



**VIRGINIA COMMONWEALTH UNIVERSITY
BOARD OF VISITORS
ADMINISTRATION COMMITTEE
9:45 AM¹
MAY 12, 2023
JAMES BRANCH CABELL LIBRARY ROOM 303
RICHMOND, VIRGINIA
AGENDA**

- 1. CALL TO ORDER**
2 minutes (9:45-9:47 a.m.)
Mr. Andrew Florance, Chair
- 2. ACTION ITEMS**
15 minutes (9:47-10:02 a.m.)
Mr. Andrew Florance, Chair
 - a. Approval of March 24, 2023 Meeting Minutes
 - b. Amendment to 2022-2028 Six-Year Capital Plan, Arts and Innovation Academic Building
 - c. Design Review and Approval of Project Plans, Arts and Innovation Academic Building
 - d. Resolution to Approve the 2024-2030 Six-Year Capital Plan
 - e. Resolution to Initiate a Major Capital Project, Athletics Village Phase I - Outdoor Track Facilities and Practice Fields
- 3. REPORT FROM VICE PRESIDENT FOR ADMINISTRATION**
30 minutes (10:02-10:32 a.m.)
Dr. Meredith Weiss,
Vice President for Administration
 - a. Buildings and Grounds Report
 - b. ONE VCU Sustainability Plan Update
 - c. Technology Services Update and Metrics
Mr. Alex Henson,
Chief Information Officer
- 4. MISCELLANEOUS REPORTS**
1 minute (10:32-10:33 a.m.)
Mr. Andrew Florance, Chair

For Informational Purposes Only

 - a. Capital Projects Update
 - b. Administration Dashboard
- 5. CLOSED SESSION – Freedom of Information Act Section 2.2-3711 (A) (3)**
8 minutes (10:33-10:41 a.m.)
Mr. Andrew Florance, 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.

6. **RETURN TO OPEN SESSION
AND CERTIFICATION**
2 minutes (10:41-10:43 a.m.)

Mr. Andrew Florance, Chair

7. **OTHER BUSINESS**
10:44 a.m.

Mr. Andrew Florance, Chair

8. **ADJOURNMENT**
10:45 a.m.

Mr. Andrew Florance, 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.

Amendment to the 2022-2028 Six-Year Capital Plan
Arts and Innovation Academic Building, 501 West Broad Street

Background

VCU seeks approval to amend the university's 2022-2028 Six-Year Capital Plan to reflect the revised amount of funding for the Arts and Innovation Academic Building (AIAB). The VCU Board of Visitors approved this project in May 2019 as part of the Six-Year Capital Plan at an estimated cost of \$181M. The 2022 General Assembly later approved \$163M in state funding for the project, with the understanding that the balance of \$18M would be funded by the university. Since then, the state and VCU have worked collaboratively to address cost increases due to inflation, construction expenses, anticipated supply chain disruptions, cost premiums for high rise construction and schedule impacts. This collaborative analysis between VCU and the Virginia Department of General Services, which included value engineering efforts, arrived at a revised cost of \$253M.

Considerations

The proposed 212,652 square foot AIAB will be located on the southeast corner of Broad and Belvidere Streets, consolidating our nationally prominent arts and innovation programs into a single location. It will be home to new hybrid classroom-laboratories, interdisciplinary performance and makerspaces, and creative incubators for rapidly growing partnerships across arts, business, medicine and engineering.

Along with the Institute for Contemporary Art at the southwest corner of Broad and Belvedere, the AIAB will anchor the east side of the VCU Monroe Park Campus and act as a "front door" highlighting the university's status as a premier arts institution and providing a link to the downtown Richmond Arts District.

Costs and funding

\$232.4M will be funded by the state with the balance of \$20.6M funded by the university.

Recommendation

Authorize an amendment of the university's 2022-2028 Six-Year Capital Plan to reflect the revised \$253M funding for the AIAB.

Design Review and Approval of Project Plans

Arts and Innovation Academic Building

Background

The proposed 212,652 square foot Arts and Innovation Academic Building (AIAB) will be located on the southeast corner of Broad and Belvidere Streets, consolidating nationally prominent arts and innovation programs into a single location.

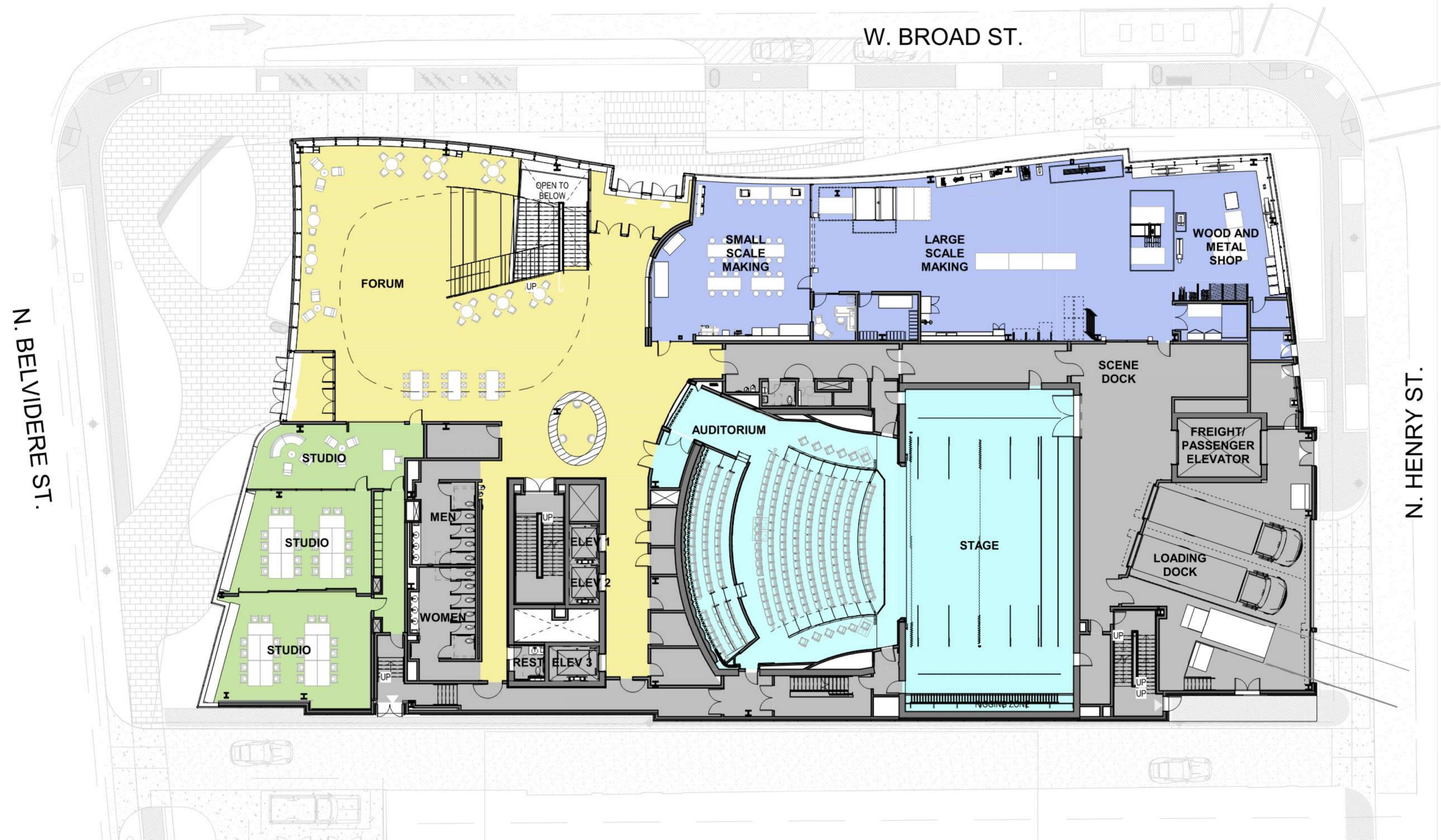
The VCU Board of Visitors approved this project in May 2019 as part of the Six-Year Capital Plan. VCU now seeks the board's review and approval of project plans, which is required by the VCU Management Agreement.

