

## Resolution on On-Campus Residential Facilities

**WHEREAS** the Board of Visitors believes the timely renovation of aging residential facilities is essential to maintaining the quality, capacity, and value of the university's on-campus housing inventory; and

**WHEREAS** Title 23.1 of the Code of Virginia vests with the Board of Visitors fiduciary responsibility for the assets of the university, including the residence hall facilities, and Section 23.1-1310 of the Code of Virginia provides that all real estate and personal property shall be controlled by the Board of Visitors of the public institution of higher education; and

**WHEREAS** under the 2006 Management Agreement between the Commonwealth of Virginia and Virginia Tech, the Board of Visitors has authority to approve the budget, size, scope, and overall funding of nongeneral funded major capital outlay projects; and

**WHEREAS** although many of the facilities need significant repair, maintenance, and renovation, the university completed the last major renovation in 2018, with the full renovation of O'Shaughnessy Hall (335 beds); and

**WHEREAS** upon reflection, the Board of Visitors desires to rescind the resolution entitled "Capital Planning Project for Residential Facilities Improvements" adopted November 18, 2025; and

**WHEREAS** the Board of Visitors seeks to clarify its objectives with respect to the renovation of existing dorms and construction of new facilities; and

**WHEREAS** the Board of Visitors recently confirmed its desire for a more aggressive long-term renovation schedule to address the aging residential inventory and now desires to launch the initial phase of a comprehensive plan for the accelerated renovation of these on-campus residential facilities; and

**WHEREAS** on August 20, 2025, the Board of Visitors approved funds to renovate Campbell Hall (329 beds); and

**WHEREAS** the university has identified additional residential facilities in need of renovation and has developed an initial multi-year strategy to sequence planning, design, construction, and bed availability; and

**WHEREAS** Slusher Hall (631 beds), which was built in 1972, needs approximately \$98,000,000 in critical renovation and repair; and

**WHEREAS** the Board of Visitors desires to immediately initiate the renovation and expansion process by authorizing \$6,500,000 in planning funds for the renovation and potential expansion by approximately 130 beds through expansion of the wing of Slusher Hall to begin planning on or before April 1, 2026, to facilitate the targeted start date for construction outlined below; and

**WHEREAS** Hoge Hall, which was built in 1966, needs approximately \$135,000,000 in critical renovation and repair; and

**WHEREAS** the Board of Visitors desires to immediately initiate the renovation process of Hoge Hall by authorizing \$9,000,000 in planning funds to be executed on a timeline that allows for the targeted start date for construction outlined below; and

**WHEREAS** Pritchard Hall, which was built in 1967, needs approximately \$197,000,000 in critical renovation and repair; and

**WHEREAS** the Board of Visitors desires to immediately initiate the Pritchard Hall renovation process by authorizing \$12,000,000 in planning funds to be executed on a timeline that allows for the targeted start date for construction outlined below; and

**WHEREAS** the university needs additional on-campus residential facilities; and

**WHEREAS** on August 20, 2025, and November 18, 2025, the Board of Visitors approved funds to plan the construction of 1,200 new residence hall beds; and the university has subsequently executed design contracts for the construction of 1,200 beds below the authorized planning limit approved by the Board of Visitors; and,

**WHEREAS** these new residential facilities will enable completion of the renovations projects while also maintaining sufficient bed availability for first-time-in-college (FTIC) students, fraternity and sorority life housing, the members of the Corps of Cadets, and a limited number of returning students; and

**WHEREAS** renovating and expanding the on-campus residential inventory enables the Board of Visitors to work with the Governor and the Virginia General Assembly to consider greater admission opportunities for more Virginia students by increasing the number of undergraduate students; and

**WHEREAS** the university has existing space capacity in instruction and lab space to facilitate moderate predictable growth for a period of years; and together with the renovation of existing on-campus residential facilities and the construction of new facilities on campus, the university can achieve incremental growth in the undergraduate student population to increase opportunities for admittance to the university, to increase degree completion in the Commonwealth's high-need areas like STEM degrees, and to maintain a consistent student body size relative to peer institutions of the university, which is a valuable benchmark for operational efficiency and academic standing;

**NOW, THEREFORE, BE IT RESOLVED** that the accelerated renovation of existing on-campus residential facilities and the construction of new on-campus residential facilities shall be a priority of the university, and that, in furtherance of this renovation program, the university will make all possible efforts to expedite planning and construction schedules to reduce the overall time required to complete all buildings; and

**BE IT FURTHER RESOLVED** that the November 18, 2025, resolution "Capital Planning Project for Residential Facilities Improvements" is hereby rescinded; and

**BE IT FURTHER RESOLVED**, that the university has already taken action to accelerate planning for renovation of Campbell Hall (329 beds) with a targeted start date for construction of Summer 2027 and a targeted completion date no later than Summer 2029; and

**BE IT FURTHER RESOLVED**, that the university be authorized to move forward with a planning authorization not to exceed \$6,500,000 to complete designs for renovation of Slusher Hall (631 beds) and the expansion of Slusher Hall (approximately 130 new beds) with a targeted start date for construction on or before Summer 2028 and a targeted completion date no later than Summer 2030; and,

**BE IT FURTHER RESOLVED**, that the Board of Visitors authorizes planning funds in the amount of \$9,000,000 for the renovation of Hoge Hall to be executed on a timeline that allows for a targeted start date for construction on or before Summer 2030 and a targeted completion date no later than Summer 2032; and

**BE IT FURTHER RESOLVED**, that the Board of Visitors authorizes planning funds in the amount of \$12,000,000 for the renovation of Pritchard Hall to be executed on a timeline that allows for two phases, with a targeted start date for construction of Phase 1 (508 beds) on or before Summer 2032 and a targeted completion date no later than Summer 2034 and a targeted start date for construction of Phase 2 (508 beds) on or before Summer 2034 and targeted completion date no later than Summer 2035; and

**BE IT FURTHER RESOLVED**, that the university shall present quarterly updates to the Buildings and Grounds Committee of the Board of Visitors concerning progress against and any changes to the construction sequence, facility prioritization, and bed availability projections as these planning and construction activities are implemented; and

**LASTLY, BE IT RESOLVED** that the university develop a coordinated and comprehensive plan to manage the renovation and construction of the residential hall projects set forth above and manage the growth in enrollment of the undergraduate population of the university taking into account the desires of the Governor of the Commonwealth of Virginia, the General Assembly of Virginia, and the citizens of the Commonwealth of Virginia.

**RECOMMENDATION:**

That the resolution be approved.

February 5, 2026



# Student Housing Framework Executive Summary



# Developing a long-range housing framework

1. Affirm key assumptions with the Board on specific student populations to be housed on campus
2. Develop a long-range housing framework to inform the Campus Master Plan that includes the following:
  - A renovation program to address current inventory concerns
  - Options to construct new facility to meet enrollment growth and renovation displacement needs
  - Financial implications of overall program

Ensure Capacity  
for Key Student  
Populations

Construct New  
Inventory to Support  
Enrollment Plan

Execute  
Comprehensive  
Renovations to  
Existing  
Inventory

Leverage  
Existing Facilities  
to Support Hokie  
Experience





Initiation

Demand

Survey

Architecture

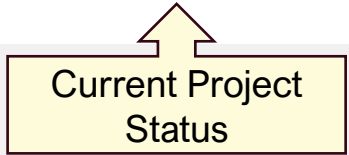
Financial Plan

Meeting 1 June 17      Meeting 2 July 18      Meeting 3 August 7      Meeting 4 September 10      Meeting 5 October 16      Work Session 6 November 21      Meeting 7 January 8      Final Reporting March / April 2026

**INITIATE**      **CONTEXT & PROGRAM**      **BOV RECAP**      **SCOPE RENOVATIONS**      **IDENTIFY OPPORTUNITY**      **DEVELOP SCENARIOS**      **FINALIZE**      **DOCUMENT**

Process & Goals Visioning      Goals, Competitive Analysis, Inventory Framework, Facilities Assessments, Model Program      Demand Analysis, Renovation Concepts of (3) Buildings      Market Update, Site Analysis, Financial Analysis      Reviewing Planning Assumptions, Scenarios      Implementation Plan      Executive Summary PPT

# Housing Framework Schedule



**High Renovation Priority:**  
5,631 Beds (54%)

- |                  |                       |
|------------------|-----------------------|
| Campbell East    | Johnson               |
| Cambell Main     | Miles                 |
| Cochrane         | Newman                |
| Eggleston Main   | Oak Lane Phases 1 - 3 |
| Eggleston West   | Pritchard             |
| Donaldson Brown* | Slusher               |
| Hillcrest        | Vawter                |
| Hoge             | Whitehurst            |

**Moderate Renovation Priority:**  
82 Beds (<1%)

Eggleston East

**Sustain:**  
4,800 Beds (45%)

- |                     |                   |
|---------------------|-------------------|
| Ambler Johnson East | O'Shaughnessy     |
| Ambler Johnson West | Payne             |
| CID                 | Peddew-Yates      |
| Harper              | Pearson Hall East |
| New Hall West       | Pearson Hall West |
| New Hall East       | Upper Quad North  |
| Oak Lane Phase 4    |                   |



\*The future of Donaldson Brown (renovation or demolition) has not been determined.

