



VCU

Board of Visitors

FACILITIES, REAL ESTATE AND ADMINISTRATION COMMITTEE

November 20, 2025

2:45 p.m.¹

The Honorable Benjamin Lambert, III Board Room
1213 East Clay Street
Richmond, VA

AGENDA

1. **CALL TO ORDER**

Mr. Randy Reynolds, Chair

2. **ACTION ITEMS**

Mr. Randy Reynolds, Chair

15 minutes (2:45-3:00 p.m.)

- a. September 11, 2025 Meeting Minutes
- b. Amendment to the 2026-2032 Six-Year Capital Plan and Authorization to Initiate a Capital Project, Engineering West Hall Cooling Tower Replacement and Architectural Pyramid Renovation
- c. Approval of Project Plans, West Grace Street Housing Project

3. **REPORT FROM THE SENIOR VICE PRESIDENT**

Dr. Meredith Weiss, Senior Vice President for Finance and Administration and Chief Financial Officer

30 minutes (3:00-3:30 p.m.)

- a. Occupational Health and Safety Update
- b. VCU Police/Public Safety Update

Mr. Mike Cimis, Associate Vice President for Occupational Health and Safety

Mr. John Venuti, Associate Vice President for Emergency Services and Public Health, VCU and VCU Health

Mr. Clarence Hunter, Chief of Police

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.

4. **MISCELLANEOUS REPORTS**

1 minute (3:30-3:31 p.m.)

For Informational Purposes Only

- a. Capital Projects Update
- b. Building and Grounds Report

Mr. Randy Reynolds, Chair

5. **CLOSED SESSION – *Freedom of Information***

Act Section 2.2-3711 (A) (3)

10 minutes (3:31-3:41 p.m.)

- a. For Information Only: Public Safety Update
- b. For Information Only: Real Estate Item

Mr. Randy Reynolds, Chair

6. **RETURN TO OPEN SESSION
AND CERTIFICATION**

2 minutes (3:41-3:43 p.m.)

Mr. Randy Reynolds, Chair

7. **OTHER BUSINESS**

1 minute (3:43-3:44 p.m.)

Mr. Randy Reynolds, Chair

8. **ADJOURNMENT**

Mr. Randy Reynolds, 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.



VCU Facilities, Real Estate and Administration Committee

Board of Visitors | November 20, 2025



Action items

Approval of September 11, 2025 meeting minutes

Amendment to the 2026-2032 Six-Year Capital Plan and authorization to initiate a capital project

Engineering West Hall cooling tower replacement and architectural pyramid renovation

Background

VCU seeks BOV approval for an amendment to the 2026-2032 Six-Year Capital Plan and authorization to initiate a capital project to replace the cooling towers and renovate the iconic architectural pyramid at Engineering West Hall, home to the VCU College of Engineering. The cooling towers have reached the end of their service life and prolonged exposure to water vapor and other environmental factors have led to significant corrosion of the architectural pyramid at the top of the tower. This renovation will preserve the functional and aesthetic integrity of the cooling towers and pyramid. Design is underway and competitive procurement for the construction phase is anticipated to begin in January 2026.

Costs and funding

Project costs will be determined following a competitive procurement process and will be brought back to the BOV for approval. The cost for this project is expected to be covered by university maintenance reserve funding.

Recommendation

Approve an amendment to the 2026-2032 Six-Year Capital Plan and authorize initiation of a capital project for the Engineering West Hall cooling tower replacement and architectural pyramid renovation.



Approval of project plans

West Grace Street Housing Project

Background

VCU seeks BOV approval of project plans for the West Grace Street Housing Project. The 325,000 square foot student housing facility features approximately 1,000 single and double semi-suite-style beds as well as a ground floor that will feature a secure residential lobby with space for housing operations, faculty offices, resident amenities and conferencing. Additional ground-floor components include a 5,000 square foot dining venue, two 1,500 square foot retail spaces, and a 6,000 square foot mail center. The crescent-shaped facility is made up of up to 14 floors on the Laurel Street side and eight floors on the Pine Street side. VCU obtained conceptual approval of the design from the Virginia Art and Architectural Review Board in October 2025. Construction is anticipated to start in 2026. The facility is expected to be complete and ready to accommodate students for fall 2028.

Cost and funding

The project will be funded with a combination of auxiliary funds and debt, which will be paid with student housing payments. The final project cost will be brought to the BOV for approval with the full construction contract in 2026.

Recommendation

Approve the project plans for the West Grace Street Housing Project.



**Amendment to the 2026-2032 Six-Year Capital Plan
and authorization to initiate a capital project
Engineering West Hall cooling tower replacement
and architectural pyramid renovation**

Background

VCU seeks Board of Visitors (BOV) approval for an amendment to the 2026-2032 Six-Year Capital Plan and authorization to initiate a capital project to replace the cooling towers and renovate the iconic architectural pyramid at Engineering West Hall, home to the VCU College of Engineering. The cooling towers have reached the end of their service life and prolonged exposure to water vapor and other environmental factors have led to significant corrosion of the architectural pyramid at the top of the towers.

Size and scope

This renovation project will preserve the functional and aesthetic integrity of the cooling towers and pyramid. The project scope includes the following:

- Demolition and removal of the existing corroded pyramid structure located above the cooling towers and reconstruction of the pyramid using galvanized steel framing (in alignment with the original design intent) to provide durability and corrosion resistance.
- Demolition, removal and replacement of cooling towers and associated valves and connections.

Considerations

Projects expected to exceed \$3M require BOV approval to be added to the Six-Year Capital Plan and authorized for project initiation. This project is expected to exceed \$3M and; therefore, requires BOV approval. Design is underway and competitive procurement for the construction phase is anticipated to begin in January 2026.

Costs and funding

Project costs will be determined following a competitive procurement process and will be brought back to the BOV for approval. The cost for this project is expected to be covered by university maintenance reserve funding.

Recommendation

Approve an amendment to the 2026-2032 Six-Year Capital Plan and authorize initiation of a capital project for the Engineering West Hall cooling tower replacement and architectural pyramid renovation.

Approval of project plans

West Grace Street Housing Project

Background

VCU seeks Board of Visitors (BOV) approval of project plans for the West Grace Street Housing Project. This new undergraduate student housing facility is included in the 2026-2032 Six-Year Capital Plan, which the BOV approved in May 2025.

The One VCU Master Plan, approved by the BOV in 2019, identified the need for additional student housing, a need that has been compounded by the closing of Johnson Hall and increasing undergraduate housing demand. A new residential housing facility will replace the 518 beds in Johnson Hall and provide additional beds to meet increased demand.

The 325,000 square foot student housing facility features approximately 1,000 single and double semi-suite-style beds as well as a ground floor that will feature a secure residential lobby with space for housing operations, faculty offices, resident amenities and conferencing. Additional ground-floor components include a 5,000 square foot dining venue, two 1,500 square foot retail spaces, and a 6,000 square foot mail center. The crescent-shaped facility is made up of up to 14 floors on the Laurel Street side and eight floors on the Pine Street side. Dedicated back-of-house areas will support essential building operations and services.

Considerations

VCU obtained conceptual approval of the design from the Virginia Art and Architectural Review Board in October 2025. Construction is anticipated to start in 2026. The facility is expected to be complete and ready to accommodate students for fall 2028.

Cost and funding

The project will be funded with a combination of auxiliary funds and debt, which will be paid with student housing payments. The final project cost will be brought to the BOV for approval with the full construction contract in 2026.

