



# VCU

## Board of Visitors

### **FACILITIES, REAL ESTATE AND ADMINISTRATION COMMITTEE**

**September 10, 2026**

**James Branch Cabell Library, Room 303**

**901 Park Avenue**

**Richmond, VA**

### **MEETING MINUTES**

#### **COMMITTEE MEMBERS PRESENT**

Mr. Randolph Reynolds, Jr., *Chair*

Mr. Clyde Clark, *Vice Chair*

Mr. Anthony Bedell

Mr. Frank M. "Rusty" Conner III - *left at 1:21 p.m.*

Mr. Robert L. Greene, Jr.

Dr. Kenneth Lipstock

Mr. Gurpreet "P2" Sandhu

Mr. Steve DeLuca, *Rector*

Mr. Neil Amin, *Vice Rector - arrived at 12:15 p.m.*

#### **OTHER BOARD MEMBERS PRESENT**

Ms. Heidi Schlicher Cook - *arrived at 12:14 p.m.*

Amb. Carmen Lomellin

Mr. Harry Thalheimer

#### **OTHERS PRESENT**

Dr. Michael Rao, *President*

Mr. Rich Sliwoski, *Associate Vice President for Facilities Management, Finance and Administration*

Mr. Stephen Davenport, *Assistant Vice President for Social & Economic Development, Division of Community Engagement*

Mr. Jeff Kidd, *Associate Vice President for Campus Enterprises*

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

Ms. Stephanie Hamlett, *University Counsel*

VCU Finance and Administration leadership team

VCU Presidential Cabinet

## **CALL TO ORDER**

Mr. Randolph Reynolds, Jr., chair of the Facilities, Real Estate and Administration Committee, called the meeting to order at 12:01 p.m. The recording can be found here:

[https://vcu.mediaspace.kaltura.com/media/Board+of+Visitors+Committee+Meetings++/1\\_tnp561jh/256000903](https://vcu.mediaspace.kaltura.com/media/Board+of+Visitors+Committee+Meetings++/1_tnp561jh/256000903)

## **OPEN SESSION ACTION ITEMS**

Mr. Reynolds began by sharing that the minutes for the April 23, 2026 Board of Visitors meeting were provided to the committee in advance for review. Hearing no comments or changes, Mr. Reynolds asked Dr. Meredith Weiss to present the other action items.

Dr. Weiss shared that the Facilities, Real Estate and Administration charter and meeting planner were included in the boardbook. Dr. Weiss then presented the action items: 1) an amendment to the 2026-2032 Six-Year Capital Plan, authorization to initiate a capital project and approval of project plans for the University Student Commons partial roof replacement and 2) an amendment to the 2026-2032 Six-Year Capital Plan and approval of project plans for the Engineering West Hall cooling tower replacement and architectural pyramid renovation. She told the board that there were project plan approvals for four other projects that have previously been added to the Six-Year Capital Plan and initiated were included in their materials, including:

- Hermes A. Kontos Medical Sciences Building chillers and equipment replacement
- Hunton Student Center renovation
- Sadie Heath Cabaniss Hall window replacement
- Underground power distribution replacement

Dr. Weiss then introduced the next action item, the affirmation of authorization to utilize Construction Manager procurement for the East Marshall Street Well Project Memorial Burial Interment, which was initially approved by the board in June 2026. She explained that this was the first application of a new Virginia code that requires Board of Visitors (BOV) approval if the Virginia Department of General Services (DGS) denies VCU's request to use construction management procurement for a capital project. The reaffirmation request was a result of a DGS request to present additional information directly to the BOV in compliance with statutory language. Mr. Stephen Davenport, assistant vice president for social & economic development in the Division of Community Engagement, gave an overview of the East Marshall Street Well Project, including its origins, how it was rediscovered in 1994 and the events that led to the broader public awareness of the well in 2011. Mr. Rich Sliwoski, associate vice president for facilities management, then shared the reasoning for why VCU is seeking to use construction management procurement for this important project.



On a motion duly made and seconded, the committee approved the April 23, 2026 meeting minutes and the recommendation to the full board to approve: 1) The Facilities, Real Estate and Administration Committee charter and meeting planner; 2) an amendment to the 2026-2032 Six-Year Capital Plan, authorization to initiate a capital project and approval of project plans for the University Student Commons partial roof replacement; 3) an amendment to the 2026-2032 Six-Year Capital Plan and approval of project plans for the Engineering West Hall cooling tower replacement and architectural pyramid renovation; 4) project plans for the Hermes A. Kontos Medical Sciences Building chillers and equipment replacement; 5) project plans for the Hunton Student Center renovation; 6) project plans for the Sadie Heath Cabaniss Hall window replacement; 7) project plans for the underground power distribution replacement; and 8) an affirmation of authorization to utilize Construction Management procurement for the East Marshall Street Well Project Memorial Burial Interment

The April 23, 2026 meeting minutes are posted at <https://bov.vcu.edu/meetings/minutes/>. A copy of the other action items are attached hereto as ***Attachment A*** and is made a part hereof.

