



**VIRGINIA COMMONWEALTH UNIVERSITY
BOARD OF VISITORS
FACILITIES, REAL ESTATE AND ADMINISTRATION COMMITTEE
9:15 AM¹
DECEMBER 8, 2023
JAMES BRANCH CABELL LIBRARY ROOM 303
RICHMOND, VIRGINIA
AGENDA**

1. **CALL TO ORDER**
2 minutes (9:15-9:17 a.m.)
Dr. Dale Jones, Chair

2. **ACTION ITEMS:**
2 minutes (9:17-9:19 a.m.)
a. September 15, 2023 Meeting Minutes
Dr. Dale Jones, Chair

3. **REPORT FROM VICE PRESIDENT FOR ADMINISTRATION**
35 minutes (9:19-9:54 a.m.)
a. Safety and Risk Management Updates and Metrics
10 minutes (9:19-9:29 a.m.)
Mr. Tom Briggs, Assistant Vice President for Safety and Risk Management
b. VCU Police Updates and Metrics
15 minutes (9:29-9:44 a.m.)
Mr. John Venuti, Associate Vice President for Public Safety, VCU and VCU Health and Chief of Police
c. Building and Grounds Report
10 minutes (9:44-9:54 a.m.)
Mr. Rich Sliwoski, Associate Vice President for Facilities Management

4. **MISCELLANEOUS REPORTS:**
2 minutes (9:54-9:56 a.m.)
For Informational Purposes Only:
a. Capital Projects Update
Dr. Dale Jones, Chair

5. **CLOSED SESSION – Freedom of Information Act Section 2.2-3711 (A) (3)**
10 minutes (9:56-10:06 a.m.)
Dr. Dale Jones, Chair

6. **RETURN TO OPEN SESSION AND CERTIFICATION**
Dr. Dale Jones, Chair

¹ The start time for the Board of Visitors meeting is approximate only. The meeting may begin either before or after the listed approximate start time as Board members are ready to proceed.

2 minutes (10:06-10:08 a.m.)

7. **OTHER BUSINESS**
10:09 a.m.

Dr. Dale Jones, Chair

8. **ADJOURNMENT**
10:10 a.m.

Dr. Dale Jones, Chair

In accordance with the Board's operating procedures and in compliance with the Virginia Freedom of Information Act, there will be no opportunity for public comment at this meeting.

**Safety & Risk
Management update**

Who we are



Risk management

Enterprise risk management;
insurance management



Workplace safety

Occupational health and safety;
environmental health; fire
safety; industrial hygiene



Employee health & well-being

Employee wellness screenings,
work related injury, initial care
and follow-up; new hire
evaluation; vaccinations



Research support

Lab, biological, chemical and
radiation safety; chemical
inventory; animal and field
research support; research
reviews

