized budget, the university will explore alternatives

CM at Risk
BOV Authorized

Designer: Cannon Design
Builder: Whiting-Turner
Status:
• Town of Blacksburg (ToB) A/E finalizing bid documents

Next Actions:
• ToB targeting issuance of invitation for bids in August
Status:
• Project on track

Next Actions:
• A/E will complete design in September 2020
• CMaR will determine GMP in October/November 2020
• Construction start targeted for December 2020
Status:
- Project “bid-busted” in May 2020
- Construction budget = $6M; Low bid = $7.3M
- A/E developed redesign/cost savings alternatives

Next Actions:
- Determine appropriate course of action for the project
New Upper Quad Residence Hall

Next Actions:
• Vet cost savings alternatives
• Transition design into Working Drawings phase
• Targeting demo of Femoyer in winter/spring 2021 (construction start immediately following)

Status:
• Design progressing
• Current cost estimate is $1.6M (6%) over budget
• Developing cost savings alternatives

Designer: Clark-Nexsen
Builder: Vannoy

Legend:
- Design
- Construction

CM at Risk
BOV Authorized
Next Actions:

- Vet cost savings alternatives
- Transition design into Working Drawings phase
- CM at Risk will develop GMP in late fall 2020
- Targeting construction start in July 2021

Status:

- Design progressing
- Current cost estimate is $1.9M (5%) over budget
- Developing cost savings alternatives

Designer: Clark-Nexsen
Builder: Vannoy
CM at Risk
BOV Authorized
Innovation Campus

Status:
• Project on track
• Programming and floorplans under development
• City of Alexandria concurs with most recent zoning and entitlements submission

Next Actions:
• Complete schematic design phase in September 2020
• Transition to preliminary design phase in October 2020
• Targeting construction start in July 2021

CM at Risk
State Authorized

Designer: SmithGroup
Builder: Whiting-Turner
Next Actions:
• Currently procuring new A/E firm and CMaR
• Construction start targeted for October 2021

Status:
• Under re-procurement due to inability to reach terms with preferred design/builder
• Transitioned project to CMaR procurement

Designer: TBD
Builder: TBD

CM at Risk
BOV Authorized
Life, Health, Safety, Accessibility and Code Compliance

Status:
• Procuring A/E design services

Next Actions:
• Conduct feasibility study to formulate optimal approach to maximize State appropriation

Design-Bid-Build
State Authorized

Designer: TBD
Builder: TBD

Legend:  
- Design
- Construction

<table>
<thead>
<tr>
<th>Project Title</th>
<th>Total Project Cost (SM)</th>
<th>New Const (GISF)</th>
<th>Renovation (GISF)</th>
<th>FY20</th>
<th>FY21</th>
<th>FY22</th>
<th>FY23</th>
<th>FY24</th>
<th>FY25</th>
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<tbody>
<tr>
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<td>Q3</td>
<td>Q4</td>
<td>Q1</td>
<td>Q2</td>
<td>Q3</td>
<td>Q4</td>
</tr>
</tbody>
</table>

Legend:
- Design
- Construction
Status:
• Project was previously slated for D/B procurement
• Under re-procurement due to significant budget overrun
• Transitioning project to “pre-qualified” Invitation For Bid

Next Actions:
• Procure new A/E firm for full design services
Slusher Hall Replacement

Status:
• Project on hold
• No demolition planned before completion of GBAC Residence Halls

Next Actions:
• Develop optimal project procurement strategy

Designer: Clark Nexsen
Builder: TBD
**Undergraduate Science Lab**
*(Design Only)*

**Status:**
- Design is essentially complete
- Waiting General Assembly to authorize construction

**Next Actions:**
- Upon construction authorization, coordinate CMaR development of Guaranteed Maximum Price (GMP)

**Designer:** ZGF  
**Builder:** Skanska

---

**Legend:**
- Orange: Design  
- Purple: Construction

<table>
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<tr>
<th>Project Title</th>
<th>Total Project Cost (SM)</th>
<th>New Const (Gsf)</th>
<th>Renovation (Gsf)</th>
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<tr>
<td>Undergraduates Science Lab (Design-Only)</td>
<td>$74,8</td>
<td>302,000</td>
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</tbody>
</table>

**CMAR State Authorized**
Status:
• Project transitioned from D/B to design-bid-build

Next Actions:
• Finalize procurement for A/E full design services
Replace Randolph Hall (Design Only)

Status:
• Project authorized for design only

Next Actions:
• A/E design services procurement

CMaR (Pending)
State Authorized

Designer: TBD
Builder: TBD
Cassell Coliseum Renovations
(Feasibility Study Only)

Status:
• Study is 99% complete

Next Actions:
• Finalize and complete study

Designer: HNTB Corporation
Builder: TBD

Not Yet Authorized by BOV
Northern Virginia Falls Church (PPEA)

Status:
• Currently developing PPEA Comprehensive Agreement

Next Actions:
• Iterate/finalize PPEA Comprehensive Agreement
• Initial programming and schematic design
• Present finalized Comprehensive Agreement to BOV

