



VCU

Board of Visitors

FACILITIES, REAL ESTATE AND ADMINISTRATION COMMITTEE

MAY 8, 2024, 12:00 P.M.

THE HONORABLE BENJAMIN LAMBERT, III BOARD ROOM

1213 EAST CLAY STREET

RICHMOND, VIRGINIA

MEETING MINUTES

COMMITTEE MEMBERS PRESENT

Mr. Steve DeLuca, *Chair*

Ms. Ellen Fitzsimmons

Mr. Ed McCoy

Mr. Randy Reynolds

OTHER BOARD MEMBERS PRESENT

Mr. Todd P. Haymore, *Rector*

Dr. Kenneth Lipstock

Dr. Dale Jones

Mr. C.J. Sailor

Mr. P2 Sandhu

OTHERS PRESENT

Dr. Michael Rao, *President*

Dr. Meredith Weiss, *Senior Vice President for Finance and Administration and CFO*

Mr. Alex Henson, *Chief Information Officer, VCU Technology Services*

Ms. Jessica Bryant, *Senior Director, Strategic Initiatives, VCU Finance and Administration*

VCU Finance and Administration leadership team

VCU Presidential Cabinet

CALL TO ORDER

Mr. Steve DeLuca, chair of the Facilities, Real Estate and Administration Committee, called the meeting to order at 12:01 p.m.

The public was able to view the open session of the meeting via livestream, and the recording can be found here: <https://vcu.mediaspace.kaltura.com/channel/Board+of+Visitors/256000903>

OPEN SESSION ACTION ITEMS

Mr. DeLuca began by sharing that the minutes for the March 20, 2025 meeting were provided to the committee in advance for review. Hearing no comments or changes, he asked Dr. Weiss to present the other action items.

Dr. Weiss presented the project plans for the VCU School of Dentistry and a subsequent demolition request for a property on the project site, the authorization to initiate a capital project for the VCU Catering and Events Space, and the request for demolition approval for 700 and 720 West Grace Street. She then shared the 2026-2032 Six-Year Capital Plan.

On a motion duly made and seconded, the committee approved the recommendation to the full board to approve the March 20, 2025 meeting minutes, the project plans and demolition for the VCU School of Dentistry, the authorization to initiate a capital project for the VCU Catering and Events Space, the demolition approval for 700 and 720 West Grace Street, and the 2026-2032 Six-Year Capital Plan.

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

REPORT FROM THE SENIOR VICE PRESIDENT

Mr. DeLuca asked Dr. Weiss to present her report. Dr. Weiss provided a building and grounds report, including an update on deferred maintenance. She also shared recent highlights from the One VCU Sustainability Plan.

Dr. Weiss introduced Alex Henson, chief information officer, and asked him to give a report for VCU Technology Services. Mr. Henson shared an overview of the Technology Services organization. He also provided an update on projects supporting student success and research and innovation, and discussed efficiencies and risk reduction.

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

REPORTS FOR INFORMATIONAL PURPOSES

Mr. DeLuca noted that there was one report for informational purposes, specifically, the capital projects update, which provides planning and construction updates for VCU's major capital projects and outlines the capital project process.

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 Facilities, Real Estate and Administration Committee of the VCU Board of Visitors convened into closed session to discuss the potential acquisition of

certain real property to further the educational purposes and research opportunities of the university where discussion in open session would adversely affect the university's bargaining position and negotiating strategy, as permitted by Section 2.2-3711.A(3) of the Virginia Freedom of Information Act.

RECONVENED SESSION

Following the closed session, the public was invited to return to the meeting. Mr. DeLuca 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 Facilities, Real Estate and 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>
Mr. Steve DeLuca, <i>chair</i>	X	
Ms. Ellen Fitzsimmons	X	
Mr. Ed McCoy	X	
Mr. Randy Reynolds	X	
Mr. Toddy Haymore, <i>rector</i>	X	

All members present responding affirmatively, the resolution of certification was adopted.

On a motion duly made and seconded the committee approved the recommendation to the full board to approve two property leases as discussed in closed session.

OTHER BUSINESS

None

ADJOURNMENT

Mr. DeLuca asked the committee if there was any other business, and hearing none, adjourned the meeting at 12:57 p.m.

Attachment A

Approval of Project Plans and Demolition VCU School of Dentistry

Background

VCU seeks Board of Visitors (BOV) design review and approval for VCU School of Dentistry project plans and approval for the future demolition of Larrick Student Center currently located at the project site, both of which are required by VCU's management agreement. In March 2023, the BOV authorized the initiation of this major capital project and an amendment to include it in VCU's 2022-2028 Six-Year Capital Plan.

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, etc. The Lyons Dental Building (1975) and Dental Building 1 (1954) are beyond their useful life, with more than \$90M in deferred maintenance needs. Additionally, they do not meet current educational or patient care needs and present accessibility concerns.

The new School of Dentistry will be five stories tall with a partial basement and mechanical penthouse, at approximately 313,880 gross square feet. The facility will provide state-of-the-art education, equipment and technology to serve more than 500 students and provide more than 100,000 patient visits annually. 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; the school's three 130-person classrooms and two 66-person classrooms will also be available to the university community for meetings and events.

The Larrick Student Center will be demolished due to the need for the new School of Dentistry to occupy the full site; demolition is estimated to begin in 2027. Student services currently taking place in the Larrick Student Center will be relocated (e.g., fitness center and food service). The BOV will be updated throughout the planning process.

Cost and funding

The BOV approved the initiation of this capital project in March 2023 at an estimated cost of \$415M to be funded by the state. In March 2023, the BOV authorized the initiation of this major capital project as well as an amendment to include it in VCU's 2022-2028 Six-Year Capital Plan. In December 2024, the BOV approved a request to execute the design phase services contract with the architect and engineering firm Hanbury not to exceed \$37.4M and to be executed in two phases. The first phase

executed was detailed planning, which consists of schematics and preliminary design, at a cost of \$19.5M. This phase was funded by the School of Dentistry (\$7.5M), university funds (\$6.8M) and the Commonwealth of Virginia (\$5.2M); VCU will request reimbursement from the state for the university funds used for detailed planning.

The estimated cost of demolition for Larrick Student Center is \$1.5M and will be paid for as part of the School of Dentistry project.

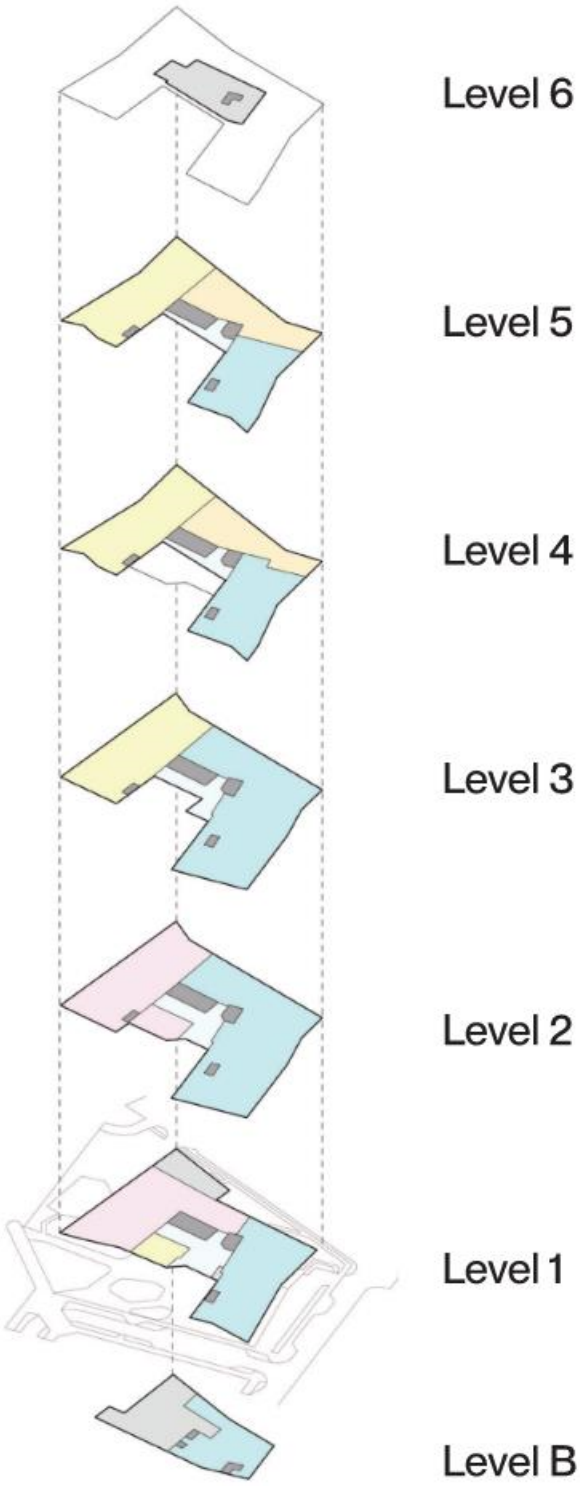
Recommendation

Approve the project plans for the School of Dentistry and the future demolition of Larrick Student Center.