VCU Enterprise Risk Management evolution



**Workplace
safety**

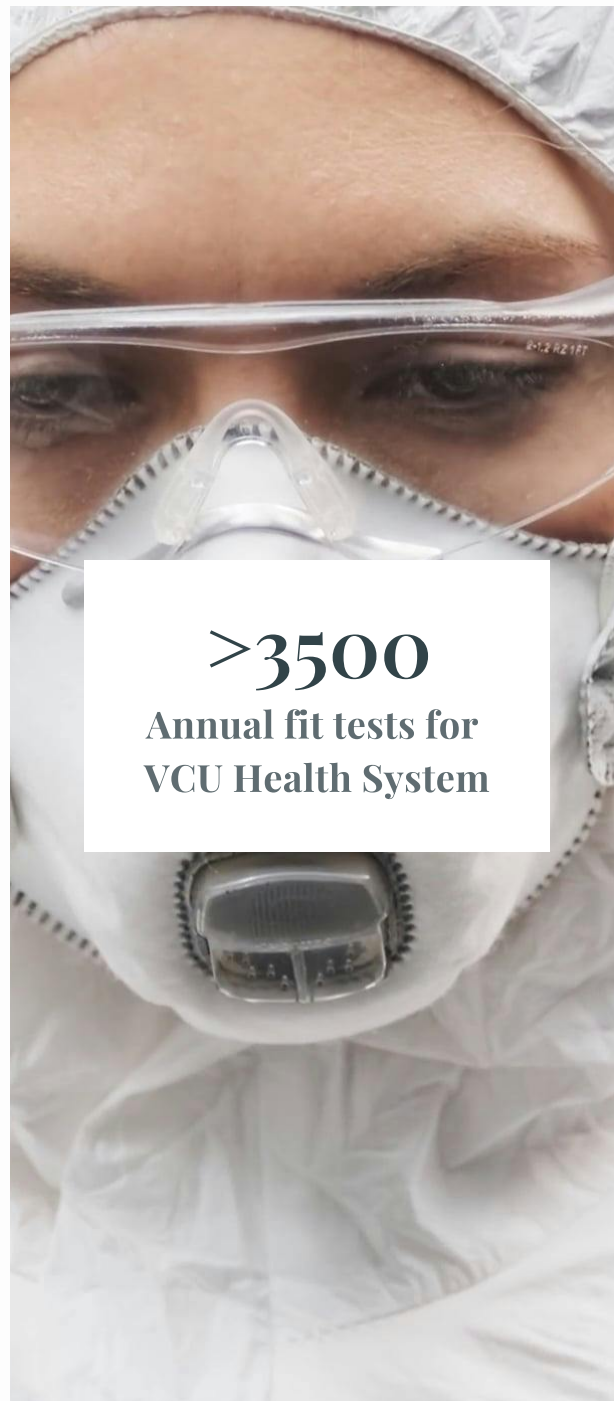
**65%
Lower**

Accident rates at VCU
compared to national
average for higher
education

Source: U.S. Bureau of
Labor and Statistics

**57%
Decrease**

Number of employee
injuries resulting in days
away from work
(2018-2022)



>3500
Annual fit tests for
VCU Health System

\$3.2M
Insurance claims
recovered (2018-2022)

"This is a great initiative. There is a lot of rhetoric regarding appreciation, and this is one of those instances where I feel VCU cares about employees."



Timely Care

Available for all students, faculty and staff
More than 3,000 registered



Employee Health Services

8,000 university and health system employees served annually on both campuses
350 visits since January at new location on Monroe Park Campus
New employee wellness screening



Research support



29%

Increase in research reviews
(from 530 in 2018 to
686 in 2022)



50%

Increase in laboratory staff
trained (from 1,540 staff trained
in 2018 to 2,310 in 2022)



44%

Increase in university
hazardous waste disposal costs
(from \$140K in 2018 to \$201K in
2022)

Thoughts? Questions?



VCU Police update

Community policing

Fair & impartial policing

**Policing
with a
purpose**

Community input & involvement

Innovation & creativity

Federal and state requirements

Crisis and emergency management

- Comprehensive Emergency Management Plan (Board of Visitors approves every four years)
- Continuity of operations plan

Threat assessment

- A multi-disciplinary team chaired by VCU Police and VCU Student Affairs

Clery Act

- Crime reporting (annual security report and daily crime log)
- Alerts and timely warnings
- Prevention and awareness programming