Designer: Gensler Architecture
Developer: Converge West Falls, LLC

PPEA Not Yet Authorized by BOV
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
- CMaR’s compete for project during early stage of design
- CMaR hired 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 teams (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
Definitions

- **Schematic Design Phase** = 0% to approx 20% design complete
- **Preliminary Design Phase** = Approx 20% to approx 50% design complete
- **Working Drawing Phase** = Approx 50% to 100% design complete

  - **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
Panel Discussion on COVID-19 Buildings and Grounds Considerations

BUILDINGS AND GROUNDS COMMITTEE

August 25, 2020

The Committee will receive an update on COVID-19 buildings and grounds considerations from Dr. Chris Kiwus, Vice President for Campus Planning, Infrastructure, and Facilities; Dr. Lance Franklin, Assistant Vice President for Environmental Health and Safety; Dr. Frances Keene, Assistant Vice President and Chief of Staff, Student Affairs; Mr. Rick Sparks, Associate Vice Provost and University Registrar; and Ms. Liza Morris, Assistant Vice President for Planning and University Architect.
PANEL DISCUSSION ON COVID–19 BUILDINGS AND GROUNDS CONSIDERATIONS

Christopher H. Kiwus, PE, PhD
Vice President for Campus Planning, Infrastructure, and Facilities

Lance Franklin, PE, PhD
Assistant Vice President for Environmental Health and Safety

Richard A. Sparks Jr.
Associate Vice Provost and University Registrar

Frances B. Keene, PhD
Assistant Vice President and Chief of Staff, Student Affairs

Liza L.C. Morris, NCARB
Assistant Vice President for Planning and University Architect

August 25, 2020
Ready for Fall 2020
Buildings and Grounds Considerations
Our Commitment...
Creating and Maintaining Healthy Environments

• Abide by all CDC, state, university, and industry protocols for healthy working conditions and behaviors.

• Continue to evaluate data-informed conditions, feedback, and processes to help the department assess and address gaps in service execution.

• Ensure that operations remain in sync and intentionally scaled with enterprise wide operating conditions, allowing the department to remain nimble, responsive, and positioned to provide best-in-class services to the university community.

• Recognize the critical role that housekeeping services play.

• Approach all campus locations (Blacksburg, Roanoke, Greater Washington D.C., metro region, ARECs, and beyond) — whether university owned or leased — as consistently as possible.

“While maintaining Virginia Tech’s unique sense of place remains our passion, our foremost priority is the safety and wellbeing of the university community.”
Our Actions...
Creating and Maintaining Healthy Environments

- Deploying Consistent and Stringent Standards
- Enhancing Cleaning and Disinfection
- Enhancing Hand Hygiene Program
- Supporting Environmental Quality (Air/Water)
- Assisting with Space Modifications
- Implementing Signage Standards
- Activating OutdoorSpaces
- Supporting the Standardization of Building Access
- Supplementing of Resource Capacity
- Prioritizing Spaces and Services
- Coordinating with Contractors
- Unifying Service Delivery at Off-site Locations
- Communicating Efforts and Updates
Ready for Fall 2020
Standards, Guidelines, Best Practices
Our Guiding Framework...
Creating and Maintaining Healthy Environments
Our Focus...
Creating and Maintaining Healthy Environments

- Cleaning and Disinfection
- Shared Objects
- Ventilation Systems
- Water Systems
- Modified Layouts
- Physical Shielding
- Communal Spaces
- Food Service
Ready for Fall 2020

Creating and Maintaining Healthy Environments in Academic Spaces
Creating and Maintaining Healthy Environments in Academic Spaces

• Rearranging all classrooms, labs, and common areas to adhere to public health and safety guidelines.
  • Layout and other changes to approximately 200 general assignment classrooms across campus.
  • Individual departments maintain other classrooms.
  • Spaces will have fewer desks, chairs and furniture as it adjusted.

• Developing guidelines for classroom design through the Office of the University Registrar. Facilities teams assisting with implementation.

• Supporting strategy and implementation of physical shielding and guards as appropriate.

• Leasing space for furniture storage.
Creating and Maintaining Healthy Environments in Academic Spaces
Ready for Fall 2020

Creating and Maintaining Healthy Environments in Student Affairs Spaces
CAMPUS HOUSING

• Seating in lounges and common spaces reduced and distanced

• Signage throughout to remind users of physical distancing guidelines
RECREATION FACILITIES

• Equipment spaced at appropriate distances
• Some equipment designated “not for use”
• Plexiglass barrier for staff
• Signage throughout to remind users of physical distancing guidelines
NOT AVAILABLE FOR USE

in order to ensure proper physical distancing

WARNING!
STUDENT CENTERS

• Directional signage and reminders for physical distancing

• Seating spaced out appropriately
DINING SERVICES

• Directional signage and reminders for physical distancing
• Seating spaced out appropriately
• Touchless pay stations
• No self-service stations
Beyond Fall 2020
Buildings and Grounds Considerations
Creating and Maintaining Healthy Environments in Future Spaces

“How will the COVID-19 pandemic change the built environment?”