Ground Level

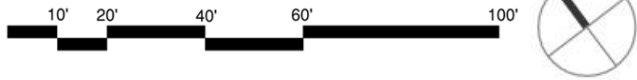


Building Stacking



DEPARTMENT LEGEND








- BUILDING SUPPORT
- CAFE
- CIRCULATION
- CLINIC
- CLINICAL SUPPORT
- EDUCATION
- PUBLIC/CIRCULATION

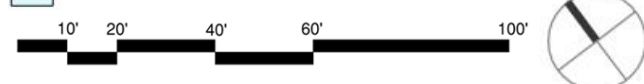


Level 2



DEPARTMENT LEGEND

-  ADMINISTRATION
-  BUILDING SUPPORT
-  CIRCULATION
-  CLINIC
-  CLINICAL SUPPORT
-  GENERAL CIRCULATION
-  PUBLIC/CIRCULATION





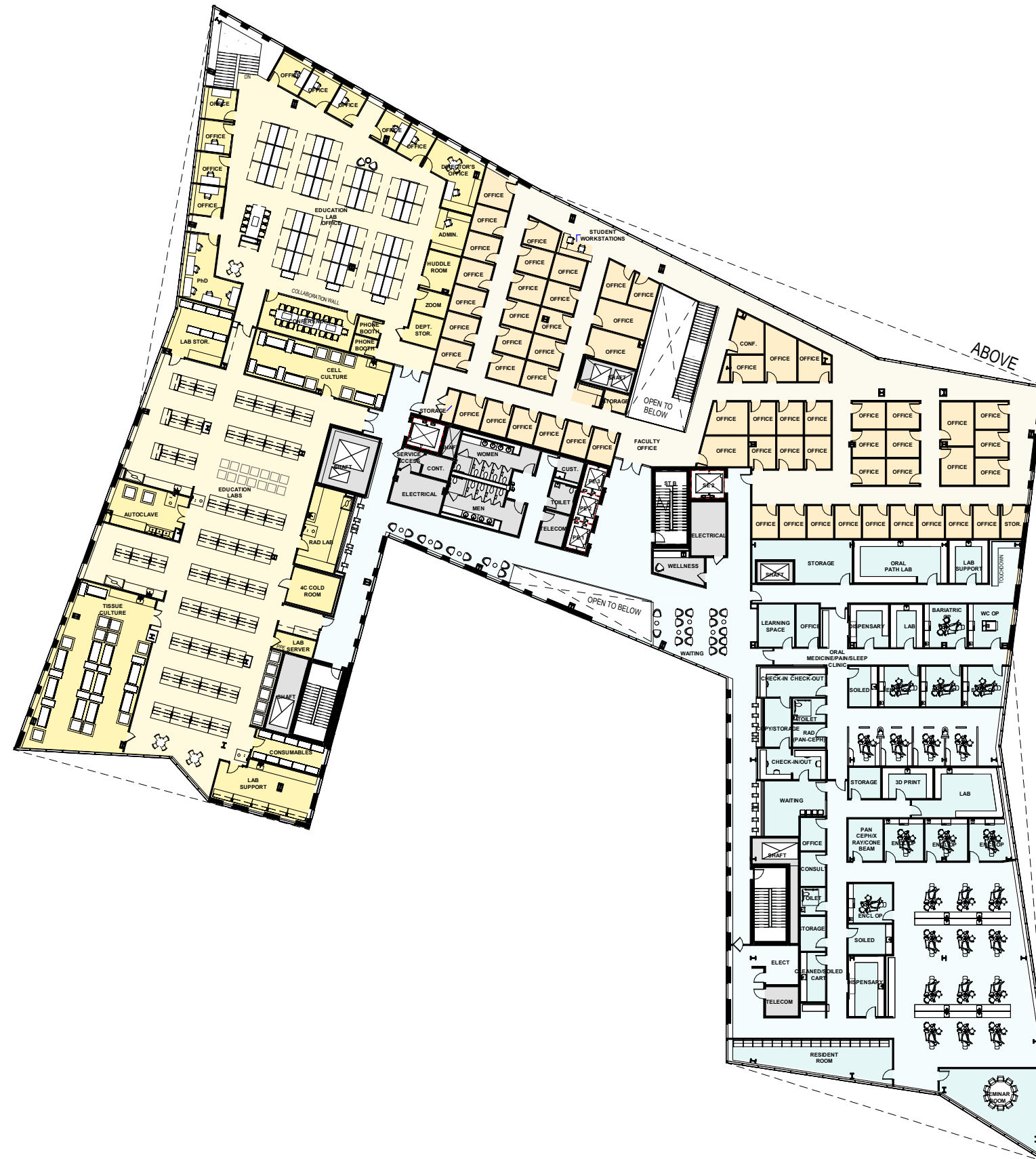
DEPARTMENT LEGEND

- ADMINISTRATION
- BUILDING SUPPORT
- CIRCULATION
- CLINICAL SUPPORT
- EDUCATIONAL LABS
- EDUCATIONAL LABS CIRCULATION
- GENERAL CIRCULATION
- PUBLIC/CIRCULATION

10' 20' 40' 60' 100'