## Renovation Goals

- Life / Health / Safety Needs
- Environmental Quality
- Building Code
- Heating / Ventilation / Air Conditioning
- Address modern program needs
- Minimize bed losses

## Renovation Scope

- Full Systems Replacement
- Accessibility Upgrades
- Finish Replacement / Renewal
- Some Spatial Reconfiguration



## LIVING UNITS

Primarily Double Bedrooms

Clustered Private Baths

Large Doubles as Feasible

Singles as Feasible

## Staff Beds & Offices

Aligned with Neighborhood Needs

## Stakeholder Engagement

Student survey and focus groups

Stakeholder interviews with VT staff

Benched with industry standards



VT Ideal Program



VT Top Spatial Priorities in Renovation

Common Space on each Floor

Floor Lounge



Group Study



Attachment B

Nook



Common Spaces at Ground Floor

Entry Commons



Social Kitchen



Office



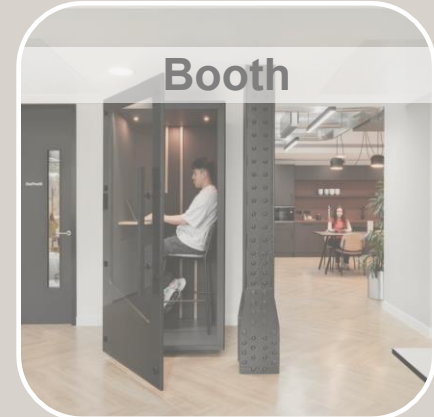
Project Room

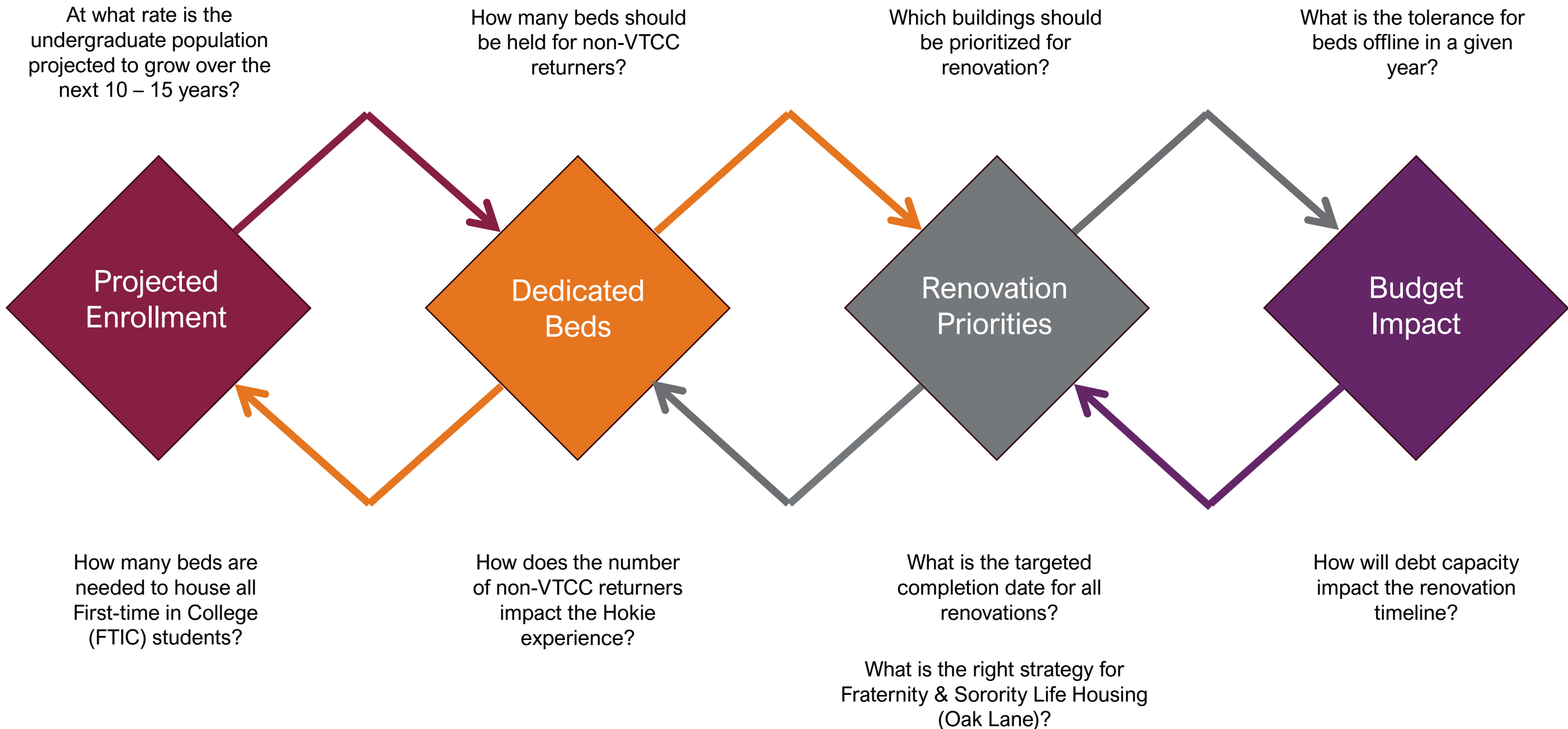


MP Room



Booth





# Variables in Framework Modeling

**Scenario Assumptions:**

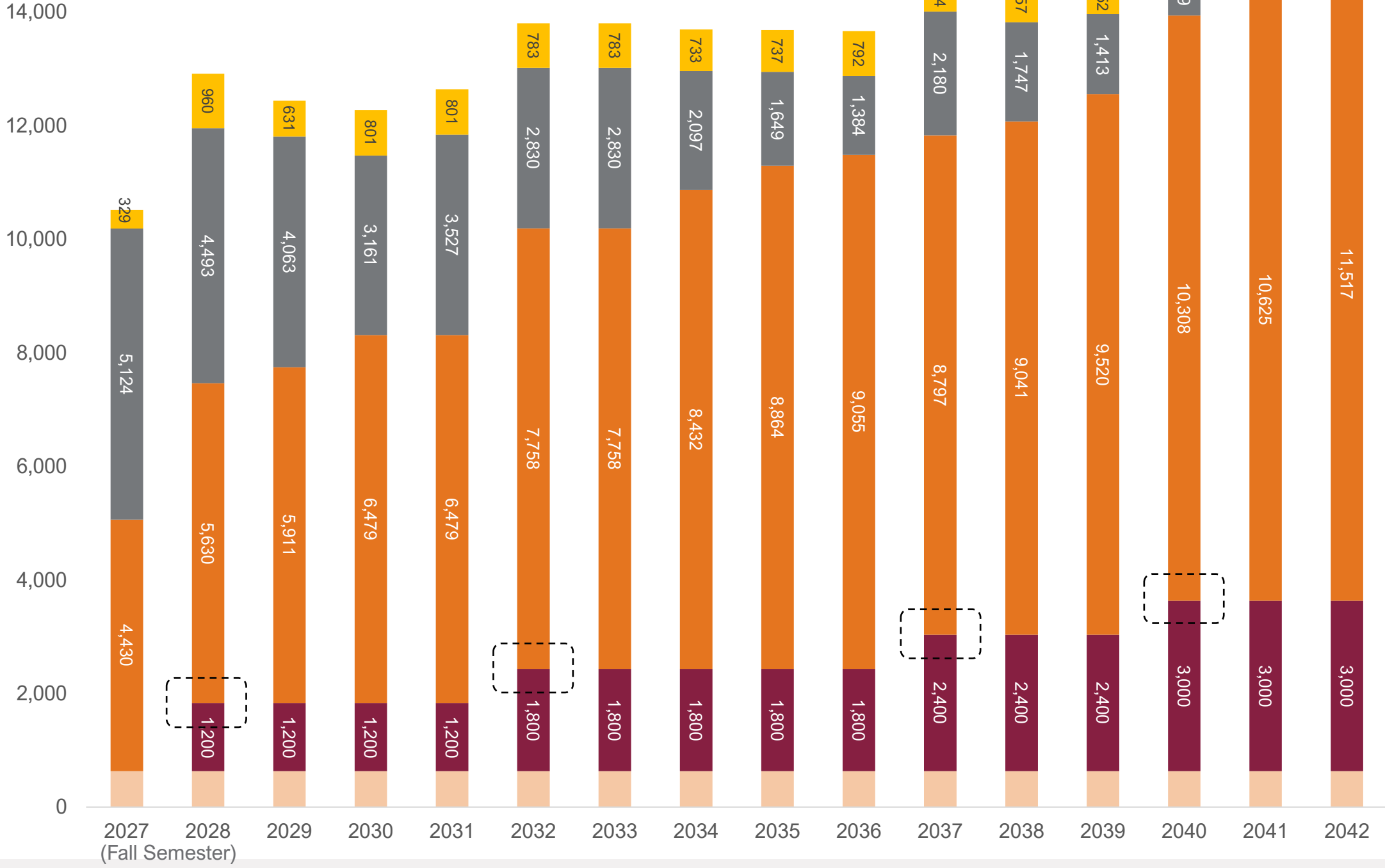
- › 1.2% FTIC Enrollment Growth model
- › 1,000 beds held for non-VTCC returners
- › Tolerance for < 800 beds offline per year
- › Oak Lake beds renovated through non-capital process
- › Assumes 1,200 new beds added in Fall 2028
- › By 2037, buildings that are currently categorized as light renovation will progress to “moderate” renovation need

**Test Outcomes:**

- › As the FTIC population grows, the number of beds needed to house prioritized populations grows, reducing the number of beds available to renovate
- › Adding 600 beds in 2032, 2037, and 2040 supplies enough beds to complete all renovations

**Chart Legend**

- ◻ Oak Lane Beds
- ◼ New Build Beds
- ◼ Light Reno/Sustain Beds
- ◼ Heavy / Moderate Reno Beds
- ◼ Beds Under Renovation
- ◻ New Beds Online