All actions are in close coordination with:

• The Office of Equity and Accessibility
• The Office of the University Building Official
Questions?
Buildings and Grounds Considerations
A number of exciting, major agricultural facility initiatives are currently underway to continue the advancement of the land grant mission at Virginia Tech. Highlights are below.

**Virginia Seafood Agricultural Research and Extension Center (AREC):** This new 21,698 gross sq. ft. three-story building represents the culmination of a remarkable partnering effort between the Virginia Seafood AREC, College of Agriculture and Life Sciences (CALS), Virginia Tech Foundation, Inc., City of Hampton, and Virginia General Assembly to fund the $9.26 million facility. With groundbreaking planned in August 2020, the stunning new laboratory near the waterfront in downtown Hampton should be complete 12 months later, providing 10 new labs with modern equipment, a sizeable classroom with demonstration capability, an office suite housing up to 9 faculty plus graduate students and research staff.

**Metabolic Research Laboratory (MRL):** As one of three buildings funded through the Improve Kentland Facilities, Phase II (IKF2) capital project the MRL is scheduled for completion in September 2020 and ready for research projects to begin in October. This 11,330 gross sq. ft. facility situated just south of the new Dairy Center at Kentland Farm will allow for basic and applied research to be conducted in four new purpose-built large animal laboratory rooms designed with complete environmental controls, a highly customizable tie-stall system, a
specialized collection and treatment system for contaminated animal waste, and general and necropsy labs.

**Bovine Extension, Teaching, and Research (BETR) Facility**: Consisting of a new instructional building and an open-air arena, the BETR buildings are part of IKF2 and scheduled to be complete and in operation for Fall Semester 2020. Occupying an open lot between the historic Judging Pavilion and Campbell Arena in the livestock complex along Plantation Road, these two structures will allow new opportunities for two-year and four-year student classes and extension programming to occur near the heart of the animal sciences farms. The 3,500 sq. ft. one-story instructional building houses two 32-seat classrooms that can be opened up into one large classroom with up-to-date technology. The 5,100 sq. ft. demonstration arena is fully ADA-compliant and also has vehicular access to the arena floor.

**Applied Reproduction (APR) Facility**: The third component of IKF2, APR is a 4,510 square foot open-sided pole barn behind the College of Veterinary Medicine (CVM) designed for palpation and breeding instruction of CVM and CALS students. After achieving substantial completion earlier this year, the project will be finally complete with the installation of owner-furnished cattle handling and other equipment this summer, in concert with the other IKF2 buildings.
Livestock and Poultry Research Facilities (LPRF), Phase 1: With state funding authorization to move into construction, the LPRF project is expected to go to bid in summer 2020, and start construction immediately in the fall. The overall budget of $25,274,000 will construct 131,100 sq. ft. in 10 new buildings, and demolish 16 aging and outdated facilities (approximately 62,400 sq. ft.), requiring the careful orchestration of 6 bid packages. Demolition and new construction activities will take place over the following 16 months, being complete in spring 2022. New facilities include a 13,900 sq. ft. equitation barn next to Alphin-Stuart Arena, a 24,200 sq. ft. swine center at Kentland Farm, an 11,800 sq. ft. broiler grow-out facility and 10,800 sq. ft. turkey grow-out facility at the Glade Road Turkey Farm, and a 26,700 sq. ft. beef nutrition facility at Kentland Farm. The project will also construct four much needed large hay storage barns at various farm locations and a large equipment storage shed at the livestock center on Plantation Road.

AREC Maintenance Reserve Planning: In addition to the exciting new facilities detailed above, CALS has received support for the ARECs from Division of Campus Planning, Infrastructure and Facilities and the Division of Finance, committing an additional $1 million in maintenance reserve funds to accompany the current biennial allocation of $500,000. This $1.5 million investment will be spent over the next two fiscal years (2021-2022) on critical maintenance and repairs of existing facilities. Sixteen major projects have been identified to improve the condition of 38 buildings across all 11 ARECs. Two projects are already under design and the next eight are planned to begin design this fall.
**PROJECT NAME** | **PROJECT DESCRIPTION** | **ESTIMATED TOTAL PROJECT COST** | **FUND SOURCE** | **PROJECT TEAMS** | **CONTRACT COMPLETION DATE** | **PROJECT STATUS**
--- | --- | --- | --- | --- | --- | ---
**CAPITAL PROJECTS**

1. **See Capital Project Status Report (ADB Buildings & Grounds Consent Agenda) for most current information on the following CALS capital projects: Improve KerrFeld Facilities, Phase II and Livestock & Poultry Research Facilities, Phase I.**

2. **Planned capital projects that are on the 2020 Capital Outlay Plan and request for the 2020-21 biennium, but not yet in design include: Global Systems Sciences Building, ($122.6 million General Fund request for 135,000 GSF), Animal Production & Livestock Facilities, Phase II ($72.6 million General Fund request for 234,000 GSF) and System-wide Agricultural Research & Extension Centers Improvements ($42.1 million General Fund request for 150,600 GSF). None were funded during the 2020 legislative session.**

3. **The Virginia Tech Foundation is managing the design, construction and funding of the New Virginia Seaboard AREC Building project in Hampton.**

**NON-CAPITAL PROJECTS**

**Notes:**

1) Projects are complete.