Recommendation

Approve the project plans for the West Grace Street Housing Project.

VIRGINIA COMMONWEALTH UNIVERSITY

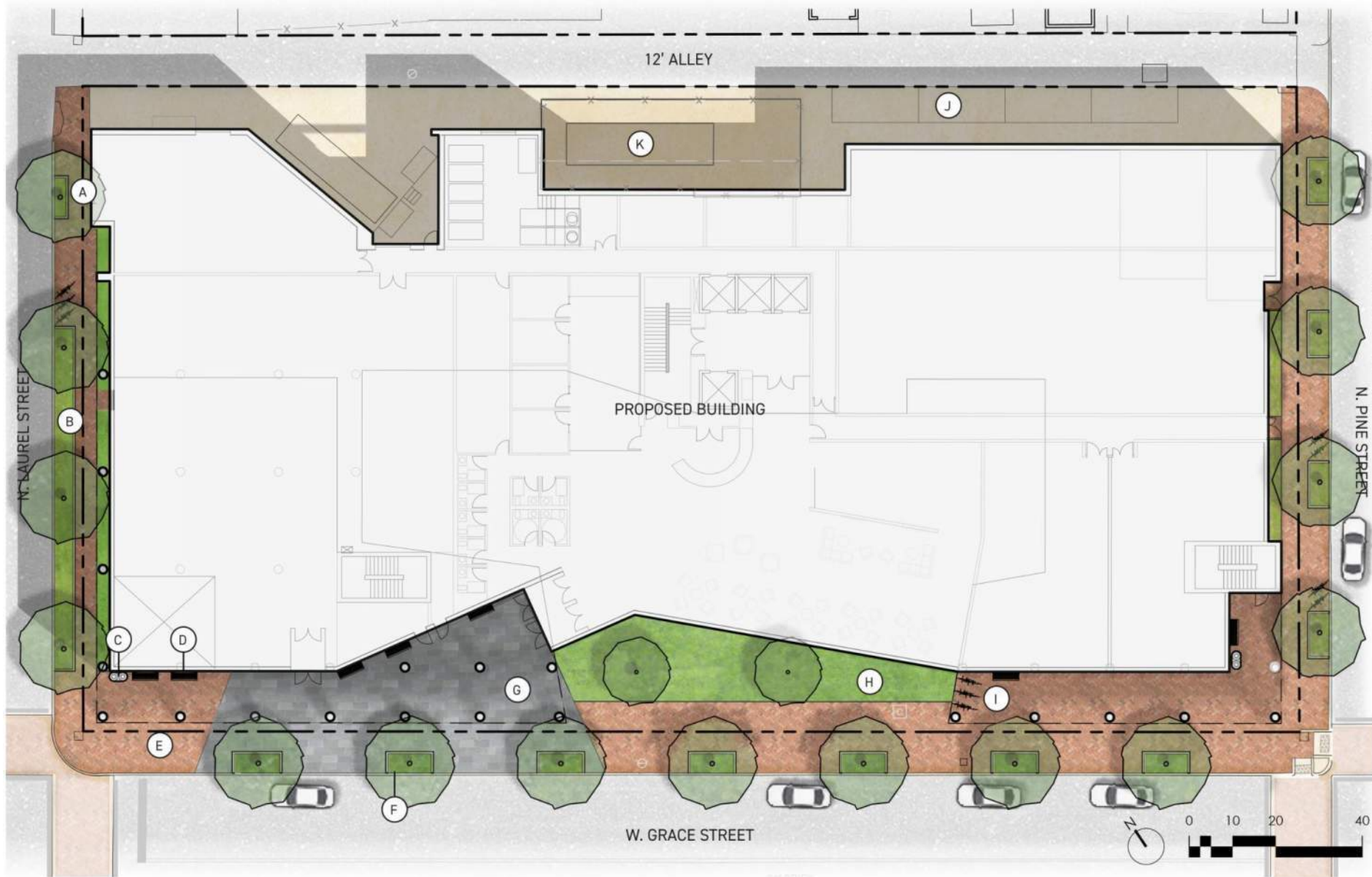
WEST GRACE STREET HOUSING PROJECT



November 2025

GLAVÉ &
HOLMES
ARCHITECTURE

AYERS
SAINT
GROSS



- KEY
- (A) STREET TREE
 - (B) LINEAR TREE WELL
 - (C) TRASH AND RECYCLING
 - (D) BENCH
 - (E) VCU STANDARD BRICK SIDEWALK
 - (F) VCU STANDARD TREE WELLS
 - (G) SPECIALTY PAVERS
 - (H) PLANTING BED
 - (I) BIKE PARKING
 - (J) PARALLEL PARKING/LOADING
 - (K) EXISTING GENERATOR