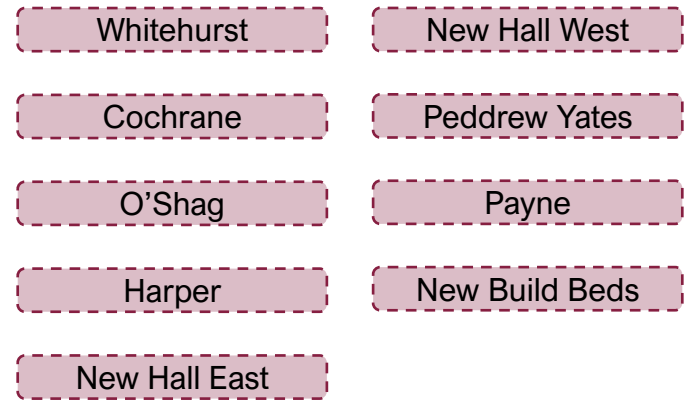
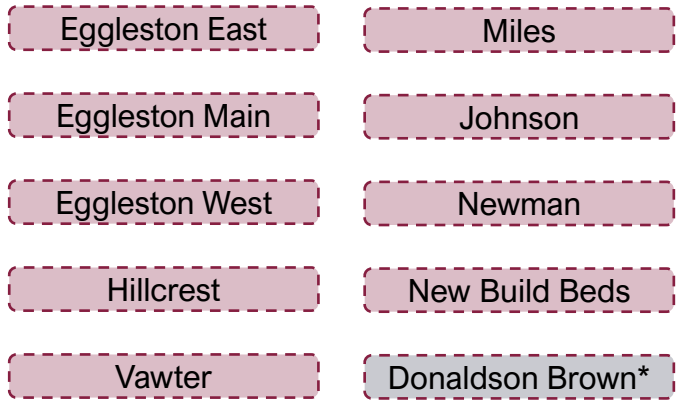
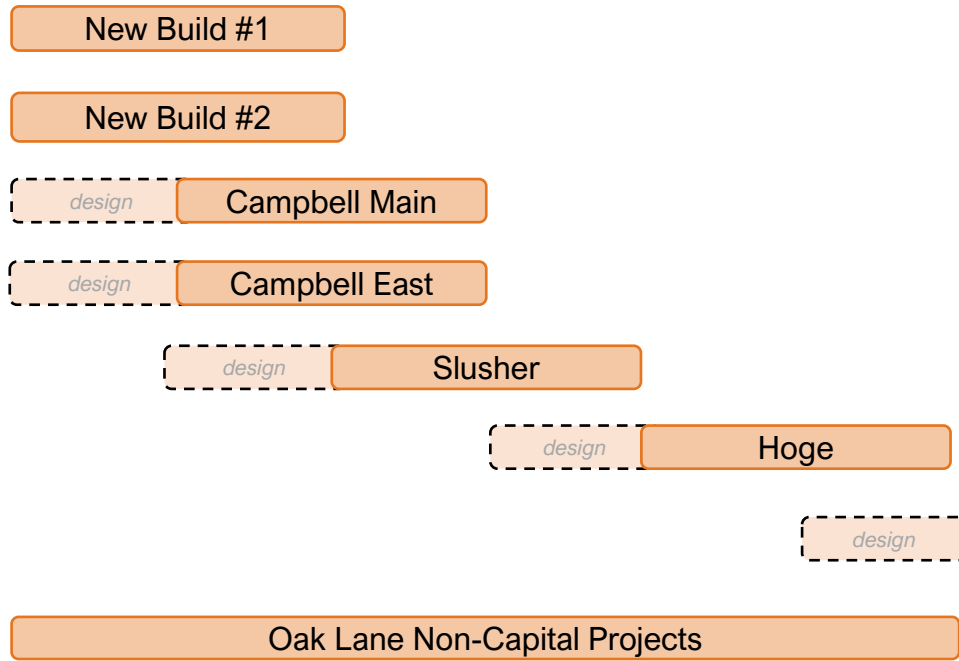


# Preliminary Housing Framework Scenario

### Phase 1

### Phase 2

### Phase 3



New / Renovated Beds	6,924
Unrenovated Beds	5,081

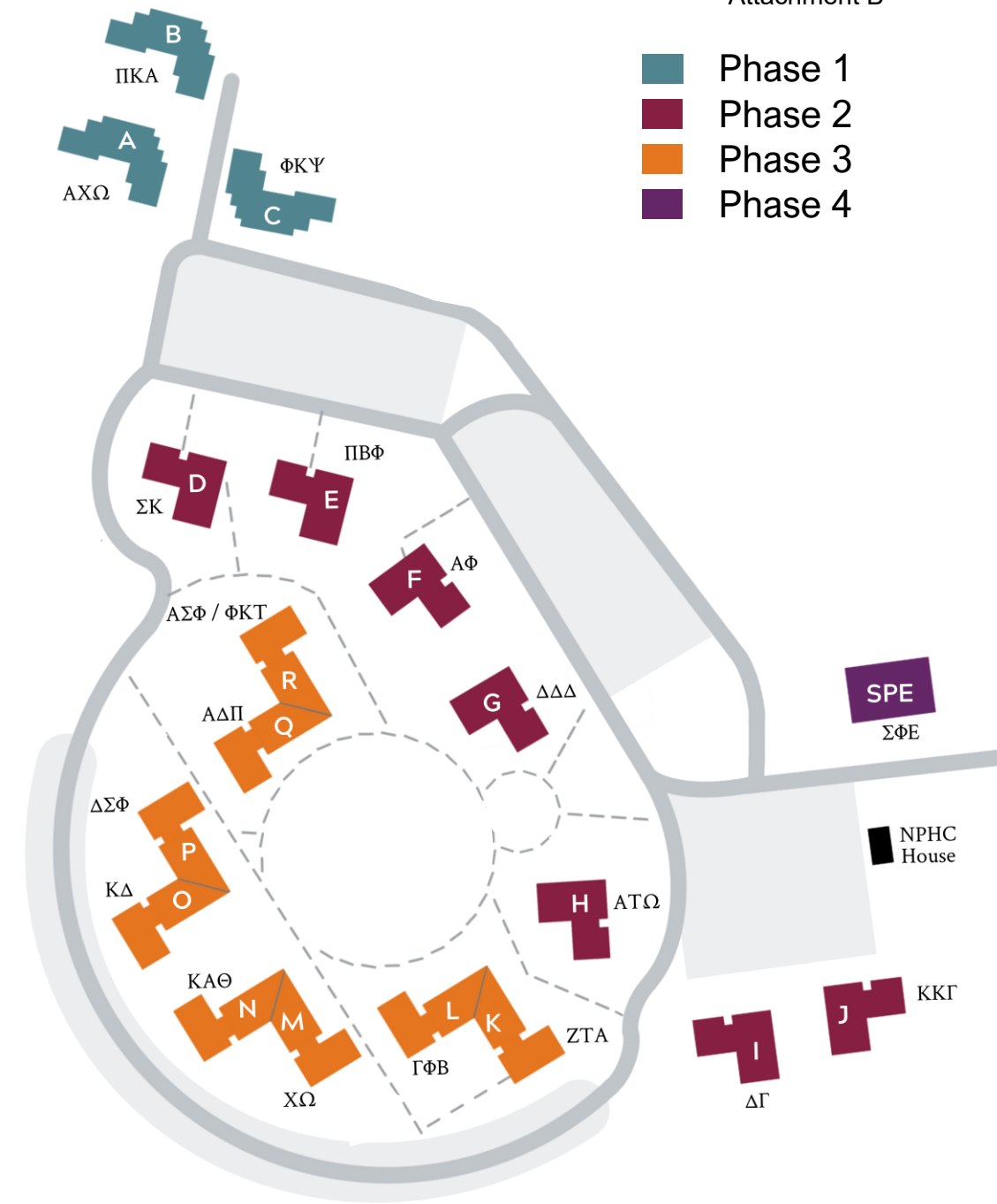
New / Renovated Beds	9,675
Unrenovated Beds	2,678

