

**BOARD OF VISITORS BUILDINGS AND GROUNDS COMMITTEE
MINUTES**

November 15, 2020

The Buildings and Grounds Committee of the Board of Visitors of Virginia Polytechnic Institute and State University met on Sunday, November 15, 2020, at 2:30 p.m. A quorum of the Buildings and Grounds Committee was present.

Buildings and Grounds Committee Members

Present:

Mr. Horacio Valeiras (Rector)
Mr. C.T. Hill
Ms. Sharon Brickhouse Martin
Ms. Shelly Butler Barlow
Mr. Mehul Sanghani

Absent:

Ms. Tish Long (Vice Rector)

Other Board Members Present:

Mr. Ed Baine
Ms. Carrie Chenery
Ms. Greta Harris
Ms. Anna James
Dr. Melissa Nelson
Mr. Chris Petersen
Mr. Jeff Veatch

Constituent Representatives Present:

Dr. Eric Kaufman (Faculty Representative)
Ms. Camellia Pastore (Undergraduate Student Representative)
Ms. Tamarah Smith (Staff Representative)
Ms. Sabrina Sturgeon (Graduate Student Representative)

Also present were the following Virginia Tech staff members:

President Timothy Sands, Ms. Kim O'Rourke (Secretary to the Board), Mr. Mac Babb, Mr. Eric Brooks, Mr. Bob Broyden, Dr. Cyril Clarke, Mr. Denny Cochrane, Mr. Al Cooper, Dr. Lance Collins, Dr. Kristy Daniels, Mr. Corey Earles, Ms. Kari Evans, Mr. Kevin Foust, Major General Randal Fullhart, Mr. Bryan Garey, Mr. Mark Gess, Dr. Alan Grant, Ms. Wendy Halsey, Ms. Kay Heidbreder, Ms. Elizabeth Hooper, Ms. Mary-Ann Ibeziako, Dr. Frances Keene, Dr. Chris Kiwus, Ms. Sharon Kurek, Ms. Jamie Lau, Mr. Jack Leff, Mr. Ken Miller, Ms. Liza Morris, Dr. Saied Mostaghimi, Ms. Heidi Myers, Mr. Bob Muse, Mr. Justin Noble, Mr. Mark Owczarski, Dr. Dwayne Pinkney, Ms. Katie Polidoro, Dr. John Randolph, Dr. Emily Satterwhite, Dr. Todd Schenk, Mr. John Tarter, Dr. Don Taylor, Mr. Dwyn Taylor, Mr. Jon Clark Teglas, Ms. Tracy Vosburgh, Dr. Robin White, Mr. Chris Yianilos

Also present were the following guests:
Mr. Henri Gendreau

Open Session

1. **Welcome:** The Committee Chair convened the meeting and provided welcoming remarks. Dr. Dwayne Pinkney introduced new Assistant Vice President for Facilities Operations, Wendy Halsey, and also detailed the launch of a new high-performance team to facilitate strategic, enterprise-wide long-range physical planning; advancement of the capital outlay program; space and land use; and real estate activities. Bob Broyden, Associate Vice President for Campus Planning and Capital Assets was introduced as the leader of this team. Bob Broyden will report dually to Chris Kiwus, Vice President for Campus Planning, Infrastructure, and Facilities and Ken Miller, Vice President for Finance.
2. **Consent Agenda:** The Committee approved and accepted the items listed on the Consent Agenda:
 - a. **Approval of the Minutes from the August 25, 2020 Meeting:** The Committee approved the minutes from the August 25, 2020 meeting.
 - b. **Acceptance of the Sustainability Annual Report:** The Committee accepted the sustainability annual report. Virginia Tech serves as a model community for a sustainable society and is committed to advancing sustainability in academics (curriculum & research), engagement, operations, planning, and administration. The university maintains a gold rating from the Association for Advancement of Sustainability in Higher Education (AASHE) using the Sustainability Tracking, Assessment, and Rating System (STARS).
 - c. **Acceptance of the Capital Project Status Report:** The Committee accepted the quarterly capital project status report.
3. **Virginia Tech 2020 Climate Action Commitment:** The Committee received a presentation on the Virginia Tech 2020 Climate Action Commitment. Approved initially in 2009 by the Board of Visitors and revised in 2013, the Virginia Tech Climate Action Commitment serves as the university's guiding framework around sustainability and energy efficiency in campus operations, facilities, curriculum, and research. In late 2019, President Sands called for its renewal and revision to ensure the most stringent climate and sustainability standards are implemented as the university continues to grow and seeks to be a leader in environmental stewardship. The mission of the revised commitment is to achieve carbon neutrality by changing our physical infrastructure, collective and individual behaviors, and educational mission; to engage everyone in creating a culture of sustainability; and to achieve these objectives through just and equitable means. A working group of faculty experts, governance representatives, students,