Level 4

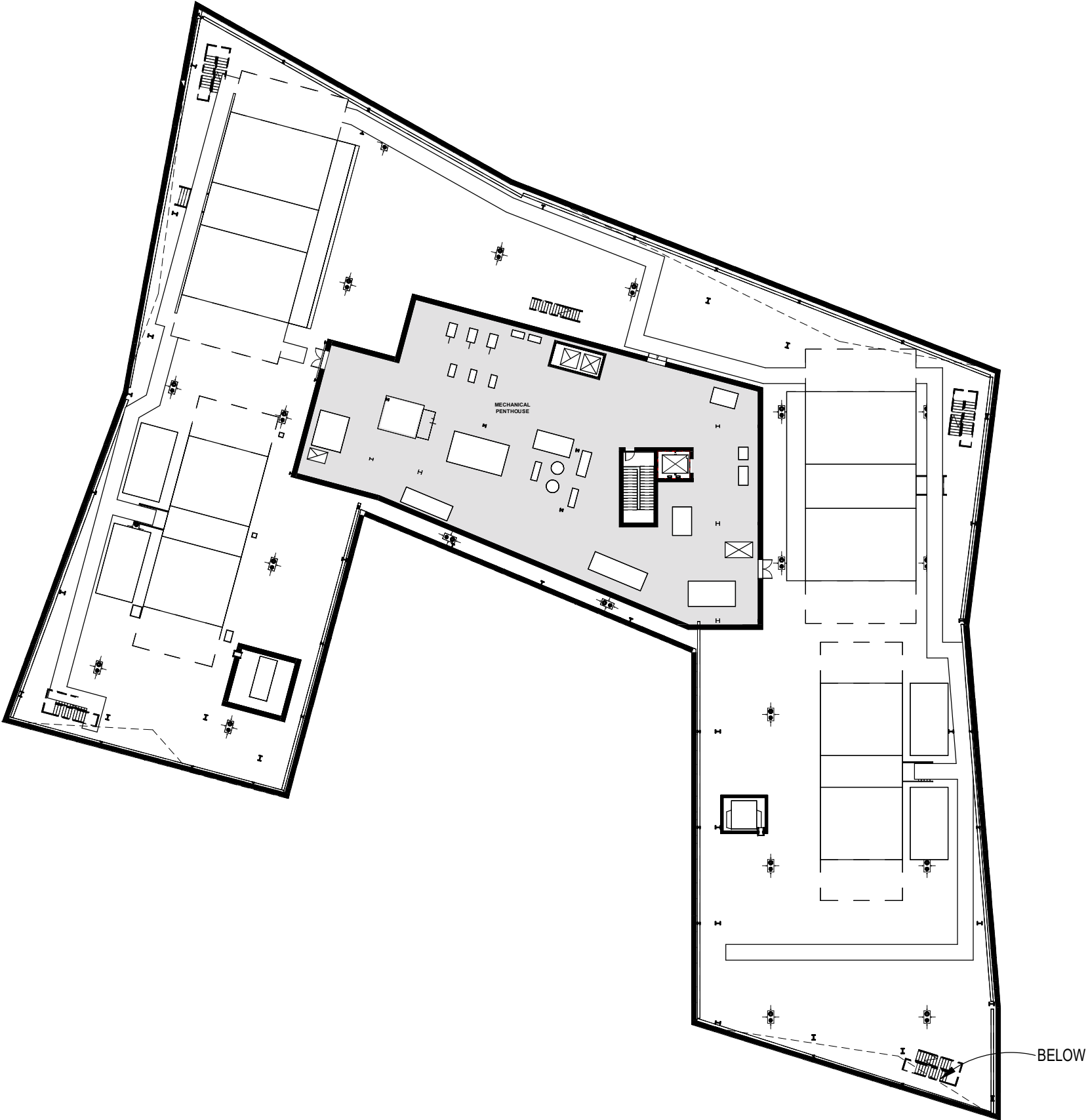


DEPARTMENT LEGEND

- ADMINISTRATION
- BUILDING SUPPORT
- CIRCULATION
- CLINICAL SUPPORT
- EDUCATIONAL LABS
- EDUCATIONAL LABS CIRCULATION
- GENERAL CIRCULATION
- PUBLIC/CIRCULATION

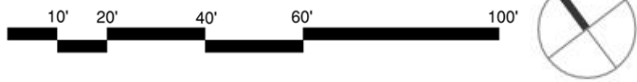
10' 20' 40' 60' 100'



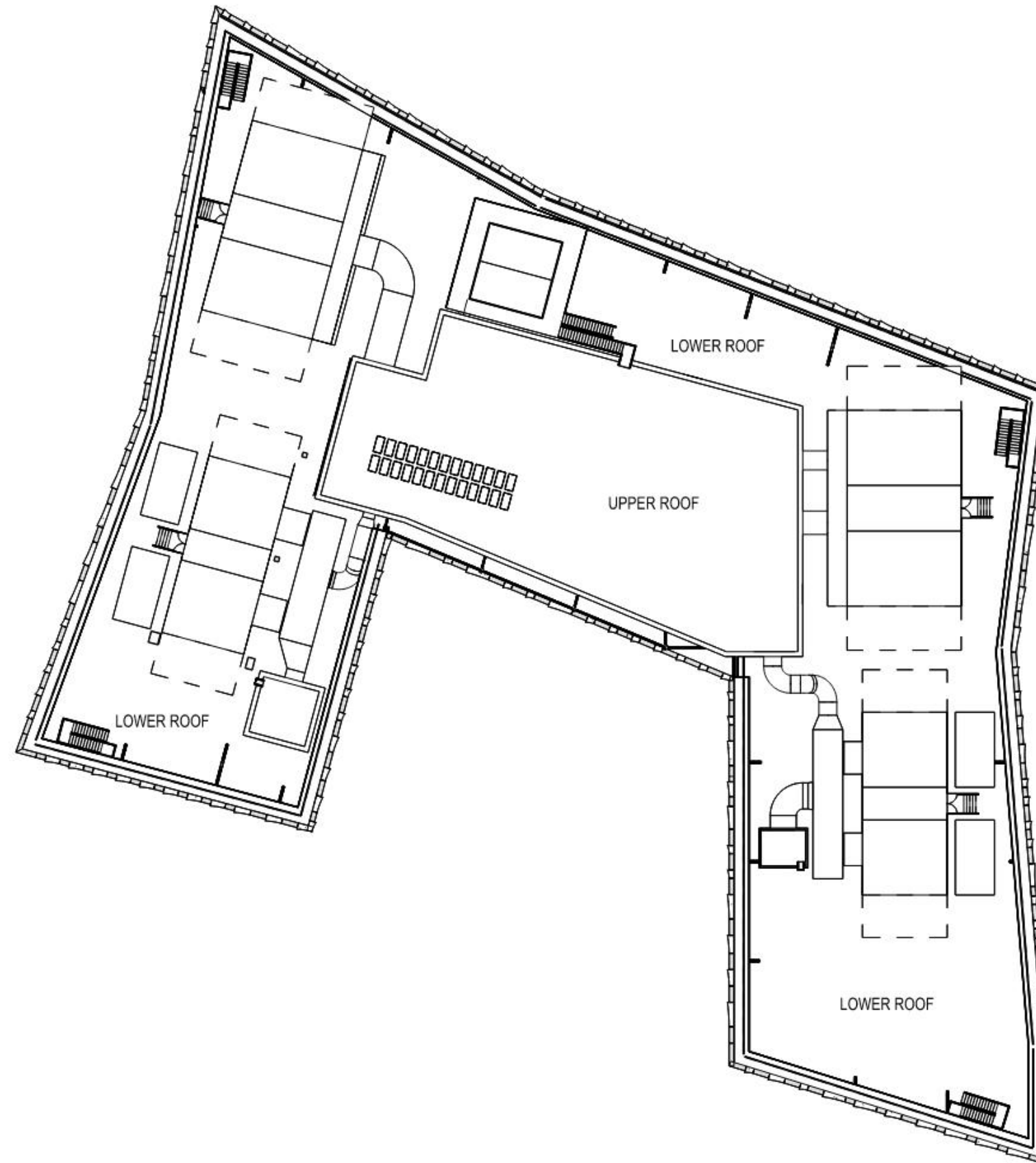


DEPARTMENT LEGEND

- ADMINISTRATION
- BUILDING SUPPORT
- CIRCULATION
- CLINICAL SUPPORT
- EDUCATIONAL LABS
- EDUCATIONAL LABS CIRCULATION
- GENERAL CIRCULATION
- PUBLIC/CIRCULATION



Lower Roof Level



DEPARTMENT LEGEND

- ADMINISTRATION
- BUILDING SUPPORT
- CIRCULATION
- CLINICAL SUPPORT
- EDUCATIONAL LABS
- EDUCATIONAL LABS CIRCULATION
- GENERAL CIRCULATION
- PUBLIC/CIRCULATION

10' 20' 40' 60' 100'



