

**MINUTES****BOARD OF VISITORS EXECUTIVE COMMITTEE MEETING**

May 9, 2023

The Executive Committee of Board of Visitors of Virginia Polytechnic Institute and State University held a special meeting in open session on Tuesday, May 9, 2023, for the purpose of considering a capital project for repairs to Slusher Hall. The all-virtual meeting was livestreamed for the public on YouTube. There was no public comment period. A quorum was present on the videoconference.

**Executive Committee Present**

Edward H. Baine (Vice Rector)  
 Shelley Butler Barlow  
 Letitia A. Long (Rector)  
 Sharon Brickhouse Martin  
 Melissa Byrne Nelson  
 L. Chris Petersen

**Absent****Other Board Members Present**

Sandy Davis

**Constituent Representatives Present**

Holli Drewry, Administrative and Professional Faculty Representative

Also present were the following: President Timothy Sands, Kim O'Rourke (Secretary to the Board), Bob Broyden, Cyril Clarke, Al Cooper, Corey Earles, Kay Heidbreder, Tim Hodge, Frances Keene, Chris Kiwus, Ken Miller, Mark Owczarski, Lisa Royal, Amy Sebring, Brennan Shepard, and Tracy Vosburgh.

During the Executive Committee meeting, there were 27 concurrent viewers on YouTube and a total of 21 views\*.

In her opening comments, Rector Long stated the need for today's meeting is to consider a capital project for renovations to Slusher Hall. The board has been aware since fall of 2022 that repairs to Slusher Hall would be needed. President Sands commented on the challenging project timeline noting that every day will count. Ms. Sebring stated that Mr. Broyden has been working with Drs. Keene and Kiwus and their teams to come up with a plan and called on Mr. Broyden to explain.

\*\*\*\*\*

Mr. Bob Broyden, Associate Vice President for Campus Planning and Capital Financing gave a brief presentation on the project. He explained that 168 rooms (with 336 beds) in Slusher Tower were damaged as a result of a burst sprinkler pipe last fall. They must be repaired in order to be kept in service. The work required is straightforward; it is not a complex project. Through the emergency procurement process, a contract has been negotiated with a vendor who will guarantee they can complete the work by August 11 for occupancy, provided they can enter the building by May 14 to begin work. If the Executive Committee approves the proposed resolution, the contract would be executed this afternoon. The project budget of up to \$7.5 million includes \$5.6 million of actual construction costs plus soft costs, which include a contingency of 24 percent. The contingency would be utilized for any change orders that may arise and may not be fully expended. The source of funds includes about \$4.5 million in insurance proceeds and a \$3 million draw on auxiliary reserves which would be repaid over time. There difference between the insurance proceeds and construction cost is due to the fact that the insurance covers damage within rooms, and there will be additional costs for work within the hallways. The repairs include replacing the PVC sprinklers with recessed, metal sprinklers. The project must be completed over the summer as the rooms generate net revenue of about \$1.7 million per year and are needed to be ready for occupancy at the beginning of fall semester 2023. Without this critical cash flow, the auxiliary would have an annual shortfall of \$1.7 million.

In response to a question about the existence of a plan if the completion date is not met, Mr. Broyden explained that the contract provides for 16-hour (two shifts) work days. If necessary, the contractor is prepared to go to three shifts utilizing contingency funds.

Ms. Barlow, chair of the Buildings and Grounds Committee, stated that the project made a lot of sense, particularly since replacement beds are not expected to be on line before 2028.

President Sands and Provost Clarke responded to a question about enrollment. The university is in good shape. Virginia Tech received 48,000 applications for admission and offers extended were closely calibrated with the number of beds available on campus (7,311). Based on acceptances received, we are approximately 100 over target currently, and the typical "melt" rate experienced over the summer should bring us to the enrollment target.

The following motion was made by Dr. Nelson, seconded by Mr. Baine, and approved unanimously through a roll-call vote.

### **Approval of a Capital Project for Slusher Hall Repairs**

**That the resolution authorizing Virginia Tech to complete the Slusher Hall repairs project with a total project budget not to exceed \$7.5 million be approved.** (Copy of the presentation and resolution filed with the permanent minutes and marked Attachment A.)

\*\*\*\*\*

Rector Long thanked Amy Sebring and her team and expressed the Executive Committee's appreciation for their work to create a viable plan to address the needed repairs.

The meeting was adjourned at 11:45 a.m.

\*\*\*\*\*

Note: The bylaws of the Virginia Tech Board of Visitors delegate authority to the board's Executive Committee to act on behalf of the board in between regular board meetings. The actions of the Executive Committee must be ratified by the full board at its next meeting to remain in effect. The next meeting of the full Board of Visitors will be June 6, 2023.