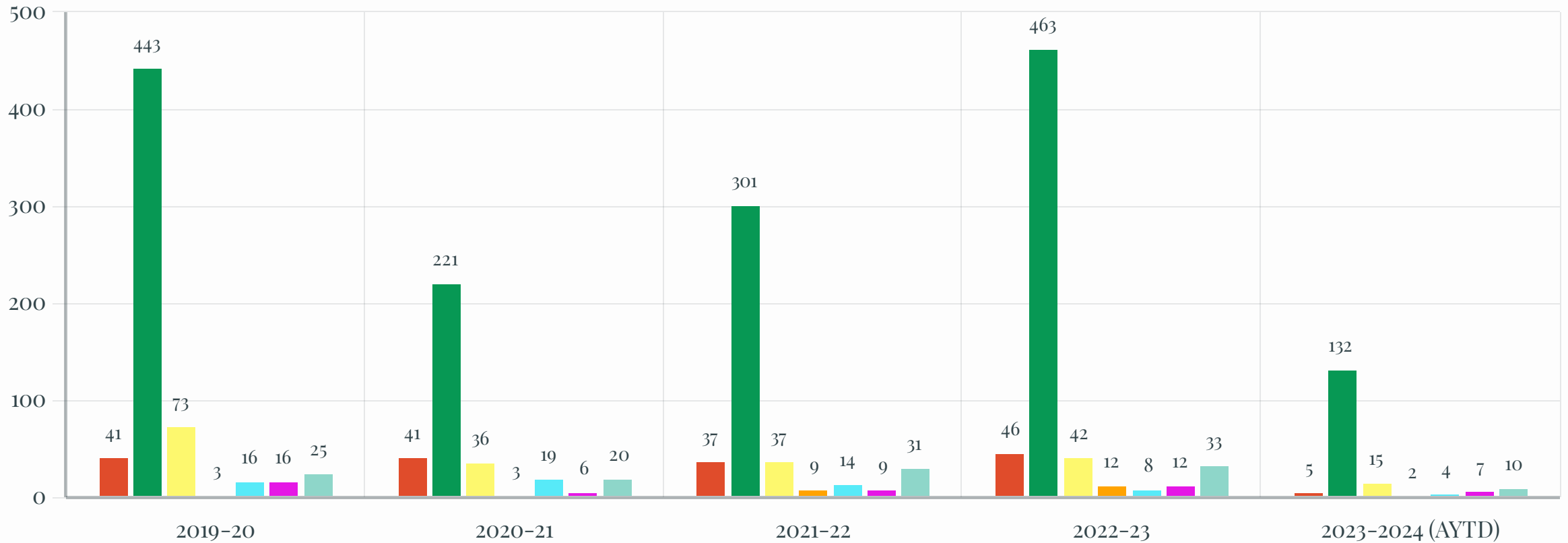
Perception of safety

89%

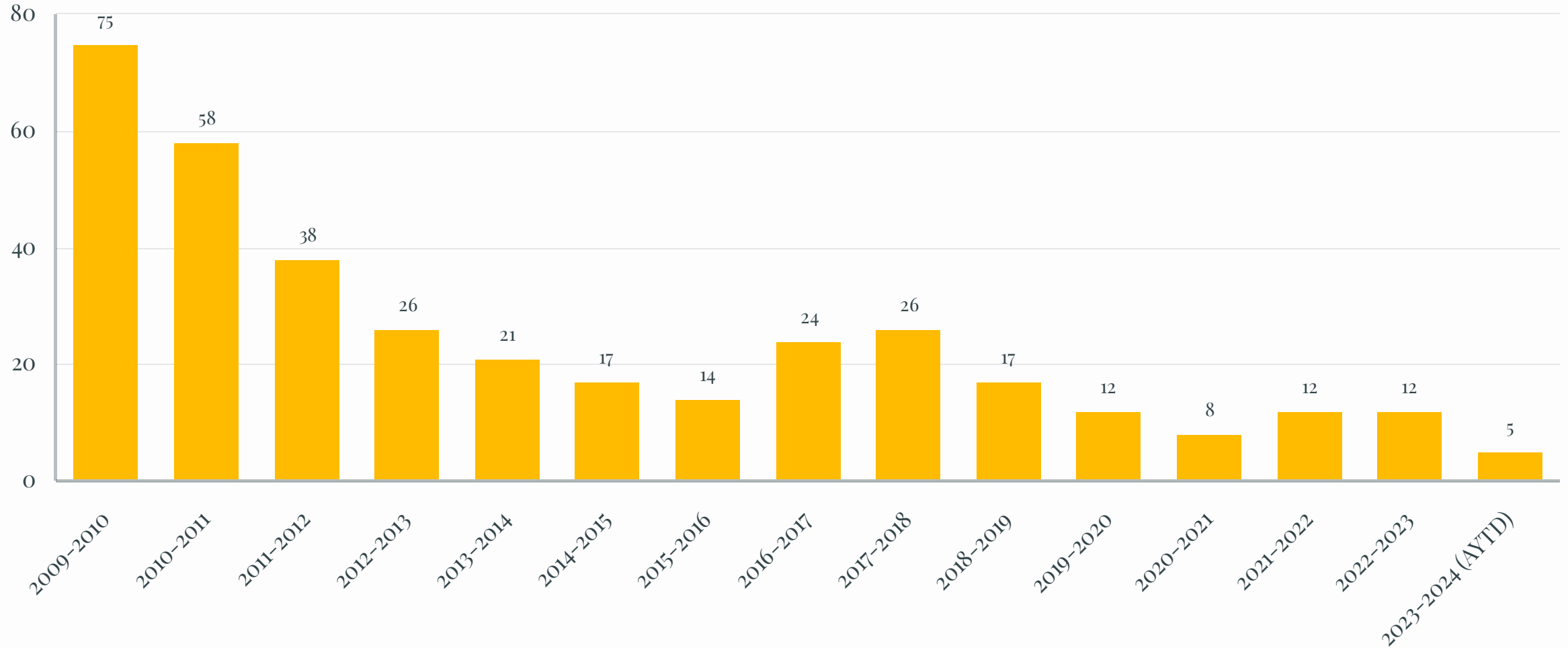


Community members who feel “safe” or “very safe” on VCU campuses

Crime statistics



Use of force



Safety initiatives



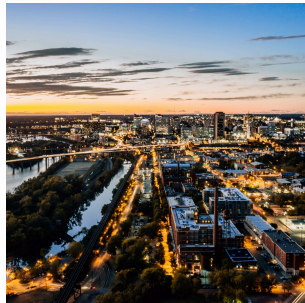
Community Oversight &
Advisory Committee



Officer recruitment



Pedestrian safety



Real time crime center



Safety ambassadors



Weapons screening

Thoughts?
Questions?