New / Renovated Beds	12,594
Unrenovated Beds	0

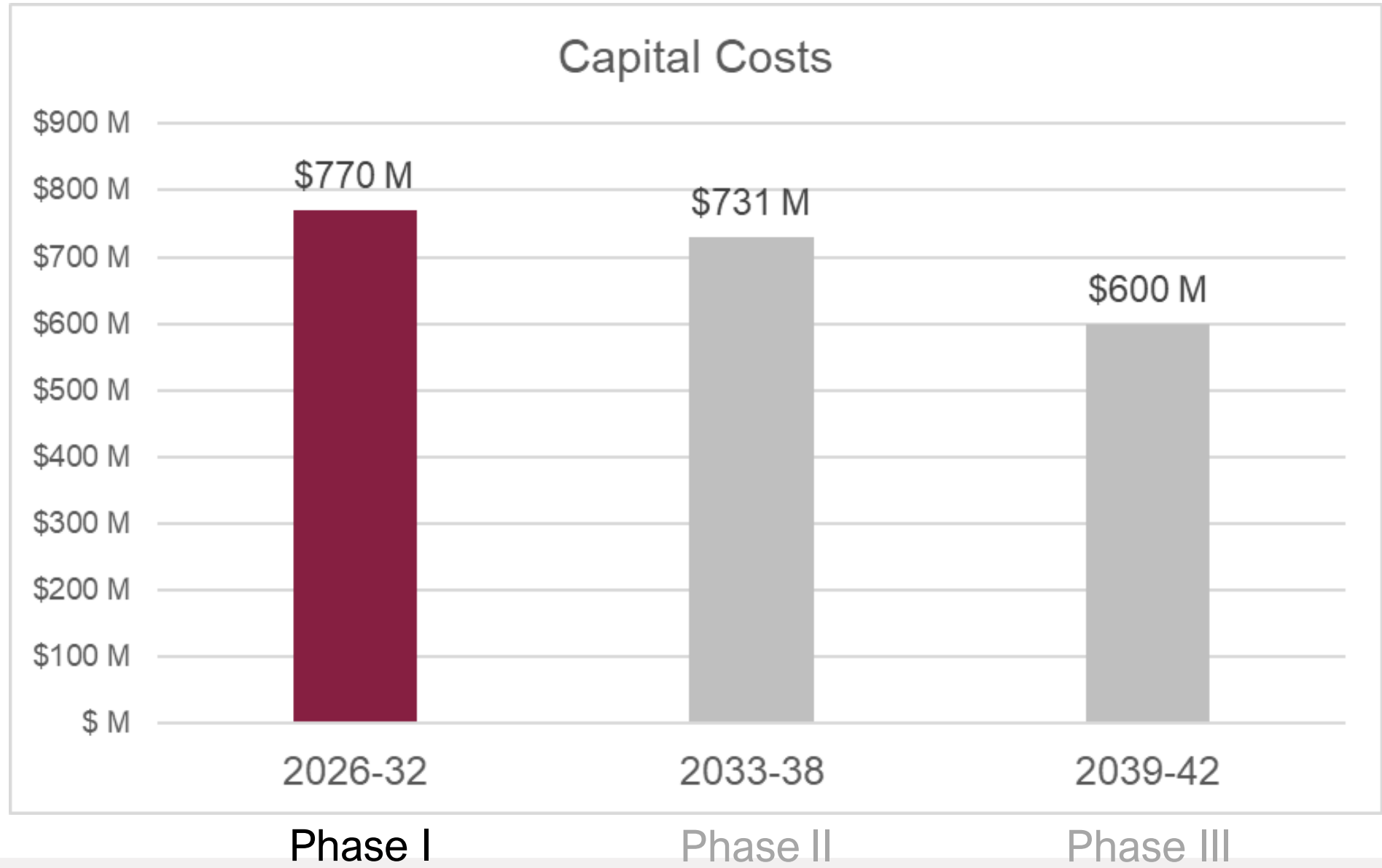
\*The future of Donaldson Brown (renovation or demolition) has not been determined.

## Fraternity & Sorority Life Housing (Oak Lane) Updates:

- **Renovation Packages.** Smaller, distinct packages to allow VT to move quickly and nimbly:
  - Air Conditioning (non-district solution)
  - Aesthetics and Function
- **Schedule.** Flexible – summer or academic year.
- **Timing.** This work should happen as soon as possible.
- **Long-Term Planning.** Flexibility for the future of Fraternity & Sorority Housing beyond a 15-year timeframe.



# Capital Costs: Phases I-III



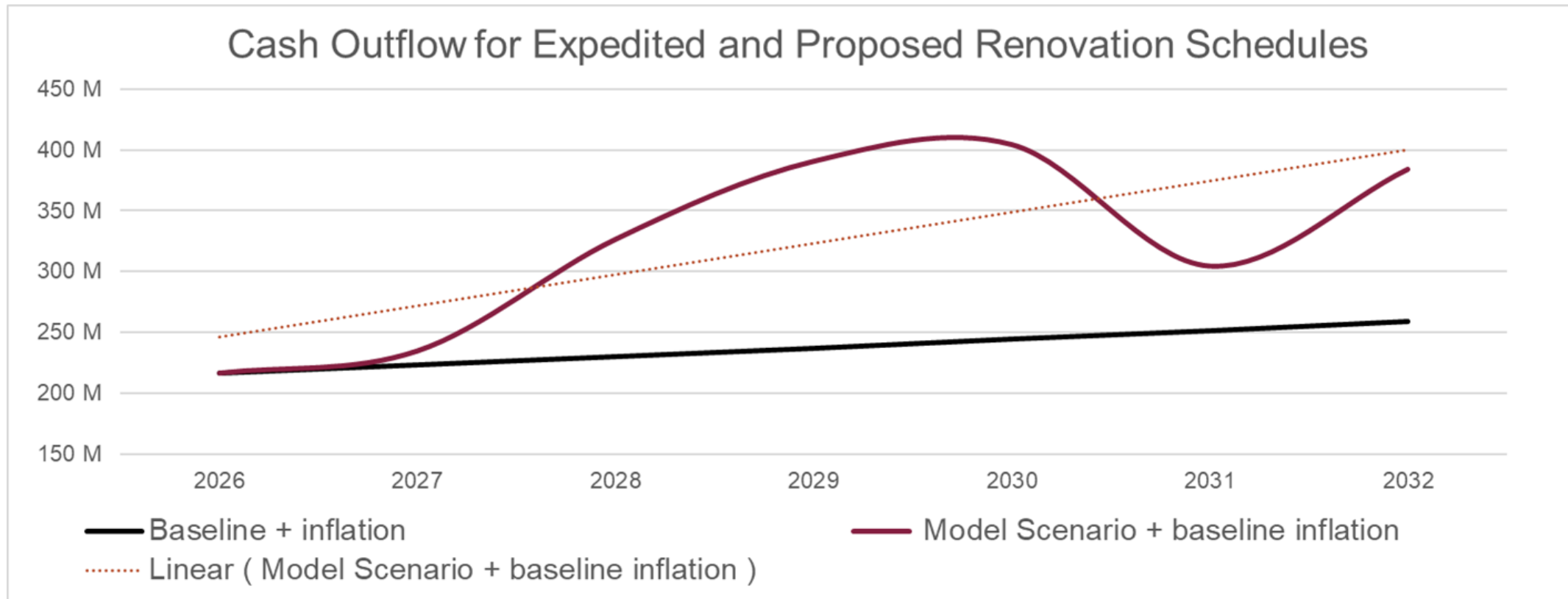
**Phase I of the proposed Housing Plan is estimated at \$770M of capital spend**

Note: Capital Costs of \$2.1B in total:

- Capital Costs:
  - New Construction: \$824M
  - Renovations: \$1.3B

Debt issuances with 30-year repayment terms begin in 2027 and continue through 2042.

# Capital Outflow: All Capital Construction / Renovation Activity Level



Residential Capital spend through 2032:

- **\$598 million**
- Current capital baseline spend averages **\$217 million/year** and is based on all capital outlay expenditures since FY20, then escalated at 3% per year moving forward.
- The Phase I projects **add an average of \$100 million** of incremental capital activity each year.

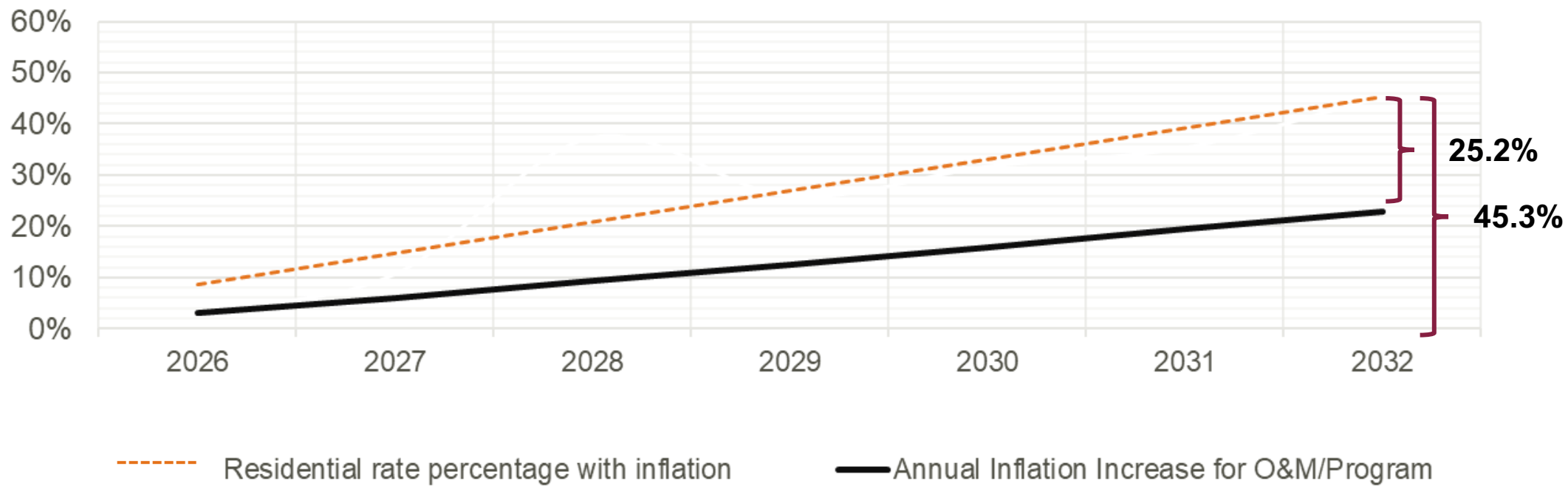
**Note:**

Includes both new bed construction and renovation phase spend through 2032

# Residential rate increase needed with inflation

	Annual Increase needed to cover project costs	Annual Increase projected to cover inflation	Combined Annual Increase required
Phase I	4.2%	3.0%	7.2%

Residential Rate Increase Needed (%) to support Renovations and new beds including inflation