2) Planned capital projects that are on the 2019 Capital Outlay Plan and request for the 2020-21 biennium, but not yet in design include:

3) See Capital Project Status Report for most current information on the following CALS capital projects: Improve KerrFeld Facilities, Phase II and Livestock & Poultry Research Facilities, Phase I.

4) Planned capital projects that are on the 2020 Capital Outlay Plan and request for the 2020-21 biennium, but not yet in design include: Global Systems Sciences Building, ($122.6 million General Fund request for 135,000 GSF), Animal Production & Livestock Facilities, Phase II ($72.6 million General Fund request for 234,000 GSF) and System-wide Agricultural Research & Extension Centers Improvements ($42.1 million General Fund request for 150,600 GSF). None were funded during the 2020 legislative session.**

4. **The Virginia Tech Foundation is managing the design, construction and funding of the New Virginia Seaboard AREC Building project in Hampton.**
<table>
<thead>
<tr>
<th>PROJECT NAME</th>
<th>PROJECT DESCRIPTION</th>
<th>ESTIMATED TOTAL PROJECT COST</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Hampton Roads AREC - Repair/Rebuild</td>
<td>Roof of several buildings is failing and leaking into finished spaces. The 2000 wing of the Union Office and Lab (1102) has a flat membrane roof that is leaking into Office Space. The Preston Storage Building (1108), Garage and Workshop Buildings (1107 and 1108) and Head House (1105) have shallow to medium slope metal roofs leaking into chemical storage and work areas.</td>
<td>$287,000</td>
<td>Maintenance Reserve</td>
<td>HIN</td>
<td>TBD</td>
<td>Design is underway.</td>
</tr>
<tr>
<td>Tidewater AREC - Batten Hall waterproofing</td>
<td>Batten Hall (portion of Building 0771) is subject to chronic flooding in basement requiring assessment of waterproofing and mitigation measures.</td>
<td>$335,000</td>
<td>Maintenance Reserve</td>
<td>WDP Associates</td>
<td>TBD</td>
<td>Project on hold pending TAREC drain cleaning.</td>
</tr>
<tr>
<td>Eastern Virginia AREC - Bull 1900 Experiment Building Renovation</td>
<td>Renovation and upgrade of existing under-utilized office, workshop and meeting space.</td>
<td>$180,000</td>
<td>CALS / VAS</td>
<td>TBD</td>
<td>TBD</td>
<td>Scope and budget development.</td>
</tr>
<tr>
<td>Southern Piedmont AREC</td>
<td>Road and parking lot repairs.</td>
<td>$25,000</td>
<td>-</td>
<td>TBD</td>
<td>TBD</td>
<td>Scope development and contractor cost evaluation.</td>
</tr>
<tr>
<td>Ag Engineering Building, Bull 0445 Roof and Drainage Repairs</td>
<td>Mitigate flooding into workshop areas and repair roof leaks.</td>
<td>TBD</td>
<td>Maintenance Reserve</td>
<td>-</td>
<td>TBD</td>
<td>Work Order requested.</td>
</tr>
<tr>
<td>Washington Street Greenhouse Complex Renovations</td>
<td>Repairs and upgrades to modernize aging controlled growth environments.</td>
<td>TBD</td>
<td>CALS / VAS / Maintenance Reserve</td>
<td>-</td>
<td>TBD</td>
<td>Overall scope and budget development. LED lighting upgrade completed in one room (pilot project).</td>
</tr>
<tr>
<td>Middletown AREC - Treadmill Barn beam installation</td>
<td>Removal of existing past and installation of new beam to allow installation of high-speed corn for harvest improved.</td>
<td>TBD</td>
<td>CALS / VAS</td>
<td>TBD</td>
<td>TBD</td>
<td>Contractor quote has been requested.</td>
</tr>
<tr>
<td>Compact Facility (to support main campus &amp; surrounding farms)</td>
<td>CALS is experiencing significant and growing land pressure to meet nutrient management plan requirements, which would be greatly eased by the proposed compact facility. This initiative also has an extremely high level of student support as well as potential partnerships with Dining Services, Athletics and Facilities. Project is included in 2012-2 Capital Budget Request, but is high priority for separate, earlier funding. It is possible due to regulatory risk exposure from limited manure storage during winter months.</td>
<td>$1,823,000</td>
<td>TBD</td>
<td>TBD</td>
<td>TBD</td>
<td>Capital and operational costs for project under review internally.</td>
</tr>
<tr>
<td>Turkey Farm Processing Building Repair</td>
<td>Interior Demolition followed by the installation of new cold-formed steel clad interior partitions, new doors and a window, fiberglass reinforced plastic paneling and epoxy painted floors. This work was originally included in LPRF Phase 1, but removed due to scope concerns.</td>
<td>$140,000</td>
<td>Maintenance Reserve</td>
<td>TBD</td>
<td>TBD</td>
<td>Scope and budget development.</td>
</tr>
<tr>
<td>Beef Barn Repairs</td>
<td>Exterior and interior demolition followed by the installation of new roofing, hay left flooring, doors, windows, and lighting. This work was originally included in LPRF Phase 1, but removed due to scope concerns.</td>
<td>$740,000</td>
<td>Maintenance Reserve</td>
<td>TBD</td>
<td>TBD</td>
<td>Scope and budget development.</td>
</tr>
<tr>
<td>Judging Pavilion Repairs</td>
<td>Exterior and interior demolition followed by installation of new roofing, doors, windows, HVAC system, lighting, a covered walkway and exterior paint. This work was originally included in LPRF Phase 1, but removed due to scope concerns.</td>
<td>$382,000</td>
<td>Maintenance Reserve</td>
<td>TBD</td>
