



**VIRGINIA COMMONWEALTH UNIVERSITY
BOARD OF VISITORS
ADMINISTRATION COMMITTEE
SEPTEMBER 15, 2023
SCHOOL OF BUSINESS ROOM B3187
RICHMOND, VIRGINIA
AGENDA**

MINUTES

COMMITTEE MEMBERS PRESENT

Dr. Dale Jones, *Chair*
Mr. Keith Parker, *Vice Chair*
Mr. Anthony Bedell
Ms. Rooz Dadabhoy
Ms. Ellen Fitzsimmons
Mr. Ed McCoy
Rev. Tyrone Nelson
Dr. Tonya Parris-Wilkins
Dr. Clifton Peay

OTHER BOARD MEMBERS PRESENT

Mr. Todd P. Haymore, *Rector*
Mr. Andrew Florance, *Vice Rector*
Mr. H. Benson Dendy, III
Mr. Peter Ferrell

OTHERS PRESENT

Dr. Michael Rao, *President*
Dr. Meredith Weiss, *Vice President for Administration*
Mr. Jeff Kidd, *Assistant Vice President for Capital Assets and Real Estate*
Mr. Rich Sliwoski, *Associate Vice President for Facilities Management*
Ms. Jessica Bryant, *Senior Director, Strategic Initiatives, Administration*
Division of Administration leadership team (Zoom)
VCU Presidential Cabinet

CALL TO ORDER

Dr. Dale Jones, Chair of the Administration Committee, called the meeting to order at 9:22 a.m.

OPEN SESSION ACTION ITEMS

Dr. Jones began by sharing that the minutes for the May 12, 2023 meeting were provided to the committee in advance for review.

Dr. Jones then referenced the Administration Committee Charter and Meeting Planner. He pointed out that, in consultation with Rector Haymore, there is a recommendation to change the committee name to Facilities, Real Estate and Administration Committee to better reflect the work of the committee.

The committee charter outlines the responsibilities of the committee to review and recommend approval of:

- The ONE VCU Master Plan
- The Six-Year Capital Plan
- Initiation and project plans for Major Capital Projects (as defined in the BOV's Management Agreement and subsequent BOV resolutions)
- The demolition of any university owned property
- The acquisition and disposition of all university-owned real estate, including capital leases

As deemed appropriate, the committee will also consider such other matters relating to administration, including but not limited to, the maintenance and safety of university buildings and grounds, technology infrastructure, and human resource operations, as well as review a ONE VCU Master Plan Implementation Update twice a year.

Dr. Rao then spoke to the recommendation to change the committee name, expressing his support because of the importance of the board's involvement in approving and overseeing large projects.

Dr. Jones then asked Dr. Weiss to present the other action items.

Dr. Weiss started by giving the new committee members the background on two current major capital projects, the Arts and Innovation Academic Building (AIAB) and the Athletic Village. She then presented two action items for demolition approval on these two project sites.

For the AIAB, VCU seeks approval to demolish 501 West Broad Street, 535 West Broad Street and 201 North Belvidere Street at an estimated cost of \$198,934 which is included in the state-approved capital funding. She requested that the board approve the request to demolish these three existing structures after the ownership transfer from the VCU Real Estate Foundation (REF) is complete. The BOV approved this purchase from the REF in May 2023.

For the Athletic Village, VCU seeks approval to demolish five properties:

- Athletic Village Phase 1: Outdoor Track Facilities and Practice Fields
 - 2601 Hermitage Road
 - 2700 Hardy Street
 - 2709 Hermitage Road

- Athletic Village future phases
 - 2801 Hermitage Road
 - 2901 Hermitage Road

Dr. Weiss shared that demolition for VCU Athletic Village Phase 1: Outdoor Track Facilities and Practice Fields are scheduled to begin by the end of the year and the remaining phases are not yet scheduled. The estimated cost of demolition for Phase 1 is \$1.3M and will be paid with VCU Athletics funds. Demolition costs for future phases are estimated to be \$2.8M and will be included in the project budgets established for each phase, which the board will review and approve before project initiation.

Dr. Rao requested that with these demolitions, the team consider the reuse and repurposing of any materials as is reasonably feasible and cost effective.