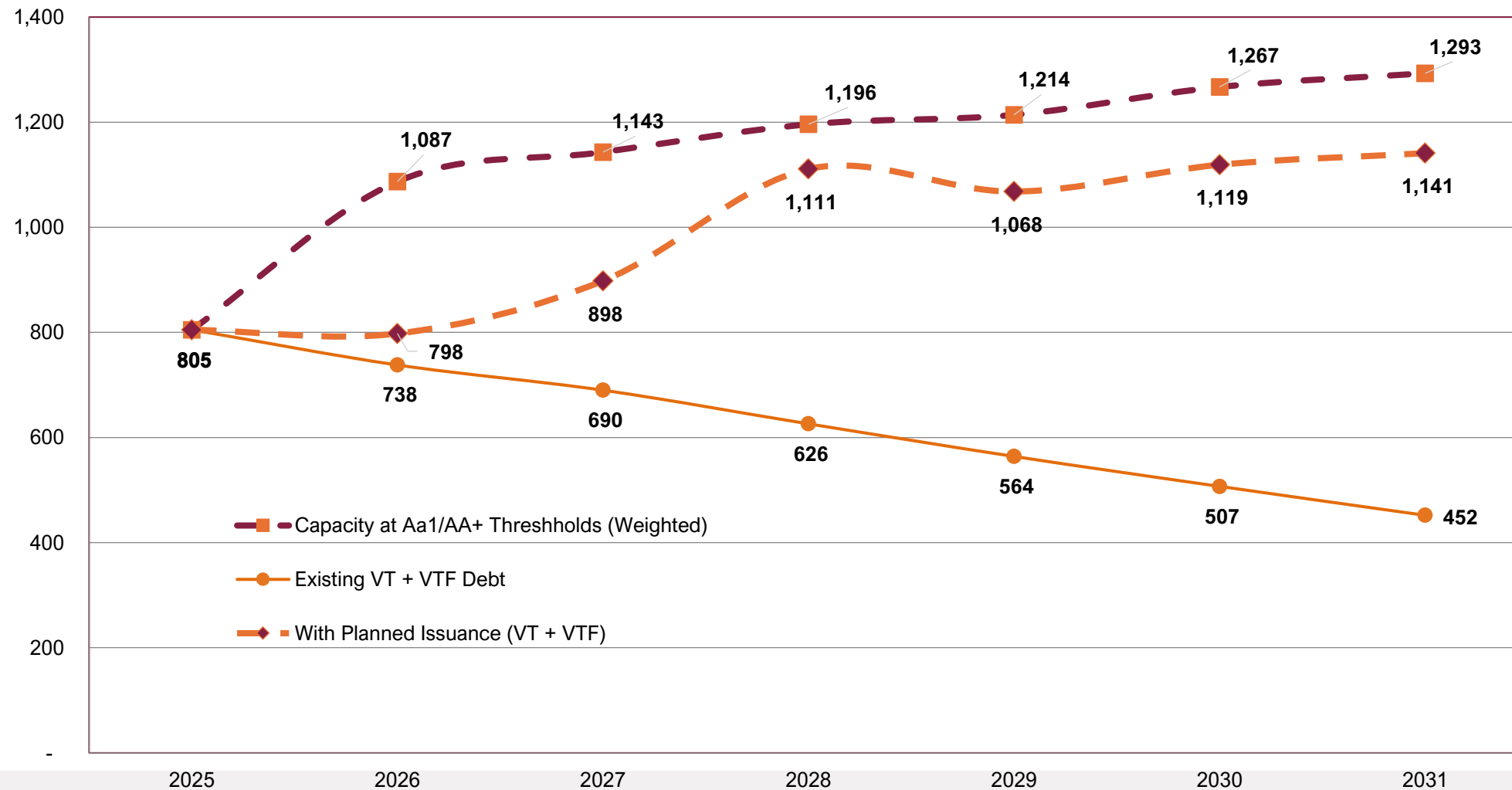
By 2032, to cover project costs, residential rates would need to increase by 4.2% per annum. By 2032 this would equate to 25.2% or \$2,326, which equals a bed rate of \$11,576.

Annual increases in rates required to cover project *and* inflation costs are 7.2% each year overall when inflation is included, or 45.3% through 2032, and reach a \$13,443 rate per year.

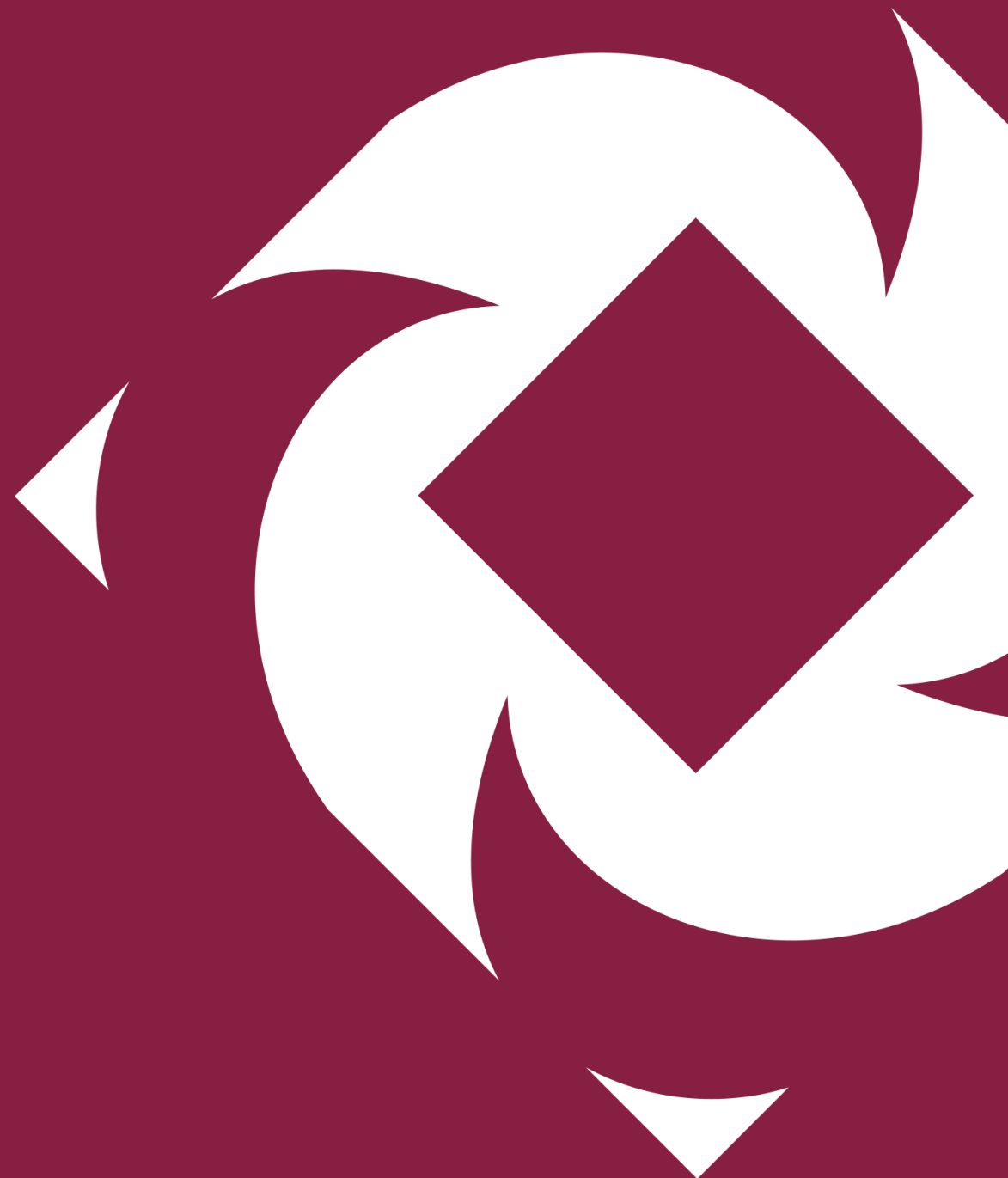
Note: Given the priority of protecting VT Advantage students from such increases, additional fund sources would be required

# Residential Impact on Debt Capacity: Phase I

**Weighted Total Debt Capacity and Existing and Planned Debt (\$ millions)**



- The Residential Capital project plan/portfolio already included 1,200 new beds plus the Campbell renovation.
- The addition of the Slusher, Hoge, and Pritchard renovation projects have now been added to the projected debt portfolio.
- Debt Capacity will be pinched from FY28, with only **approximately \$85 million** available as a debt cushion.