\*\*\*\*\*

\*Explanation of YouTube statistics: The views are calculated based on the number of people who click on the video while it is livestreamed. The peak concurrent statistic represents active connections at the same time. A viewer who is waiting for the video to begin before it actually "goes live" does not appear to count as a viewer but does show as an active connection for the concurrent statistic.

\*\*\*\*\*

---

Letitia Long, Rector

---

Kim O'Rourke, Secretary

**Resolution for a Capital Project for Slusher Hall Repairs****EXECUTIVE COMMITTEE****May 1, 2023**

Slusher Hall was constructed in 1972 as a 126,000 gross square feet residence hall with 630 beds. The building has received no major renovations or improvements since its original construction. The university's long-range facility plans include demolishing Slusher Hall at the earliest time permanent replacement beds can be constructed, which are now programmed into Phase I of the Student Life Village. The university has been implementing normal maintenance to Slusher Hall to keep it in service but does not plan to upgrade the facility with refurbishments or renovations.

Temporary repairs have allowed the facility to remain in service; however, more permanent repairs are required to sustain operations until at least fall 2028, which would be the earliest time replacement beds could be expected to be available in Phase I of the Student Life Village. The Division of Student Affairs prepared a plan to allow implementation of these repairs during summer 2023. This plan would package all the required work such that rooms would be ready for occupancy by August 11, 2023, for student move-in.

The scope of work includes repairs to 38,000 square feet. The university received and reviewed final drawings and a pricing proposal for the work on April 25, 2023. The pricing proposal results in a total project cost of \$7.5 million inclusive of design, construction, and soft costs. To meet the university's requirement for an August 11, 2023, delivery, the contractor requires a work start date no later than May 14, 2023.

To ensure a contract may be executed in time for work to begin by May 14<sup>th</sup>, the university is requesting authorization of a capital project resolution by the Executive Committee on May 9<sup>th</sup> with subsequent ratification by the full Board of Visitors at its regularly scheduled meeting on June 6<sup>th</sup>.

As with all self-supporting projects, the university has developed an entirely nongeneral fund financing plan to support the full costs of the project. With the scope, schedule, cost, and funding plan established, the university is ready to move forward to complete the project.

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 overall funding of nongeneral fund capital outlay projects. This request is for approval of a capital project authorization to design and construct the Slusher Hall Repairs project.

**RESOLUTION FOR A CAPITAL PROJECT FOR  
SLUSHER HALL REPAIRS**

**WHEREAS**, Slusher Hall requires repairs to be completed prior August 11, 2023; and,

**WHEREAS**, the university has received drawings and pricing from a vendor to complete the repairs by August 11<sup>th</sup>; and,

**WHEREAS**, the pricing proposal results in a total project cost of \$7.5 million inclusive of design, construction, and soft costs; and,

**WHEREAS**, the vendor requires a work start date no later than May 14<sup>th</sup> to meet the university's requirement for an August 11<sup>th</sup> delivery; and,

**WHEREAS**, the university is requesting Board of Visitors' consideration and approval for a capital project authorization to complete the repairs at a not-to-exceed budget of \$7.5 million; and,

**WHEREAS**, the Division of Student Affairs and Finance have worked together to develop a funding plan to fully support the costs with 100 percent nongeneral fund resources; 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 overall funding of nongeneral funded major capital outlay projects; and,

**NOW, THEREFORE BE IT RESOLVED**, that the university be authorized to complete the Slusher Hall Repairs project with a budget not to exceed \$7.5 million.

**RECOMMENDATION:**

That the resolution authorizing Virginia Tech to complete the Slusher Hall Repairs project be approved.

May 9, 2023



# Resolution for a Capital Project for Slusher Hall Repairs

BOB BROYDEN

Associate Vice President for Campus Planning and Capital Financing

MAY 9, 2023



# Slusher Hall Repairs

- Program: Complete repairs to Slusher Hall
- Scope: 38,000 SF of repairs to existing spaces
- Schedule: target completion is August 11, 2023
- Cost: \$7.5 million total project cost
- Funding Plan: Auxiliary revenues and recoveries



# Resolution for a Capital Project for Slusher Hall Repairs

**NOW, THEREFORE, BE IT RESOLVED**, that the university be authorized to complete the Slusher Hall Repairs project with a total project budget not to exceed \$7.5 million.

## **RECOMMENDATION**

That the resolution authorizing Virginia Tech to complete the Slusher Hall Repairs project be approved.

May 9, 2023