Upper Roof Level



DEPARTMENT LEGEND

- BUILDING SUPPORT
- CAFE
- CIRCULATION
- CLINIC
- CLINICAL SUPPORT
- EDUCATION
- PUBLIC/CIRCULATION



Basement Level

Turpin Street Main Entry



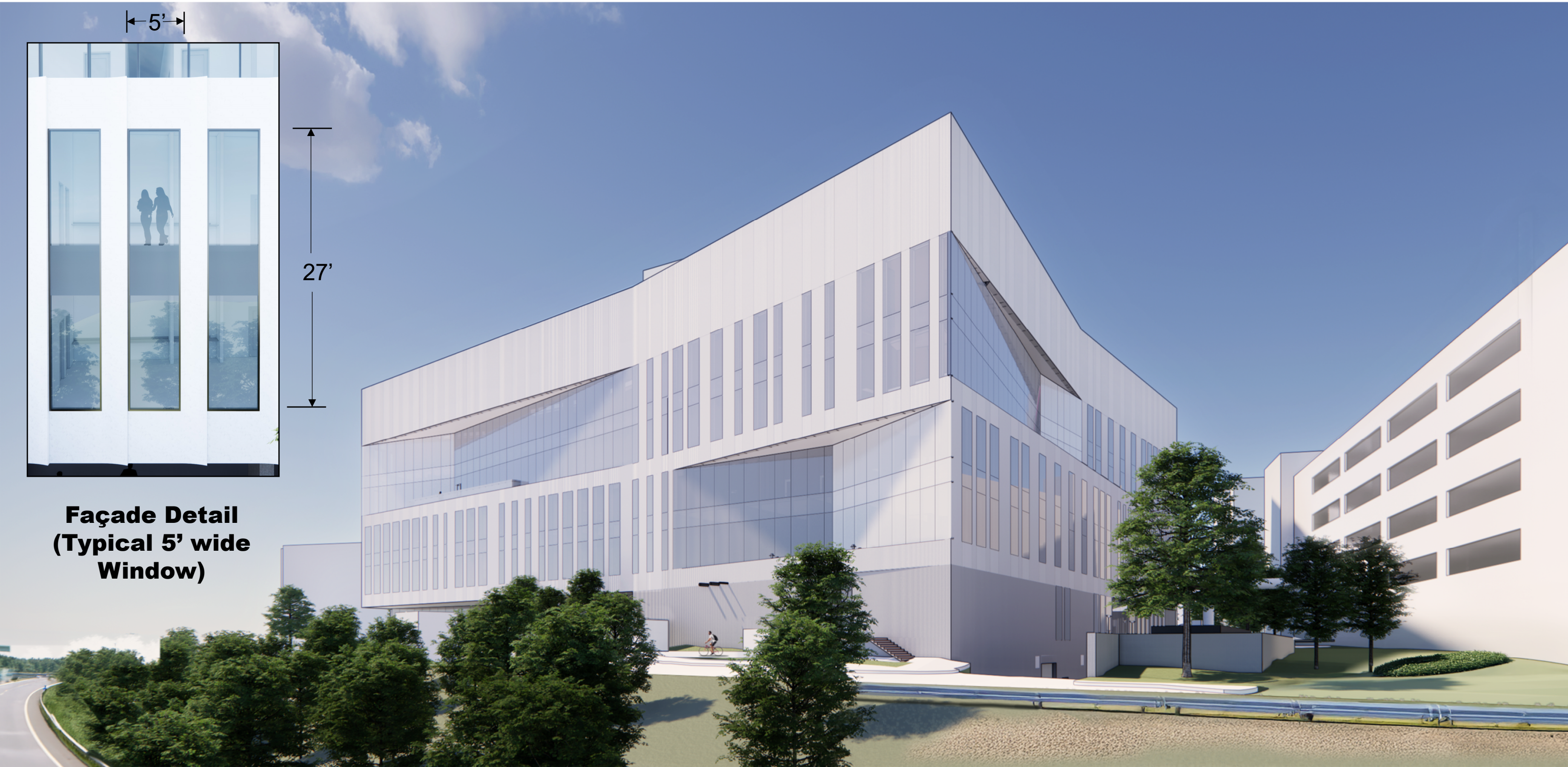
Duval Street – Northeast View



Duval Street – Northwest View



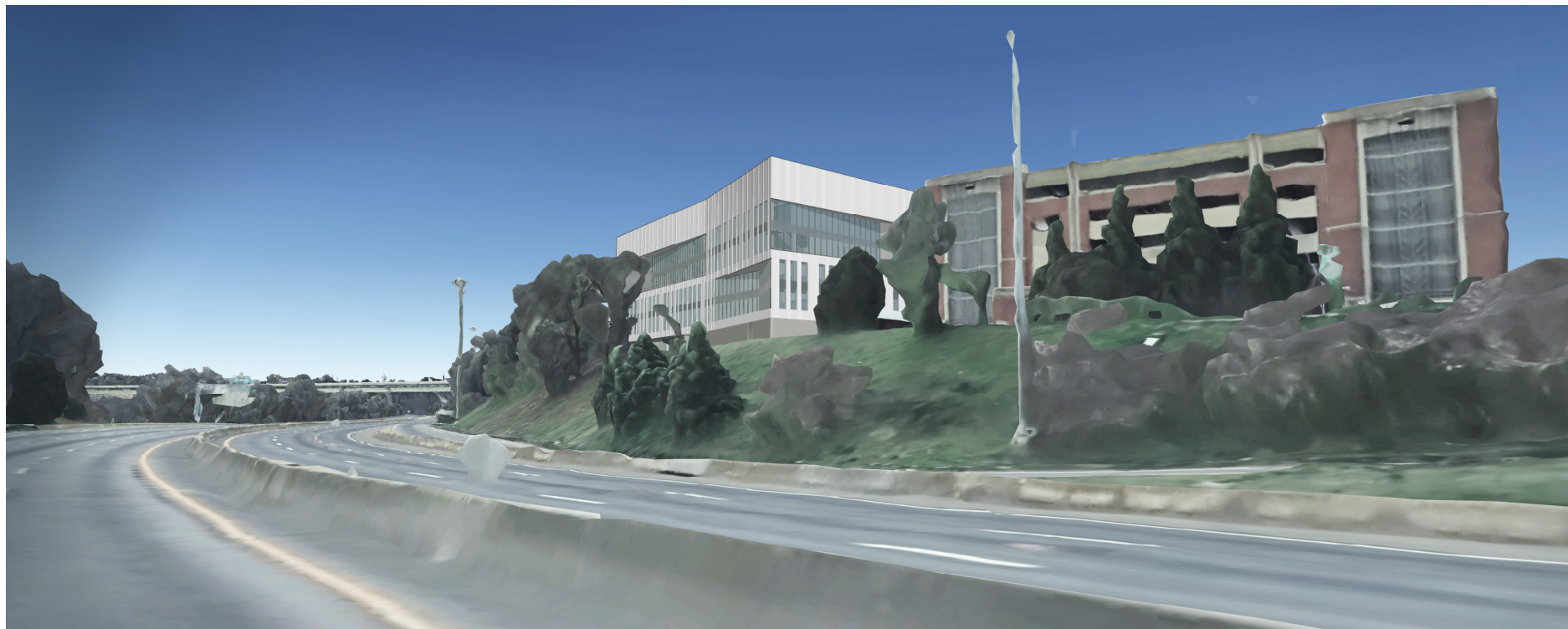
**Façade Detail
(Typical 5' wide
Window)**



Aerial View – Looking Northeast



Leigh Street and I-95 Views



Authorize the Initiation of a Major Capital Project

VCU Catering and Event Space

Background

VCU seeks Board of Visitors (BOV) authorization to initiate a major capital project (VCU Catering and Event Space), as required by VCU's management agreement. 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.

In March 2025, the BOV authorized an amendment to the 2024-2030 Six-Year Capital Plan to renovate 17,740 square feet of food service space in the Cary & Belvidere Residential College to 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 an attached event space.

Considerations

Overall foot traffic in the Cary & Belvidere Residential College area of campus has not been strong enough to support traditional retail dining operations. This project aims to repurpose the area into an event space and catering facility, creating a more strategic and efficient use of university resources.

Cost and funding

The renovation of the space is estimated to be \$8.5M and will be paid by VCU Dining Services auxiliary funds that were set aside for Dining Master Plan projects.

Recommendation

Authorize the initiation of a major capital project for the VCU Catering and Event Space at an estimated total project cost of \$8.5M.

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

**AUTHORIZATION TO INITIATE A MAJOR CAPITAL PROJECT FOR THE VCU
CATERING AND EVENT SPACE**

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

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

WHEREAS, by Chapter 4.10, Title 23 of the Virginia Code, the University entered into that certain Management Agreement with the Commonwealth of Virginia which was enacted as Chapter 594 of the Acts of Assembly of 2008 which, as amended, classifies the University as a public institution of higher education and empowers the University with the authority to undertake and implement capital projects, which include the acquisition of any interest in land, improvements on acquired land, capital leases, new construction, and building improvements and renovations;

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

WHEREAS, the project entails the renovation of 17,740 square feet of food service space in the Cary & Belvidere Residential College to serve as VCU Catering and Event Space and will feature a catering kitchen with an attached event space;

WHEREAS, a construction contract and project plans with final, size, scope and cost information will be brought to the Board for approval.

