



VCU

Board of Visitors

FACILITIES, REAL ESTATE AND ADMINISTRATION COMMITTEE

September 11, 2025

12:00 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**
20 minutes (12:00-12:20 p.m.)
 - a. May 8, 2025 Meeting Minutes
 - b. Facilities, Real Estate and Administration Committee Charter and Meeting Planner
 - c. Amendment to the 2026-2032 Six-Year Capital Plan and Authorization to Initiate a Capital Project, Sadie Heath Cabaniss Hall Window Replacement
 - d. Amendment to the 2026-2032 Six-Year Capital Plan, Authorization to Initiate a Capital Project and Approval of Project Plans, James Branch Cabell Library Fourth Floor Special Collections and Archives Expansion
 - e. Approval of Revised Project Plans, Athletic Village Phase I: Outdoor Track Facilities and Practice Fields
3. **REPORT FROM THE SENIOR VICE PRESIDENT** **Dr. Meredith Weiss, Senior Vice President for Finance and Administration and Chief Financial Officer**
15 minutes (12:20-12:35 p.m.)
 - a. VCU Administration Overview
 - b. One VCU Master Plan Implementation
4. **MISCELLANEOUS REPORTS** **Mr. Randy Reynolds, Chair**
1 minute (12:35-12:36 p.m.)

For Informational Purposes Only

 - a. Capital Projects Update
5. **CLOSED SESSION – Freedom of Information Act Section 2.2-3711 (A) (3)** **Mr. Randy Reynolds, Chair**
15 minutes (12:36-12:51 p.m.)
 - a. For Information Only

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.

b. Real Estate Action Items

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

Mr. Randy Reynolds, Chair

2 minutes (12:51-12:53 p.m.)

a. Action Items

Approval of Items Discussed in Closed Session

2 minutes (12:53-12:55 p.m.)

7. **OTHER BUSINESS**

Mr. Randy Reynolds, Chair

1 minute (12:55-12:56 p.m.)

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.

Action items

Approval of May 8, 2025 meeting minutes

Facilities, Real Estate and Administration Committee Charter and Meeting Planner

Amendment to the 2026-2032 Six-Year Capital Plan and Authorization to Initiate a Capital Project

Sadie Heath Cabaniss Hall Window Replacement

Background

VCU seeks Board of Visitors approval for an amendment to the 2026-2032 Six-Year Capital Plan and authorization to initiate a capital project for window replacement 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.

Considerations

The repairs needed in Sadie Heath Cabaniss Hall meet the criteria for use of maintenance reserve funds. The Commonwealth of Virginia limits the use of state-appropriated maintenance reserve funds to \$2M or less, but provides an exception to the \$2M limit on a case-by-case basis, which the university has requested.

Cost and funding

The estimated cost of the project is \$4.5M and will be funded by state-appropriated maintenance reserve funds, pending approval from the state.

Recommendation

Approve an amendment to the 2026-2032 Six-Year Capital Plan and authorize initiation of a capital project for the Sadie Heath Cabaniss Hall window replacement at a cost estimated at \$4.5M.



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

James Branch Cabell Library Fourth Floor Special Collections and Archives Expansion

Background

VCU seeks Board of Visitors authorization to amend the 2026-2032 Six-Year Capital Plan, authorization to initiate a capital project and approval of project plans for the James Branch Cabell Library Fourth Floor Special Collections and Archives Expansion. 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.

Size and scope

The scope includes renovating 24,000 square feet of existing book stack areas; adding three to five offices, a shared workspace, a new Book Arts Lab, an exhibit area and a new dry sprinkler system; and renovating the HVAC systems to control humidity and temperature.

Costs and funding

The total project cost is estimated to be \$14M, approximately \$12.1M of which will be funded by VCU Health System pending approval by the VCU Health System Board of Directors.

Recommendation

Approve an amendment to the 2026-2032 Six-Year Capital Plan, authorize the initiation of a capital project and approve project plans for the Cabell Library Fourth Floor Special Collections and Archives Expansion at a cost estimated at \$14M.



Approval of revised project plans

Athletic Village Phase I: Outdoor Track and Practice Fields

Background

VCU seeks Board of Visitors design review and approval of revised project plans, as required by VCU's management agreement, for the Athletic Village Phase I: Outdoor Track Facilities and Practice Fields. The project plans were initially approved by the BOV in December 2024. Due to escalating construction costs, the stadium's scope has been strategically adjusted to align with the approved project budget. The outdoor track facilities were originally planned to include outdoor open bleacher seating for 1,000 to 1,500 spectators; the revised project plan now includes outdoor open bleacher seating for 1,000. The changes in the project scope also reduce the stadium's square footage and program from 15,672 square feet to 9,043 square feet due to escalating construction costs.

Cost and funding

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

Recommendation

Approve the revised project plans for the Athletic Village Phase I: Outdoor Track Facilities and Practice Fields.



**VIRGINIA COMMONWEALTH UNIVERSITY
BOARD OF VISITORS**

FACILITIES, REAL ESTATE AND ADMINISTRATION COMMITTEE CHARTER

I. PURPOSE

The primary purpose of the Facilities, Real Estate and Administration Committee (Committee) is to assist the Board of Visitors (BOV) in fulfilling its responsibilities related to oversight of the following areas:

- Facilities Management
- Human Resources
- Occupational Health and Safety
- Real Estate
- Sustainability
- Technology Services
- VCU Police and Emergency Preparedness

VCU senior leadership is responsible for the day-to-day operation of the University under the governance of the BOV and consistent with the authority delegated by the BOV.

II. COMPOSITION AND INDEPENDENCE

The Committee will consist of three or more board members. In addition to complying with the Commonwealth of Virginia's Conflict of Interest laws and University policies, each member must be free from any financial, family or other material personal relationship that, in the opinion of the Board or the Committee, would impair the member's independent judgment. Committee members should also refrain from activities that could be reasonably viewed as unethical or contrary to the institutional mission.

