

Capital Planning Project for the Campbell Hall Renovation

JOINT FINANCE AND RESOURCE MANAGEMENT COMMITTEE AND BUILDINGS AND GROUNDS COMMITTEE

July 11, 2025

The overall instructional mission of Virginia Tech is the “education of the whole person” which recognizes that a significant and important part of student education happens outside of the classroom. Campbell’s Main Wing was built in 1930 and is approximately 35,000 gross square feet while Campbell Hall’s East Wing was built in 1940 and is approximately 32,000 gross square feet. Both wings are home to 329 first year students, with Main Campbell Hall housing 171 students and East Campbell Hall housing 158 female students, all from a variety of academic backgrounds. The facility has received few improvements since its original construction, does not meet current building codes or student expectations, and carries a significant deferred maintenance backlog. Attracting high quality students in higher education is competitive, and the Housing program is often a critical factor for students because of its link to quality of life and academic support.

The University’s 2026-2032 Nongeneral Fund Capital Outlay Plan includes a capital project to renovate Campbell Hall. The renovation of Campbell Hall will include comprehensive updates to the building’s interior, including residential rooms and bathrooms. The project will repair and modernize the building envelope, mechanical, electrical, and plumbing systems, as well as the installation of elevators and air conditioning. The renovation will also ensure compliance with ADA standards.

At this time, the university is requesting a planning authorization to prepare design documents for the project. The target total project cost is \$40 million; and the budget to complete planning work through the working drawing phase is \$4 million. As with all self-supporting projects, the university has developed a funding plan to provide assurance regarding the financial feasibility of this planning project. This funding plan calls for the use of internal cash resources derived from residential programs auxiliary revenues.

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, debt issuance, and overall funding of nongeneral fund capital outlay projects. This request is for a \$4 million planning authorization to complete working drawing documents for the Campbell Hall Renovation project. A subsequent request for construction funding may be submitted after designs are underway and a firm scope, cost, funding plan, and schedule are determined.

RESOLUTION ON CAPITAL PLANNING PROJECT FOR THE CAMPBELL HALL RENOVATION PROJECT

WHEREAS, Campbell Hall Main Wing, built in 1930, and Campbell Hall East Wing, built in 1940, with a scope of approximately 67,000 gross square feet and housing capacity for approximately 329 students; and,

WHEREAS, the facility has received few improvements since its original construction, does not meet current building codes or student expectations, and carries a significant deferred maintenance backlog; and,

WHEREAS, renovating Campbell Hall will repair and update the building's envelope, interior, residential rooms, bathrooms; mechanical, electrical, and plumbing systems; install elevators and air conditioning; and,

WHEREAS, the university is requesting a \$4 million planning authorization to complete working drawing design documents and to fund the planning project with 100 percent nongeneral fund resources derived from residential programs auxiliary revenues; and,

WHEREAS, the university may submit a subsequent request for construction funding after designs are underway and a firm scope and cost are determined; 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.

NOW, THEREFORE, BE IT RESOLVED, that the university be authorized to move forward with a \$4 million planning authorization to complete designs through working drawings for the Campbell Hall renovation project.

RECOMMENDATION:

That the resolution authorizing Virginia Tech to plan the Campbell Hall renovation project be approved.

August 20, 2025