WHEREAS, the Board has determined it is desirable to authorize the initiation of a major capital project for the VCU Catering and Event Space.

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

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

Request for Approval of Demolition

700 and 720 West Grace Street

Background

VCU seeks approval for demolition of the following properties, as required by VCU's Management Agreement. The two properties comprise the project site for the West Grace Street Housing Project.

- **700 West Grace Street** - The property consists of a three-story, 31,351 gross square foot office building constructed in 1982 on a 0.323 acre parcel located at the northwest corner of West Grace Street and North Pine Street. Formerly used as the office building for VCU Facilities Management, the building was vacated in spring 2024 as part of a series of moves to make way for the construction of the new residence hall. The building is currently being utilized as a swing space for the L. Douglas Wilder School of Government and Public Affairs during a renovation of Scherer Hall, which will be completed in the summer of 2025.
- **720 West Grace Street** - The property consists of a one-story, 6,630 square foot commercial retail building constructed in 1940 and an adjacent 25 space parking lot, both on a 0.348 acre parcel located at the northeast corner of West Grace Street and Laurel Street. The VCU Board of Visitors approved the purchase of this property from the Real Estate Foundation (REF) at their March 2025 meeting. The property has been leased to Bookholders Inc. during the REF's ownership period and will be vacated before the property is transferred to VCU.

Considerations

Demolition of 700 and 720 West Grace Street is estimated to begin late fall 2025, pending the transfer of 720 West Grace Street from the REF to VCU.

Cost and funding

The estimated cost of demolition for 700 and 720 West Grace Street is \$564K and will be paid with a combination of auxiliary funds and debt that will be paid for with student housing payments.

Recommendation

Approve the request to demolish the two existing structures at 700 and 720 West Grace Street.

Resolution to Approve the 2026-2032 Six-Year Capital Plan

Background

The university's proposed Six-Year Capital Plan is a prioritization of key projects outlined in the ONE VCU Master Plan. As part of the Commonwealth's biennial budget process, the university prepares a six-year projection of capital outlay needs. The governor evaluates the university's projected capital outlay needs and incorporates recommendations into the state Executive Budget for consideration by the General Assembly. The current 2024-2030 Six-Year Capital Plan was approved by the VCU Board of Visitors (BOV) in May 2023.

The proposed 2026-2032 Six-Year Capital Plan includes prioritized capital projects the university anticipates initiating over the next six years. The projects are categorized as those requiring state financial support ("State Projects") and those which can be accomplished with other funding sources ("University Projects"), the latter of which includes public-private partnerships ("P3s"). The timeline in the Six-Year Capital Plan is optimistic and projects are often carried forward to future bienniums.

The BOV approves the 2026-2032 Six-Year Capital Plan, to include:

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

Recommendation

Approve the resolution for the 2026-2032 Six-Year Capital Plan.

Virginia Commonwealth University Board of Visitors
RESOLUTION
Approval of the Six-Year Capital Plan for 2026-2032
May 8, 2025

BE IT RESOLVED, the Virginia Commonwealth University Board of Visitors approves the Virginia Commonwealth University Six-Year Capital Outlay Plan for 2026-2032, as presented in Appendix A.

2026-2028 Biennium

Costs are estimated and will be revised through the design process

Project	State general fund	University/private	Debt	P3	Total
State projects					
VCU School of Dentistry	\$419,811,969				\$419,811,969
CoStar Center for Arts & Innovation Academic Building Equipment	\$20,342,639				\$20,342,639
Hyflex Interdisciplinary Innovation Classroom & Lab Building	\$201,205,837				\$201,205,837
University projects					
West Grace Street Housing Project (including Honors housing)		TBD	TBD		TBD
Massey Building Shared Lab Renovation		\$33,900,000			\$ 33,900,000
VCU Catering and Event Space		\$8,500,000			\$8,500,000

2028-2030 Biennium

Costs are estimated and will be revised through the design process

Project	State general fund	University/private	Debt	P3	Total
State projects					
Academic & Research Building Renovation	\$38,400,000	TBD	TBD		\$50,000,000
Johnson Hall Renovation/Repurposing	TBD				TBD
University projects					
Athletic Village - Soccer Stadium		TBD			TBD
Athletic Village - Tennis Courts		TBD			TBD

2030-2032 Biennium

Costs are estimated and will be revised through the design process

Project	State general fund	University/private	Debt	P3	Total
State projects					
Interdisciplinary Health Sciences Academic Building	\$325,000,000				\$325,000,000
Oliver Hall Renovation	\$100,311,410				\$100,311,410
University projects					
Athletic Village - Indoor Field House		TBD	TBD		TBD
Student Commons & Iconic Green		TBD	TBD		TBD
Student Housing Project		TBD	TBD		TBD



VCU Facilities, Real Estate and Administration Committee

Board of Visitors | May 8, 2025



Action items

Approval of March 20, 2025 meeting minutes

Approval of Project Plans and Demolition

VCU School of Dentistry

Background

VCU seeks Board of Visitors (BOV) design review and approval for VCU School of Dentistry project plans and approval for the future demolition of Larrick Student Center currently located at the project site, both of which are required by VCU's management agreement.

The new School of Dentistry will be five stories tall with a partial basement and mechanical penthouse, at approximately 313,880 gross square feet. The facility will provide state-of-the-art education, equipment and technology to serve more than 500 students and provide more than 100,000 patient visits annually.

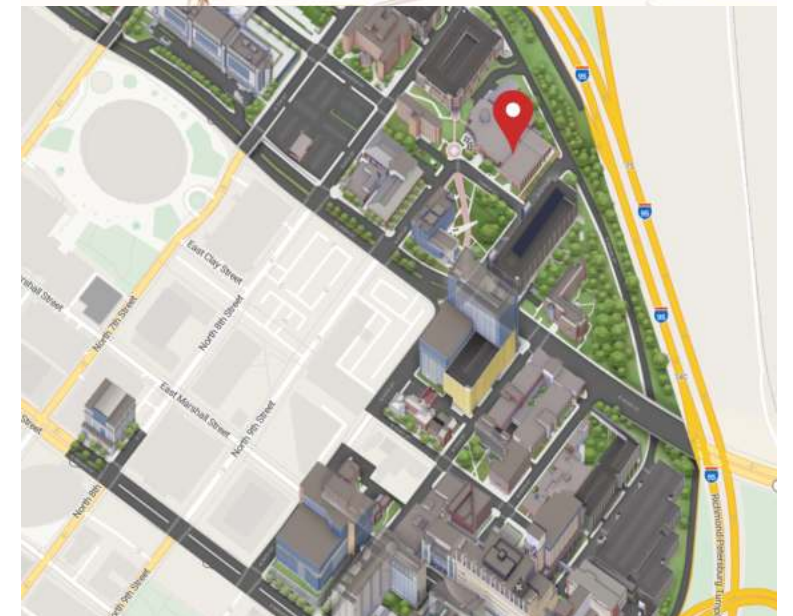
The Larrick Student Center will be demolished and services relocated due to the need for the new School of Dentistry to occupy the full site; demolition is estimated to begin in 2027.

Costs and funding

The BOV approved the initiation of this capital project in March 2023 at an estimated cost of \$415M to be funded by the state. The estimated cost of demolition for Larrick Student Center is \$1.5M and will be paid for as part of the School of Dentistry project.

Recommendation

Approve the project plans for the School of Dentistry and the future demolition of Larrick Student Center.



Authorization to Initiate a Capital Project

VCU Catering and Event Space

Background

VCU seeks authorization to initiate a capital project for VCU Catering and event space, a renovation of 17,740 square feet of food service space in the Cary & Belvidere Residential College. 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 an attached event space.

Cost and funding

The renovation of the space is estimated to be \$8.5M and will be paid by VCU Dining Services auxiliary funds that were set aside for Dining Master Plan projects.

Recommendation

Authorize the initiation of a major capital project for the VCU Catering and Event Space at an estimated total project cost of \$8.5M.