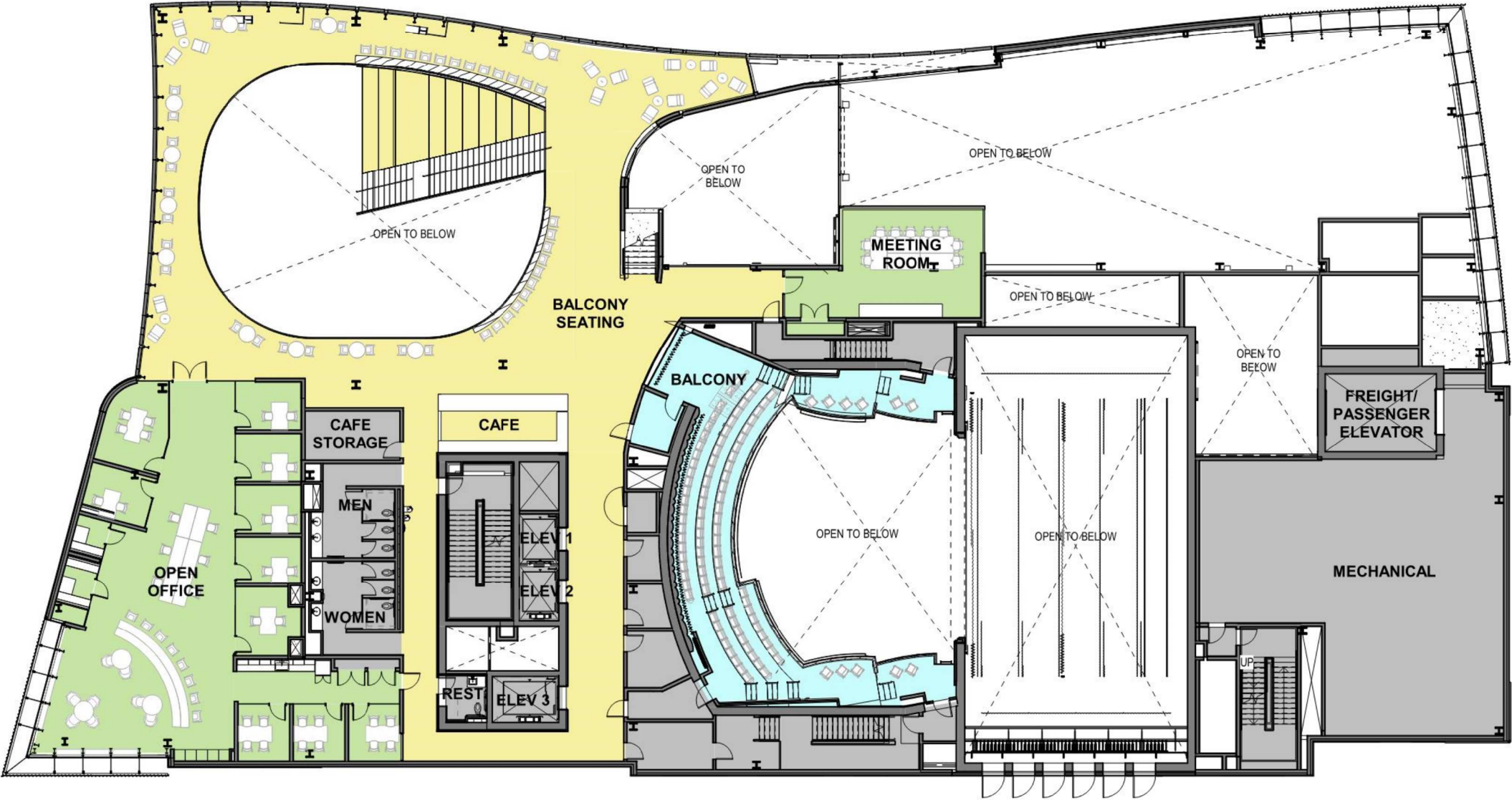
The project plans depict the design of the project by illustrating the functional layout and adjacencies of the building. The project plans were developed collaboratively with the design architect, William Rawn Associates, as well as the VCU School of the Arts, VCU daVinci Center for Innovation, VCU School of the Arts Center for the Creative Economy, and VCU Facilities Management.