III. RESPONSIBILITIES

In performing its oversight responsibilities, the Committee shall:

A. General

1. Annually review this charter and update it as necessary.
2. Maintain minutes of all meetings.
3. Report Committee recommendations to the BOV, with such amplifying information as the Committee may deem appropriate.
4. Become well acquainted with all the information and pertinent facts under the purview of the Committee.
5. Recommend best practices across the institution for administrative management.

6. Make such recommendations to the BOV that will ensure the institution is operating efficiently, effectively and appropriately with regard to the use of public and other funds to accomplish the University's stated mission.

B. Facilities Planning and Real Estate

1. Review and recommend approval of the ONE VCU Master Plan.
2. Review and recommend approval of the Six-Year Capital Plan and all amendments thereto.
3. Review and recommend approval of initiation and project plans for Major Capital Projects (as defined in the BOV's Management Agreement and subsequent BOV resolutions).
4. Review and recommend approval of the demolition of any University-owned property.
5. Review and recommend approval of the acquisition and disposition of all University-owned real estate, including capital leases.
6. Consider such other matters relating to the maintenance and security of the University's buildings and grounds and the care and preservation of the University's furnishings and equipment, as the Committee deems appropriate.
7. Review a ONE VCU Master Plan Implementation Update twice a year.
8. Review deferred maintenance strategy annually.

C. Emergency Preparedness, Safety and Well-being

1. Review and recommend approval of plans pertaining to emergency preparedness and campus security (e.g., Comprehensive Emergency Management Plan) every four years.

D. Administration Updates

1. Review annually a Human Resources Update and Metrics.
2. Review annually an Occupational Health and Safety Update and Metrics.
3. Review annually a ONE VCU Sustainability Plan Update and Metrics.
4. Review annually a Technology Services Update and Metrics.
5. Review annually a VCU Police Update and Metrics.
6. Review annually a Capital Assets and Real Estate Update and Metrics.
7. Review semiannually a Building and Grounds Report and Metrics.

IV. MEETINGS

The Committee will meet at least four times annually. Additional meetings may be called as circumstances warrant. The Committee Chair will communicate with the Senior Vice President for Finance and Administration and CFO prior to each Committee meeting to finalize the meeting agenda and review the matters to be discussed.

Facilities, Real Estate and Administration Committee Meeting Planner

<i>A=Annually; Q=Quarterly; AN=As necessary</i>	Frequency			Planned Timing			
<i>Q1, Q2, Q3, Q4 based on fiscal year (July-June)</i>	A	Q	AN	Q1	Q2	Q3	Q4
				Sept	Nov	Feb	Apr
A. General							
1. Adopt a formal written charter that specifies the Committee's scope of responsibility. The charter should be reviewed annually and updated as necessary.	X			X			
2. Maintain minutes of all meetings.		X		X	X	X	X
3. Report Committee actions to the Board of Visitors (BOV), with such amplifying information as the Committee may deem appropriate.		X		X	X	X	X
4. Become well acquainted with all of the information and pertinent facts under the purview of the Committee.			X				
5. Recommend best practices across the institution for administrative operations.			X				
6. Make such recommendations to the BOV that will ensure the institution is operating efficiently, effectively and appropriately with regard to the use of public and other funds to accomplish the University's stated mission.			X				
B. Facilities Planning and Real Estate							
1. Review and recommend approval of the ONE VCU Master Plan.			X				
2. Review and recommend approval of initiation and project plans for Major Capital Projects (as defined in the BOV's Management Agreement and subsequent BOV resolutions).			X				
3. Review and recommend approval of the Six-Year Capital Plan (spring of odd years) and all amendments thereto.			X				X
4. Review and recommend approval of property acquisition or disposition of all University-owned real estate, including capital leases.			X				

5. Review and recommend approval of the demolition of any University-owned property.			X				
6. Consider such other matters relating to the maintenance and security of the University's buildings and grounds and the care and preservation of the University's furnishings and equipment, as the Committee deems appropriate.			X				
7. Review a ONE VCU Master Plan Implementation Update.			X	X		X	
8. Review deferred maintenance strategy annually	X						X
C. Emergency Preparedness							
1. Review and recommend approval of plans pertaining to emergency preparedness and campus security (e.g., Comprehensive Emergency Management Plan) every four years.			X				
D. Administration Updates							
1. Human Resources Update and Metrics	X					X	
2. Occupational Health and Safety Update and Metrics	X				X		
3. ONE VCU Sustainability Plan Update and Metrics	X						X
4. Technology Services Update and Metrics	X						X
5. VCU Police Update and Metrics	X				X		
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7. Building and Grounds Report and Metrics			X		X		X

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- ~~Real Estate~~
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- 7-8. ~~Review deferred maintenance strategy annually.~~

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7. Review a ONE VCU Master Plan Implementation Update.			X	X		X	
<u>8. Review deferred maintenance strategy annually</u>	<u>X</u>						<u>X</u>
C. Emergency Preparedness							
1. Review and recommend approval of plans pertaining to emergency preparedness and campus security (e.g., Comprehensive Emergency Management Plan) every four years.			X				
D. Administration Updates							
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2. <u>Occupational Health and Safety</u> Safety and Risk Management Update and Metrics	X				X		
3. ONE VCU Sustainability Plan Update and Metrics	X						X
4. Technology Services Update and Metrics	X						X
5. VCU Police Update and Metrics	X				X		
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**Amendment to the 2026-2032 Six-Year Capital Plan
and Authorization to Initiate a Capital Project**
Sadie Heath Cabaniss Hall Window Replacement

Background

VCU seeks Board of Visitors approval for an amendment to the 2026-2032 Six-Year Capital Plan and authorization to initiate a capital project for window replacement 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.

Size and scope

The scope of the project includes removing the windows, repairing the flashing and installing new windows. There are several of factors which contribute to the complexity and cost of the project:

- The individual windows are large and are constructed as part of an architectural storefront system.
- The replacement includes reinstalling the flashing at each window and creating end dams, which prevent water from seeping under the flashing and into the wall, that do not currently exist.
- The project includes replacing the masonry on the top of the stair tower where water infiltration is also present.
- The logistics to install scaffolding surrounding the entire building is costly as building access is challenging.