operations professionals, and community members led this charge and crafted the revision. Through participation in working group and subcommittee meetings, brainstorming sessions, and community engagement events, students involved in the revision process had countless opportunities to gain practical sustainability experience. Senior vice president and chief business officer, Dwayne Pinkney, sponsored the initiative. The work group was chaired by John Randolph, professor emeritus of urban affairs and planning, and co-chaired by Todd Schenk, assistant professor of urban affairs and planning and member of the Commission on Faculty Affairs. On an aggressive timeline, the revision moved through university governance this fall, receiving approval from the Energy and Sustainability Committee, Commission on University Support, and the University Council. It was endorsed by the Faculty and Staff Senates, the Student Government Association, and the Graduate Student Assembly. Dr. Pinkney's team is crafting a comprehensive financial model based on the pathways and outcomes prescribed by the commitment. It is anticipated that the Board will receive a resolution to approve the commitment at the March meeting.

4. **Update on Utilities and Energy Management Initiatives:** The Committee received a presentation regarding campus utilities and energy management initiatives from Assistant Vice President for Infrastructure, Mary-Ann Ibeziako. Mary-Ann highlighted the university's commitment to providing an effectively managed and operated infrastructure to support the institution's learning, discovery, and engagement missions. In support of this, the Division of Campus Planning, Infrastructure, and Facilities is responsible for the production, delivery, and management of safe, reliable, and efficient utility and energy systems, while effectively stewarding university resources and the environment. In support of the Virginia Tech Climate Action Commitment, the university also strives to become a leader in environmental excellence. As a strategic driver, the university has proactively established programming to champion tangible reduction in energy consumption on campus.
- * 5. **Resolution to Approve the Virginia Tech Crisis and Emergency Management Plan and Addendum:** The Committee reviewed for approval a resolution to adopt the university's Crisis and Emergency Plan and addendum in accordance with Code of Virginia. The Code requires that every four years a public institution of higher education conduct a comprehensive review and revision of its Crisis and Emergency Management Plan to ensure that it remains current, and the plan shall be adopted formally by the Board of Visitors. The plan has been reviewed by the Safety and Security Policy Committee and was promulgated by President Sands in June 2019. The Committee recommended the Resolution to Approve the Virginia Tech Crisis and Emergency Management Plan and Addendum to the full Board for approval.
6. **Jeanne Clery Disclosure of Campus Security Policy and Campus Crime Statistic Act Report:** The Committee received the annual campus security and fire safety report for Virginia Tech that is compiled and published by the Virginia

Tech Police Department. This annual report is required by the Higher Education Opportunity Act and the Jeanne Clery Disclosure of Campus Security Policy and Campus Crimes Statistics Act. The purpose of the report is to provide information about security on campus, to include: campus and community crime statistics, fire statistics and safety information, policy information, safety tips, resource phone numbers, and a brief overview of the many services the university provides. This item was presented by Mac Babb, Chief of Police and Director of Security.

7. **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. Dr. Grant was joined by associate professors Robin White and Kristy Daniels to discuss the Metabolic Research Laboratory and its impact on their work.
8. **Design Review for the Corps Leadership and Military Science Building:** The Committee approved the design review for the Corps Leadership and Military Science Building.
9. **Future Agenda Items and Closing Remarks:** The Committee discussed potential topics for inclusion on future meeting agendas.

There being no further business, the meeting adjourned at 4:30 p.m.

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The Buildings and Grounds Committee and Finance and Resource Management Committee of the Board of Visitors of Virginia Polytechnic Institute and State University met in Joint Open Session on Sunday, November 15, 2020, at 4:30 p.m. A quorum was present.

Joint Committee Members

Present:

Mr. Horacio Valeiras (Rector)
Mr. Ed Baine
Mr. C.T. Hill
Ms. Sharon Brickhouse Martin
Ms. Shelly Butler Barlow
Ms. Anna James
Mr. Mehul Sanghani

Absent:

Ms. Tish Long (Vice Rector)
Mr. Preston White

Other Board Members Present:

Ms. Carrie Chenery
Ms. Greta Harris
Dr. Melissa Nelson
Mr. Chris Petersen

Mr. Jeff Veatch

Constituent Representatives Present:

Dr. Eric Kaufman (Faculty Representative)

Ms. Camellia Pastore (Undergraduate Student Representative)

Ms. Tamarah Smith (Staff Representative)

Ms. Sabrina Sturgeon (Graduate Student Representative)

Also present were the following Virginia Tech staff members:

