

Capital Planning Project for the Student Life Village Phase I

JOINT FINANCE AND RESOURCE MANAGEMENT COMMITTEE AND BUILDINGS AND GROUNDS COMMITTEE

May 12, 2023

The university's strategic planning efforts reflected in the November 2020 Virginia Tech Difference: Advancing Beyond Boundaries establish program goals that call for flexibility to refurbish and to expand residential, dining, recreation, and student commons facilities.

In turn, the university's 2018 Campus Master Plan was updated with a supplement in November 2022. The enhanced land use strategy provides long-term phasing options for these goals and to advance broader institutional goals including access and affordability. The supplement is commonly known as the Student Life Village.

At this time, the university has a demonstrated need to move forward with Phase I of the Village to address three critical and timely program requirements as discussed below.

First, the university needs to construct 1,750 beds of living-learning student housing as soon as practicable. These beds are necessary to provide residential space for the Global Business and Analytics living-learning community, to provide replacement beds in advance of the demolition of Slusher Hall, and to provide swing beds in advance of renovating the existing stock of traditional residence halls. Without these 1,750 beds, the effective capacity of the residential inventory, and particularly the living-learning programs, will begin shrinking within the decade as beds are pulled off-line.

Second, the university needs dining service capacity to meet approximately 4,000 transactions per day in the northwest district of campus as soon as practicable. Expanding dining service is necessary to provide meal plans for the 1,750 new beds, provide convenient food service to the existing 630 students in the Oak Lane Community, and to meet the increasing food service demands from expanding academic programs in the north area of campus.

Third, the university's recreation spaces include about 286,000 gross square feet (GSF) with McComas Hall and War Memorial Hall as the primary indoor recreation spaces. Using the total enrollment of the Blacksburg campus, this provides approximately 8.0 GSF per student. This request includes planning approximately 23,000 GSF of student recreation and wellness space which would raise the total campus amount to 309,000 GSF, or 8.7 GSF per student. This increase would pull the amount of recreation space closer to the Division of Student Affairs long-range aspirational goal of 10 GSF per student and would provide the space in an area of campus that is underserved.

This request is for a \$19.5 million planning authorization that will be funded with auxiliary revenues designated for facility improvements. The scope of planning is limited to Phase I of the Village and will include completing preliminary designs (50 percent drawings) for

sitework, landscaping, utilities, residential structures, dining structure, recreation structure, roads, and pathways.

A subsequent request for a construction authorization for Phase I may be considered after designs are underway and a firm scope, acquisition strategy, cost, funding, and schedule for Phase I of the Village are established.

Under the 2006 Management Agreement between the Commonwealth of Virginia and the university, the Board of Visitors has the authority to approve the budget, size, scope, and funding of nongeneral fund capital outlay projects. This request is for a \$19.5 million planning authorization to complete preliminary designs for Phase I of the Student Life Village.

**RESOLUTION FOR A CAPITAL PLANNING PROJECT FOR THE
STUDENT LIFE VILLAGE PHASE I**

WHEREAS, the university has a demonstrated need to refurbish and to expand residential, dining, recreation, and student commons facilities; and,

WHEREAS, the university's 2018 Master Plan, which identified a long-range land use solution to construct new facilities for these programs, was updated in November 2022 with a refined land use solution to accommodate these needs, commonly known as the Student Life Village; and,

WHEREAS, the land use plan may be implemented in phases over time as needed; and,

WHEREAS, the university is ready to move forward with planning work on Phase I; and,

WHEREAS, Phase I is envisioned as a 1,750-bed living-learning residential community with a dining hall, recreation space, and pedestrian infrastructure; and,

WHEREAS, Phase I will provide necessary permanent replacement beds to demolish Slusher Hall and to provide swing beds for future renovations of other on-campus residence halls; and,

WHEREAS, the university is requesting a \$19.5 million planning authorization to design all elements of Phase I through preliminary designs; and,

WHEREAS, a funding plan of entirely nongeneral fund revenues are scheduled to be available and sufficient to support the authorization; and,

WHEREAS, the authorization is for design only and not for construction activity; and,

WHEREAS, a subsequent request for construction may be considered after designs are underway and a firm scope, acquisition strategy, cost, funding, and schedule for Phase I are established; and,

WHEREAS, under the 2006 Management Agreement between the Commonwealth of Virginia and the university, the Board of Visitors has authority to approve the budget, size, scope, and funding of nongeneral funded capital outlay projects.

NOW, THEREFORE, BE IT RESOLVED, that the university be authorized to move forward with a \$19.5 million planning authorization to complete preliminary designs for Phase I of the Student Life Village.

RECOMMENDATION:

That the resolution authorizing Virginia Tech to plan the Student Life Village Phase I be approved.