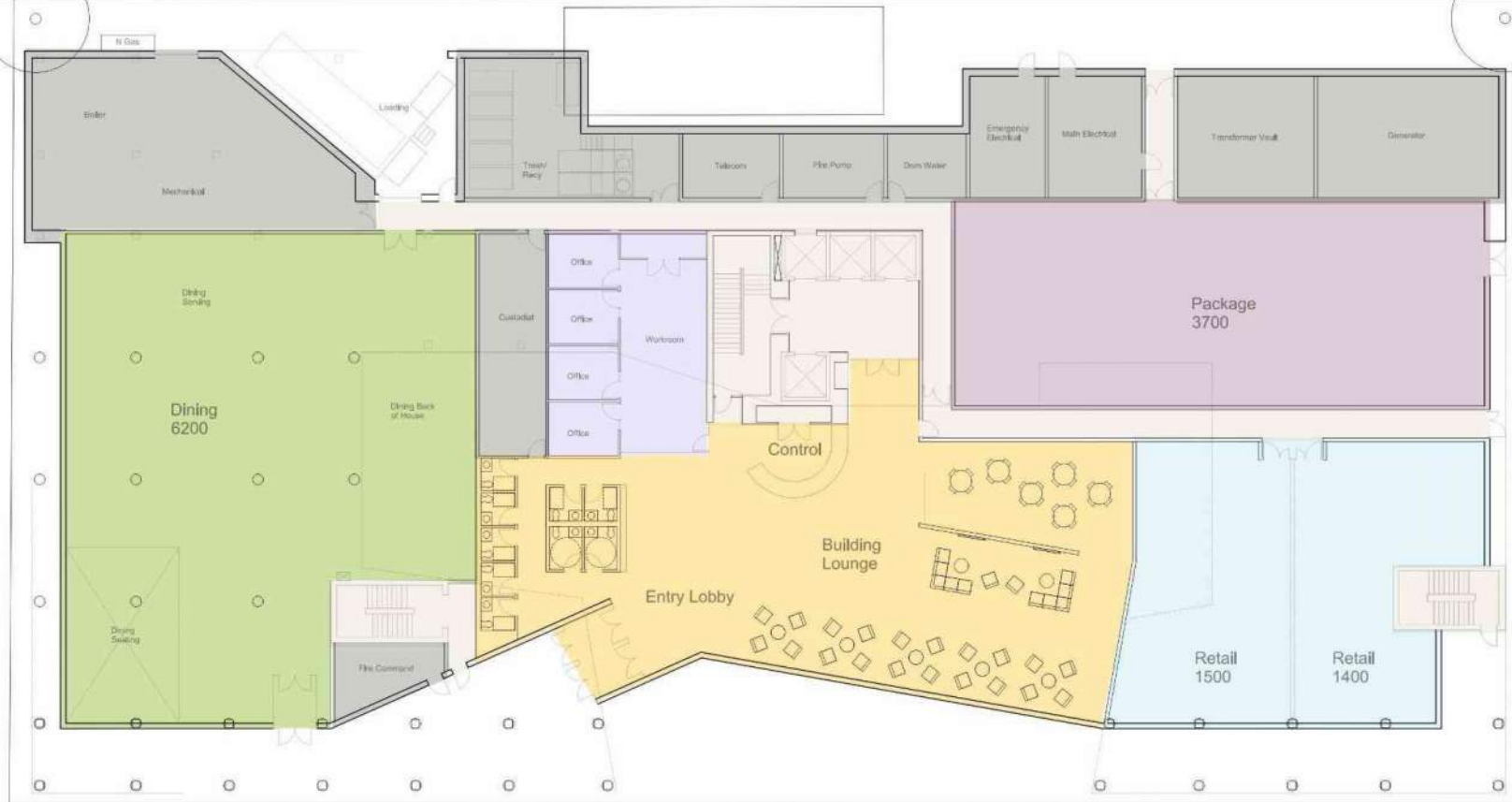
NORTH LAUREL STREET

ALLEY

NORTH PINE STREET

ROOM SCHEDULE

- BUILDING LOUNGE
- CIRCULATION
- CIRCULATION - CORRIDOR
- CIRCULATION - STAIR/ELEVATOR
- DINING
- MAIL CENTER
- OFFICES
- RETAIL
- SUPPORT
- TRASH / RECYCLE



WEST GRACE STREET



- KEY
- (A) RAISED PLANTING
 - (B) LOW PLANTING
 - (C) PEDESTAL PAVERS
 - (D) SITE FURNISHINGS
 - (E) SYNTHETIC TURF
 - (F) SMALL DECIDUOUS TREE IN RAISED PLANTER

NORTH LAUREL STREET

ALLEY

NORTH PINE STREET

WEST GRACE STREET

ROOM SCHEDULE

- APARTMENT
- CIRCULATION
- CIRCULATION - STAIR/ELEVATOR
- COMMON - FLOOR LOUNGE
- COMMON - LAUNDRY
- COMMON - STUDY
- RA
- SEMI-SUITE DOUBLE
- SEMI-SUITE SINGLE
- SUPPORT

NORTH LAUREL STREET

ALLEY

NORTH PINE STREET

WEST GRACE STREET

ROOM SCHEDULE

- APARTMENT
- CIRCULATION
- CIRCULATION - STAIR/ELEVATOR
- COMMON - FLOOR LOUNGE
- COMMON - LAUNDRY
- COMMON - STUDY
- RA
- SEMI-SUITE DOUBLE
- SEMI-SUITE SINGLE
- SUPPORT

NORTH LAUREL STREET

ALLEY

NORTH PINE STREET

WEST GRACE STREET

ROOM SCHEDULE

- APARTMENT
- CIRCULATION
- CIRCULATION - STAIR/ELEVATOR
- COMMON - FLOOR LOUNGE
- COMMON - LAUNDRY
- COMMON - STUDY
- RA
- SEMI-SUITE DOUBLE
- SEMI-SUITE SINGLE
- SUPPORT