Considerations

Working drawings are complete and the project will be put out for construction bids this fall. Work is expected to be complete by the end of 2026.

The repairs needed in Sadie Heath Cabaniss Hall meet the criteria for use of maintenance reserve funds. The Commonwealth of Virginia limits the use of state-appropriated maintenance reserve funds to \$2M or less, but provides an exception to the \$2M limit on a case-by-case basis, which the university has requested.

Costs and funding

The estimated cost of the project is \$4.5M and will be funded by state-appropriated maintenance reserve funds, pending approval from the state.

Recommendation

Approve an amendment to the 2026-2032 Six-Year Capital Plan and authorize initiation of a capital project for the Sadie Heath Cabaniss Hall window replacement at a cost estimated at \$4.5M.

**Amendment to the 2026-2032 Six-Year Capital Plan,
Authorization to Initiate a Capital Project and Approval of Project Plans**
James Branch Cabell Library Fourth Floor Special Collections and Archives Expansion

Background

VCU seeks Board of Visitors authorization to amend the 2026-2032 Six-Year Capital Plan, authorization to initiate a capital project (as required by VCU's Management Agreement) and approval of project plans for the James Branch Cabell Library Fourth Floor Special Collections and Archives Expansion. 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.

Considerations

This project will utilize architect/engineer and general contractor term contracts and/or public bidding.

Size and scope

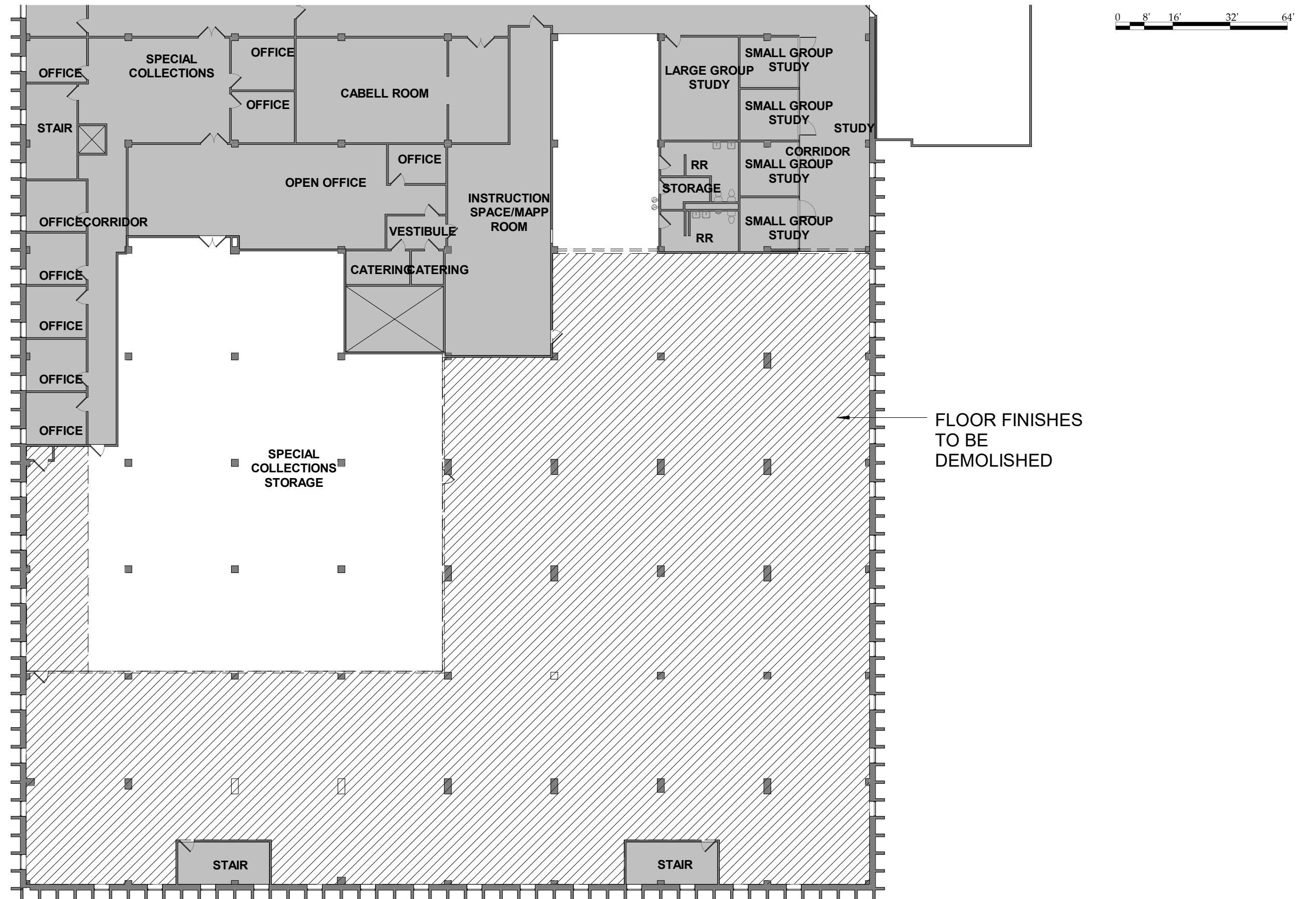
The scope includes renovating 24,000 square feet of existing book stack areas; adding three to five offices, a shared workspace, a new Book Arts Lab, an exhibit area and a new dry sprinkler system; and renovating the HVAC systems to control humidity and temperature.