# Resolution for On-Campus Residential Facilities

**Amy Sebring** *Executive Vice President and Chief Operating Officer*

**Simon Allen** *Vice President for Finance and Chief Financial Officer*

February 5, 2026

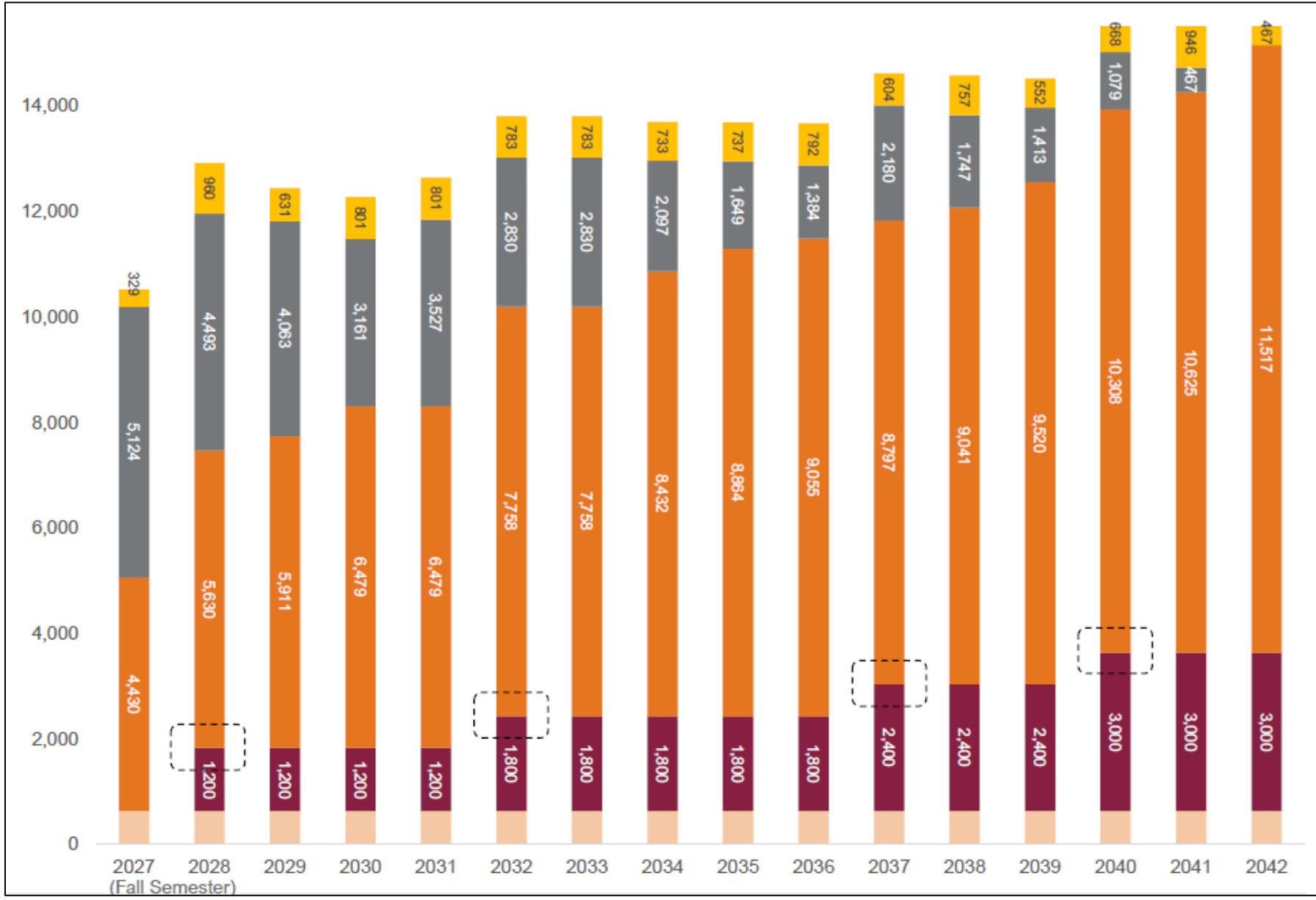
# Decision Drivers To Date

- **Spring 2025**
  - Redaction of the Student Life Village addendum to the master plan and stopped SLV planning efforts.
- **Summer 2025**
  - Confirmed planning assumptions with BOV and aligned assumptions with long-range enrollment plans.
  - Aligned construction and renovation plans with long-range enrollment plans.
  - Completed BOV residential housing data request.
  - Kicked off Brailsford & Dunlavey (B&D) On-Campus Housing Framework.
  - Launched BOV Administrative Workgroup for on-campus housing strategy.
  - BOV approved planning authorization for 600 new beds.
  - BOV approved planning authorization for Campbell Hall Renovation.
- **Fall 2025**
  - BOV approved planning authorization for an additional 600 new beds.
  - BOV approved planning authorization for residential facilities improvements.
  - Refined the prioritization of on-campus residential hall renovations.

# Current Status

- Campbell Hall Renovation
  - Planning Authorization: \$4 million
  - Architect/Engineer ('A/E') under contract
- New Residence Halls (1,200 beds)
  - Planning Authorization: \$16 million
  - A/E under contract.
- Brailsford & Dunlavey Housing Study
  - Work sessions completed December 2025
  - Final Report underway. Estimated completion in early April 2026

# Preliminary Housing Framework Scenario

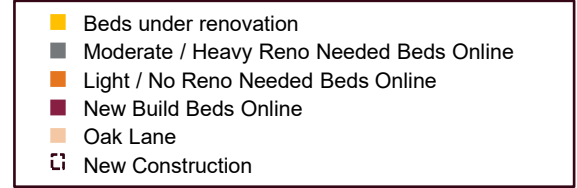


**Scenario Highlights:**

- 1.2% FTIC Enrollment Growth
- 1,000 beds held for non-VTCC Returners
- Tolerance for < 800 beds offline per year
- Oak Lane beds renovated through noncapital process
- By 2037, buildings that are currently categorized as light renovation will progress to “moderate” renovation need

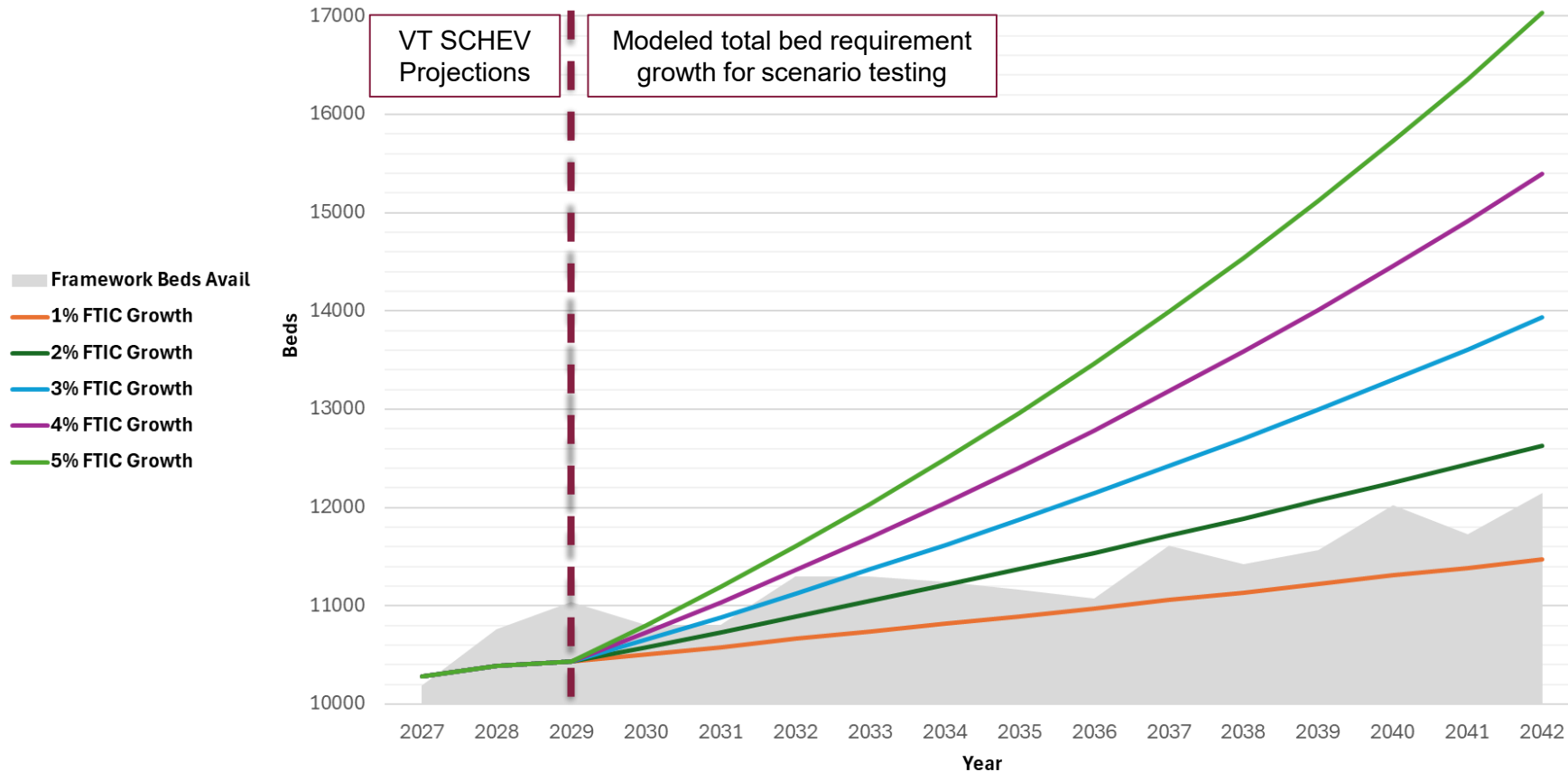
**Test Outcomes:**

- Adding 600 beds in 2032, 2037, and 2040 supplies enough beds to complete all renovations
- As the FTIC population grows, the number of beds needed to house prioritized populations grows, reducing the number of beds available to renovate