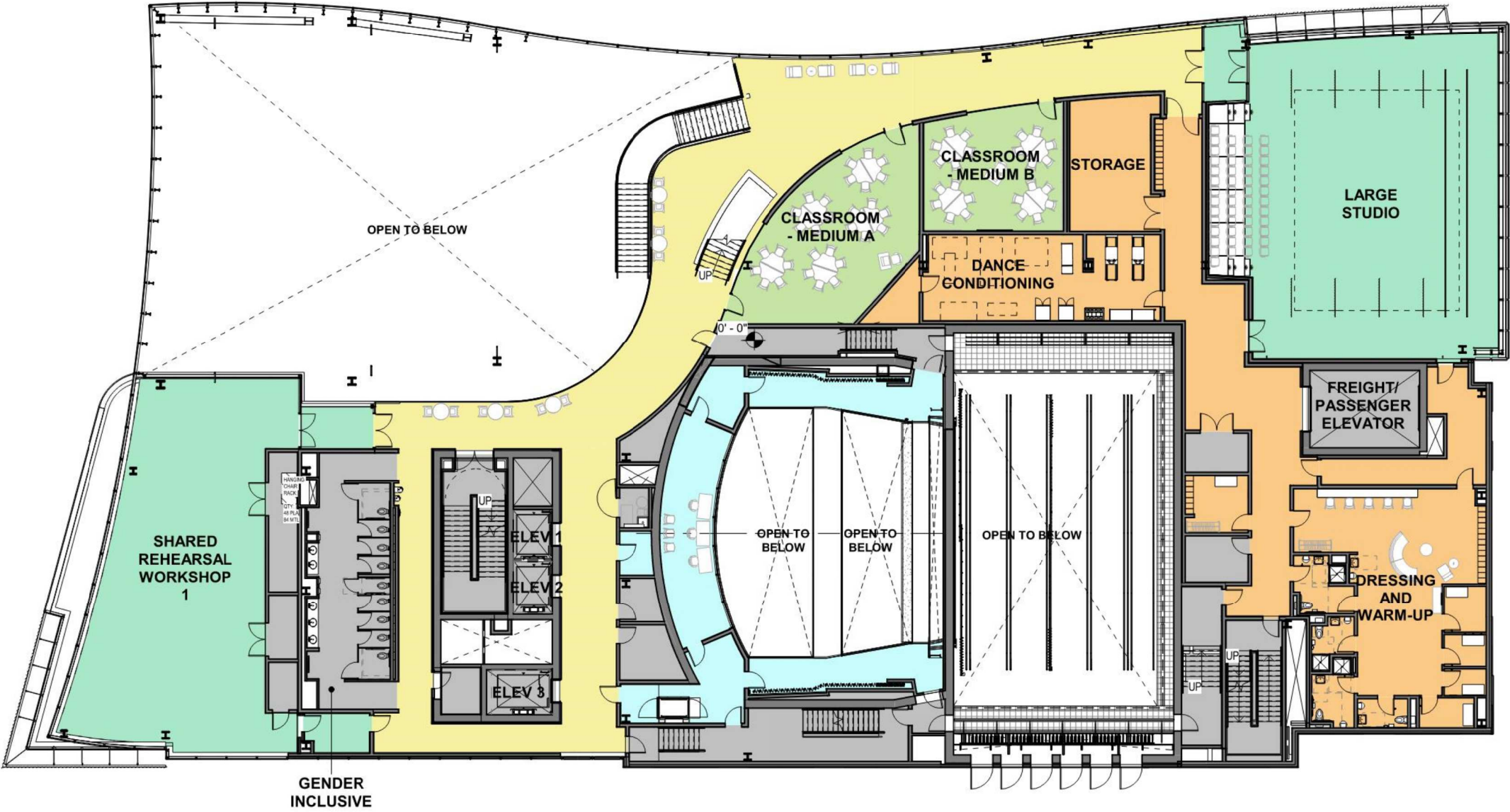
Recommendation

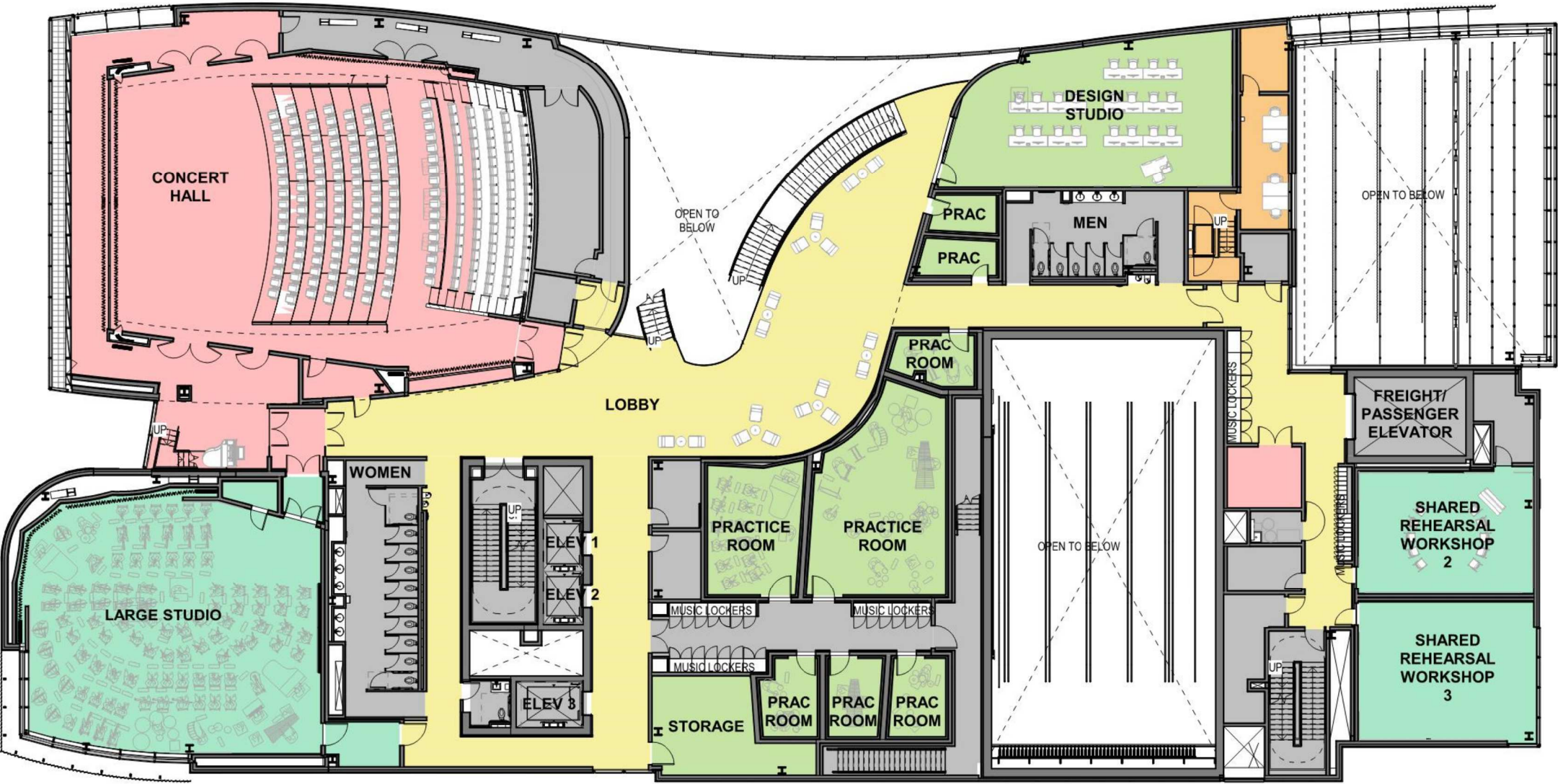
Approve the project plans for the AIAB.