VCU WEST GRACE STREET
HOUSING PROJECT

SOUTH ELEVATION - W. GRACE STREET

GLAVÉ &
HOLMES
ARCHITECTURE

AYERS
SAINT
GROSS



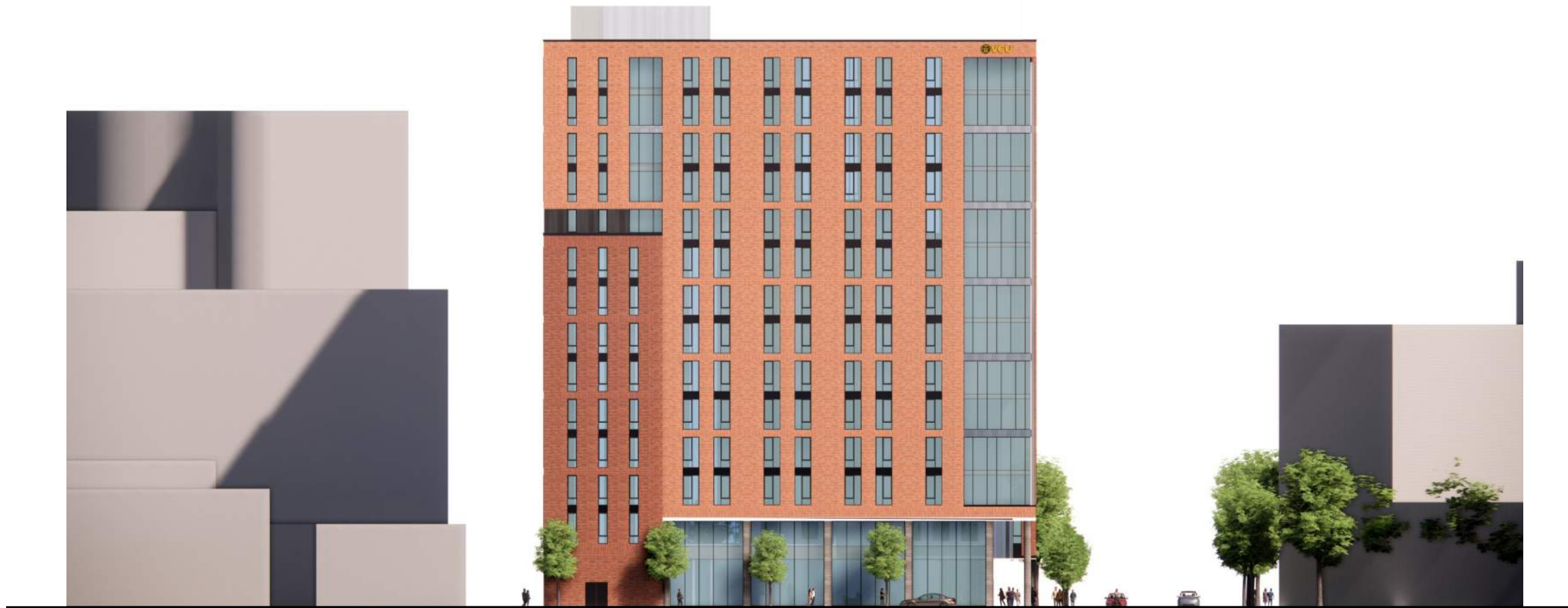


VCU WEST GRACE STREET
HOUSING PROJECT

NORTH ELEVATION - ALLEY

GLAVÉ &
HOLMES
ARCHITECTURE

AYERS
SAINT
GROSS





VCU

WEST GRACE STREET
HOUSING PROJECT

VIEW FROM W BROAD ST & N BELVIDERE ST

GLAVÉ &
HOLMES
ARCHITECTURE

AYERS
SAINT
GROSS



VCU WEST GRACE STREET
HOUSING PROJECT

VIEW FROM W GRACE ST & N BELVIDERE ST

GLAVÉ &
HOLMES
ARCHITECTURE

AYERS
SAINT
GROSS



VCU WEST GRACE STREET
HOUSING PROJECT

VIEW FROM W BROAD ST

GLAVÉ &
HOLMES
ARCHITECTURE

AYERS
SAINT
GROSS



VCU WEST GRACE STREET
HOUSING PROJECT

VIEW FROM SOUTHEAST ABOVE GRACE ST

GLAVÉ &
HOLMES
ARCHITECTURE

AYERS
SAINT
GROSS



VCU WEST GRACE STREET
HOUSING PROJECT

VIEW FROM SOUTH

GLAVÉ &
HOLMES
ARCHITECTURE

AYERS
SAINT
GROSS



UPDATED DESIGN



VCU WEST GRACE STREET
HOUSING PROJECT

VIEW FROM HONORS COLLEGE

GLAVÉ &
HOLMES
ARCHITECTURE

AYERS
SAINT
GROSS

Report from the Senior Vice President

Occupational Health & Safety update

Driving the engine of
teaching, research
and patient care



Advancing
employee
safety and
wellness

66%

Below the national injury rate
compared to peer institutions

30%

Decrease in OSHA recordable
injuries since 2024

27%

Increase in VCU employee
TimelyCare registrations

65%

Increase in VCU employee visits
to on-campus clinics

Prioritizing student safety



Lab safety training

1,526 undergraduate and graduate students successfully completed the training



Experiential learning opportunities for students

Employee Health partnered with the School of Nursing to rotate 25-30 nursing students through employee clinics



Fire safety in residence halls

Completed 100% of fire drills in residence halls within 10 days of move in each semester

Supporting
research
and
innovation

Increase in research protocol approvals (2023-2024)

36%

Increase in clinical trial approvals from 2021-2025

25%

Inspected 690 fume hoods and 309 ultra low freezers

Green labs initiative

Lab injuries flat from 2023-2024

0%

Annually in federal research funding reviewed and approved by the Institutional Biosafety Committee and Radiation Safety Committee

\$100M+

Collaborating with VCU Health

4,539

Fit tests completed in 2024

3,800+

New VCU Health employee pre-employment medical visits completed

6,219

Radiation dosimetry badges issued in 2024

12,000+

Flu shots given annually at VCU Health

0

High-level life safety findings during The Joint Commission Survey in December 2024

Looking ahead



Support new research initiatives



Enhance timely research protocols review

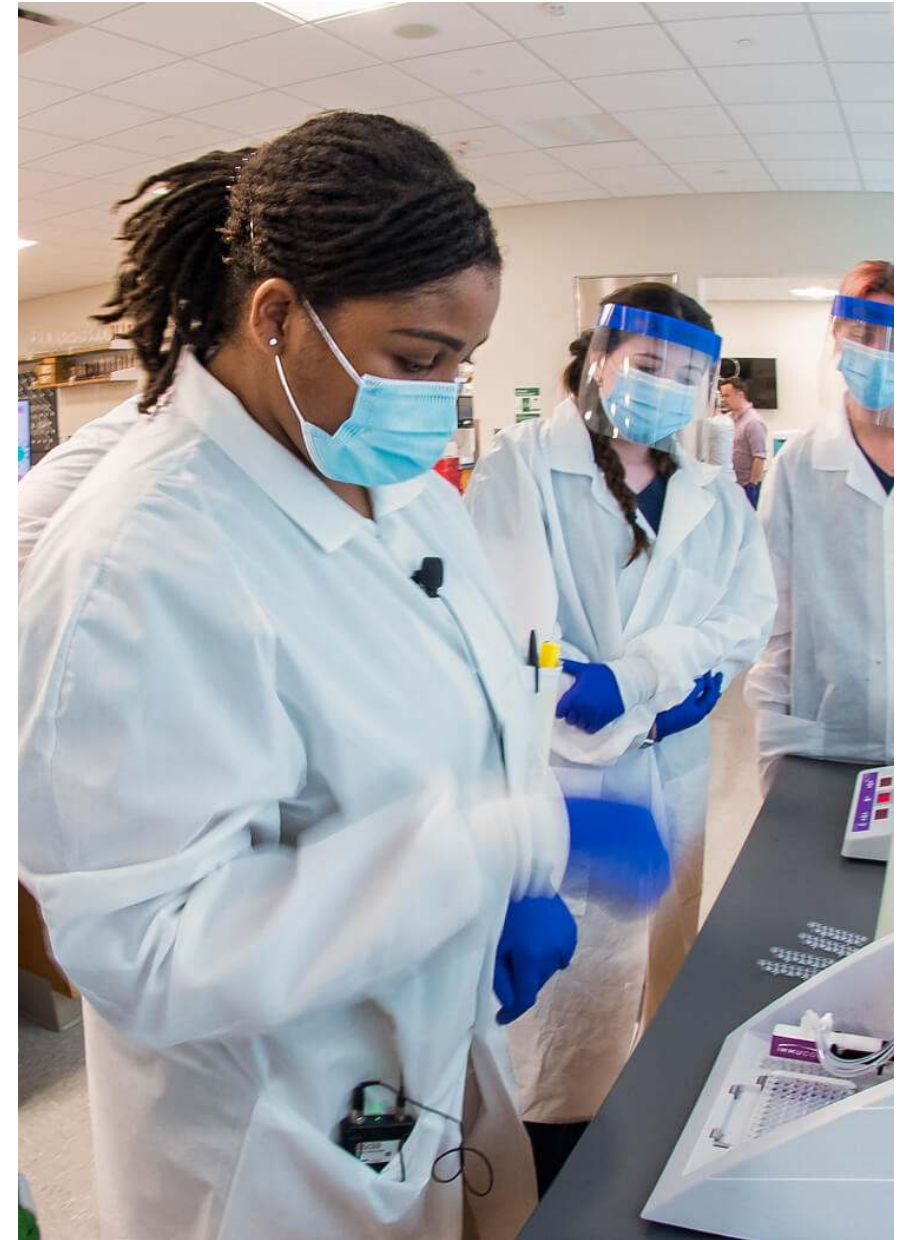


Promote wellness and injury prevention initiatives



Showcase VCU through professional engagement

Thoughts? Questions?



Emergency Services and Police update

Threat, crisis and emergency response

Crisis and emergency management plan (CEMP)

- Identifies potential threats, incident command structure, phases of emergency, impacts on operations and operational contingency plans
- Reviewed and revised annually
- Approved by the BOV every four years

Threat assessment

- A multi-disciplinary team chaired by VCU Police and VCU Student Affairs
- 56 total cases reviewed in academic year 2024-25
- 21 cases reviewed to date in academic year 2025-26 (YTD)

Incident Coordination Team (ICT)

- Coordinates the university's crisis response
- Meets anytime there is an incident that may affect university operations
- Establishes a command center; reviews crisis online, in person and through coordinated incident command on-scene
- Handles communications and critical decision-making on behalf of the university