<td>TBD</td>
<td>Scope and budget development.</td>
</tr>
<tr>
<td>Campbell Arena Repairs</td>
<td>New enclosure of the existing open-air steel structure constructed of metal panel siding over steel girts and posts. This work was originally included in LPRF Phase 1, but removed due to scope concerns.</td>
<td>$300,000</td>
<td>Maintenance Reserve</td>
<td>TBD</td>
<td>TBD</td>
<td>Scope and budget development.</td>
</tr>
<tr>
<td>Moore Farm Barn ISGU Repairs</td>
<td>New haybarn was built in the 1950’s and received heavy use for that purpose. Over the years its condition has continued to worsen and recent wind and snow storms have accelerated the deterioration. In order to execute research projects utilizing recently renovated fields, the Beef Cattle unit now needs to utilize this shed as a working facility for cattle. This would involve pouring a concrete floor and moving in cattle working equipment. However, the structural condition of this facility is poor and should be addressed prior to additional use. It may be more cost effective to rebuild than to repair this structure.</td>
<td>TBD</td>
<td>Maintenance Reserve</td>
<td>TBD</td>
<td>TBD</td>
<td>Scope and budget development.</td>
</tr>
<tr>
<td>PROJECT NAME</td>
<td>PROJECT DESCRIPTION</td>
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<td>FUND SOURCE</td>
<td>PROJECT TEAMS</td>
<td>CONTRACT COMPLETION DATE</td>
<td>PROJECT STATUS</td>
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</tr>
<tr>
<td>Alison H. Smith AREC - Repair paving and parking</td>
<td>Existing asphalt parking lot and drives are deteriorating and in need of repaving.</td>
<td>$156,000</td>
<td>Maintenance Reserve</td>
<td>TBD</td>
<td>TBD</td>
<td>Scope and budget development.</td>
</tr>
<tr>
<td>Eastern Shore AREC - Exterior Building Repairs</td>
<td>Multiple buildings are in need of exterior repairs. Head House (1214) and Sheep Building (1215) are in need of structural repairs to walls and reporting. Implement Shed (1216), Sweet Potato Storage (1217), Produce Grading (1218), and Insectary (1220) need exterior waterproofing, door repair, pointing repairs and gutters.</td>
<td>TBD</td>
<td>Maintenance Reserve</td>
<td>TBD</td>
<td>TBD</td>
<td>Scope and budget development.</td>
</tr>
<tr>
<td>Eastern Virginia AREC - Repair Experiment Building</td>
<td>Building HVAC system has failed and is not working. Electrical and plumbing are outdated. Building is not ADA accessible. General condition is deteriorating.</td>
<td>TBD</td>
<td>Maintenance Reserve</td>
<td>TBD</td>
<td>TBD</td>
<td>Scope and budget development.</td>
</tr>
<tr>
<td>Middleburg AREC - Exterior Repairs</td>
<td>Siding on several buildings is in need of repair/replacement due to advanced age. Annexe (0813), Frame Barn (0807), Milking Barn and M&amp;B House (0805), Leading Barn (0816), Clinic/Admin Building (0817), Stable (0824). B new neon sheds (0790) are deteriorating and in need of repair or replacement. Corn House and Machinery Shed (0800) is in need of structural repairs. Basement of Annex (0813) floods and needs drainage corrections.</td>
<td>$158,000</td>
<td>Maintenance Reserve</td>
<td>TBD</td>
<td>TBD</td>
<td>Scope and budget development.</td>
</tr>
<tr>
<td>Reynolds Homestead NRRC - Exterior Repairs</td>
<td>Main Building (1005) needs window replacement, repairs of roofing, fascia/flashings, deck repair and bathroom upgrades. Lath House (1005C) roof and trusses need repair.</td>
<td>TBD</td>
<td>Maintenance Reserve</td>
<td>TBD</td>
<td>TBD</td>
<td>Scope and budget development.</td>
</tr>
<tr>
<td>Shenandoah Valley AREC - Repair/Replace Sheep Barn</td>
<td>Sheep Barn (0854) has rotten posts at ground level and leaking roof. The building should be evaluated for repair or replacement.</td>
<td>TBD</td>
<td>Maintenance Reserve</td>
<td>TBD</td>
<td>TBD</td>
<td>Scope and budget development.</td>
</tr>
<tr>
<td>Southern Piedmont AREC - Building Repairs</td>
<td>Basement (0806) restroom is in need of plumbing repairs and upgrade to be reconfigured for ADA access. Basement roof is leaking and needs repair. Repair/replacement siding and five deteriorated lean-to equipment storage sheds attached to four tobacco curing barns (0800A, 0800B, 0800C, 0800D).</td>
<td>$122,000</td>
<td>Maintenance Reserve</td>
<td>TBD</td>
<td>TBD</td>
<td>Scope and budget development.</td>
</tr>
<tr>
<td>Southwest Virginia AREC - Exterior Building Repairs</td>
<td>Repair roof, siding and door damage on Tobacco Barns 1 (0746) and 2 (0747), Cattle Barn 1D (0741) and Workshop/Machinery Shed (0742)</td>
<td>$374,000</td>
<td>Maintenance Reserve</td>
<td>TBD</td>
<td>TBD</td>
<td>Scope and budget development.</td>
</tr>
<tr>
<td>Tidewater AREC - Building Repairs</td>
<td>Replace flooring in Main Office and Lab. Repair main parking lot. Repair electrical systems in Service Building (0772).</td>
<td>$100,000</td>
<td>Maintenance Reserve</td>
<td>TBD</td>
<td>TBD</td>
<td>Scope and budget development.</td>
</tr>
<tr>
<td>Smithfield Equine Complex</td>
<td>Develop new facilities for Equine Complex on Plantation Road including covering outdoor arena, add bleachers, restrooms, annunciation stand, fencing, quarantine facility.</td>
<td>TBD</td>
<td>Private</td>
<td>TBD</td>
<td>TBD</td>
<td>Scope and budget development.</td>
</tr>
</tbody>
</table>