On a motion duly made and seconded, the May 12, 2023 meeting minutes, the Facilities, Real Estate and Administration Committee Charter and Meeting Planner, the request to demolish 501 and 535 West Broad Street and 201 North Belvidere Street at the Arts and Innovation Academic Building site, and the request to demolish 2601, 2709, 2801 and 2901 Hermitage Road and 2700 Hardy Street at the Athletics Village site were recommended to the full board for approval.

The meeting minutes are posted at <https://bov.vcu.edu/meetings/minutes/>. A copy of the other action items is attached hereto as *Attachment A* and is made a part hereof.

REPORT FROM THE VICE PRESIDENT FOR ADMINISTRATION

Dr. Jones asked Dr. Weiss to present the reports from the Division of Administration.

Dr. Weiss began with a brief overview of the Division of Administration for the new committee members. She then asked if there were any particular topics or areas that the committee would like discussed in future meetings. Mr. Parker asked for a future update on AI and how its emergence is impacting VCU and Mr. Bedell asked to hear about capital assets and real estate.

Dr. Weiss then provided an update on the ONE VCU Master Plan implementation, highlighting progress on the STEM Building, Arts and Innovation Academic Building, Technology Operations Center, Athletic Village and Johnson Hall. She also shared information about upcoming priority projects including the VCU Dentistry Center, Research Building, and Transformative Learning Space and Laboratory Building. She also provided an update on the Front Doors and Streetscapes: Phase III project.

The committee discussed Johnson Hall, which is currently closed, and the need for VCU to house around 80 students at the Graduate Hotel this academic year. Dr. Aaron Hart explained how VCU anticipates and plans for housing demand and provided an overview of how students are assigned to residence halls.

As part of her presentation, Dr. Weiss highlighted that the state-funded STEM building was completed under budget and shared that VCU will return approximately \$1.5M dollars to the Commonwealth (similar to other recent state-funded projects which returned more than \$6.2M). Committee members asked if VCU promotes this fact, and if not, stated that it should be done in the future to demonstrate efficiency and transparency, noting it should be highlighted for projects that are over budget as well.

Dr. Weiss shared the capital projects timeline and new capital projects dashboard which was requested by Mr. McCoy. Committee members responded positively to the new dashboard.

A copy of the presentations are attached hereto as **Attachment B** and is made a part hereof.

REPORTS FOR INFORMATIONAL PURPOSES

Dr. Jones noted that there was a report for informational purposes, specifically, the Capital Projects Update, which provides planning and construction updates for VCU's major capital projects.

A copy of the Capital Projects Update is attached hereto as **Attachment C** and is made a part hereof.

CLOSED SESSION

On motion made and seconded, the Administration Committee of the Virginia Commonwealth University Board of Visitors convened into closed session, as permitted by Section 2.2-3711.A(3) of the Virginia Freedom of Information Act, to discuss the acquisition and disposition of certain real property for the university's strategic purposes, where discussion in open session would adversely affect the university's bargaining position and negotiating strategy. The motion was approved unanimously.

RECONVENED SESSION

Following the closed session, the public was invited to return to the meeting. Dr. Jones, Chair, called the meeting to order.

Resolution of Certification

On motion duly made and seconded, the following resolution of certification was approved by a roll call vote:

BE IT RESOLVED, that the Administration Committee certifies that, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements under this chapter were discussed in the closed meeting to which this certification resolution applies, and (ii) only such public business matters as were identified in the motion by which the closed session was convened were heard, discussed or considered by the Committee.

<u>Vote</u>	<u>Ayes</u>	<u>Nays</u>
Dr. Dale Jones, <i>Chair</i>	X	
Mr. Keith Parker, <i>Vice Chair</i>	X	
Mr. Anthony Bedell	X	
Ms. Rooz Dadabhoy	X	
Ms. Ellen Fitzsimmons	X	
Mr. Ed McCoy	X	
Rev. Tyrone Nelson	X	
Dr. Tonya Parris-Wilkins	X	
Dr. Clifton Peay	X	
Mr. Toddy Haymore, <i>Rector</i>	X	
Mr. Andrew Florance, <i>Vice Rector</i>	X	

OTHER BUSINESS

None

ADJOURNMENT

Dr. Jones asked the committee if there was any other business, and hearing none, adjourned the meeting at 10:31 a.m.