Demolition approval

700 & 720 West Grace Street

Background

VCU seeks approval for demolition of the following properties, as required by VCU's Management Agreement. The two properties comprise the project site for the West Grace Street Housing Project.

- 700 West Grace Street - The property consists of a three-story, 31,351 gross square foot office building constructed in 1982 on a 0.323 acre parcel located at the northwest corner of West Grace Street and North Pine Street.
- 720 West Grace Street - The property consists of a one-story, 6,630 square foot commercial retail building constructed in 1940 and an adjacent 25 space parking lot, both on a 0.348 acre parcel located at the northeast corner of West Grace Street and Laurel Street.

Costs and funding

The estimated cost of demolition for 700 and 720 West Grace Street is \$564K and will be paid with a combination of auxiliary funds and debt that will be paid for with student housing payments.

Recommendation

Approve the request to demolish the two existing structures at 700 and 720 West Grace Street.



2026-2032 Six-Year Capital Plan

Resolution to approve the 2026-2032 Six-Year Capital Plan

- The proposed Six-Year Capital Plan is a prioritization of key projects outlined in the ONE VCU Master Plan.
- As part of the Commonwealth's biennial budget process, the university prepares and the Board of Visitors approves the Six-Year Capital Plan. Projects are categorized as:
 - **State projects:** Requiring state funding and are submitted to the governor
 - **University projects (including public-private partnerships):** Requiring other funding sources and are not submitted to the governor
- The governor evaluates VCU's projected capital needs and incorporates recommendations into the Executive Budget for consideration by the General Assembly.



2026-2028 Biennium

State projects



VCU School of Dentistry



CoStar Center for Arts & Innovation
Academic Building Equipment



Hyflex Interdisciplinary Innovation
Classroom & Lab Building

2026-2028 Biennium

University projects



West Grace Street Housing Project
(including Honors housing)



Massey Building Shared Lab
Renovation



VCU Catering and Event Space

2028-2030 Biennium



**Academic & Research
Building Renovation**

State project



**Johnson Hall
Renovation/Repurposing**

State project



**Athletic Village - Tennis
Courts**

University project



**Athletic Village - Soccer
Stadium**

University project

2030-2032 Biennium



**Interdisciplinary
Health Sciences
Academic Building**

State project



Oliver Hall Renovation

State project



**Athletic Village -
Indoor Field House**

University project



**Student Commons &
Iconic Green**

University project



**Student Housing
Project**

University project

2026-2028 Biennium

Costs are estimated and will be revised through the design process

Project	State general fund	University/private	Debt	P3	Total
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University projects					
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2028-2030 Biennium

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Johnson Hall Renovation/Repurposing	TBD				TBD
University projects					
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2030-2032 Biennium

Costs are estimated and will be revised through the design process

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University projects					
Athletic Village - Indoor Field House		TBD	TBD		TBD
Student Commons & Iconic Green		TBD	TBD		TBD
Student Housing Project		TBD	TBD		TBD

Report from the senior vice president

Buildings & grounds report



.075%

VCU owned land within
the City of Richmond

>\$10B

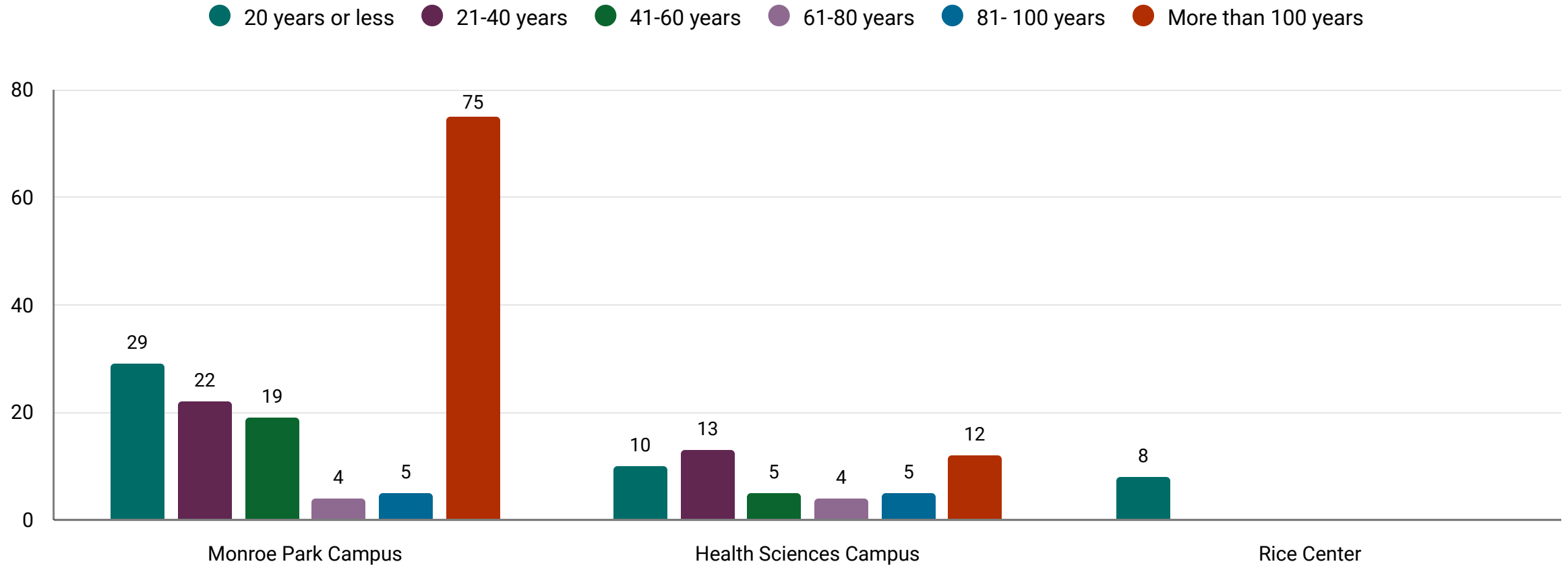
Economic activity
generated by VCU

SOURCE: LAND ACREAGE OWNED BY
THE UNIVERSITY, HEALTH SYSTEM,
REAL ESTATE AND OTHER VCU
FOUNDATIONS; CITY OF RICHMOND
ASSESSOR OF REAL ESTATE OCTOBER
2024 PUBLIC DATA SET

Less than 1% of land within the City of Richmond is owned by VCU.
VCU owns 2.5% of the total acreage of land that is tax exempt in the City.
The City of Richmond owns nearly half of the tax exempt land within the City and the State owns roughly
20% (this includes the VCU related land).