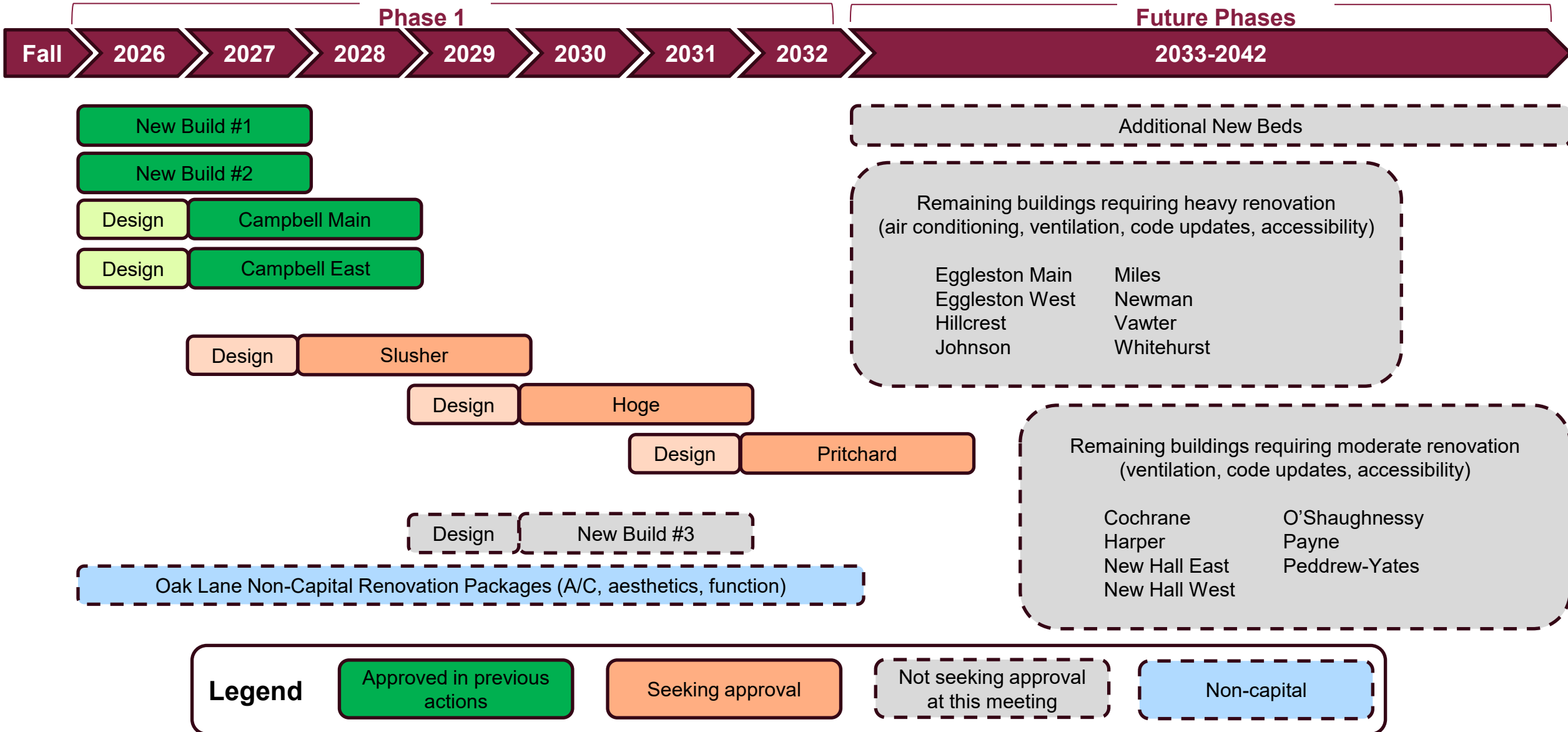
# Higher FTIC Enrollment Growth Models Coupled with Proposed Housing Framework Exceed Bed Capacity

On Campus Bed Requirements Versus Available



- **Beds available represents Housing Framework recommendation for renovation and new construction timelines.**
- **Uses VT’s official SCHEV enrollment projections for FTIC Cohort growth through 2029, then adjusts between 1% and 5%.**
- **Total bed requirement includes FTIC Cohort, VTCC, Oak Lane, Student Staff, accommodations, and up to 1,000 non-VTCC returners.**
- **Projects a difference of over 5,000 bed spaces required between the 1% and 5% FTIC growth models by 2042.**

# Proposed Housing Framework / Planning Authority Status



# On-Campus Residential Renovation Resolution

# Proposed Resolution

- Reiterates the BOV's interest in accelerating process to deliver results more quickly than traditional timelines.
- Replaces previous approved planning authorization approved at November 2025 meeting.
- Launches the initial phase of a comprehensive plan for the expansion & accelerated renovation of on-campus residential facilities comprised of:
  - 1,200 new beds (previously approved),
  - Renovation of Campbell Hall (previously approved),
  - Renovation/Expansion of Slusher Hall and Wing (seeking planning authorization),
  - Renovation of Hoge Hall (seeking planning authorization),
  - Renovation of Pritchard Hall (seeking planning authorization).

# Proposed Resolution- Residence Halls

## Slusher Hall

- Built in 1972
- Current Bed Count: 631
- Proposed Planning Authorization: \$6.5 million
- Major renovation including MEP systems, ADA improvements, etc.
- Target Construction start: Summer 2028



## Hoge Hall

- Built 1966
- Current Bed Count: 801
- Proposed Planning Authorization: \$9 million
- Major renovation including MEP systems, ADA improvements, etc.
- Target Construction start: Summer 2030



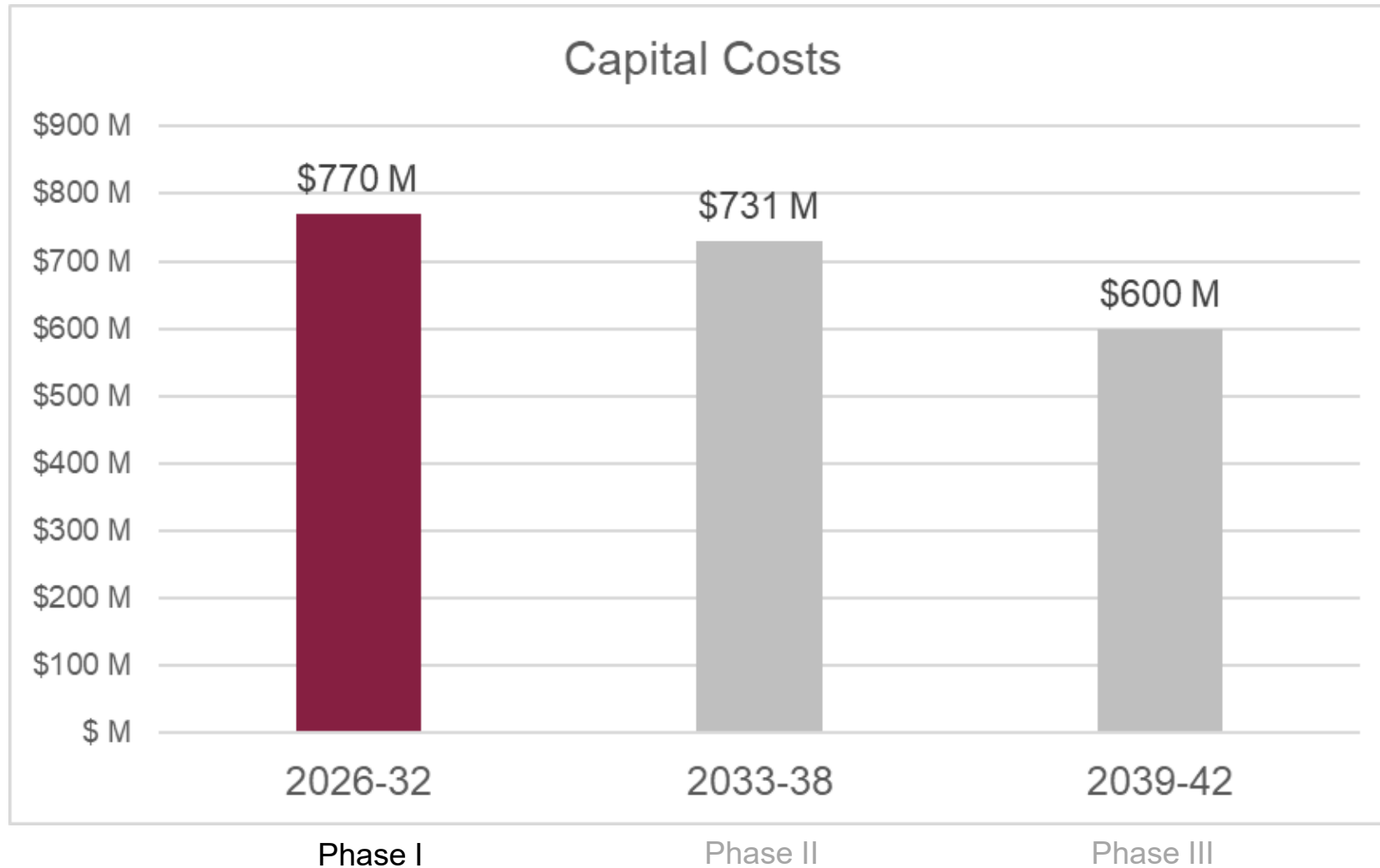
## Pritchard Hall

- Built 1967
- Current Bed Count: 1,016
- Proposed Planning Authorization: \$12 million
- Major renovation including MEP systems, ADA improvements, etc.
- Target Construction start: Phase I - Summer 2032; Phase II - Summer 2034