Safety initiatives



Weapons screening

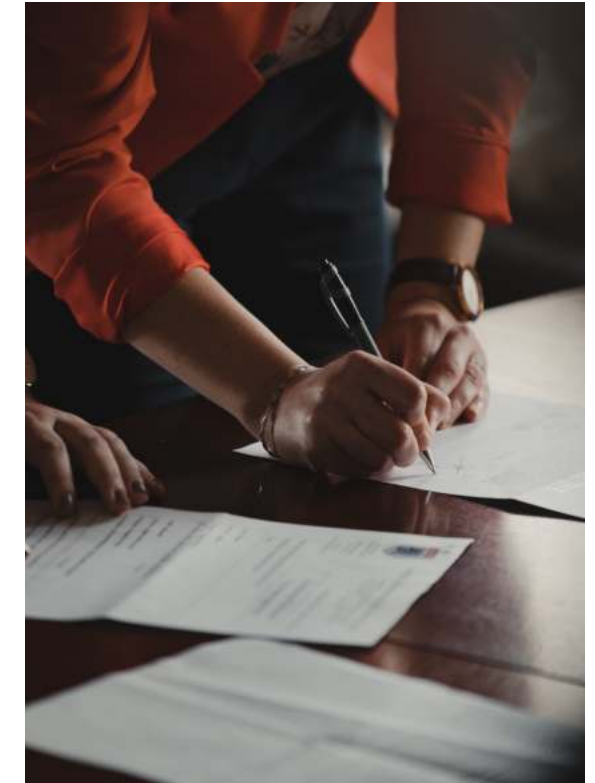
December 2025



Pedestrian safety



Staffing



Community Oversight &
Advisory Committee

Perception of safety

94.4%



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

Focus areas

Academic year 2024-25 (8/1/2024 - 7/31/2025)



Traffic/pedestrian safety

1,306 traffic summons

589 warnings

888 parking citations



Safety ambassador program

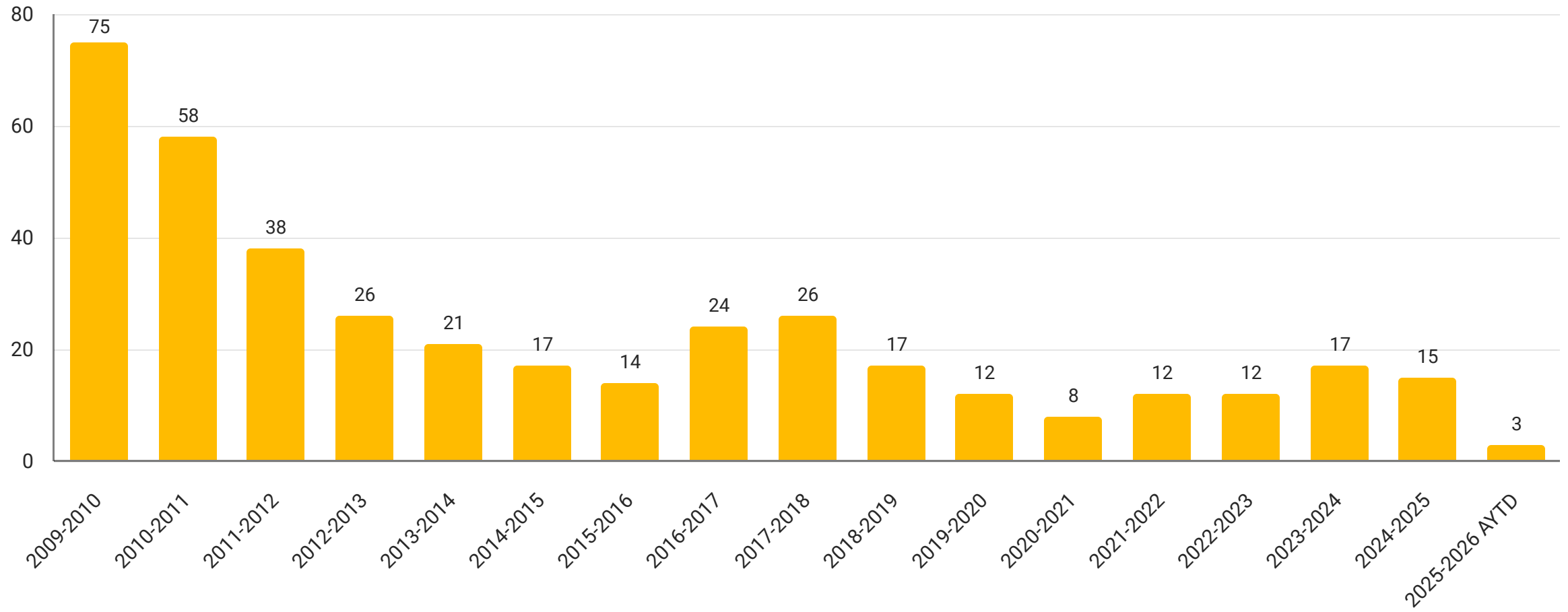
11,576 self initiated calls for service



Community engagement

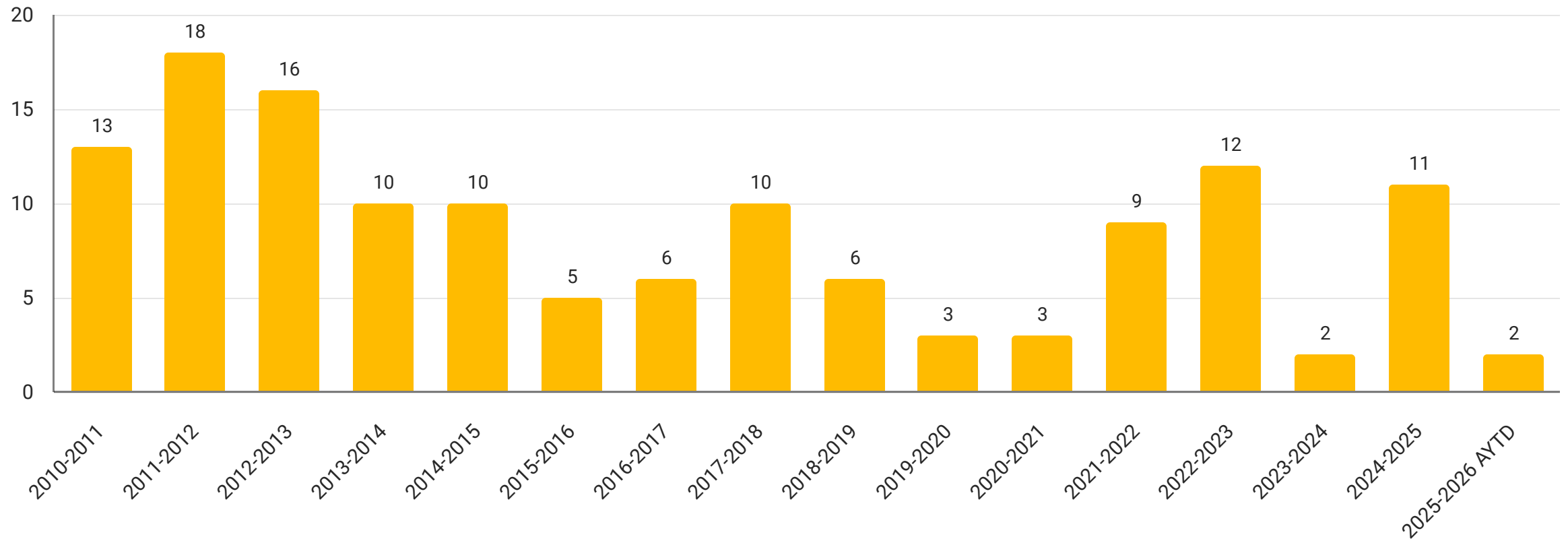
72,213 engagements with students,
faculty and staff

Use-of-force by VCU police officers



Robberies

Monroe Park & MCV Campuses



Using technology to deter and solve crime

VCU's security camera system includes thousands of cameras on both campuses that capture valuable photographic evidence to support investigations.

7,865

Pieces of evidence used in
VCU Police investigations*

1,156

Pieces of evidence used in
Virginia, Richmond, Henrico
and Chesterfield police
investigations*

*Since installation in 2013

Thoughts?
Questions?