Cost and funding

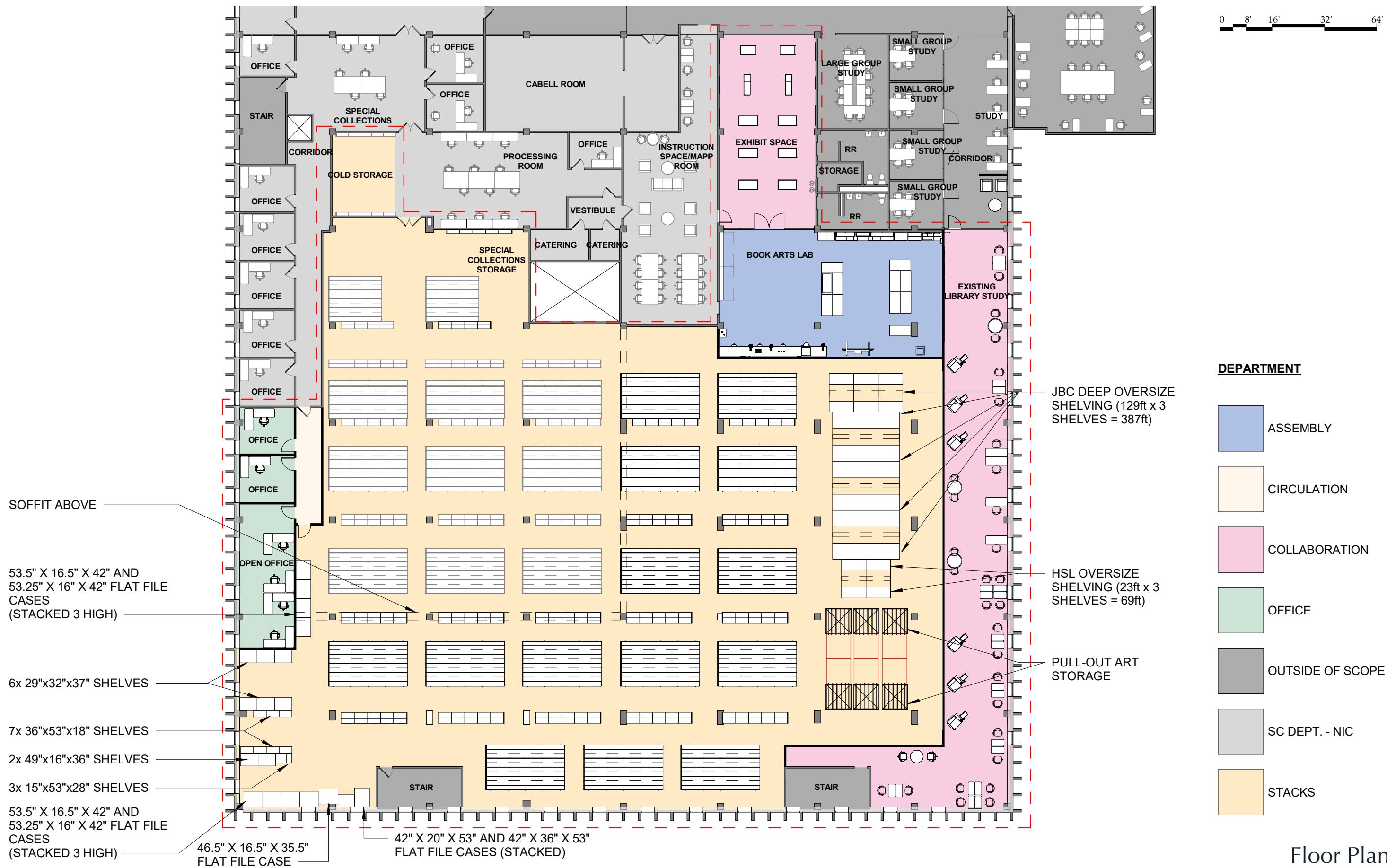
The total project cost is estimated to be \$14M, approximately \$12.1M of which will be funded by VCU Health System pending approval by the VCU Health System Board of Directors.

Recommendation

Approve an amendment to the 2026-2032 Six-Year Capital Plan, authorize the initiation of a capital project, and approve project plans for the Cabell Library Fourth Floor Special Collections and Archives Expansion at a cost estimated at \$14M.



Floor Plan - Demo



Floor Plan



Book Arts Lab



Book Arts Lab



Book Arts Lab



Exhibit Space



Exhibit Space





Library Study

Approval of Revised Project Plans

Athletic Village Phase I: Outdoor Track Facilities and Practice Fields

Background

VCU seeks Board of Visitors (BOV) design review and approval of revised project plans, as required by VCU's management agreement, for the Athletic Village Phase I: Outdoor Track Facilities and Practice Fields. The project plans were initially approved by the BOV in December 2024. Due to escalating construction costs, the stadium's scope has been strategically adjusted to align with the approved project budget.

The outdoor track facilities were originally planned to include outdoor open bleacher seating for 1,000 to 1,500 spectators; the revised project plan now includes outdoor open bleacher seating for 1,000. The changes in the project scope also reduce the stadium's square footage and program from 15,672 square feet to 9,043 square feet due to escalating construction costs.

This is the first of four phases to be developed for the 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 the construction of a new baseball stadium. The new facilities will hold the events currently being held at Sport Backers Stadium and provide practice fields that will serve VCU athletes.

The new outdoor track facilities and 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 facility will house the 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.

Work on the practice fields and outdoor track/soccer field is scheduled to be completed in early 2026. Stadium working drawings are underway, with construction expected to begin in early 2026.

