

## **Capital Project for Construction of Rector Field House Improvements**

### **JOINT FINANCE AND AUDIT COMMITTEE AND BUILDINGS AND GROUNDS COMMITTEE**

**October 19, 2016**

The Board of Visitors approved a \$3.5 million blanket planning project in November 2015 for various Athletics facilities improvements including an expansion and refurbishment to Rector Field House to support softball, track, and field throwing events. Planning and design work for Rector Field House is progressing with improvements to the restrooms, fire suppression, mechanical systems, and roof of the existing building and approximately 44,000 gross square feet of new construction for two building additions.

The project schedule includes an occupancy date of February 2018 for a portion of the facility to meet the Athletics' program obligation to host the Atlantic Coast Conference Indoor Track and Field Championships. The occupancy date for the remainder of the project is scheduled for fall 2018. At its August 2016 meeting, the Board of Visitors approved a \$2.4 million early site package as part of a two-phase implementation plan to ensure a timely occupancy of the project. The implementation plan is on track for entering phase two, a construction package for the remainder of the project, in January 2017. This timing will ensure a February 2018 occupancy of the field throwing events area, entrance, and restrooms which are necessary to host the event.

At this time, the university is requesting an authorization to move forward with a construction contract to complete the project. The total project budget for Rector Field House Improvements is \$18.6 million inclusive of the \$2.6 million for planning work and the \$2.4 million early site package previously authorized. The supplemental budget to complete the Rector Field House improvements project is \$13.6 million.

As with all self-supporting projects, the university has developed a financing plan to support the entire \$18.6 million of costs inclusive of the supplemental \$13.6 million necessary to complete the project. This funding plan calls for the use of Athletics self-generated revenue with internal financing by the university to amortize payments. With the scope, schedule, cost, and funding plan established, the university is ready to move forward with a construction contract to complete the Rector Field House Improvements 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 \$13.6 million supplement authorization for construction of the Rector Field House Improvements project.

**RESOLUTION ON CAPITAL PROJECT FOR  
CONSTRUCTION OF RECTOR FIELD HOUSE IMPROVEMENTS**

**WHEREAS**, an Athletics master plan has identified improvements for the softball program, track program, and field throwing events program as top priorities; and,

**WHEREAS**, plans and specifications have been development to expand and improve Rector Field House to meet the needs and expectations of players and coaches; and,

**WHEREAS**, the scope of the project includes approximately 44,000 gross square feet of building additions to Rector Field House and improvements to the existing facility including improvements to the roof, restrooms, fire suppression, and mechanical systems; and,

**WHEREAS**, the schedule calls for occupancy of the field events throwing area in February 2018 to host the Atlantic Coast Conference Indoor Track and Field Championships; and,

**WHEREAS**, the project implementation plan calls for building construction start in January 2017 to meet a February 2018 occupancy; and,

**WHEREAS**, the total project budget is \$18.6 million inclusive of previously authorized and funded planning work (\$2.6 million) and an early site package (\$2.4 million); and,

**WHEREAS**, the university has worked conjointly with Athletics to develop a 100 percent nongeneral fund resource plan to support the entire \$18.6 million of project costs inclusive of the \$13.6 million of supplemental funding to complete the project; 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, debt issuance, and overall funding of nongeneral funded major capital outlay projects; and,

**NOW, THEREFORE BE IT RESOLVED**, that the university be authorized to move forward with a \$13.6 million supplement to complete the Rector Field House Improvements project and a not-to-exceed total project cost of \$18.6 million.

**RECOMMENDATION:**

That the resolution authorizing Virginia Tech to move forward with the construction of Rector Field House Improvement project be approved.

November 7, 2016

## **DESIGN REVIEW FOR ATHLETICS FACILITIES IMPROVEMENTS – RECTOR FIELD HOUSE**

This project consists of a major addition to the north and east sides of Rector Field House totaling 42,181 gross square feet (GSF), with 897 GSF of renovated field house mechanical space. The north-side addition is 5,395 GSF supporting the softball addition and comprises a new training room, team rooms, wet areas, officials' rooms, and storage space. The remaining 36,432 GSF will extend from the northeast corner to the southeast corner and provide a throws area, a softball practice facility, and an entry vestibule that houses restrooms, concessions, and ticketing to serve the public.