Miscellaneous reports

Board of Visitors
November 21, 2025
Major Capital Projects Update

Projects underway

CoStar Center for Arts and Innovation (CCAI)

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: Under construction; estimated completion late 2027

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:

Steel installation, metal decking (for concrete slabs), plumbing and electrical infrastructure installation are underway. Project completion remains on schedule for late 2027.

Athletic Village Phase I: Outdoor Track Facilities and Practice Fields

Architect/Engineer: HKS

Budget: \$38M

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

Biennium: 2024-2026

Contractor: Barton Malow

Status: Practice fields and outdoor track/soccer field estimated completion in early 2026; stadium construction expected to begin in early 2026

Description:

This is the first of four phases to be developed for VCU's Athletic Village. This project will replace Sports Backers Stadium, which is located in the Diamond District and is being sold to the City of Richmond as part of its construction of a new baseball stadium. This new Athletic Village facility will hold the events currently being held at Sport Backers Stadium and provide practice fields that will serve VCU athletes.

The new practice fields will consist of a 400-meter outdoor track, two pole vaults, two long/triple jumps, two high jumps, discus/shotput/hammer circles, an infield NCAA natural turf (Cambridge) soccer field, and two adjacent NCAA-sized artificial and natural turf (sand-based) practice fields.

The 9,043 square feet outdoor track facility includes outdoor open bleacher seating for 1,000 as well as locker rooms for players and officials with shower and restroom facilities, athletes'

training room, storage, concessions and spectator restrooms on the ground level. The press box on the upper bleacher level will consist of a production, broadcast and pressbox rooms, with a media platform to broadcast events.

Progress:

Practice fields and the outdoor track/soccer field is anticipated to be complete in early 2026. Construction on the new stadium is expected to begin in early 2026.

901 West Franklin Street Renovation

Architect/engineer: RRMM Architects
Budget: \$7M
Funding source: Maintenance reserve

Biennium: 2024-2026
Contractor: Woodland Construction
Status: Renovations underway; estimated completion in late 2026

Description:

Located at the corner of Franklin and Shafer streets, the building originally served as a home between 1882 and 1892, and since being purchased by VCU, has been used for office space. The building primarily consists of brownstone and brick masonry exterior walls with a steep-sloped roof made of terracotta roof tiles. Later additions include brick masonry walls as well as mostly low-sloped rubber roofing and partial terracotta roofing.

There have not been any significant restorative efforts performed on this facility in recent history. Normal aging and degradation of building materials are contributing to moisture infiltration issues that need to be addressed. The renovation project will include tuckpointing (i.e., repairing the mortar joints between the bricks of the entire building), replacing the roof and adding a fall protection system to the roof. The project is anticipated to begin in fall 2025 and will take approximately one year to complete.

Progress:

The contract has been executed and renovations are underway. Work is expected to be finished by late 2026.

Projects in the planning phase

West Grace Street Housing Project

Architect/engineer: Glavé & Holmes Architecture/Ayers
Saint Gross
Budget: TBD
Funding source: Combination of auxiliary funds
and debt paid with student housing payments

Biennium: 2024-2026
Contractor: Kjellstrom & Lee, Inc.
Status: Schematic design

Description:

The One VCU Master Plan, approved by the Board of Visitors (BOV) in 2019, identified the need for additional student housing, a need that has been compounded by the closing of Johnson Hall and increasing undergraduate housing demand. A new residential housing facility will replace the 518 beds in Johnson Hall and provide additional beds to meet increased demand.

The 325,000 square foot student housing facility features approximately 1,000 single and double semi-suite-style beds as well as a ground floor that will feature a secure residential lobby

with space for housing operations, faculty offices, resident amenities and conferencing. Additional ground-floor components include a 5,000 square foot dining venue, two 1,500 square foot retail spaces, and a 6,000 square foot mail center. The crescent-shaped facility is made up of up to 14 floors on the Laurel Street side and eight floors on the Pine Street side. Dedicated back-of-house areas will support essential building operations and services.

Progress:

VCU obtained conceptual approval of the design from the Virginia Art and Architectural Review Board (AARB) in October 2025. Final designs and exterior material samples will be submitted for AARB approval in December 2025. Construction is anticipated to start in 2026. The facility is expected to be complete and ready to accommodate students for fall 2028.

VCU School of Dentistry

Architect/engineer: Hanbury/Kahler Slater
Budget: \$415M (estimated at project initiation)
Funding source: Seeking state funding

Biennium: 2024-2026
Contractor: Barton Malow
Status: Planning

Description:

The VCU School of Dentistry is the Commonwealth of Virginia's only dental school and the only dental facility in the state for multidisciplinary care that includes oral surgery, periodontology, oral pain, oral cancer, and other specialty clinics. The current School of Dentistry buildings are beyond their useful life, with more than \$75M in deferred maintenance needs. Additionally, they do not meet current educational or patient care needs and present accessibility challenges.

The proposed new School of Dentistry will provide state-of-the-art education, equipment and technology serving more than 500 students as well as maximizing care for more than 100,000 patients visits annually from across the Commonwealth, including underserved populations. It brings 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.

The facility will be five stories tall with a partial basement and mechanical penthouse, at nearly 314,000 gross square feet. Shared spaces include classroom space, simulation and practice laboratories with manikin stations, academic laboratories, general and specialty practice clinics with operatories, and support spaces. A cafe/coffee shop on the main floor will be open to the university community; five classroom spaces will also be available to the university community for meetings and events.

Progress:

The preliminary design is complete and has been submitted to the Virginia Department of General Services Division of Engineering and Buildings for review. Full construction funding has been requested from the Governor and General Assembly.

Massey Building Shared Lab Renovation

Architect/engineer: SmithGroup
Budget: \$33.9M
Funding source: University, MCV
Foundation and Massey funds

Biennium: 2024-2026
Contractor: TBD
Status: Planning

Description:

The renovation will focus on the first and ground floors of the Massey Building. The first floor will be converted from wet labs to a 5,415 assignable square-foot vivarium, expanding vivarium space in the facility, and 1,500 assignable square feet of core labs. The ground floor will be converted from administrative space to 6,245 assignable square feet of wet labs.

Progress:

Planning is underway, with schematic design in process. Construction is expected to begin in late 2026 and be complete by early 2028.

VCU Catering and Event Space

Architect/engineer: Hanbury

Budget: \$8.5M

Funding source: VCU Dining Services
auxiliary funds

Biennium: 2024-2026

Contractor: TBD

Status: Planning

Description:

The renovation will include 17,740 square feet of food service space in the Cary & Belvidere Residential College that will serve as VCU Catering and event space. Formerly the location of a Chili's restaurant, Starbucks and AVO Kitchen, the space will be converted into a new home for VCU Catering and feature a catering kitchen with attached event and conference spaces.

VCU Catering has outgrown its existing catering and event space in Shafer Court Dining Center, known as the Compass Room. Moving VCU Catering to a larger, dedicated facility will improve efficiency, enhance service capabilities and allow for better support of campus events. Additionally, the relocation of VCU Catering from Shafer Court Dining Center to this new facility aligns with the VCU Dining Master Plan by freeing up valuable space in Shafer Court Dining Center for expanded student-centered dining options.