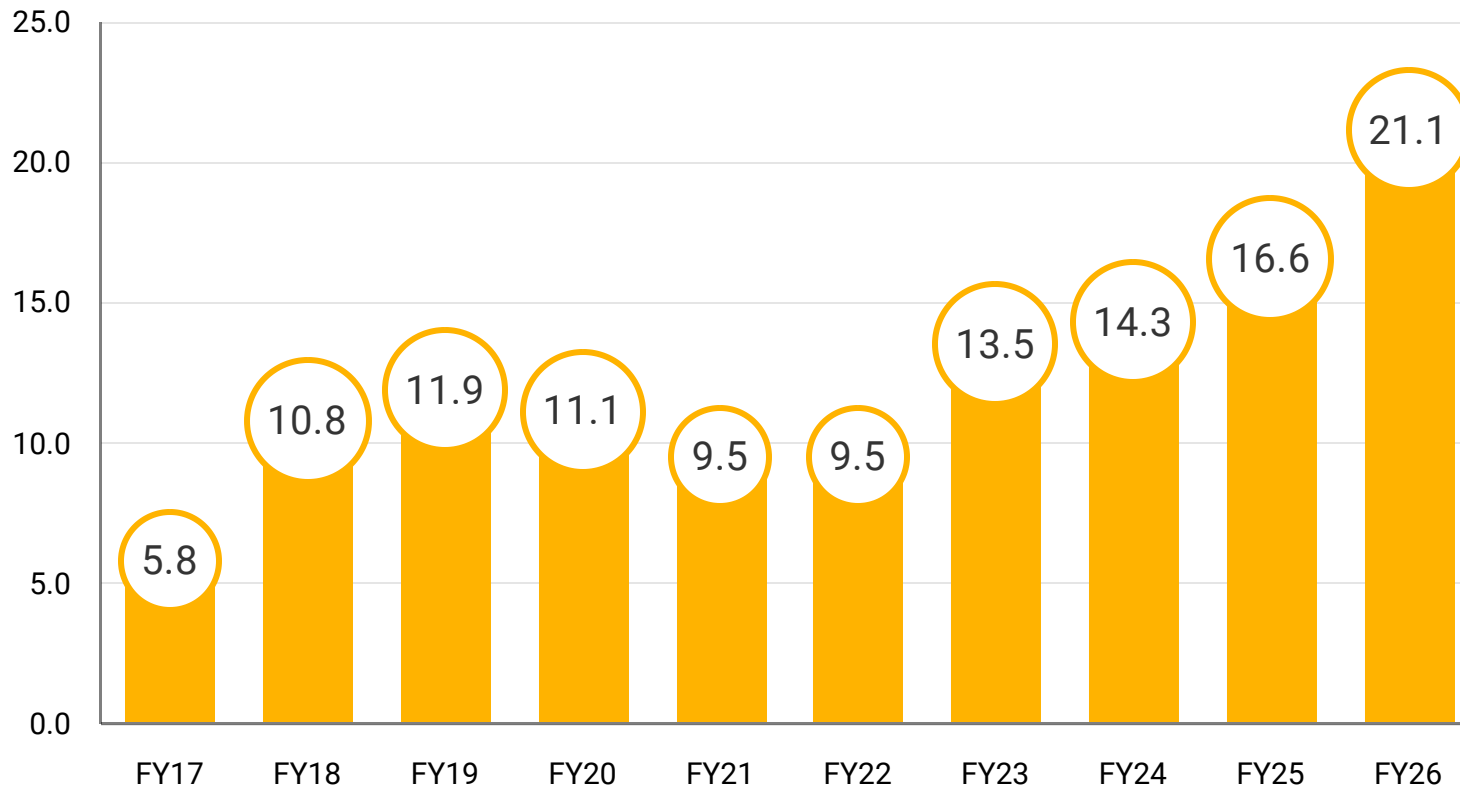
Building age

VCU has a significant number of buildings over 100 years old



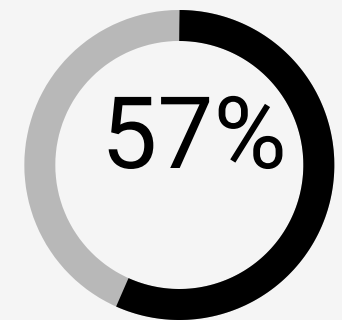
Maintenance reserve funding

(in millions)



\$37M annual need

Based on 2017 Sightlines study
Next study 2026



Capital strategy

\$523.9M estimated capital needs 2017-2027*



New construction



Renovation



Demolition



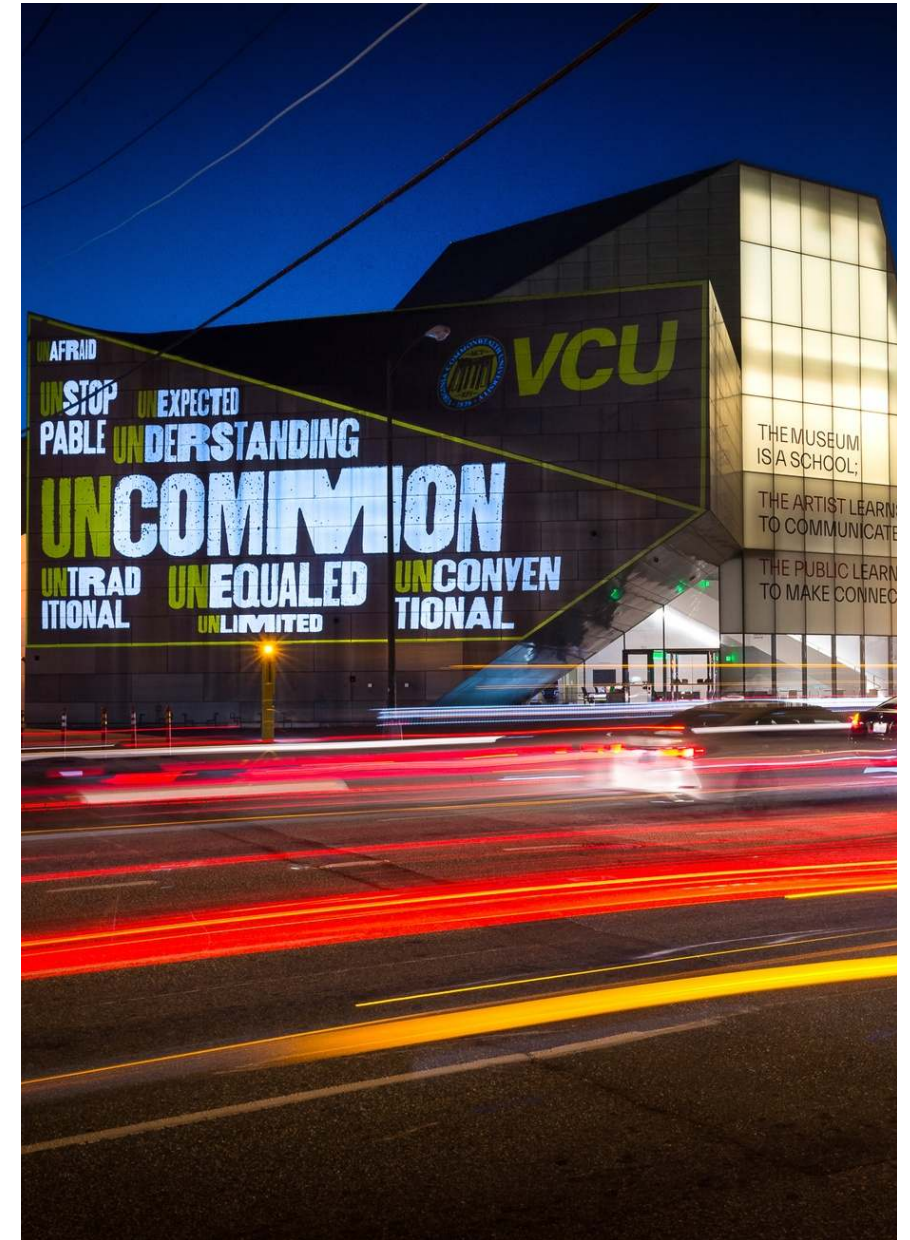
Optimization/efficiency



Acquisition/disposition

*Based on 2017 Sightlines study; next study 2026

Discussion



oneVCU | SUSTAINABILITY PLAN



Recent highlights

sustainabilityplan.vcu.edu



One VCU Sustainability Plan

VCU launched the One VCU Sustainability Plan in 2024 and established first-year priorities.



VCU School of Life Sciences & Sustainability

Emphasizing solutions-focused faculty collaboration and student learning, the new school in the College of Humanities and Sciences will combine VCU Life Sciences and the Department of Biology.



Waste reduction

Reducing food waste with a waste tracking system and composting program; donating unused food to food banks, pantries and Ram Fridges; and phasing out single-use plastics.



VCU green game pilot

Diverted recyclable and compostable materials at a Siegel Center men's basketball game.



Green labs

Implemented sustainable practices into daily operations.



STARS Gold Rating reaffirmed


VCU received its second **Gold Rating** from the Association for the Advancement of Sustainability in Higher Education Sustainability Tracking Assessment and Rating System (STARS).



LEED certification

VCU's new Technology Operations Center received a LEED Silver certification, VCU's 24th LEED certified building.