Cost and funding

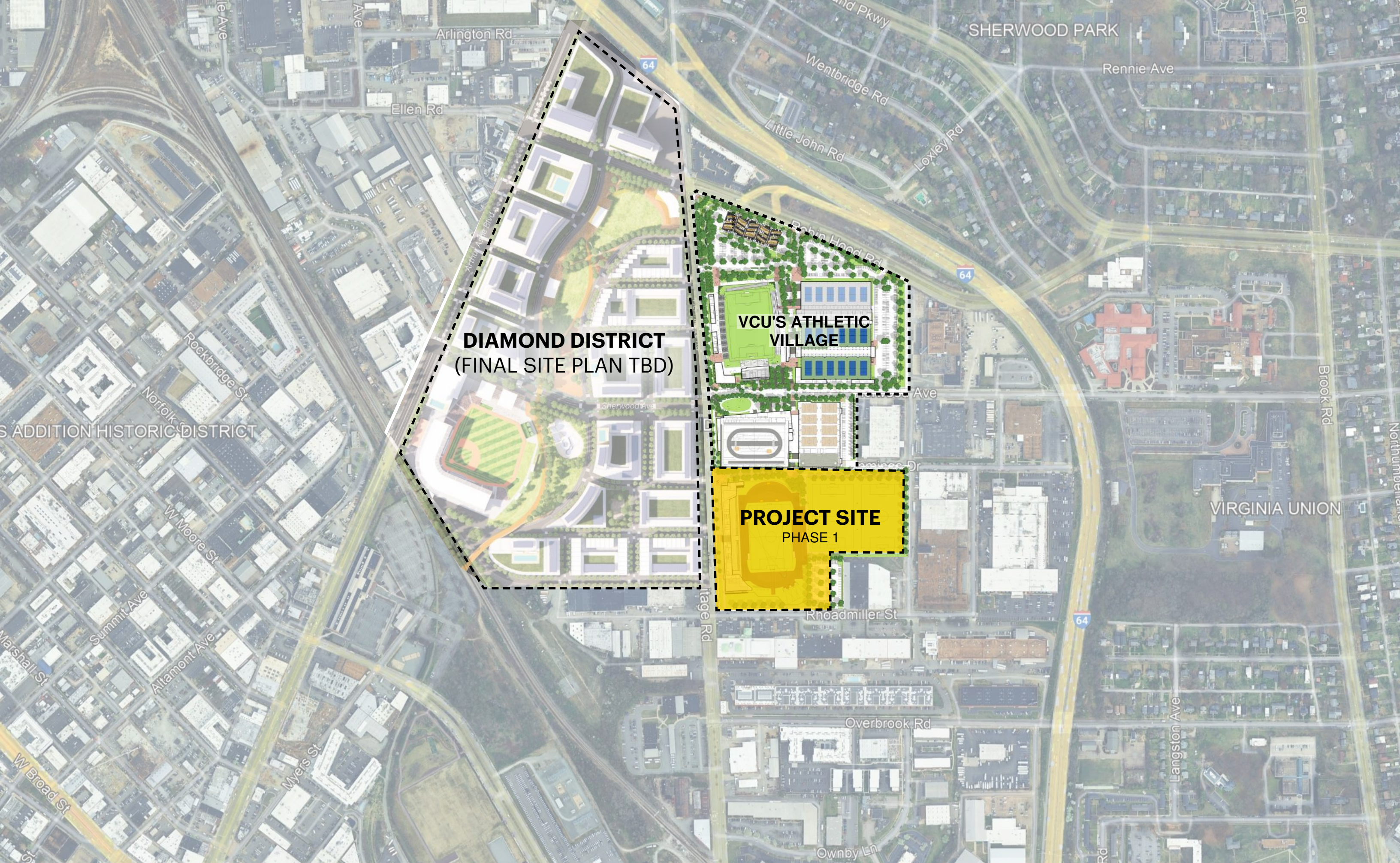
The estimated cost of the Phase I: Outdoor Track Facilities and Practice Fields is \$38M and will be funded by the sale of the Sports Backers Stadium property, VCU Athletics funds and private fundraising.

Recommendation

Approve the revised project plans for the Athletic Village Phase I: Outdoor Track Facilities and Practice Fields.