Progress:

In March 2025, the BOV approved an amendment to add this project to the 2024-2032 Six-Year Capital Plan. A feasibility study for the space conversion was completed in December 2024 and the project is in the planning phase. Architectural and engineering design is underway.

Sadie Heath Cabaniss Hall Window Replacement

Architect/engineer: Glavé & Holmes Architecture

Budget: \$4.5M

Funding source: State-appropriated maintenance
reserve funds

Biennium: 2024-2026

Contractor: TBD

Status: Bidding

Description:

The project will include replacing windows at Sadie Heath Cabaniss Hall, home to the VCU School of Nursing. Water infiltration around windows was reported throughout the facility which, upon inspection, revealed the need for the full replacement of windows. The scope of the project includes removing the windows, repairing the flashing and installing new windows.

Progress:

The design is complete and the project will be advertised for construction service bids in Fall 2025.

James Branch Cabell Library Fourth Floor Special Collections and Archives Expansion

Architect/engineer: Glavé & Holmes Architecture

Biennium: 2024-2026

Budget: Approximately \$14M (estimated at project initiation*)

Contractor: TBD

Funding source: Approximately \$12.1M

Status: Planning

funded by VCU Health System, pending approval by

VCU Health System Board of Directors; \$1.8M funded by

Cabell Library

Description:

This project consists of renovating the fourth floor and adding 18,800 square feet of space to the existing Special Collections and Archives in Cabell Library. The renovation will enable the relocation of the existing Health Sciences Library Special Collections and Archive materials from the University Medical Center Campus to Cabell Library on the Monroe Park Campus, allowing for the decanting of the existing Health Sciences Library to make way for the proposed VCU Health Inpatient Tower.

Progress:

The design phase, including designing the fourth floor renovation and planning for the library material move, is underway. The project will be advertised for term general contractor bids in Fall 2026.

VCU Capital Project Process

Overview

As a state institution, VCU follows the design philosophy outlined in the Commonwealth's Construction and Professional Services Manual (CPSM), which states that "the design goal is to create a capital investment that meets the user's functional requirements, provides the most economical life cycle cost, and promotes energy efficiency and environmental conservation. The Commonwealth's design philosophy envisions a long and useful life for state buildings. These buildings will often be used for periods exceeding 50 years and, consequently, should be designed for durability, economy of operation and ease of maintenance."

In general, academic facilities are funded by the Commonwealth of Virginia (the state), while auxiliary facilities, such as dining halls, residence halls and student centers, are funded through university fees.

Process

The capital process is outlined below. Gray italicized text provides additional information for each step. Rules, agreements, statutes and policies governing VCU's highly-regulated capital process are also noted.

Master plan

The VCU Board of Visitors (BOV) approved the One VCU Master Plan (March of 2019), which aligns VCU's physical campus site plan with VCU's strategic plan.

Six-Year Capital Plan and funding sources

VCU prioritizes capital projects in the master plan into a Six-Year Capital Plan, which includes preliminary size, cost and fund source estimates for each project for the next six years. This is presented to the Facilities, Real Estate and Administration Committee and approved by the BOV in the spring of every odd year. The BOV approves amendments to add, update or remove capital projects as needed.

- ***State-funded projects:*** VCU works with the Virginia Department of General Services (DGS), Division of Engineering and Buildings (DEB) following a detailed, state-approved template/process (CR-1) to establish high-level estimates for size, scope and cost. Estimates in this template are derived from the DEB cost database and comparable projects throughout the state as well as similar projects identified by the university throughout the country. The governor's office evaluates VCU's projected needs and incorporates recommendations into the Executive Budget for consideration by the General Assembly.
- ***University-funded projects:*** VCU uses the same state-approved planning template/process that is used to plan for state-funded capital projects – the DEB CR-1 template – to establish high-level estimates for size, scope and cost. VCU's chief financial officer requires a business plan that identifies the source of funds (i.e., cash, debt, gifts and/or anticipated revenue streams) as well as the timing of funding availability (i.e., gifts in hand or issuance of debt) and the plan to cover costs in the interim (i.e., covering costs with cash or debt until funds are raised or committed gifts are paid). Any project with a component of debt requires authorization from the BOV no later than 60 days prior to any expenditures.
- ***Public-private partnership projects or other potentially complex projects (e.g., projects that involve historic tax credits):*** VCU brings in external consultants (e.g., financial, legal and development) and Real Estate Foundation advisors to explore and vet options, analyze potential risks and provide recommendations.

Project initiation and applicable contract approvals

The BOV approves the initiation of capital projects, authorizing VCU to advertise and procure design services (and construction services, if applicable, depending on the procurement method) per the management agreement. If a contract is expected to be more than \$5M (per the signatory authority policy), the BOV authorizes VCU to procure a firm(s) and negotiate contract(s) at a Not to Exceed (NTE) amount. Project initiation approval requests are presented to the Facilities, Real Estate and Administration Committee; contract and funding source approval requests and debt resolutions, if applicable, are presented to the Finance and University Resources Committee.

- **State-funded projects:** This step follows a budget bill that is signed by the governor.
- **University-funded projects:** This step follows an approved business plan.
- **Public-private partnership projects or other potentially complex projects:** This step follows a BOV review of external advisors analyses and recommendations.

At initiation, VCU determines the most appropriate procurement method for the project (per the **VCU Higher Education Capital Outlay Manual (HECO)** Manual and management agreement). Construction Management and Design-Build construction procurement methods are considered “alternative construction procurement methods” (Design-Bid-Build is the state’s default construction procurement method) and require approval from DGS. *Should VCU elect to proceed with the use of an alternative construction procurement method, despite the decision of DGS to the contrary, the BOV has the opportunity to override the decision of DGS and approve the use of this method (this applies to projects \$65M or more); for projects under \$65M, that are funded in whole or in part from state general funds, VCU shall obtain approval from the Chairmen of the House Committee on Appropriations and the Senate Committee on Finance and Appropriations, or their designees, and a representative of DGS. In addition, if the project is funded in whole or in part from state general funds, and an alternative construction procurement method is selected, a representative from DGS, to the extent DGS deems practicable, shall be included in the process for the selection of a contractor.*

- **Construction Manager (CM):** *This is a two-part, competitive procurement process – a proposal request is issued for design services (i.e., the architect/engineer or A/E) and a separate proposal request is issued for construction services. Both the designer and the construction vendor are selected based on qualifications and best value and work together on design, cost, logistics and constructability in order to reach a guaranteed maximum price. For large, complex construction projects, the CM method reduces the risk of added costs or delays. CM is based on the Competitive Negotiations method of contractor selection (Code of Virginia § 2.2-4302.2) and requires approval from the DGS.*
- **Design-Build (DB):** *This is a competitive procurement process where a single vendor is selected based on qualifications and best value. Under this method, the vendor provides both design and construction services. This method is best suited for low-complexity projects such as warehouses or parking decks. DB is based on the Competitive Negotiations method of contractor selection (Code of Virginia § 2.2-4302.2) and requires approval from DGS.*
- **Design-Bid-Build (DBB):** *Following a competitive bidding process, a designer is selected based on qualifications and value. Later in the process, construction vendors are solicited through a competitive bidding process and a contract is awarded to the lowest-cost responsive and responsible bidder. The designer and the construction vendor work separately. DBB is based on the Competitive Sealed Bidding method of contractor selection (Code of Virginia § 2.2-4302.1).*
- **Public-private partnership projects or other potentially complex projects:** External advisors (e.g., financial, legal or development) assist with determining the procurement method, contract review and negotiation.