INFORMATION TECHNOLOGY (IT) EVALUATION & PROJECTS COMPLETED

<table>
<thead>
<tr>
<th>PROJECTS COMPLETED</th>
<th>COST</th>
<th>FUND SOURCE</th>
<th>PROJECT STATUS</th>
<th>DETAILS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Network Equipment Upgrades</td>
<td>$128,000</td>
<td>CALS / VAES</td>
<td>Complete</td>
<td>Network equipment has been upgraded at all ARECs within the last year and is operating satisfactorily. Sufficient expansion capacity exists for near-term technology needs.</td>
</tr>
<tr>
<td>WeatherSTEM</td>
<td>$104,000 initial cost and $37,000 annually</td>
<td>CALS / VAES</td>
<td>Completed Summer 2018</td>
<td>All are functioning and data is readily accessible through web and WeatherSTEM app interfaces.</td>
</tr>
<tr>
<td>AREC A/V Upgrades, Phase 1</td>
<td>$106,000</td>
<td>CALS / VAES</td>
<td>Fall 2019</td>
<td>Phase 1 (five ARECs) is complete. Scope and schedule for Phase 2 project (remaining ARECs) to be evaluated upon completion of Phase 1.</td>
</tr>
<tr>
<td>PROJECT NAME</td>
<td>PROJECT DESCRIPTION</td>
<td>ESTIMATED TOTAL PROJECT COST</td>
<td>FUND SOURCE</td>
<td>PROJECT TEAM</td>
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</tr>
<tr>
<td><strong>ARECs: All ARECs have 200 Mb service except Shenandoah Valley (50 Mb), Southwest Virginia (10 Mb), Reynolds Homestead (2 Mb), Hampton Roads (50 Mb), and Virginia Seafood (30 Mb). Northern Piedmont Center has a 50 Mb cable connection. Goal is to upgrade all to 200 Mb.</strong>&lt;br&gt;&lt;br&gt;Campus Farm locations: Kentland Farm has adequate 200 Mb service. Moore Farm and Urban Horticulture Center share a 50 Mb cable service which is currently adequate. The CSYS Research Farm (Agronomy Farm) also has a 50 Mb cable connection. Prince Fork Research Center has a 50 Mb fiber connection. Turkey Farm only has cable service (50 Mb) to 1 building. Upgrades are needed to provide sufficient bandwidth for existing video-based research and future initiatives after UPR phase 1 construction. Turfgrass center is currently using a cellular hotspot for internet service. Providing standard service requires excessive installation cost. Alternative service providers are being sought, but may require BOV approval. No complaints have been received about service to facilities in the Livestock Center along Plantation Road, but service levels and coverage is being reviewed.</td>
<td>$117,000 Annually</td>
<td>CALS / VAES</td>
<td>Various</td>
<td>Ongoing</td>
</tr>
<tr>
<td><strong>AREC Voice-Over Internet Protocol (VOIP) Conversion</strong>&lt;br&gt;&lt;br&gt;Conversion of legacy voice telephone system at all ARECs to unified VOIP system matching voice service on campus.</td>
<td>$75,000</td>
<td>CALS / VAES</td>
<td>Division of IT</td>
<td>Ongoing</td>
</tr>
<tr>
<td><strong>SmartFarm Projects</strong>&lt;br&gt;&lt;br&gt;A project has been initiated by faculty in the Department of Animal and Fusticiency Sciences, in partnership with CALS IT and the Division of IT, to potentially install Citizens Band Radio Service (CBRS) technology, similar to Wi-Fi but with better exterior coverage and security management, in fields at Shenandoah Valley and Middleburg ARECs. The proposal is to study the effectiveness of this equipment for supporting data-intensive agricultural and animal-based research.</td>
<td>TBD</td>
<td>TBD</td>
<td>TBD</td>
<td>TBD</td>
</tr>
</tbody>
</table>
RESOLUTION ON PARTIAL DEMOLITION OF UNIVERSITY BUILDING – BUILDING NO. 0196 (ART AND DESIGN LEARNING CENTER)