VCU TRACK & FIELD STADIUM

09/14/2025 | VCU Board of Visitors

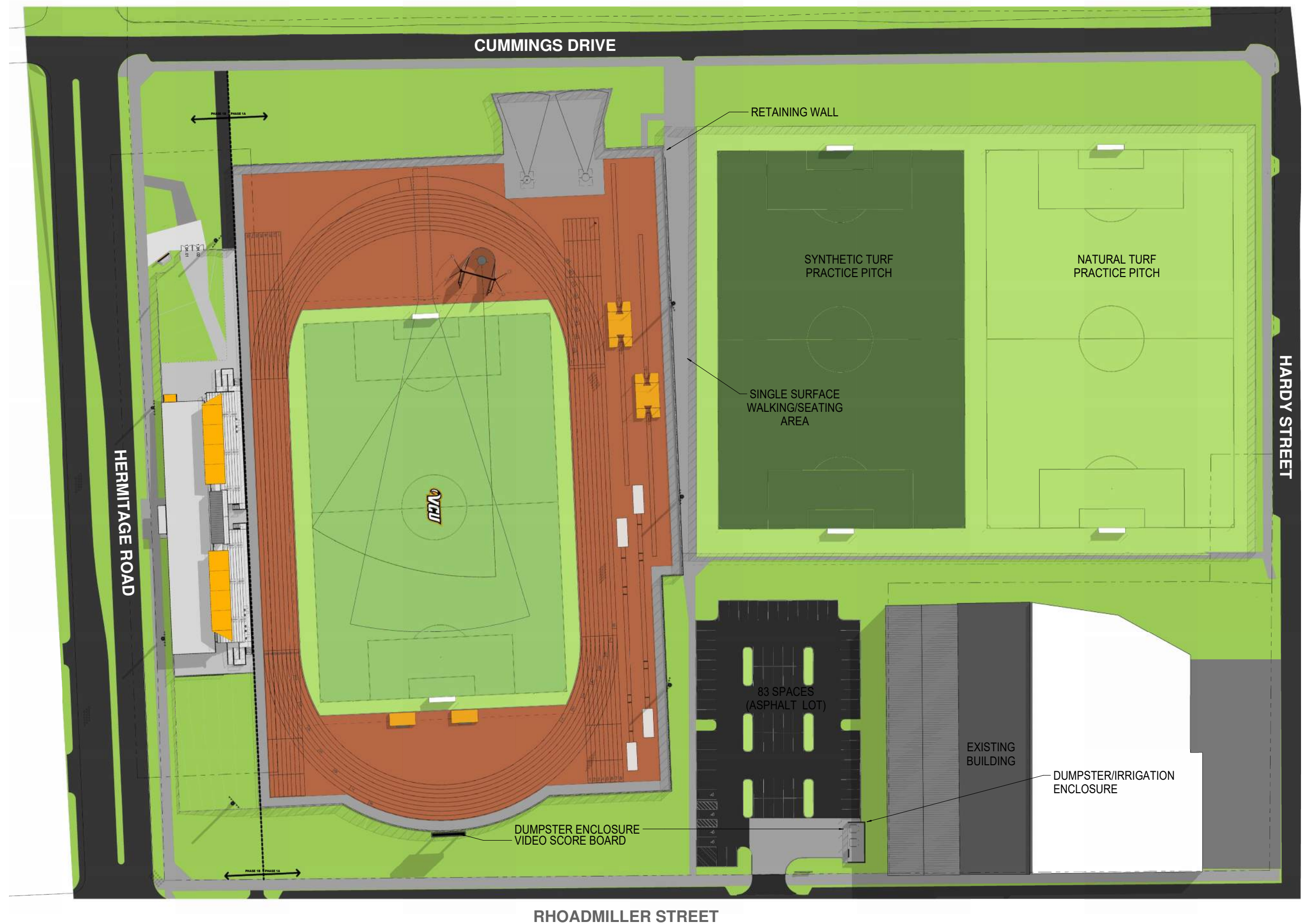


DIAMOND DISTRICT
(FINAL SITE PLAN TBD)

VCU'S ATHLETIC VILLAGE

PROJECT SITE
PHASE 1

OVERALL DIAMOND DISTRICT DEVELOPMENT SITE + ATHLETIC VILLAGE WITH PHASE 1 PROJECT SITE

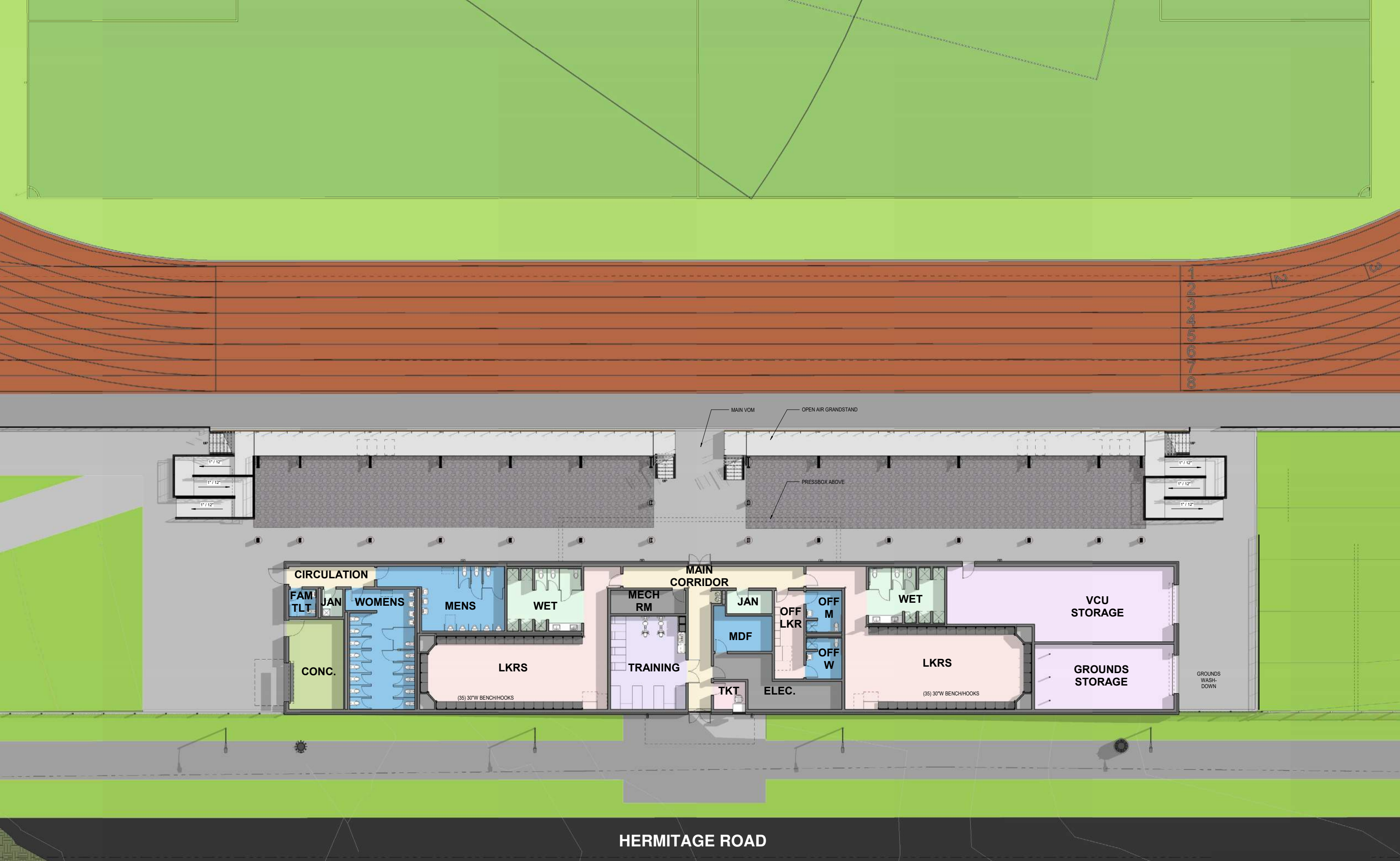




LEGEND

- DECIDUOUS PARKING LOT SHADE TREES
- DECIDUOUS UPRIGHT SHADE TREES
- DECIDUOUS UPRIGHT ORNAMENTAL TREES
- EVERGREEN UPRIGHT SHADE TREES
- ① PLAZA W/ MEMORIAL TREES DESIGN TBD
- BUFFER HEDGE
- HEDGE
- ORNAMENTAL PLANTING
- OPEN LAWN
- EXISTING HIGH-PRESSURE SODIUM LIGHT
- PROPOSED PARKING LOT LIGHT
- PROPOSED PEDESTRIAN LIGHT
- STANDARD CONCRETE
- ENHANCED PAVING