June 6, 2023

Resolution for a Capital Planning Project for Student Life Village Phase I

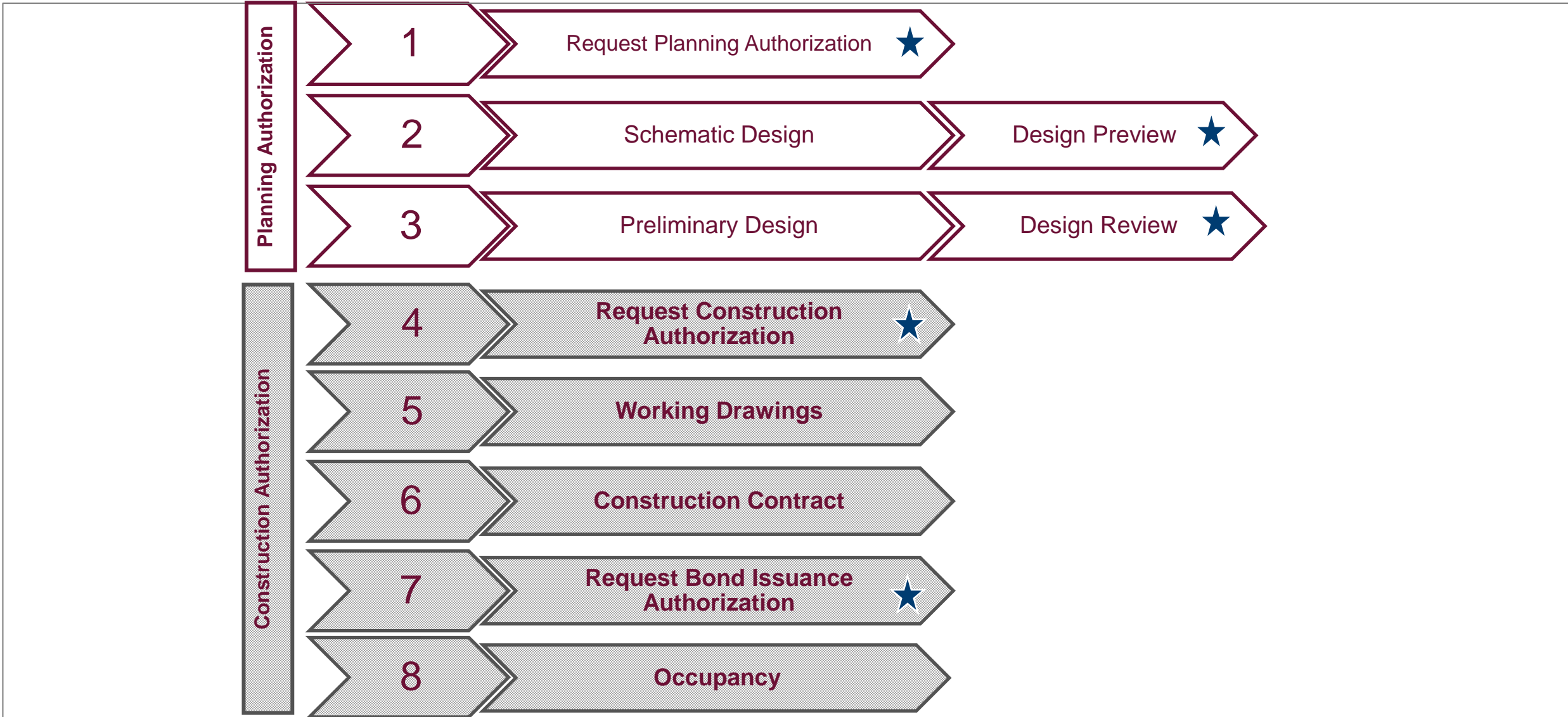
BOB BROYDEN

Associate Vice President for Campus Planning and Capital Financing

JUNE 5, 2023



Steps, Approvals, and Timing



Phase I Scope Overview



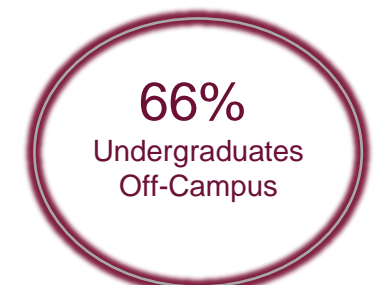
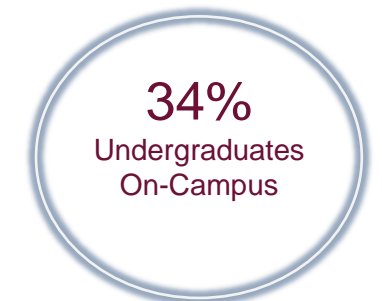
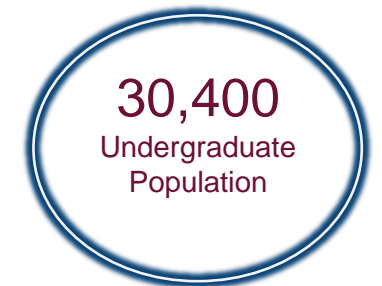
PHASE I

- 1,750 Beds
- Dining Facility
- Recreation Facility
- Transit Plaza
- Village Trail

On-Campus Housing Breakdown

On-Campus Bed Inventory, Fall 2023

7,085	67%	First Time in College (FTIC)
1,200	26%	Existing LLCs (continuing)
900		Corps of Cadets (continuing)
630		Fraternity & Sorority housing
300		Residential Well-being Student Leaders
270	7%	Transfer, Graduate, & International Students
115		Med/ADA accommodations
10,500		Total on-campus bed inventory, 2023



On-Campus Housing with SLV, Phase I

On-Campus Bed Projections, fall 2028, est.

<u>10,500</u>	On-campus bed inventory, fall 2023
+1,750	Student Life Village, Phase I beds
-630	Demolish Slusher Hall
-500	Pull rooms for renovations
<u>11,120</u>	Adjusted inventory, fall 2028, est.
<u><u>620</u></u>	Net new beds to establish LLC for Global Business and Analytics Complex

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