Project plans and applicable contract approvals

The BOV reviews and approves project plans and amendments to the Six-Year Capital Plan and authorizes VCU to negotiate and execute a NTE contract for construction. Project plans and Six-Year Capital Plan amendments are presented to the Facilities, Real Estate and Administration Committee for approval; contract and funding source approvals, including any debt resolutions, if applicable, are presented to the Finance and University Resources Committee.

- **State-funded projects:** VCU works alongside DEB on preliminary design plans and cost estimates to arrive at an agreed upon final size, scope and cost as well as compliance with legislative intent in terms of the purpose and use of the facility. All projects must also be approved by applicable regulatory authorities such as the Virginia Art and Architectural Review Board, the Virginia Department of Health, the Virginia Department of Historic Resources, respective municipalities, etc.
- **University-funded projects:** VCU presents the preliminary design plans to the state (DEB). All projects must also be approved by applicable regulatory authorities.
- **Public-private partnership projects or other potentially complex projects:** VCU works with external advisors and partners, following applicable regulations, to develop project plans. All projects must also be approved by applicable regulatory authorities.

Ongoing updates and disbursements

Once project plans are approved and construction begins, the BOV is updated on the progress of capital projects at each board meeting.

- **State-funded projects:** VCU requests disbursement of funds from the state in order to begin construction.
- **University-funded projects:** VCU Treasury Services is apprised of construction progress and ongoing draws on bond proceeds throughout the completion of the project to maintain compliance with the requirements around the use of bond proceeds.
- **Public-private partnership projects:** Disbursement of funds follows contract terms.

Rules, agreements, statutes and policies

- **Rules Governing Procurement of Goods, Services, Insurance and Construction by a Public Institution of Higher Education of the Commonwealth of Virginia (Governing Rules)**
- **VCU Management Agreement (management agreement):** Agreement between the state and the BOV that governs financial and administrative authority
- **Codes of Virginia:**
 - **§ 2.2-1132.C:** Administration of Capital Outlay Construction Projects
 - **§§ 2.2-4300 through 2.2-4377:** Virginia Public Procurement Act (Procurement Act); as a Tier 3 institution, VCU is generally exempt from the Public Procurement Act, as specified in the Governing Rules and the management agreement
 - **§§ 2.2-4378 through 2.2-4383:** Construction Management and Design-Build Contracting consistent with the Governing Rules and the management agreement
 - **§§ 23.1-1000 through 23-1028:** Restructured Higher Education Financial and Administrative Operations Act (The Restructuring Act)
- **VCU HECO:** The HECO manual is based upon the state's CPSM, modified by VCU according to the Restructuring Act and management agreement
- **VCU Delegation of Signatory Authority Policy (Signatory Authority Policy):** Stipulates that agreements/contracts exceeding (or expected to exceed) \$5M require BOV approval

Buildings & grounds report

November 2025

0.79%

Less than 1% of land within the City of Richmond is owned by VCU.

VCU owns 2.63% of the total acreage of land that is tax exempt in the City.

The City of Richmond owns more than half of the tax-exempt land within the City and the State owns roughly 9% (this includes VCU land).

> \$10B

Economic activity
generated by VCU



Land, buildings & parking

Does not include VCU Health

	Monroe Park Campus	University Medical Center Campus	Athletic Village	Rice Center
Acres of land	98.1	19.5	48	350
No. buildings	154	49	--	8
Gross square feet	7.5M	4.7M	--	27K
Parking spaces	5,441 (8 decks, 25 lots)	5,189 (5 decks, 9 lots)	--	--



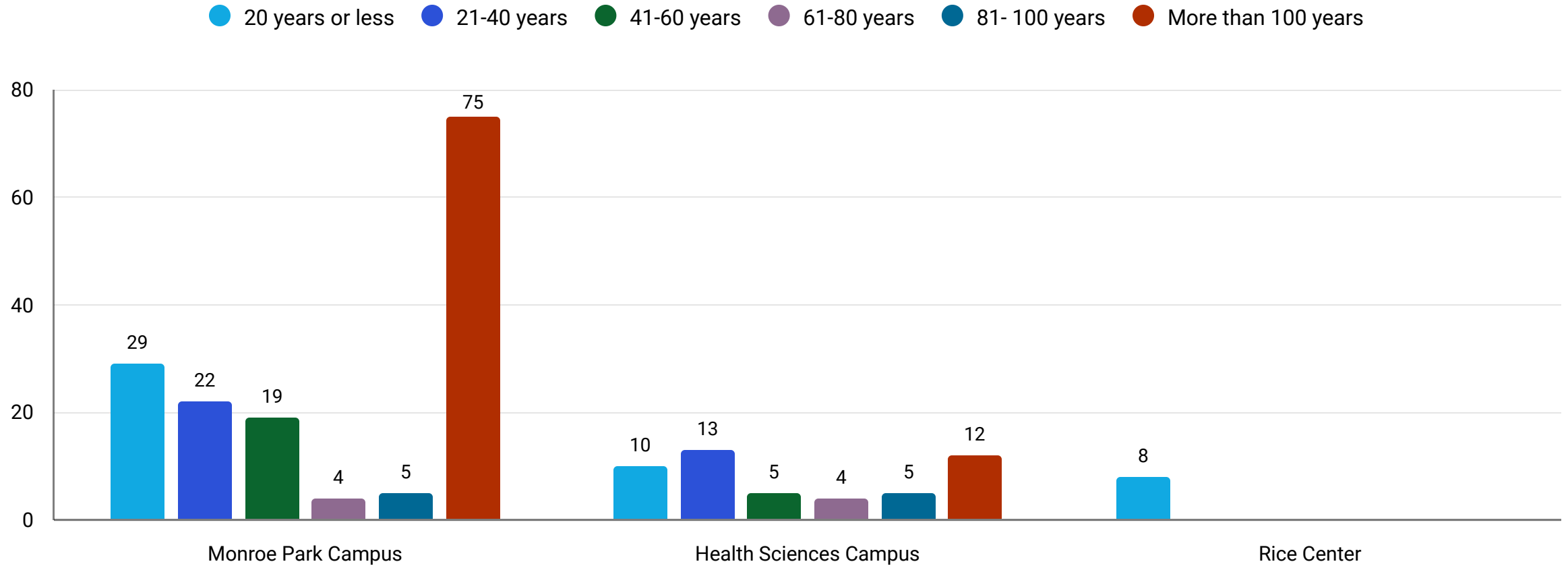
Leased space & parking

Does not include VCU Health

	Monroe Park Campus	University Medical Center Campus	Off-site
Gross square feet	667K	274K	41K
Parking spaces	342	846	0

Building age

VCU has a significant number of buildings over 100 years old





Facilities management program

Types of projects

Facilities operations

- Preventative maintenance
- Routine repairs
- Groundskeeping
- Custodial services

Renovations

- Renewing a space or facility in order to alter it or restore it to good condition
- Currently 116 active renovation projects collectively valued at approximately \$32M

Maintenance reserve

- A single major repair or replacement project to plant, property or equipment that is intended to extend its useful life
- Currently 111 active maintenance reserve projects collectively valued at approximately \$82M

Capital projects

- Major construction or renovation over \$3M
- Included on VCU's Six-Year Capital Plan
- Currently 26 initiated capital projects collectively valued at approximately \$941M
- 15 university projects totaling approximately \$687M
- 11 health system projects totaling approximately \$254M

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.