OVERALL LANDSCAPE PLAN - ATHLETIC VILLAGE PHASE 1



GROUND LEVEL/MAIN FIELD FLOOR PLAN VIEW



SIDE VIEW OF SPECTATOR/GRANDSTAND/CONCESSIONS FROM HERMITAGE ROAD/CUMMIINGS DRIVE (NORTH VIEW)



SIDE VIEW OF SPECTATOR/GRANDSTAND/STORAGE FROM HERMITAGE ROAD/RHOADMILLER STREET (SOUTH VIEW)



SPECTATOR/GRANDSTAND VIEW FROM MAIN FIELD (EAST VIEW)



OVERALL AERIAL VIEW - ATHLETIC VILLAGE PHASE 1 (NORTHWEST VIEW)



OVERALL AERIAL VIEW - ATHLETIC VILLAGE PHASE 1 (SOUTHWEST VIEW)

Report from the Senior Vice President

VCU Administration



Campus Enterprises

Jeff Kidd
Associate Vice President



Enterprise Risk Management

Tom Briggs
Chief Risk Officer



Facilities Management

Rich Sliwoski
Associate Vice President



Human Resources

Alison Miller
Chief Human Resources Officer



Occupational Health & Safety

Mike Cimis
Associate Vice President



Technology Services

Alex Henson
Chief Information Officer



VCU Emergency Services & Public Safety

John Venuti
Associate Vice President for
Emergency Services & Public Safety



Update

masterplan.vcu.edu

Where we are

Completed projects



College of Health
Professions

2019



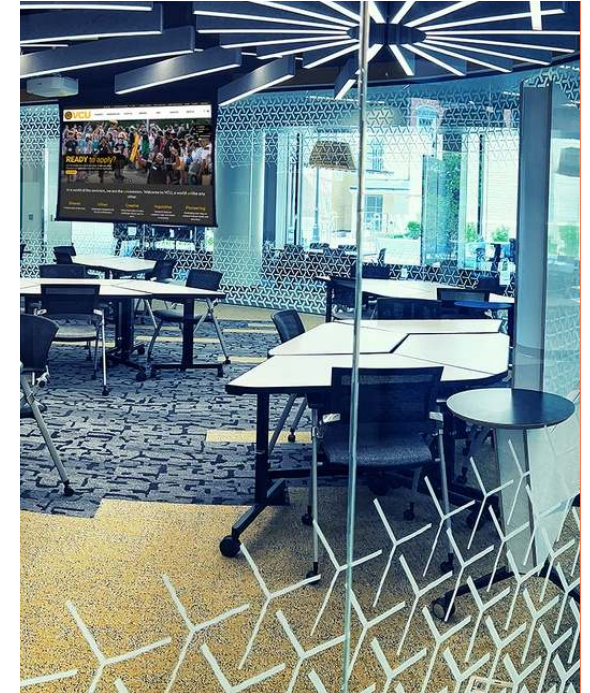
Engineering Research
Building

2021



Rice Rivers Center

2021



STEM Building

2023

Where we are

Completed projects



Technology Operations
Center
2024



Founders Hall, phase 1
2025



Front doors
2025

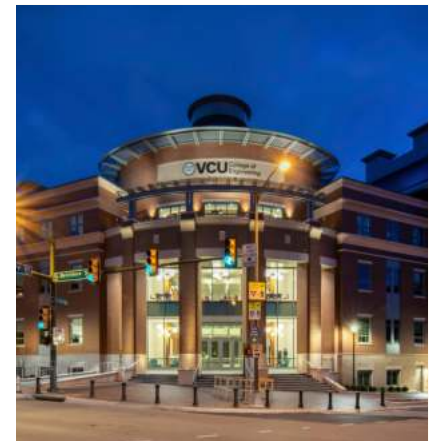


Scherer Hall
2025

Savings on state funded capital projects

\$12.6M total returned to the state

- College of Health Professions
\$1.65M returned to the state
- College of Engineering Research Building
\$4.46M returned to the state
- STEM Building
\$4.5M returned to the state
- Technology Operations Center
\$2M returned to the state & \$1.7M university savings



Where we are

Completed downtown projects VCU Health



Adult Outpatient Pavilion

2021



I Deck

2022



Children's Tower

2023

Where we are

Projects in progress



CoStar Center for Arts & Innovation

Construction underway;
anticipated completion by late
2027



Athletic Village

Construction of two practice fields
and outdoor track/soccer field
underway; expected completion
early 2026



**West Grace Street
Housing Project**

Design underway



**VCU School of Dentistry
building**

Design underway

Where we're going

VCU's capital priorities advance research and healthcare in the Commonwealth



Academic & Research Building Acquisition (Altria)

Academic space for schools of Pharmacy and Public Health

Research space to maintain Massey's Comprehensive Cancer Center status and for health sciences