The university requests approval to partially demolish Building No. 0196 (Art and Design Learning Center). This facility is a 22,532 gross square foot academic building. It is located at Virginia Tech’s Blacksburg campus in Montgomery County, Virginia. Constructed in 1931, the brick and concrete building was originally a mechanical engineering laboratory.

The basement and sub-structure portion of the facility houses the Boiler Plant water treatment facility; this portion of the building will remain intact and in use. The university seeks to partially demolish the structure to allow for the growth, expansion and support of the University’s Corps of Cadets and ROTC programs.

The university will also obtain approval from the Department of Historic Resources and the Art and Architecture Review Board prior to the demolition of this structure.
RESOLUTION ON PARTIAL DEMOLITION OF UNIVERSITY BUILDING – BUILDING NO. 0196 (ART AND DESIGN LEARNING CENTER)

WHEREAS, under the 2006 Management Agreement between the Commonwealth of Virginia and the university, the Board of Visitors has the authority to approve the disposition of any building; and

WHEREAS, the Building No. 0196, is in excess of eighty years old, and the facility is unable to meet the needs for growth and expansion to support the Corps of Cadets and ROTC programs; and

WHEREAS, the university will obtain the approvals of the Department of Historic Resources and the Art and Architecture Review Board for the demolition of this building prior to demolition;

NOW, THEREFORE, BE IT RESOLVED that the Board of Visitors approve the partial demolition of Building No. 0196, located at the Blacksburg Virginia Tech Campus in Montgomery County, in accordance with the applicable statues of the Code of Virginia (1950), as amended.

RECOMMENDATION:

That the above resolution authorizing the demolition of Building No. 0196 be approved.

August 25, 2020
Partial Demolition of University Building - Art and Design Learning Center (Building No. 0196)

Board of Visitors Resolution for Demolition

Liza L.C. Morris, NCARB
Assistant Vice President for Planning and University Architect

August 25, 2020
SITE

// ART AND DESIGN LEARNING CENTER (BUILDING NO. 0196)
EXISTING CONDITIONS

View to the east

Portion of Facility to Remain

Art and Design Learning Center

Water Treatment Facility

Portion of Facility to be Demolished

/ ART AND DESIGN LEARNING CENTER (BUILDING NO. 0196)
That the resolution authorizing the partial demolition of university building No. 0196 (Art and Design Learning Center) be approved.
RESOLUTION ON DEMOLITION OF UNIVERSITY BUILDING – BUILDING NO. 0013 (FEMOYER HALL)

The university requests approval to demolish Building No. 0013 (Femoyer Hall). This facility is a 35,500 gross square foot academic building. It is located at Virginia Tech's Blacksburg campus in Montgomery County, Virginia. Constructed in 1949, the brick building originally served as a residence hall.

When the facility became obsolete as a residence hall, it was transitioned to academic and program office space through minimal renovations. Overall, the structure has received very few improvements since original construction and without major renovation will continue to require significant, sustained maintenance investment. The university seeks to demolish the structure and replace it with a residential facility.

The university will also obtain approval from the Department of Historic Resources and the Art and Architecture Review Board prior to the demolition of this structure.
RESOLUTION ON DEMOLITION OF UNIVERSITY BUILDING – BUILDING NO. 0013 (FEMOYER HALL)

WHEREAS, under the 2006 Management Agreement between the Commonwealth of Virginia and the university, the Board of Visitors has the authority to approve the disposition of any building; and

WHEREAS, the Building No. 0013, is in excess of seventy years old, has been identified as requiring significant renovation to allow for effective maintenance; and

WHEREAS, the university will obtain the approvals of the Department of Historic Resources and the Art and Architecture Review Board for the demolition of this building prior to demolition;

NOW, THEREFORE, BE IT RESOLVED that the Board of Visitors approve the demolition of Building No. 0013, located at the Blacksburg Virginia Tech Campus in Montgomery County, in accordance with the applicable statues of the Code of Virginia (1950), as amended.

RECOMMENDATION:

That the above resolution authorizing the demolition of Building No. 0013 be approved.