#### **REPORT FROM THE SENIOR VICE PRESIDENT**

Mr. Reynolds asked Dr. Weiss to give her report. Dr. Weiss began with a brief overview of VCU Administration, touching on the size and scope of operations including work areas that support both VCU and VCU Health.

Dr. Weiss then provided an update on the One VCU Master Plan implementation. She shared the projects completed for VCU since the plan was adopted, capital projects savings (\$12.6M), information on historic property renovations, and the status of VCU's current capital projects. She also walked the board through the capital projects timeline, highlighting BOV approvals throughout the process. She concluded her report with information about completed and current VCU Health projects, explaining the working relationship between the two facilities teams.

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

#### **CLOSED SESSION**

On motion made and seconded, the Facilities, Real Estate and Administration Committee of the BOV of VCU convened in closed session to discuss both the potential acquisition and disposition of certain real property to further the mission of the university, more specifically the acquisition of property needed for academics, housing, athletics and infrastructure related thereto and the disposition of certain property not needed to further the university's mission, 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. Reynolds 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.

| <b><u>Vote</u></b>                  | <b><u>Ayes</u></b> | <b><u>Nays</u></b> |
|-------------------------------------|--------------------|--------------------|
| Mr. Randolph Reynolds, <i>Chair</i> |                    | X                  |
| Mr. Clyde Clark, <i>Vice Chair</i>  | X                  |                    |
| Ms. Rooz Dadabhoy                   | X                  |                    |
| Mr. Anthony Bedell                  | X                  |                    |
| Mr. Robert L. Greene, Jr.           | X                  |                    |
| Dr. Kenneth Lipstock                | X                  |                    |
| Mr. Gurpreet "P2" Sandhu            | X                  |                    |
| Mr. Steve DeLuca, <i>Rector</i>     | X                  |                    |
| Mr. Neil Amin, <i>Vice Rector</i>   | X                  |                    |

Mr. Conner was absent for the vote. All members present responding affirmatively, the resolution of certification was adopted.

### **REPORTS FOR INFORMATIONAL PURPOSES**

Mr. Reynolds 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.

### **ADJOURNMENT**

Mr. Reynolds asked the committee if there was any other business, and hearing none, adjourned the meeting at 1:30 p.m.

# Attachment A

Action items

# April 23, 2026 meeting minutes

# Facilities, Real Estate and Administration Committee charter and meeting planner

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

## University Student Commons partial roof replacement

### Background

VCU seeks BOV approval for an amendment to the 2026-2032 Six-Year Capital Plan, authorization to initiate a capital project, and approval of project plans to replace a portion of the roof at the University Student Commons that has reached the end of its useful life and experiences moisture and water intrusions. The University Student Commons on the Monroe Park Campus was built in three phases, with the original structure built in 1984 and two additions completed in 1993 and 2004. The roof renovation is for the original 1984 structure and the addition built in 2004 and totals 47,030 square feet. The 1993 addition does not need to be replaced at this time.

### Considerations

Phased construction is expected to begin in summer 2027. In order to minimize disruptions inside the University Student Commons, some of the work will be completed during academic breaks, which extends the anticipated completion date to spring 2029.

### Cost and funding

Construction is estimated to cost \$4M and will be funded by auxiliary funds.

### Recommendation

Approve an amendment to the 2026-2032 Six-Year Capital Plan, authorize initiation of a capital project at an estimated cost of \$4M, and approve the project plans for the University Student Commons roof replacement.



# Amendment to the 2026-2032 Six-Year Capital Plan and approval of project plans

## Engineering West Hall cooling tower replacement and architectural pyramid renovation

### Background

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

In November 2025, the BOV approved an amendment to the 2026-2032 Six-Year Capital Plan and authorization to initiate a capital project for the Engineering West Hall cooling tower replacement and architectural pyramid renovation, with project costs to be determined following a competitive procurement process and to be brought back to the BOV for approval.

### Considerations

Construction is expected to begin in November 2026 and be complete by April 2027.

### Cost and funding

The project is estimated to cost approximately \$4.5M and will be funded by university maintenance reserve funding.

### Recommendation

Approve an amendment to the 2026-2032 Six-Year Capital Plan to include a project cost estimated at approximately \$4.5M and approve project plans for the Engineering West Hall cooling tower replacement and architectural pyramid renovation.