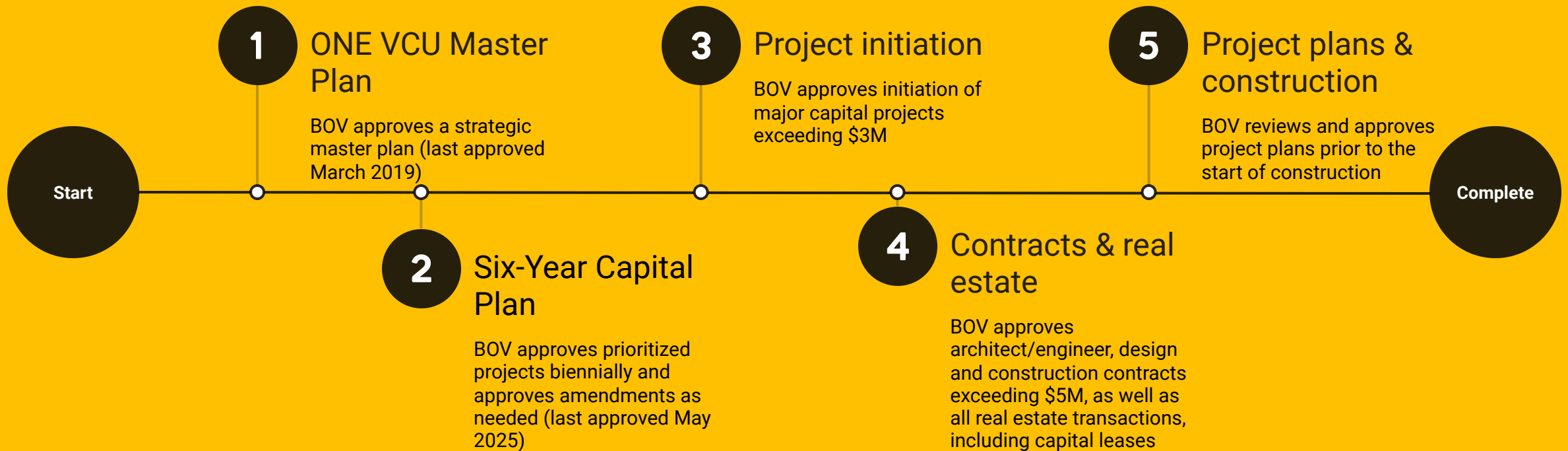


VCU School of Dentistry

The Commonwealth's only dental school

Capital projects timeline

Board of Visitors Approvals



Initiated capital projects

Status of Board of Visitors approvals for active projects

Start	1	2	3	4	5			Complete
	ONE VCU Master Plan	Six-Year Capital Plan	Project initiation	Contracts & real estate transactions	Project plans	Construction status	Estimated completion	
CoStar Center for Arts & Innovation	✓	✓	✓ 05/2019	✓	✓	On time/budget	Late 2027	
School of Dentistry	✓	✓	✓ 03/2023	✓	✓			
Athletic Village Phase I	✓	✓	✓ 05/2023	✓	✓	On time/budget	Early 2026	
West Grace Street Housing Project	✓	✓	✓ 09/2024	✓				
901 West Franklin Street Renovation		✓	✓ 12/2024	✓	✓		Late 2026	
Massey Building Shared Lab Renovation		✓	✓ 12/2024		✓			
VCU Catering & Events Space		✓	✓ 05/2025					

Board of Visitors
September 11, 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:

Construction is underway. Basement excavations and the concrete slab are complete. Elevator and stair towers are nearing completion. Plumbing and electrical infrastructure is ongoing and steel work has begun with an expected topping out in late 2025.

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 early 2026; stadium construction expected to begin early 2026

Description:

This is the first of four phases to be developed for the Athletic Village. The new outdoor track/soccer facilities and 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 outdoor track facilities, intended to replace those of the current Sports Backers Stadium, will contain seating for approximately 1,000 spectators. The facility will house the 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:

Work on the practice fields and outdoor track/soccer field is scheduled to be completed in early 2026. Stadium working drawings are underway, with construction 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 expected to begin in fall 2025; estimated completion 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 pre-construction activities are ongoing. Scaffolding is expected to be installed in early fall 2025 and work is expected to be completed by summer 2026.

Projects in the planning phase

West Grace Street Housing Project

Architect/engineer: Glave & Holmes/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 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 project will be funded through auxiliary funds and debt, repaid via student housing revenue.

The original design submitted to the state Art and Architectural Review Board (AARB), an advisory board that reviews building designs, provides insight on how to improve those designs and makes recommendations to the director of the Department of General Services, included 348,929 square foot (SF) student housing facility with approximately 900 to 1,000 semisuite and apartment-style beds to support student residential needs. The ground level 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 SF dining venue, two 1,500 SF retail spaces, and a 6,000 SF mail center designed to facilitate inbound and outbound mail and package services for university residents, students and faculty. Dedicated back-of-house areas will support essential building operations and services. The crescent-shaped structure will include 14 floors on Laurel Street and nine floors on Pine Street, with a connecting central tower.

Construction is anticipated to start in early 2026 with estimated completion by spring 2028 in time for student move-in for the Fall 2028 academic year.

Progress:

In August, the state AARB voted not to recommend approval of the West Grace Street Housing Project as originally designed. VCU is working with the project's architectural team to make changes based on the AARB's feedback and will resubmit for the AARB October 2025 meeting. These changes will not impact the project's timeline.

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:

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 313,880 SF VCU School of Dentistry 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 undergraduate and graduate 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:

The design is progressing. The schematic design cost estimate is within the state approved budget target and the state's Art and Architectural Review Board (AARB) has approved the schematic design submission. Barton Malow has been selected to provide preconstruction services. *Note, prior to submission to the Commonwealth, VCU is required to use the Virginia Department of General Services Form CR-1 (DGS-30-199) Project Planner to revise estimated project costs to account for inflation and other cost increases; as of July 2025, the total project cost is estimated to be \$445M.

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 SF vivarium, expanding vivarium space in the facility, and 1,500 assignable SF of core labs. The ground floor will be converted from administrative space to 6,245 assignable SF of wet labs.

Progress:

The architect and engineering services contract is being finalized and schematic design begins early fall 2025.

VCU Catering and Event Space

Architect/engineer: Hanbury
Budget: \$8.5M
Funding source: VCU Dining Services
auxiliary funds

Biennium: 2024-2026
Contractor: TBD

Description:

The renovation will include 17,740 SF 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 VCU Board of Visitors approved an amendment to add this project to the 2024-2032 Six-Year Capital Plan. A feasibility study for the conversion of the space was completed in December 2024 and the project is currently in the planning phase. Architectural and engineering design work began in August 2025.

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

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.