**Capital Project Information Summary – Athletics Facilities Improvements –  
Rector Field House**

**BUILDINGS AND GROUNDS COMMITTEE**

**November 7, 2016**

**Title of Project:**

Athletics Facilities Improvements – Rector Field House

**Location:**

This renovation/addition project involves construction at the building and site of the existing Rector Field House.

**Current Project Status and Schedule:**

The project is in preliminary design, which is expected to be completed in fall 2016.

**Project Description:**

The 71,200 gross square foot (GSF) Field House has served Olympic sports and other programs as an indoor practice facility since opening in 1973. The Field House's building condition and systems are past their useful life and program space is inadequate to meet the needs of the Olympic sports programs. Ongoing Athletics use of the Field House dictates that the renovation and additions be achieved through multiple, sequenced phases of construction.

This project consists of a major addition to the north and east side of the Field House totaling 42,181 GSF, with 897 GSF of renovated field house mechanical space. This existing track-level addition includes a throws area, a softball practice facility, and entry vestibule housing restrooms, concessions, and ticketing to serve the public. The 5,395 GSF north-side addition west of the softball addition will comprise a new training room, team rooms with wet areas, officials' rooms, and storage space. In addition, a new standing seam metal roof will be installed on the existing Field House.

**Brief Program Description:**

The renovated and expanded Rector Field House will house improved Olympic indoor sports facilities, including track and field, as well as softball batting, fielding, and practice facilities. Support spaces serving the public will include a new entry lobby, expanded restrooms, and spectator seating. Support space for athletics participants will include training, team, officials, and storage areas.

**Contextual Issues and Design Intent:**

The east-side addition exterior materials will include Hokie Stone, precast panels with decorative reveals and athletic heraldry, precast trim, and curtain wall glazing with metal trim. The north-side addition will include smooth finish cementitious panels in addition to decorative precast trim.

**Architect/Engineer:**

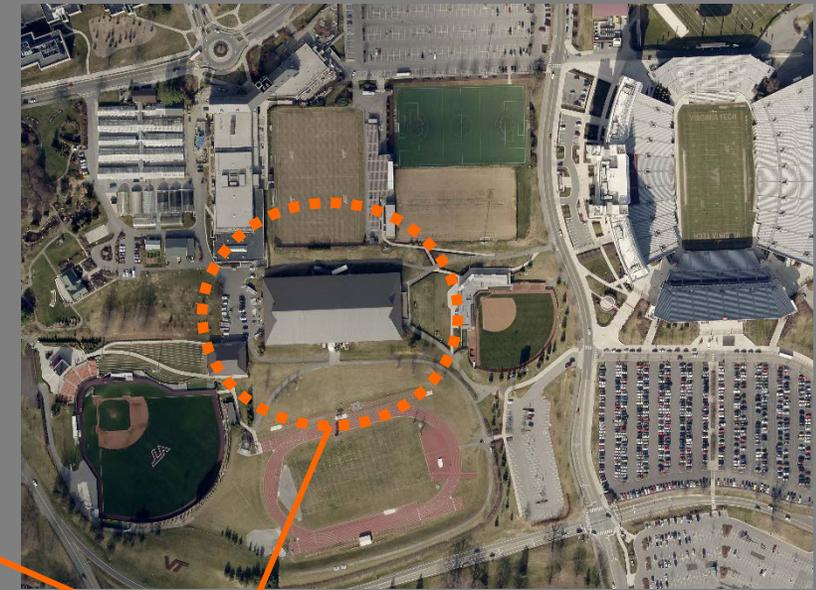
Cannon Design

**Construction Manager:**

TBD

*Design Review for:*  
**Athletics Facilities Improvements**  
**– Rector Field House**