Technology Services update



Who
we are

9

UNIQUE AREAS OF EXPERTISE



281

STAFF MEMBERS
INCLUDING 74
STUDENT AND
HOURLY WORKERS



140

APPLICATIONS,
SYSTEMS &
SERVICES FOR
VCU AND VCU
HEALTH

Projects that support student success



VCU Mobile enhancements



Alignment with NISS



Data warehouse & business intelligence



Generative AI infrastructure & support



Hybrid university



Real world experience for students

Projects that support research & innovation

1

Infrastructure

2

Collaborative
initiatives

3

Generative AI
infrastructure &
support

Efficiencies & risk reduction



Infrastructure



Web service
improvements



Service delivery



Security initiatives

Advice?
Questions?

Appendix



Land, buildings & parking

Does not include VCU Health

	Monroe Park Campus	Health Sciences Campus	Athletic Village	Rice Center
Acres of land	97.85	19.5	48.98	350
No. buildings	154	49	--	8
Gross square feet	7.5M	4.7M	--	27K
Parking spaces	5,450 (8 decks, 22 lots)	4,813 (3 decks, 8 lots)	--	--



Leased space & parking

Does not include VCU Health

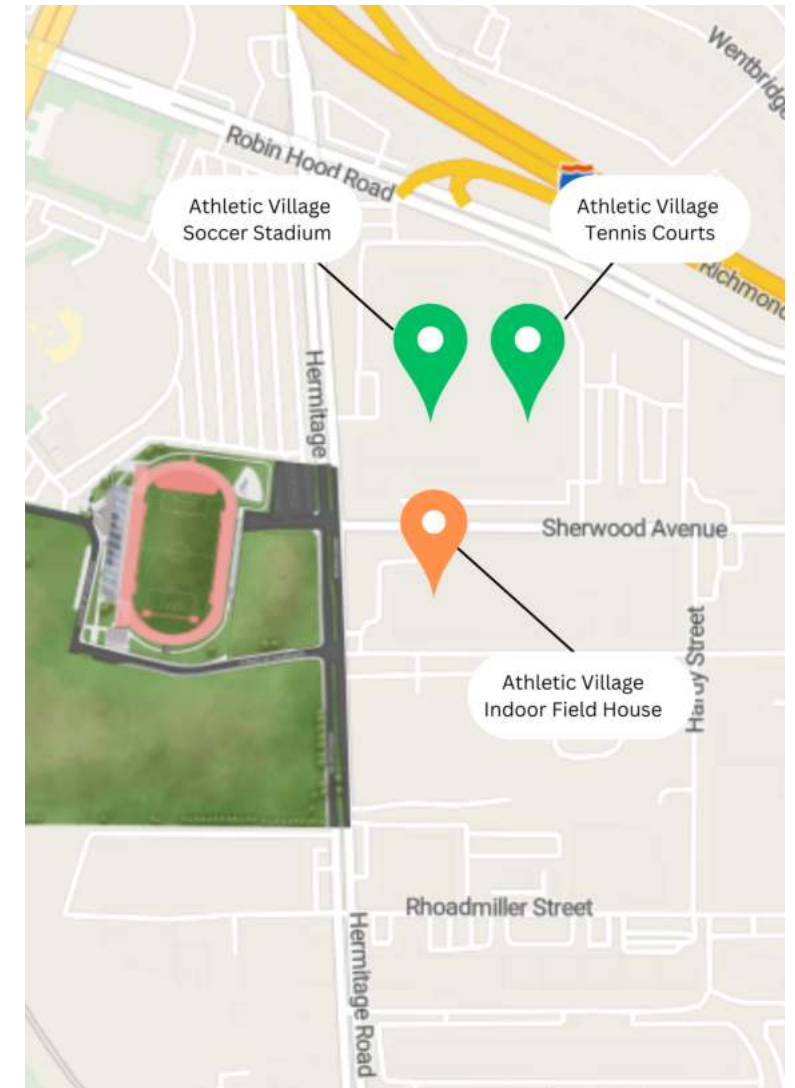
	Monroe Park Campus	Health Sciences Campus	Off-site
Gross square feet	536K	273K	45K
Parking spaces	342	846	0



Monroe Park Campus



Academic Medical Center Campus



Athletic Village

Board of Visitors May 8, 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 being installed. Plumbing and electrical infrastructure and steel work are underway.

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: Under construction;
estimated completion summer 2026

Description:

The new outdoor track facilities and practice fields will consist of a 400-meter outdoor track with a natural turf infield to accommodate a NCAA soccer field. The outdoor track facilities, intended to replace those of the current Sports Backers Stadium, will contain seating for 1,000 spectators as well as locker rooms, concessions and storage. There will be two lighted practice fields, one of artificial turf and one of natural grass.

Progress:

Early site excavation and preparation for the two practice fields and game/track field are complete. Installation of the new field turf and track systems with facility infrastructure is making progress. Final design efforts for the 1,000 seat stadium are also underway.

Scherer Hall Renovations

Architect/engineer: Baskervill and Dunbar Structural

Budget: \$6.25M

Funding source: Maintenance reserve

Biennium: 2024-2026

Contractor: SRC, Inc.

Status: Under construction;
estimated completion summer 2025

Description:

Constructed in 1910, Scherer Hall is a five-story, 23,141 square foot brick building in the West Franklin Street Historic District of VCU's Monroe Park Campus. The facility is experiencing significant HVAC maintenance issues due to both the age and design of the equipment. Controls for the mechanical system are obsolete and no longer serviceable. Additionally, uneven floor conditions must be addressed to prevent impacts to the building's structural integrity and a backflow preventer (i.e., system that manages water flow) needs to be installed.

Progress:

The project is on schedule and expected to be complete by summer 2025. The L. Douglas Wilder School of Government and Public Affairs faculty and staff who were working in Scherer Hall have been temporarily relocated to 700 W. Grace Street while Scherer Hall undergoes renovation.

901 West Franklin Street Renovation

Architect/engineer: RRMM Architects

Budget: \$7M

Funding source: Maintenance reserves

Biennium: 2024-2026

Contractor: Woodland Construction

Status: Construction to begin in May 2025;
estimated completion summer 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 May 2025 and will take approximately one year to complete.

Progress:

Work is expected to begin in May 2025 with anticipated completion by summer 2026.

Gladding Residence Center III HVAC Replacement

Architect/engineer: DJG, Inc
Budget: \$3.4M
Funding source: Auxiliary Funds

Biennium: 2024-2026
Contractor: Colonial Webb
Status: Under construction;
estimated completion
August 2025

Description:

Gladding Residence Center III (GRC III) is located at 711 West Main Street on VCU's Monroe Park Campus. It is a five-level, masonry residence hall constructed in 1979 that currently houses first-year students. The existing HVAC system is at the end of its useful life and requires replacement. The project scope includes full HVAC replacement and installation, including condensing units located on each of GRC III's two roof sections and air handlers in each room.

Progress:

Work is expected to begin in May 2025 with anticipated completion by summer 2025.

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: TBD
Status: Planning

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.

Progress:

Schematic design is underway to design a facility with approximately 1,000 total semi-suite and apartment style beds. The request for proposal has been initiated to procure a construction manager.

VCU School of Dentistry

Architect/engineer: Hanbury/Kahler Slater

Budget: \$415M (estimated)

Funding source: Seeking state funding

Biennium: 2024-2026

Contractor: TBD

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 square foot 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 Virginia General Assembly approved \$19.5M for detailed planning, with \$5.2M of general funds and \$14.3M of authorized VCU funds, which will be reimbursed in the future. Typically, the General Assembly will authorize an amount for design and require VCU to front the funding for detailed planning, which VCU is reimbursed for upon authorization from the state to proceed to construction. Schematic design and the construction manager selection will be complete in June 2025.

Massey Building Shared Lab Renovation

Architect/engineer: TBD

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:

The architect and engineering services request for approval has been issued and the selection process will run through May 2025.

VCU Catering and Event Space

Architect/engineer: TBD

Budget: \$8.5M

Funding source: VCU Dining Services
auxiliary funds

Biennium: 2024-2026

Contractor: TBD

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 an attached event space.

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. The project is currently in the planning phase.

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 CFO 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, 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 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 (GMP). 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, 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 Higher Education Capital Outlay Manual (HECO):** The HECO manual is based upon the state's Construction and Professional Services Manual (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