August 25, 2020
Demolition of University Building- Femoyer Hall (Building No. 0013)

Board of Visitors Resolution for Demolition

Liza L.C. Morris, NCARB
Assistant Vice President for Planning and University Architect

August 25, 2020
PROJECT LOCATION

/ FEMOYER HALL (BUILDING NO. 0013)
EXISTING CONDITIONS

View to the north east

FEMOYER HALL (BUILDING NO. 0013)
EXISTING CONDITIONS

View to the west

/ FEMOYER HALL (BUILDING NO. 0013)
EXISTING CONDITIONS

Interior view of ceiling in 4th floor hallway

Interior view of east stairwell on 2nd floor
RECOMMENDATION

That the resolution authorizing the demolition of university building No. 0013 (Femoyer Hall) be approved.
DESIGN REVIEW FOR THE DATA AND DECISION SCIENCES BUILDING

Located on the corner of Prices Fork Road and West Campus Drive, the Data and Decision Sciences (D&DS) building will directly support the commonwealth’s Technology Talent Pipeline initiative for growth in computer science and computer engineering sectors as well as other technology-based and cyber security industries.

This project is a transformative academic and physical addition to the northern edge of campus and will enhance the university’s capability of translating the growing sea change of data into decisions across multiple disciplines and organizations. The new facility will provide 115,600 gross square feet of instructional, departmental, student study, and support space. Specialty spaces include the Deloitte Analytics and Trading Lab, and a multi-story Commons which will serve as a gathering space, a connector to the future Pamplin College of Business, and provide large classrooms, which are in high demand. The site is augmented with a variety of large and smaller-scale outdoor spaces to extend the collaborative, multi-disciplinary program into the immediate surroundings.

The project is in preliminary design with construction substantial completion anticipated fall 2022. This $79 million project is funded as part of the 2019 Acts of Assembly.
Title of Project:
Data and Decision Sciences (D&DS) Building

Location:
The project site is located between the Drillfield and Prices Fork Road, in the North Academic District, directly north of Perry Street Garage in the midst of existing surface parking. Adequate space for future building footprints, identified in the Campus Master Plan, is accommodated to the east and west of the proposed site, including the Pamplin College of Business. The existing surface parking areas are intended to remain in the interim.

Current Project Status and Schedule:
The project is currently in preliminary design with working drawings slated to begin mid-year. Construction is anticipated to begin fall 2020 with substantial completion fall of 2022.

Project Description:
D&DS is comprised of two primary components. The first component supports the transdisciplinary teaching and research program of undergraduate instructional classrooms, laboratories, faculty, and researcher areas, and other support spaces, all within a U-shaped four-story complex topped with a partial fifth mechanical story. The second component is a multi-story academic commons wing which will provide high-demand large classrooms.

Brief Program Description:
This project provides spaces to support training in the art and science of data utilization, including: multiple large data processing class laboratories and classrooms with flexible configurations; behavior lab and the Deloitte Analytics and Trading Lab; student-team project and support; and shared faculty and researcher offices. In addition, state-of-the-art data visualization and access to intensified computing power will be supported.

Contextual Issues and Design Intent:
The site includes significant elevation and landscape transitions between Prices Fork Road at the north and other current and future projects to the south. Pedestrian routes are integrated with the planned Central Link North, a future accessible path, or “green link”, identified in the master plan. The project requires infrastructure upgrades in this lightly developed area of campus. Hokie Stone and
precast concrete clad facades are designed in a collegiate gothic expression, consistent with Campus Design Principles.

**Funding:**
This $79 million total project authorization, funded through the 2019 Acts of Assembly, includes $69 million of Virginia College Building Authority (21st Century Bonds) and $10 million of Private Gifts (non-general fund).

**Architect/Engineer:**
Moseley Architects, Architect of Record, with RAMSA, Design Architect

**Construction Manager at Risk:**
Kjellstrom & Lee
Data and Decision Sciences Building

Board of Visitors Design Review

Liza L.C. Morris, NCARB
Assistant Vice President for Planning and University Architect

August 25, 2020
PROJECT INFORMATION

- Scope: 115,600 GSF*
- Delivery method: Construction Manager at Risk
- Total project authorization: $79 million
- Design phase: Preliminary Design
- Estimated construction start: November 2020
- Estimated construction completion: December 2022

* Figures rounded
PROJECT LOCATION

Site

// DATA AND DECISION SCIENCES BUILDING
EXISTING CONDITIONS
SITE PLAN

Tower Entry and Plaza

Future Pamplin College of Business

Main Entry and Forecourt at Commons

Future Multi-Modal Transportation Facility

Perry Street Parking Garage

Price's Fork Road

West Campus Drive

Courtyard

DATA AND DECISION SCIENCES BUILDING
INTERIOR RENDERING

Mezzanine

Large Tiered Classrooms

Interior Glazing at Third Floor Overlook

DATA AND DECISION SCIENCES BUILDING
INTERIOR RENDERING

Future Connection to Pamplin College of Business

Mezzanine Access to Plaza

DATA AND DECISION SCIENCES BUILDING
That the Design Review graphics be approved, and authorization be provided to continue with the project design consistent with the drawings shown.
Future Agenda Items and Closing Remarks

BUILDINGS AND GROUNDS COMMITTEE

August 25, 2020

The Committee will discuss future agenda items and make closing remarks.