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Rector Field House

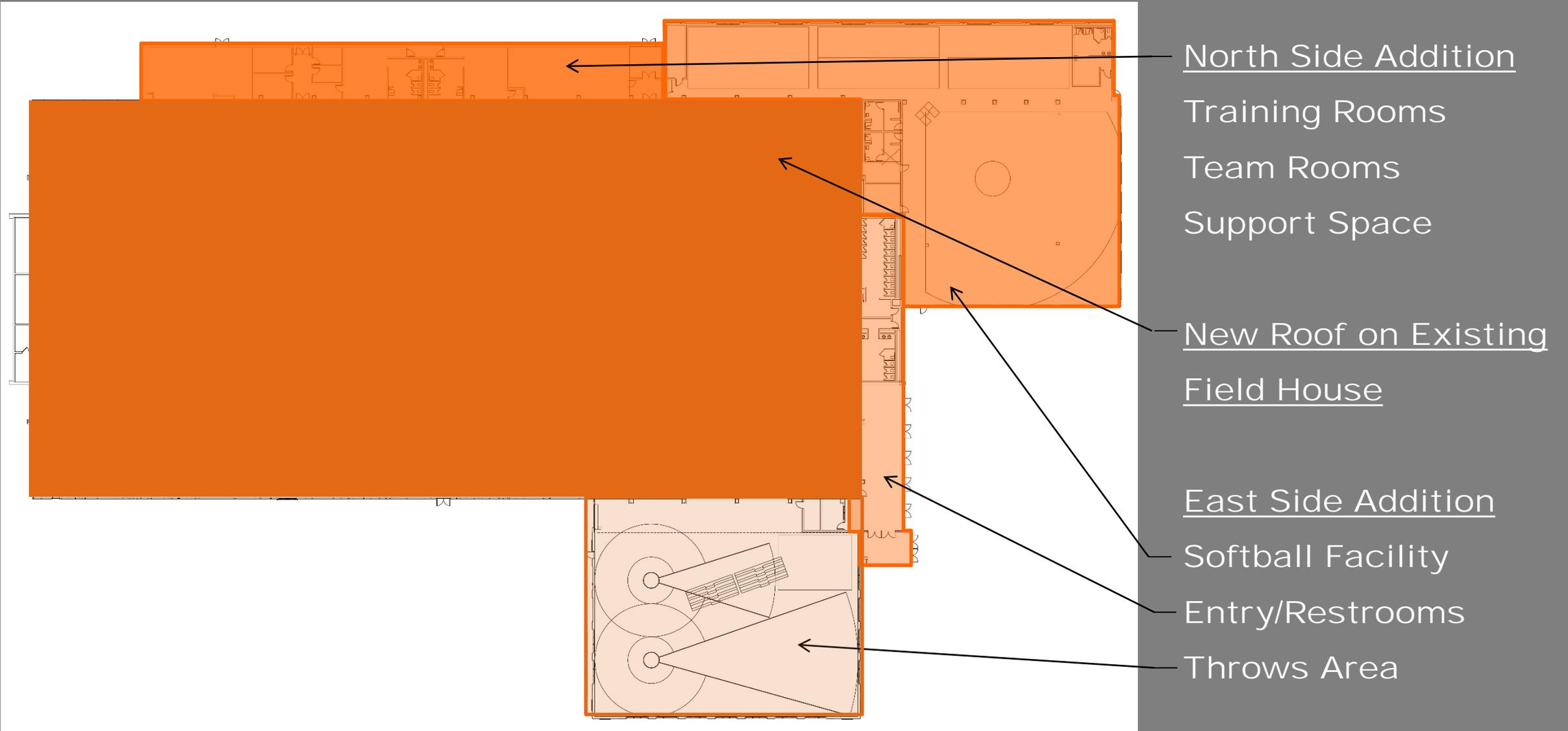
# Site Plan



# Athletics Facilities Improvements - Rector Field House

# Proposed Floor Plan

Attachment T



## Athletics Facilities Improvements - Rector Field House

## RECOMMENDATION:

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That the Design Review graphics for Athletics Facilities Improvements - Rector Field House be approved and authorization be provided to continue with the project design consistent with the drawings shown.