Buildings & grounds report



Land, buildings & parking

VCU-owned (does not include health system owned)

	Monroe Park Campus	Health Sciences Campus	Athletic Village	Rice Center
Acres of land	102	17	66	350
No. buildings	151	51	--	6
Gross square feet	7.4M	4.8M	--	26K
Parking spaces	5,441 (8 decks, 25 lots)	4,294 (4 decks, 9 lots)	--	--



Leased space & parking

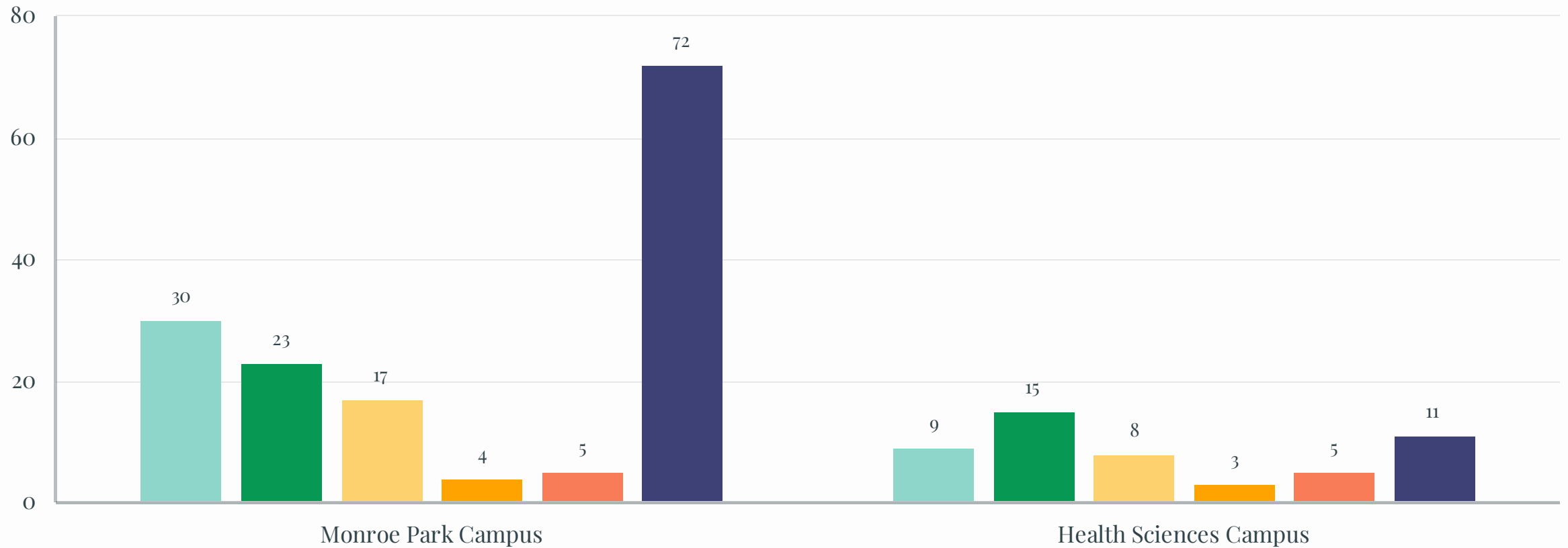
VCU-leased space (does not include health system owned)