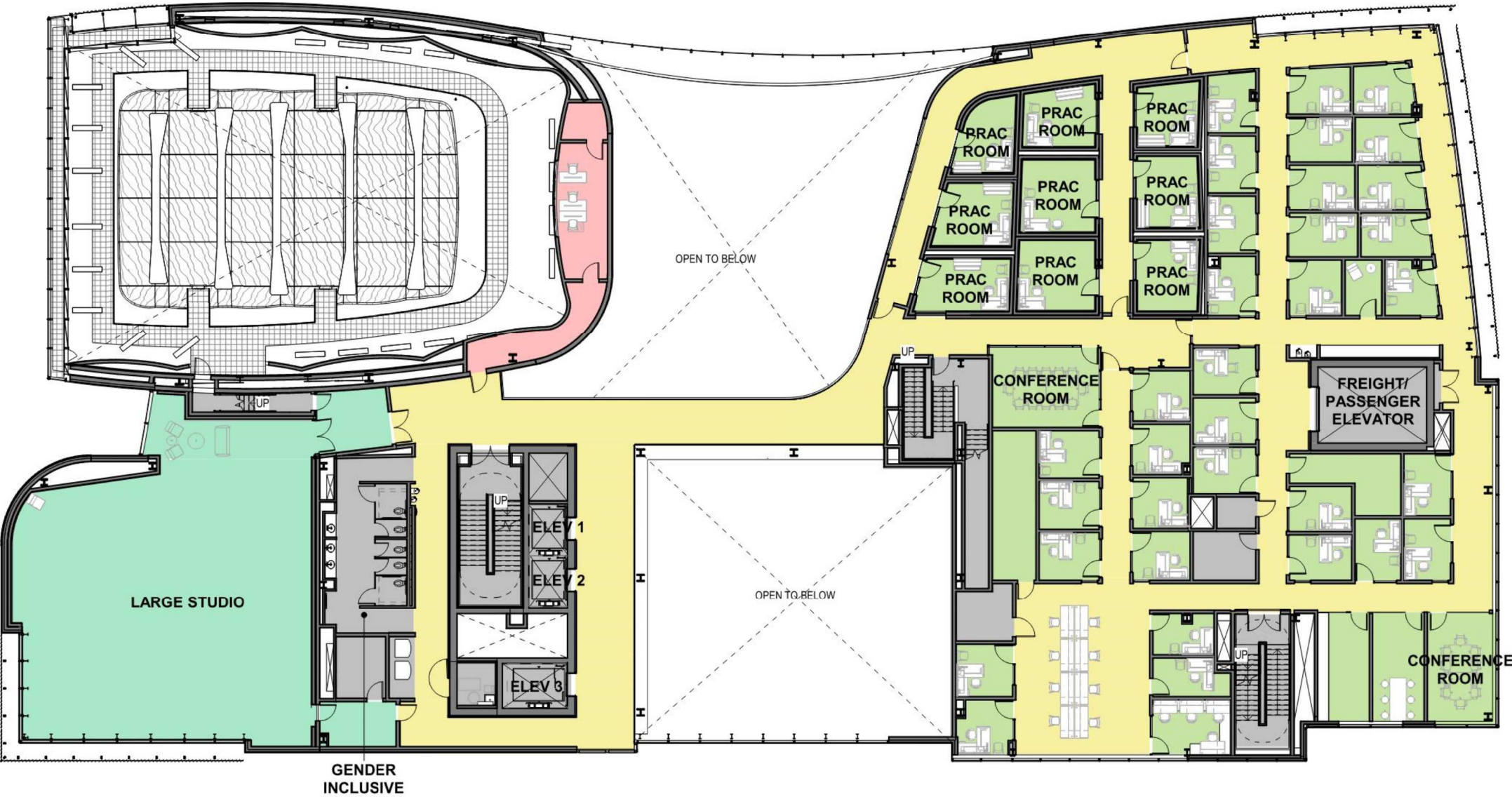




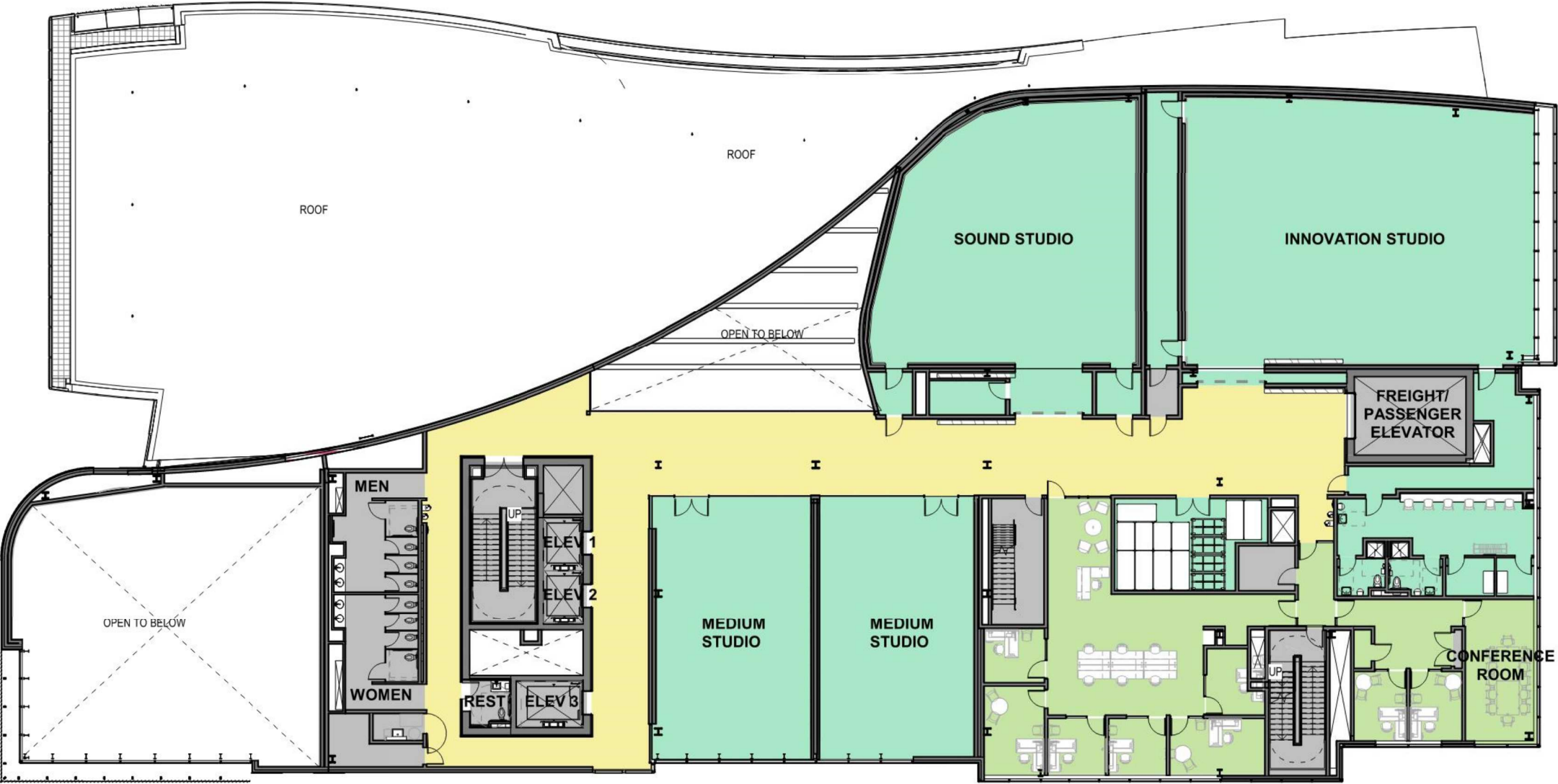


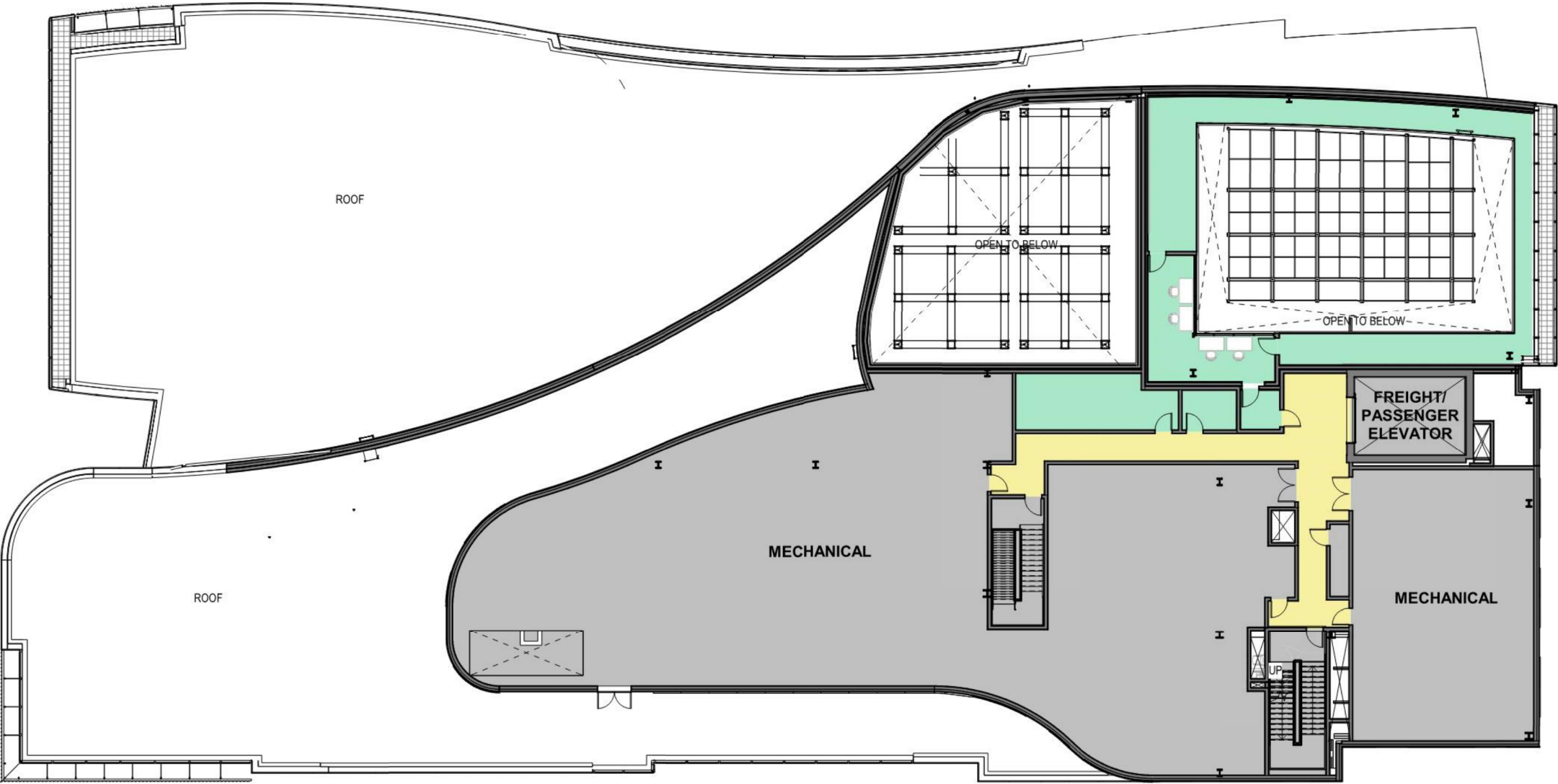




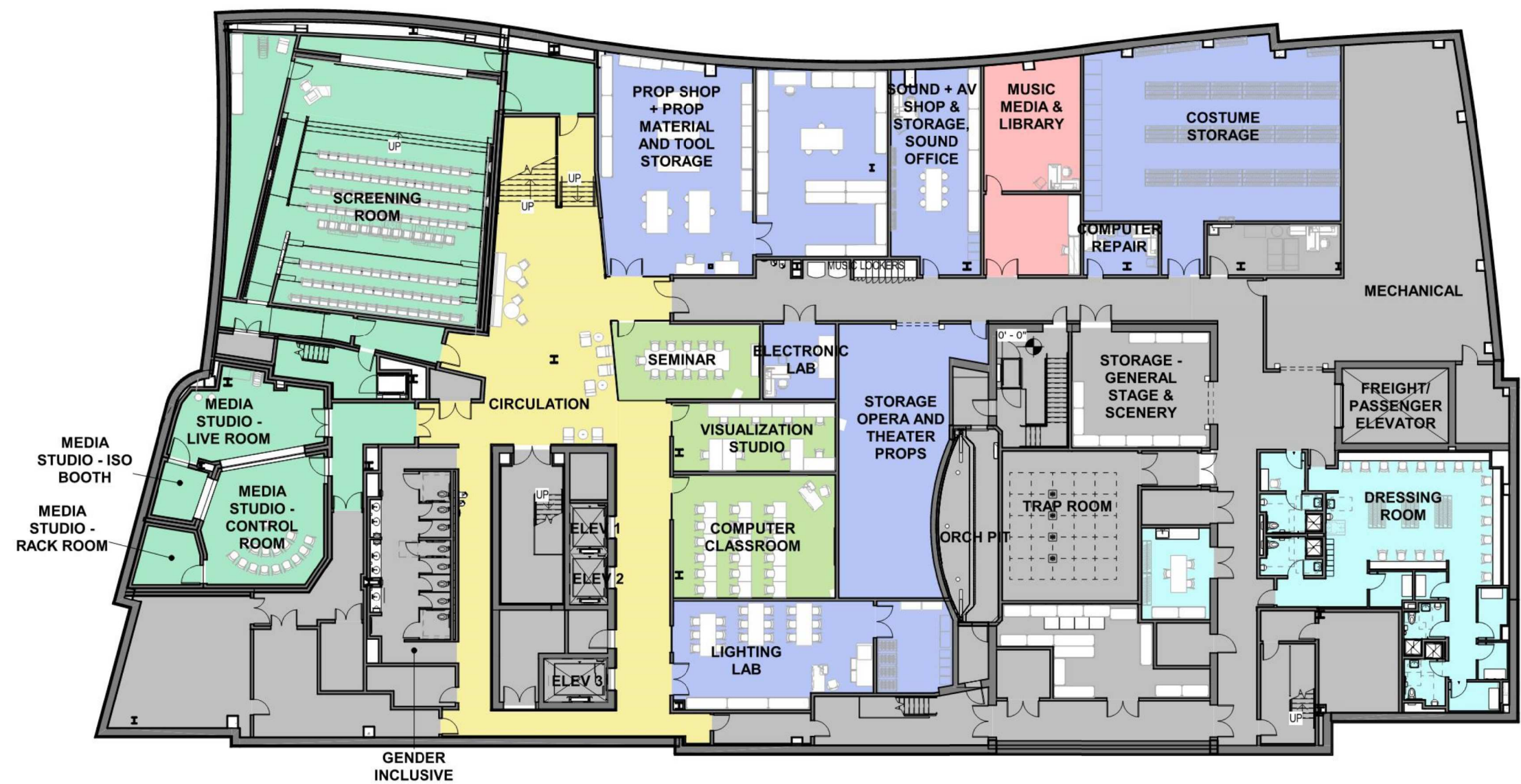


LEVEL 7





LEVEL BASEMENT



Resolution to Approve the 2024-2030 Six-Year Capital Plan

Background

The university's proposed Six-Year Capital Plan is a prioritization of key projects outlined in the ONE VCU Master Plan. As part of the Commonwealth's biennial budget process, the university prepares a six-year projection of capital outlay needs. The governor evaluates the university's projected capital outlay needs and incorporates recommendations into the state Executive Budget for consideration by the General Assembly. The current 2022-2028 Six-Year Capital Plan was approved by the Board of Visitors in May 2021.

The proposed 2024-2030 Six-Year Capital Plan includes prioritized capital projects the university anticipates initiating over the next six years. The projects are categorized as those requiring state financial support ("State Projects") and those which can be accomplished with other funding sources ("University Projects"), the latter of which includes public-private partnerships ("P3s"). The timeline in the Six-Year Capital Plan is optimistic and projects are often carried forward to future bienniums.

The Board of Visitors approves the 2024-2030 Six-Year Capital Plan, to include:

- The State Project funding request to the governor; and
- University Projects (including P3s) which are not submitted to the governor

Recommendation

Approve the resolution for the 2024-2030 Six-Year Capital Plan.

Virginia Commonwealth University Board of Visitors
RESOLUTION
Approval of the Six-Year Capital Outlay Plan for 2024-2030
May 12, 2023

BE IT RESOLVED, the Virginia Commonwealth University Board of Visitors approves the Virginia Commonwealth University Six-Year Capital Outlay Plan for 2024-2030, as presented in Appendix A.