# On-Campus Residential Renovation Financial Impact

# Capital Costs: Phases I-III



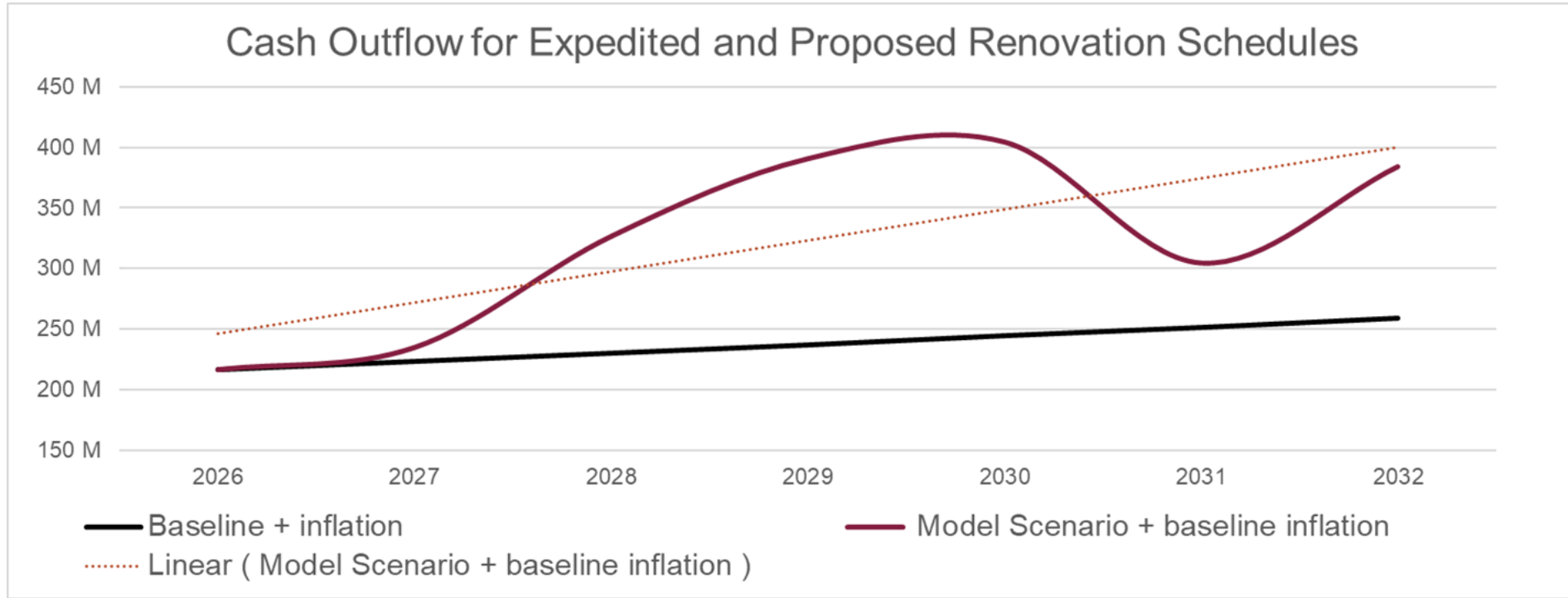
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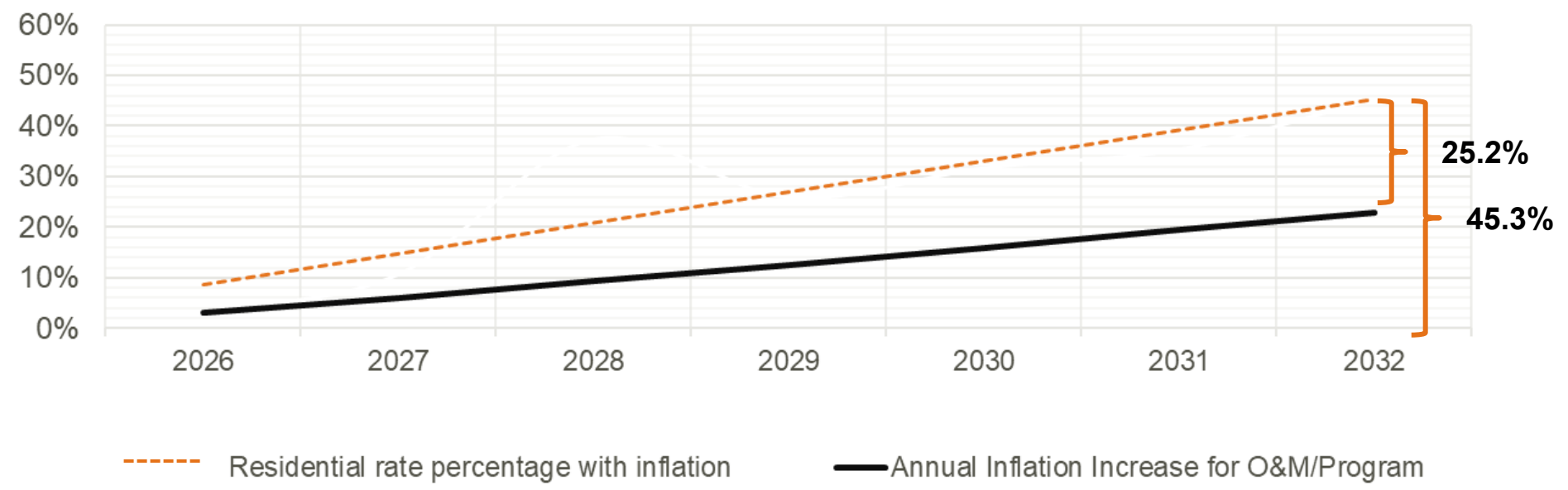
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- The Phase I projects **add an average of \$100 million** of incremental capital activity each year.

**Note:**  
 Includes both new bed construction and renovation phase spend through 2032

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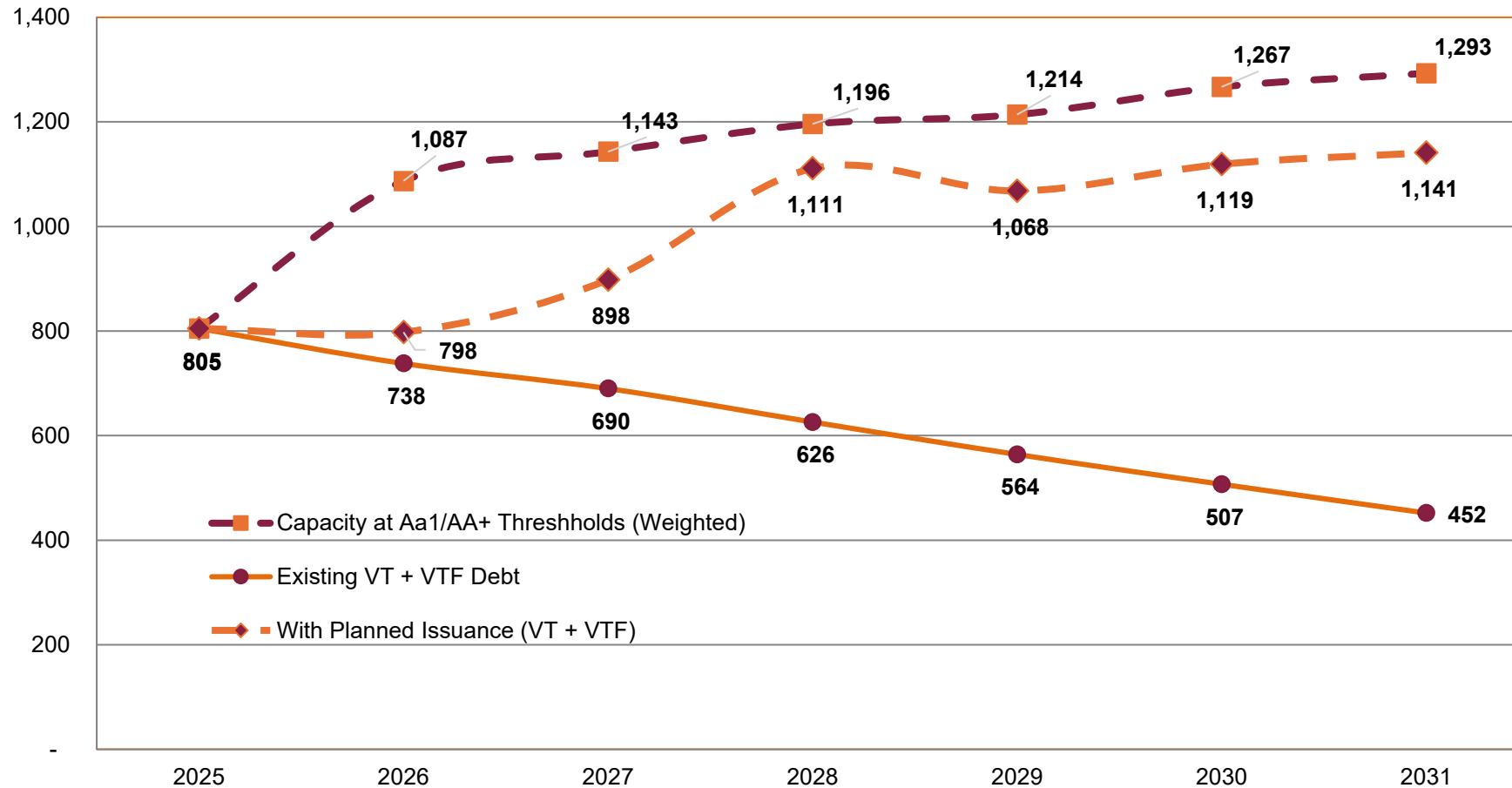
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# Residential Impact on Debt Capacity: Phase I

**Weighted Total Debt Capacity and Existing and Planned Debt (\$ millions)**



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- The addition of the Slusher, Hoge, and Pritchard renovation projects have now been added to the projected debt portfolio.
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# Discussion

# Resolution on On-Campus Residential Facilities

## Recommendation:

That the resolution be approved.

February 5, 2026