	Monroe Park Campus	Health Sciences Campus	Off site
Gross square feet	275K	550K	878K
Parking spaces	976	342	1,318

Building age

Actual numbers

● 20 years or less ● 21-40 years ● 41-60 years ● 61-80 years ● 81- 100 years ● More than 100 years



Types of facilities management



Capital projects

Major construction over \$3M

Projects on VCU's biennial Six-Year Capital Plan



Renovations

Renewing a space or facility in order to alter it or restore it to good condition



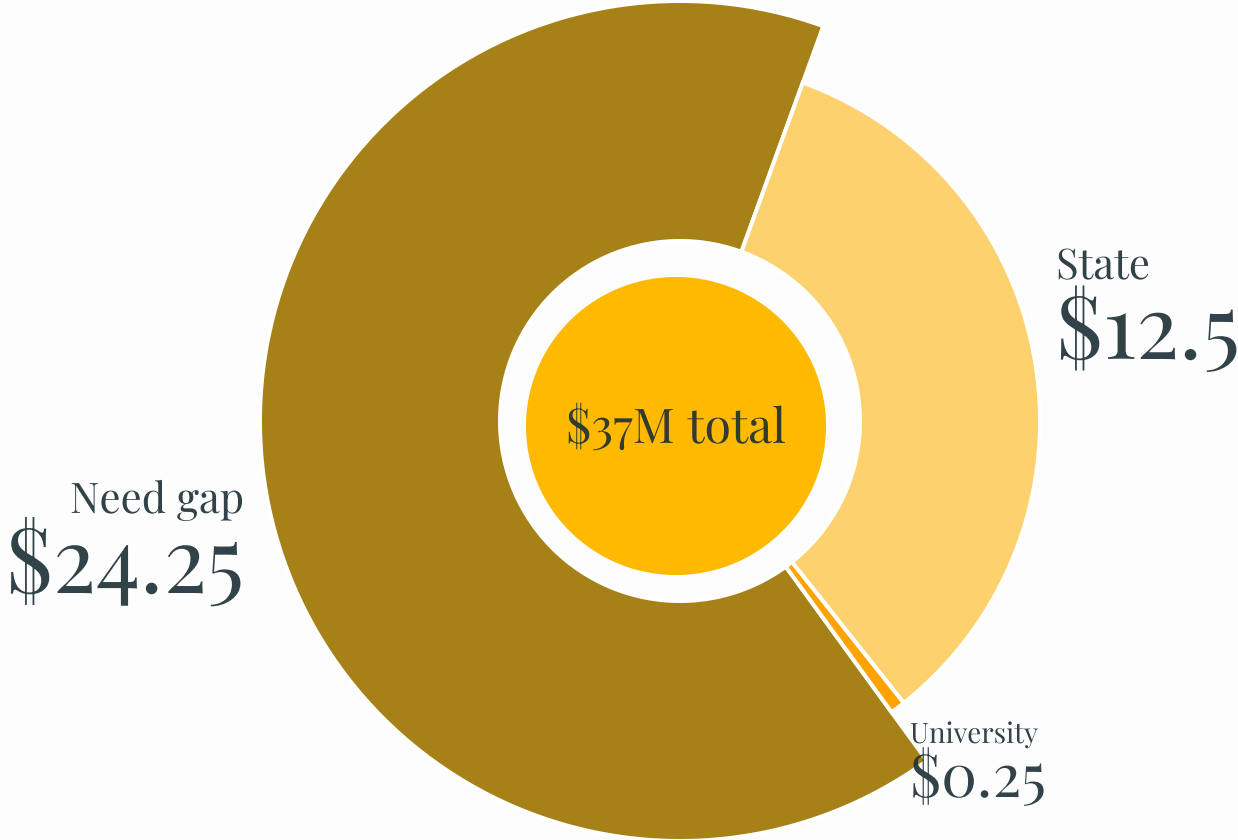
Maintenance

A single major repair or replacement project to plant, property or equipment that is intended to extend its useful life

Annual E&G deferred maintenance

(in millions)

A single major repair or replacement to plant project, property or equipment that is intended to extend its useful life.