# Approval of project plans

- Hermes A. Kontos Medical Sciences Building chillers and equipment replacement
- Hunton Student Center renovation
- Sadie Heath Cabaniss Hall window replacement
- Underground power distribution replacement



# East Marshall Street Well Project

[emsw.vcu.edu](http://emsw.vcu.edu)





# East Marshall Street Well Project

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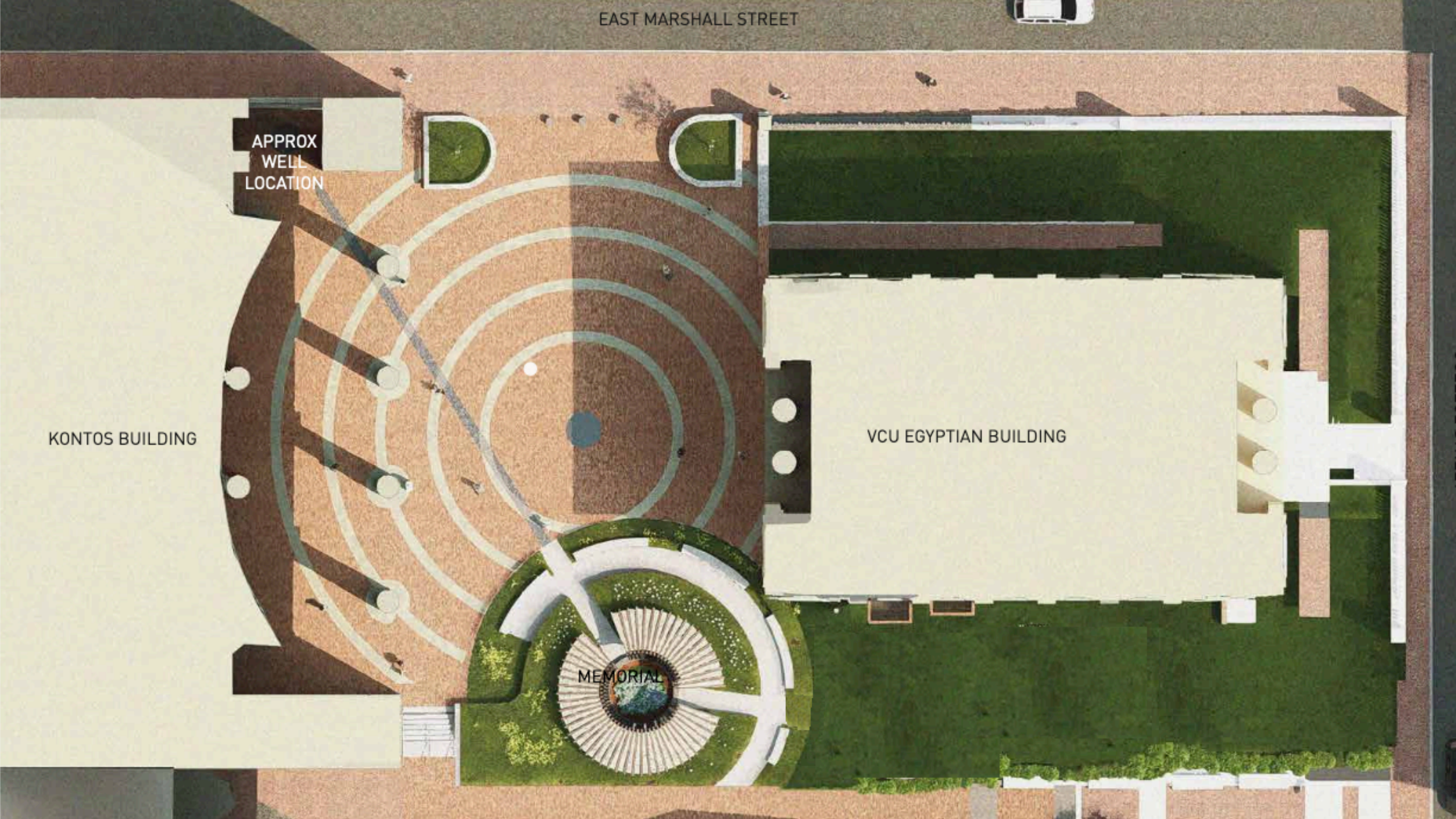
EAST MARSHALL STREET

APPROX  
WELL  
LOCATION

KONTOS BUILDING

VCU EGYPTIAN BUILDING

MEMORIAL







# Reaffirmation of authorization to utilize Construction Manager procurement

## East Marshall Street Well Project Memorial Burial Interment

### Background

VCU seeks affirmation of the BOV June 2026 approval to utilize the Construction Management (CM) procurement method (also known as CM at-risk) for the East Marshall Street Well Project Memorial Burial Interment (the Well Project), a project that honors the discovery of human remains and artifacts, primarily of African descent, from the 19th century that were found in an abandoned well on VCU's University Medical Center Campus in 1994. The remains are believed to have been discarded in the 1800s by medical staff. This affirmation request is being submitted to the BOV based on a notification from the Virginia Department of General Services (DGS) for DGS to submit additional details to VCU's BOV.