2024-2026 Biennium

Costs are estimated and will be revised through the design process

Project	State general fund	Cash/private	Debt	P3	Total
State projects					
VCU Dentistry Center	\$415,276,126				\$415,276,126
Research Building	TBD	TBD	TBD	TBD	\$400,000,000
Interdisciplinary Classroom & Laboratory Building (Hyflex/Innovation)	\$201,205,837				\$201,205,837
University projects					
Student Housing Renovation - Johnson Hall		\$5,000,000	\$65,000,000		\$70,000,000
Athletic Village - Tennis Center		\$30,000,000	\$15,000,000		\$45,000,000
Athletic Village - Outdoor Track Facilities & Practice Fields (Replaces Sports Backers Stadium)		\$38,000,000			\$38,000,000
Front Doors & Streetscapes Phase III		\$2,505,815			\$2,505,815
Public/private partnership projects					
Student Housing - Honors Undergraduate				125,000,000	125,000,000

2026-2028 Biennium

Costs are estimated and will be revised through the design process

Project	State general fund	Cash/private	Debt	P3	Total
State projects					
Arts & Innovation Academic Building Equipment	\$20,342,639				\$20,342,639
Oliver Hall Renovation	\$100,311,410				\$100,311,410
School of Pharmacy	\$264,059,606				\$264,059,606
University projects					
Athletic Village - Soccer Stadium		TBD	TBD		TBD
Front Doors & Streetscapes Phase IV		\$4,000,000			\$4,000,000
Student Commons/Wellness Facility/Iconic Green		TBD	TBD		\$181,293,186
Public/private partnership projects					
Student Housing - Academic Medical Center Campus				TBD	TBD

2028-2030 Biennium

Costs are estimated and will be revised through the design process

Project	State general fund	Cash/private	Debt	P3	Total
State projects					
Interdisciplinary Health Sciences Academic Building, including Library & Innovation Center	\$325,000,000				\$325,000,000
University projects					
Athletic Village Indoor Field House		TBD	TBD		TBD
Front Doors & Streetscapes Phase V		\$3,000,000	TBD		\$3,000,000

Resolution to Authorize the Initiation of a Major Capital Project

Athletics Village Phase I: Outdoor Track Facilities and Practice Fields

Background

The Athletics Village was initially included in VCU's 2022-2028 Six-Year Capital Plan and was approved by the Board of Visitors in May 2021. This is a request for authorization to initiate this major capital project, as required by VCU's Management Agreement, for Phase I: Outdoor Track Facilities and Practice Fields, which is a replacement for the current Sports Backers Stadium.

Considerations

VCU Athletics currently falls below its peer average for sport and recreation space, with approximately a quarter of existing facilities in need of major renovation. An off-campus VCU Athletics Village will offer new sports fields and facilities, including a tennis center, soccer stadium, outdoor track stadium, practice fields, and a multi-purpose facility. The construction of these new facilities allows certain on-campus real estate currently used for athletic facilities to once again be used for academic and student needs. These new facilities will also reduce travel and increase practice times for teams, as well as offer new opportunities for community impact through youth programming.

Size and scope

The VCU Management Agreement states that the Board of Visitors shall authorize the initiation of each major capital project by approving its size, scope, budget and funding.

The development of the Athletics Village will take place in four phases:

- Phase 1: Outdoor Track Facilities and Practice Fields
- Phase 2: Tennis Center
- Phase 3: Soccer Stadium
- Phase 4: Indoor Field House

This approval is to initiate Phase I. The new outdoor track facilities and practice fields will consist of a 400 meter outdoor track with a natural turf infield to accommodate an NCAA soccer field. The outdoor track facilities, intended to replace those of the current Sports Backers Stadium, will contain seating for 2,000 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.

The size and scope will be refined through the planning phase and the board will be updated throughout the process.

Cost and funding

The estimated cost of Phase I: Outdoor Track Facilities and Practice Fields is \$38M and will be funded by the sale of the Sports Backers Stadium property and private funds.

Recommendation

Approve the resolution to initiate a major capital project for the Athletics Village Phase I: Outdoor Track Facilities and Practice Fields.

**RESOLUTION OF THE BOARD OF VISITORS
VIRGINIA COMMONWEALTH UNIVERSITY**

**AUTHORIZATION TO INITIATE A MAJOR CAPITAL PROJECT FOR A
ATHLETICS VILLAGE PHASE I: OUTDOOR TRACK FACILITIES AND PRACTICE
FIELDS**

WHEREAS, Chapter 6.1, Title 23 of the Code of Virginia of 1950, as amended (the "Virginia Code") establishes a public corporation under the name and style of Virginia Commonwealth University (the "University") which is governed by a Board of Visitors (the "Board") vested with the supervision, management and control of the University; and

WHEREAS, Title 23 of the Virginia Code classifies the University as an educational institution of the Commonwealth of Virginia; and

WHEREAS, by Chapter 10, Title 23.1 of the Virginia Code, the University entered into that certain "Management Agreement By and Between the Commonwealth of Virginia and The Rector and Visitors of Virginia Commonwealth University" (the "Management Agreement") which was enacted as Chapter 594 of the Acts of Assembly of 2008 which, as amended, classifies the University as a public institution of higher education and empowers the University with the authority to undertake and implement capital projects, which include the acquisition of any interest in land, improvements on acquired land, capital leases, new construction, and building improvements and renovations; and

WHEREAS, the Management Agreement requires the Board of Visitors to authorize the initiation of each Major Capital Project (as defined in the Management Agreement) by approving its size, scope, budget, and funding; and

WHEREAS, the Board has been presented with plans for a Major Capital Project titled/consisting of Phase I: Outdoor Track Facilities and Practice Fields (the "Project"); and

WHEREAS, the cost of the Project is expected to be approximately \$38M (the "Project Cost"); and

WHEREAS, the Board has determined it is desirable to authorize the initiation of the Project.

NOW, THEREFORE, BE IT RESOLVED, that the Board hereby authorizes and approves the Project, including the size, scope, budget and funding of the Project, as described in the materials presented to the Board; and

RESOLVED FURTHER, that, upon approval, this action shall take effect immediately.