Deferred maintenance investment criteria



Reliability

Issues of imminent failure or compromise to the system that may result in interruption to program or use of space.



Safety/code

Code compliance issues and institutional safety priorities or items that are not in conformance with current codes, even though the system is "grandfathered" and exempt from current code.



Asset preservation

Projects that preserve or enhance the integrity of buildings, systems, structure or campus infrastructure.



Economic opportunity

Projects that result in a reduction of annual operations costs or capital savings.



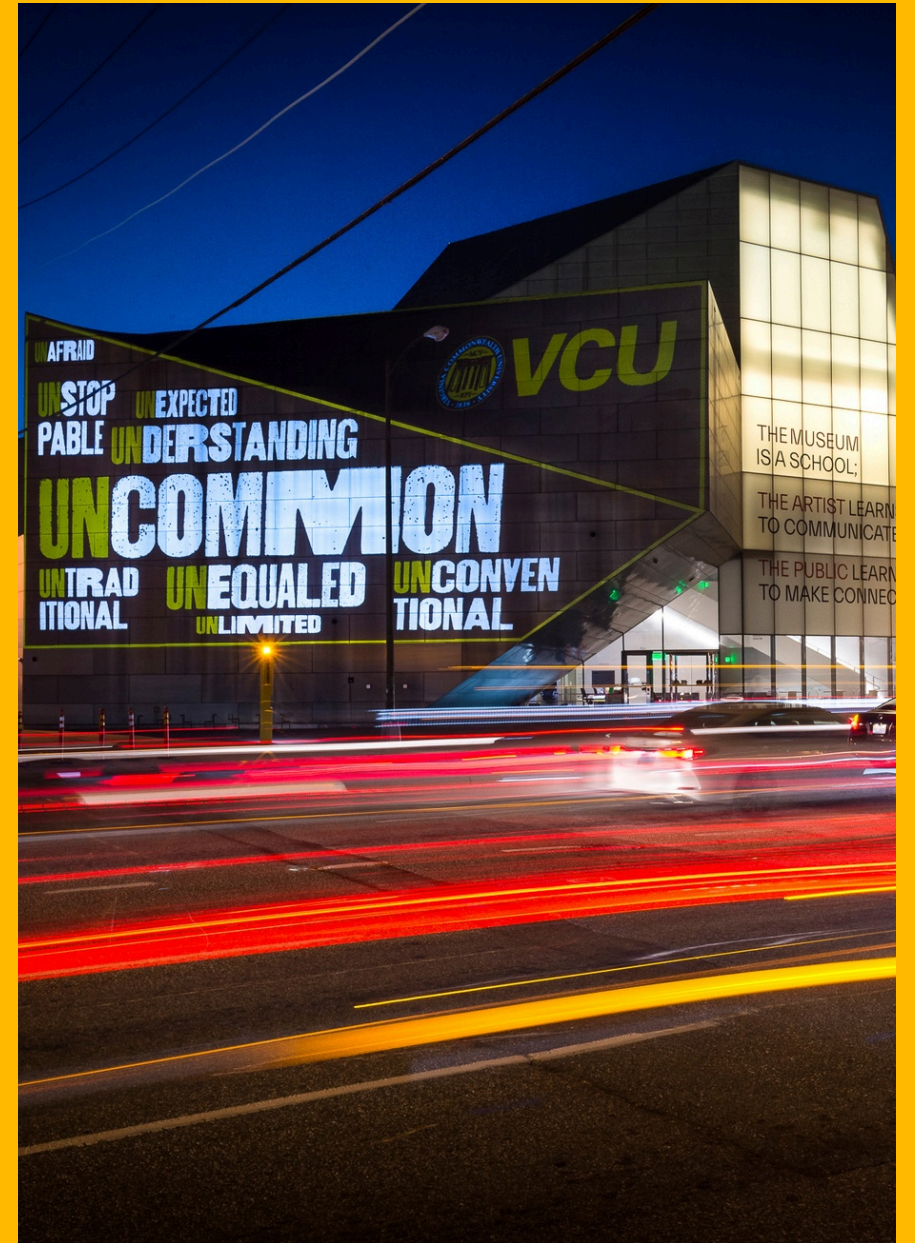
Program improvement

Projects that improve the functionality of space, primarily driven by academic, student life and athletic programs or departments. These projects are also issues of campus image and impact.