President Timothy Sands, Ms. Kim O'Rourke (Secretary to the Board), Mr. Mac Babb, Mr. Eric Brooks, Mr. Bob Broyden, Dr. Cyril Clarke, Mr. Al Cooper, Mr. Corey Earles, Ms. Kari Evans, Mr. Kevin Foust, Major General Randal Fullhart, Mr. Bryan Garey, Mr. Mark Gess, Ms. Wendy Halsey, Ms. Kay Heidbreder, Ms. Mary-Ann Ibeziako, Dr. Frances Keene, Dr. Chris Kiwus, Ms. Sharon Kurek, Ms. Jamie Lau, Mr. Ken Miller, Ms. Liza Morris, Ms. Heidi Myers, Mr. Bob Muse, Mr. Justin Noble, Mr. Mark Owczarski, Dr. Dwayne Pinkney, Mr. John Tarter, Mr. Dwyn Taylor, Mr. Jon Clark Teglas, Ms. Tracy Vosburgh, Mr. Chris Yianilos

Joint Open Session with the Finance and Resource Management Committee

- * 1. **Approval of Resolution for a Capital Lease for the 3200 Commerce Street Property:** The Committees reviewed for approval a resolution for a capital lease for the 3200 Commerce Street property. The acquisition of 3.29 acres of property with 10,434 square feet of additional office and garage space at 3200 Commerce Street is an essential asset for growth by housing VTTI's technical support operations and facilitate vehicle repairs and modifications, streamlining access to research vehicles, and promoting the expedient staging of research props and fixtures. This space also provides a conditioned area for sponsors and researchers to interact with vehicle systems and is a critical staging area for modified vehicles and equipment that are not fully weather rated. The Virginia Tech Foundation (Foundation) acquired the property on behalf of the university for \$1.52 million on May 29, 2020. The funding plan calls for the university to enter a lease with the Foundation at a rate sufficient to retire the acquisition costs, normal operating costs, and property carrying costs. VTTI will fund the lease costs from its returned overhead revenues. The university and VTTI are ready to enter a lease with the Foundation and have developed an entirely nongeneral fund resource plan sufficient to cover the \$1.52 million property acquisition costs, future property carrying, and maintenance costs. The Committees recommended the Resolution for a Capital Lease for the 3200 Commerce Street Property to the full Board for approval.

- * 2. **Approval of Resolution to Supplement the New Upper Quad Residence Hall:** The Committees reviewed for approval a resolution to supplement the New Upper Quad Residence Hall project. The Board of Visitors approved the New Upper Quad Residence Hall project at its June 3, 2019 meeting. This approved project will be located on the corner of Stanger Street and Old Turner Street adjacent to the New Corps Leadership and Military Sciences Building. The project includes a program of

300 beds to support the enrollment growth plans for the Corps of Cadets to reach 1,400 students. The original project authorization includes a \$33 million budget which is based on a university residential cost model of \$110,000 per bed. The project scope includes razing Femoyer Hall and the design, construction, and furnishings for the new residential facility. Subcontractor pricing at the completion of preliminary designs show the costs for the project are \$133,000 per bed, or \$40 million. The primary drivers that push the cost over \$110,000 per bed are associated with the site, a necessary feature for the Corps of Cadets, including the complexity and extensiveness of utility relocations, volume of contaminated soils remediation and hazardous materials handling for the demolition of Femoyer Hall, extensive grade changes to address ADA compliance, and market pricing. The costs above reflect the acceptance of value engineering alternatives. This request is for authorization to move forward with a \$7 million supplement to adjust the total project authorization for the New Upper Quad Residence Hall project to \$40 million and to complete the project. The Committees recommended the Resolution to Supplement the New Upper Quad Residence Hall to the full Board for approval.

There being no further business, the joint meeting adjourned at 4:43 p.m.

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The Buildings and Grounds Committee of the Board of Visitors of Virginia Polytechnic Institute and State University reconvened on Sunday, November 15, 2020, at 4:45 p.m. for a tour of the university's Power Plant. A quorum of the Buildings and Grounds Committee was present.

Buildings and Grounds Committee Members

Present:

Mr. Horacio Valeiras (Rector)
Mr. C.T. Hill
Ms. Shelly Butler Barlow
Mr. Mehul Sanghani

Absent:

Ms. Tish Long (Vice Rector)

Other Board Members Present:

Mr. Ed Baine
Mr. Chris Petersen

Constituent Representatives Present:

Dr. Eric Kaufman (Faculty Representative)
Ms. Camellia Pastore (Undergraduate Student Representative)
Ms. Tamarah Smith (Staff Representative)
Ms. Sabrina Sturgeon (Graduate Student Representative)

Also present were the following Virginia Tech staff members:

Ms. Kim O'Rourke (Secretary to the Board), Mr. Ted Acord, Mr. Billy Dudding, Mr. Bryan Garey, Mr. Mark Hayes, Ms. Mary-Ann Ibeziako, Dr. Chris Kiwus, Mr. Todd Robertson, Mr. John Tarter, Mr. Dwyn Taylor, Mr. Jon Clark Teglas

Open Session

1. **Tour:** The Committee toured the university's Power Plant. The plant plays an integral role in the university's infrastructure and provides campus buildings with a portion of their heat, hot water, and electricity needs.

There being no further business, the meeting adjourned at 5:49 p.m.

* Requires full Board approval.