Buildings & Grounds

Buildings & grounds



Grounds, safety and beautification



VCU Health System partnership projects



onevcu

SUSTAINABILITY PLAN

Successes



STARS Gold rating



**Institute for Sustainable
Energy & Environment**



LEED certification



Alternative transportation



Performance contracting



Waste



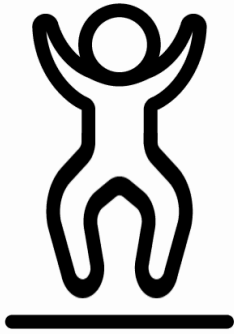
RamPantry & Free Store



Challenges

ONE VCU Sustainability Plan draft goals

Aligned with Quest 2028



Ourself

Embed sustainability in the
One VCU culture



Our community

Enhance student, patient, workforce
and community health and
well-being by restoring the natural
environment and minimizing VCU's
environmental impact



Our world

Inspire sustainability innovation in
research, education and healthcare to
advance environmental health, human
health, health equity and economic vitality

Technology Services

Who we are



9

UNIQUE AREAS OF
EXPERTISE



290

STAFF MEMBERS
INCLUDING 51
STUDENT WORKERS



140

APPLICATIONS,
SYSTEMS & SERVICES

Where we are



Student focus/students first



**Modernizing the learning
environment**



Enhanced analytics



Web usability and accessibility



Health system partnerships

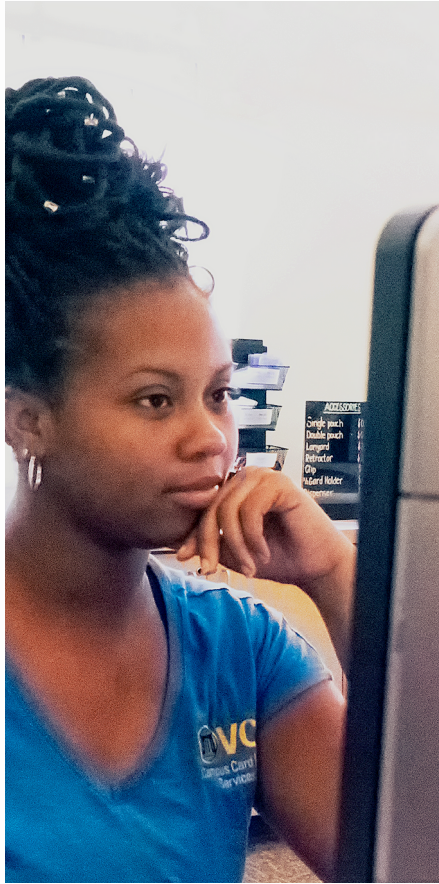


Security and governance

Where we're going



**Infrastructure
optimization**



Hybrid university



Diversity in IT



**Improved service
delivery**



**Strategic
partnerships**

Challenges



Staffing & resources



IT financial model



Competing priorities

Advice?
Questions?

Board of Visitors
May 12, 2023
Major Capital Projects Update

Projects under construction

STEM Building

Architect/engineer: Ballinger

Budget: \$124,472,000

Funding source: State supported debt, general fund

Biennium: 2018-2020

Contractor: Hourigan

Status: Complete

Description:

This new six-story building is the gateway to foundational science and mathematics instruction for undergraduates at VCU. The need for STEM (science, technology, engineering and mathematics) class laboratory space is urgent based on a space needs analysis conducted in 2015. This is a single 169,000 square foot facility on state-owned land.

Progress:

Construction is complete. The ribbon cutting ceremony occurred on April 26. Move-in begins immediately in preparation for student programming this summer.

Technology Operations Center

Architect/engineer: PSH+

Budget: \$31,375,000

Funding source: University debt

Biennium: 2022-2024

Contractor: Mark Turner

Status: On schedule

Description:

The 28,000 square foot facility will be located 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 Monroe Park and the Academic Health Sciences 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:

The foundational structure is complete. Envelope and internal systems elements are currently being installed. The project is on budget, however, has fallen a few weeks behind schedule. The VCU construction team continues to work on strategies for improving the schedule in order to meet the needed completion date.

Projects in the planning phase

Arts and Innovation Academic Building (AIAB)

Architect/engineer: William Rawn Associates

Biennium: 2022-2024

Planning budget: \$6,809,000

Contractor: Hourigan

Funding source: University funds and future general fund

Status: On schedule

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, a new AIAB will provide a launch pad for critical digital and creative economy initiatives both on campus and in the city. The new AIAB 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 them together under one roof in a modern facility, replacing old and outdated buildings.

Progress:

The VCU Board of Visitors approved this project in May 2019 as part of the Six-Year Capital Plan at an estimated cost of \$181M. The 2022 General Assembly later approved state funding for the project. Since then, the state and VCU have worked collaboratively to address anticipated costs increases due to inflation, construction expenses, anticipated supply chain disruptions, cost premiums for high rise construction and schedule impacts. This collaborative analysis between VCU and the Virginia Department of General Services, which included value engineering efforts, arrived at a revised cost of \$253M.

Founders Hall Building Envelope Rehabilitation

Architect/engineer: Raymond Engineering

Biennium: 2020-2022

Budget: \$3,200,000

Contractor: TBD

Funding source: Maintenance Reserve

Status: Delayed

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:

An initial public request for proposal resulted in minimal responses and costs that were higher than anticipated. The project was redesigned to better align scope with funding and is currently out for bid again.

VCU Dentistry Center

Architect/engineer: TBD

Biennium: 2024-2026

Budget: \$415,000,000 (estimated)

Contractor: TBD

Funding source: Future General Fund

Status: Planning

Description:

A new building for VCU's School of Dentistry was initially included in VCU's 2022-2028 Six-Year Capital Plan, which was approved by the Board of Visitors in May 2021. Based on an initial analysis, a new VCU Dentistry Center will be approximately 314,000 square feet and will provide state-of-the art education, equipment and technology serving more than 500 students.

Progress:

VCU has requested funding from the Commonwealth of Virginia for pre-planning.

10.9M

Square feet added or renovated under President Rao's leadership

70%

Classrooms equipped for hybrid/hyflex instruction by Fall 2023

104%

Increase in annual research reviews (bio-safety and radiation safety) from 2017 to 2022

.99

The compa-ratio for staff indicating "at-market" salary rates

40

Acres of land acquired for Athletics Village

141
kBtu/ft2

VCU's FY22 Energy Use Intensity (EUI). Lower than the national median for colleges and universities (180 kBtu/ft2)

92%

VCU community reports feeling "safe" or "very safe"

43%

Minority staff hires in 2022

.6%

Land within the City of Richmond owned by VCU

\$13.3M

VCU FY22 construction and renovation spending with woman and minority-owned businesses

900K

Estimated annual savings due to VCU HR's executive search team

22

VCU buildings certified as LEED Silver or higher



VCU Administration



ACCIDENT RATES

% down from 2017 to 2022

Police
52%

Facilities
22%

Labs
77%

Last updated March 2023

RESOLUTION OF CERTIFICATION

The Chair of the 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 Administration Committee of the Board of Visitors of Virginia Commonwealth University.