Renovations

- ✓ Renewing a space or facility in order to alter it or restore it to good condition
- ✓ Major renovations (>\$3M) are capital projects
- ✓ \$6M of renovations in E&G facilities in FY23
- ✓ Limited university funding (\$500K)
Renovations are self-funded by the respective business unit

Discussion



**Board of Visitors
December 8, 2023
Major Capital Projects Update**

Projects under construction

Technology Operations Center

Architect/engineer: PSH+
Budget: \$31.3M
Funding source: University debt

Biennium: 2022-2024
Contractor: Mark Turner
Status: On schedule (December 2023 substantial completion)

Description:

The 28,000 square foot facility is being constructed at 707 West Broad Street adjacent to the Technology Administration Building. The new facility will replace technology operations currently taking place at the state-owned Pocahontas Building. In April 2021, the Commonwealth of Virginia informed the university that it must vacate the Pocahontas Building by December 2023 to provide a site for the proposed Virginia Supreme Court Building. The new Technology Operations Center will serve as the primary data center and network operations hub for both the Monroe Park and the Academic Medical Center Campuses, as well as the telecommunications hub for VCU Health. As such, it will directly or indirectly support all of VCU's and much of VCU Health's critical operations.

Progress:

Installation for data center equipment begins in December 2023. Staff begin moving into the facility in early 2024.

Founders Hall Building Envelope Rehabilitation

Architect/engineer: Raymond Engineering
Budget: \$3.2M
Funding source: Maintenance reserve

Biennium: 2020-2022
Contractor: SRC, Inc.
Status: On schedule (summer 2024 estimated completion)

Description:

Founders Hall is located within the Historic Franklin Street District and houses several VCU College of Humanities and Sciences units. The building is experiencing significant water intrusion issues and requires repairs that include replacement of the roof as well as repairs to windows and the deteriorated masonry exterior.

Progress:

Exterior renovations are underway to address moisture intrusion, using the care and sensitivity required for restoring a historic structure.

Projects in the planning phase

CoStar Center for Arts and Innovation (CCAI)

(Formerly referred to as the Arts and Innovation Academic Building)

Architect/engineer: William Rawn Associates

Budget: \$253M

Funding source: \$232.4M will be funded by the state with the remainder funded by university funds, \$18M of which is committed by CoStar Group

Biennium: 2022-2024

Contractor: Hourigan

Status: On schedule (August 2027 estimated completion date)

Description:

Positioned on the southeast corner of Broad and Belvidere Streets, across from the Institute for Contemporary Art at VCU and steps away from Fortune 500 companies and local startups, the new CCAI will provide a launch pad for critical digital and creative economy initiatives both on campus and in the city. The new CCAI will feature flexible classroom spaces, interdisciplinary performance venues, and makerspaces for rapidly growing partnerships across arts, business, humanities and sciences, medicine, and engineering. The new building will optimize VCU's arts innovation programs by bringing many of them together under one roof in a modern facility, replacing old and outdated buildings.

Progress:

The VCU Board of Visitors authorized the demolition of the existing structures on the properties that comprise the CCAI project site as well as approval of the construction services contract at the September 2023 meeting. Extensive value engineering and cost evaluation has taken place to align scope with budget and complete design.

Athletic Village Phase I: Outdoor Track Facilities and Practice Fields

Architect/engineer: HKS

Budget: \$38M (estimated)

Funding source: The sale of the Sports Backers Stadium property, private funds and short-term debt

Biennium: 2024-2026

Contractor: Barton Malow

Status: Planning

Description:

The new outdoor track facilities and practice fields will consist of a 400 meter outdoor track with a natural turf infield to accommodate a NCAA soccer field. The outdoor track facilities, intended to replace those of the current Sports Backers Stadium, will contain seating for 1,500 spectators as well as locker rooms, concessions and storage. There will be two lighted practice fields, one of artificial turf and one of natural grass.

Progress:

HKS is preparing a proposal for demolition, which is anticipated to begin in the first quarter of 2024.

Upcoming priority projects

Research Building

Architect/engineer: TBD

Budget: \$400M (estimated)

Funding source: TBD; seeking state funding
(TBD 50/50 state and university funds)

Biennium: 2024-2026

Contractor: TBD

Status: New project

Description:

There is a critical need for research space on VCU's campuses. As a R1 institution with nearly \$464M in sponsored research funding in fiscal year 2023 (an increase of 71% in the past five fiscal years), our research enterprise is rapidly growing and is one of the fastest among Virginia universities and our peer public universities in the nation. Sanger Hall, our largest facility where research takes place, is well beyond its useful life, requires frequent emergency repairs, and offers no room for growth. Without modern research space, we run the risk of shutting down labs, losing talent and research funding, and missing economic development opportunities to attract bio/pharma companies and new startups as Richmond evolves into a formidable health innovation hub.

Progress:

This project is listed in the first biennium of the 2024-2030 Six-Year Capital Plan, which was approved by the Board of Visitors in May 2023. It is not yet authorized by the state for pre-planning.

Transformative Learning Space and Laboratory Building

(Formally referred to as Interdisciplinary Classroom and Laboratory Building)

Architect/engineer: TBD

Biennium: 2024-2026

Budget: \$201M (estimated)

Contractor: TBD

Funding source: Seeking state funding

Status: New project

Description:

A new Transformative Learning Space and Laboratory Building is mission-critical to ensure our learners develop the knowledge and skills employers across industries are demanding to compete and succeed in a global marketplace. A new building will be designed to offer nearly 200,000 square feet of modern, flexible and adaptable space, incorporating maker and laboratory spaces and technology-enabled learning spaces – including innovative “hyflex” capabilities that allow faculty to seamlessly engage and serve both traditional and non- traditional, in-person and remote learners across geographic boundaries. Situated in the heart of VCU’s Monroe Park Campus, this facility is critical for meeting student needs, positioning VCU to meet enrollment goals in a future of increased competition, and enhancing VCU's role as a major economic driver in Richmond and the Commonwealth.

Progress:

This project is listed in the first biennium of the 2024-2030 Six-Year Capital Plan, which was approved by the Board of Visitors in May 2023. VCU is authorized for pre-planning by the state.

VCU Dentistry Center

Architect/engineer: TBD

Biennium: 2024-2026

Budget: \$417M (estimated)

Contractor: TBD

Funding source: Seeking state funding

Status: New project

Description:

VCU is home to the Commonwealth’s only dental school and is the only facility in the state offering complete multidisciplinary care, including oral surgery, periodontology, oral pain, oral cancer, etc. The current School of Dentistry buildings are beyond their useful life, do not meet current educational or patient care needs, have significant accessibility issues, and have deferred maintenance estimated in excess of \$75M. When the school turns away emergency care patients due to lack of adequate space, it leads to expensive and preventable emergency room visits and loss of student educational opportunities. The proposed 314,835 square foot VCU Dentistry Center will provide state-of-the-art equipment and technology serving more than 500 students as well as maximize care for patients from across the Commonwealth, including underserved populations. It will bring together general and specialty clinics, multiple cutting-edge academic laboratories, and associated contemporary support spaces – aligning with modern practices in dental education, enhancing patient care, advancing the academic

(non-sponsored) research mission, improving faculty and student recruitment, and allowing for increased enrollment.

Progress:

This project is listed in the first biennium of the 2024-2030 Six-Year Capital Plan, which was approved by the Board of Visitors in May 2023. VCU requested state authorization for pre-planning.

RESOLUTION OF CERTIFICATION

The Chair of the Facilities, Real Estate and Administration Committee of the Board of Visitors of Virginia Commonwealth University will entertain a motion of certification that Virginia Commonwealth University hereby certifies that, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed session meeting to which this certification resolution applies, and (ii) only such public business matters as were identified in the motion convening the closed session meeting were heard, discussed or considered by the Facilities, Real Estate and Administration Committee of the Board of Visitors of Virginia Commonwealth University.