### Costs and funding

Construction is estimated to cost \$1.9M and will be funded by MCV Foundation support (pending MCV Foundation board approval), VCU non-Education & General funds, and VCU Health System funds.

### Recommendation

Reaffirm the authorization to utilize CM procurement for the East Marshall Street Well Project Memorial Burial Interment.



# Appendix



# Approval of project plans

## Hermes A. Kontos Medical Sciences Building chillers and equipment replacement

### Background

VCU seeks BOV approval of project plans for the Hermes A. Kontos Medical Sciences Building (Kontos) chillers and equipment replacement. The project includes the replacement of two chillers and chilled water system equipment that regulate the temperature and humidity for the Kontos building and the Egyptian Building. In February 2026, the BOV approved an amendment to the 2026-2032 Six-Year Capital Plan to include this project and authorized its initiation. The equipment that will be replaced is original to the Kontos building, built in 1996, and has reached the end of its useful life, with one chiller not operational and both chillers requiring significant, costly repairs in recent years.

Design is complete with contractor procurement in progress. Construction is expected to take place from late 2026 to mid 2027.

### Considerations

VCU obtained approval of the design from the Virginia Division of Engineering and Buildings in June 2026.

### Cost and funding

The project is estimated to cost approximately \$4.5M and will be funded by state-appropriated maintenance reserve funds.

### Recommendation

Approve the project plans for the Hermes A. Kontos Medical Sciences Building chillers and equipment replacement.



# Approval of project plans

## Hunton Student Center Renovation

### Background

VCU seeks BOV approval of project plans for the Hunton Student Center renovation. Located on the University Medical Center Campus, this renovation is necessary to accommodate the temporary relocation of VCU's Health Sciences Library operations, which will make way for the proposed VCU Health inpatient tower. In February 2026, the BOV approved an amendment to the 2026-2032 Six-Year Capital Plan and authorization to initiate a capital project to renovate the Hunton Student Center. Pending approval from the BOV and funding approval from the VCU Health Board of Directors, the renovation to the Hunton Student Center will include creating student study space, maker space, offices and room for some circulating collections.

### Considerations

VCU is expected to submit the project design to the Virginia Division of Engineering and Buildings by October 2026. Construction is expected to begin in late 2026 and be completed in spring 2027.

### Cost and funding

The project is estimated to cost approximately \$4M and will be funded by the VCU Health System, pending approval by the VCU Health System Board of Directors.

### Recommendation

Approve the project plans for the Hunton Student Center renovation.





# Approval of project plans

## Sadie Heath Cabaniss Hall Window Replacement

### **Background**

VCU seeks BOV approval of project plans for the 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**

Working drawings are complete and the project will be out for construction bids this fall. Work is expected to be complete by the end of 2027.

### **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 the project plans for the Sadie Heath Cabaniss Hall window replacement.



# Approval of project plans

## Underground power distribution replacement

### Background

VCU seeks BOV approval of project plans to replace the underground power distribution system on N. Belvidere Street, W. Grace Street, N. Pine Street and the adjacent alley. The need and timeline for this project is being driven by VCU's development along W. Grace, N. Belvidere and W. Broad Streets. In April 2026, the BOV approved an amendment to the 2026-2032 Six-Year Capital Plan to include this project and authorized its initiation.

This underground power distribution replacement project will transition existing, above-ground pole mounted energy distribution and transformers to underground; increasing energy capacity, resiliency and logistical functionality by removing impeding power poles; and accommodating increased energy demand along W. Grace, N. Belvidere and W. Broad Streets. This transition is necessary to power existing and future development.

### Considerations

Construction began in May 2026 and is expected to be complete by fall 2026.

### Cost and funding

The project is estimated to cost approximately \$4M and will be funded by university and auxiliary funds.

### Recommendation

Approve the project plans for the underground power distribution replacement.



# Initiated capital projects

Status of Board of  
Visitors approvals  
for active projects

| Start                                              | 1<br>One VCU<br>Master Plan | 2<br>Six-Year<br>Capital<br>Plan | 3<br>Project<br>initiation | 4<br>Contracts &<br>real estate<br>transactions | 5<br>Project<br>plans | Construction<br>status           | Estimated<br>completion | Complete |
|----------------------------------------------------|-----------------------------|----------------------------------|----------------------------|-------------------------------------------------|-----------------------|----------------------------------|-------------------------|----------|
| CoStar Center for Arts & Innovation                | ✓                           | ✓                                | ✓<br>05/2019               | ✓                                               | ✓                     | On<br>time/budget                | Late 2027               |          |
| School of Dentistry                                | ✓                           | ✓                                | ✓<br>03/2023               | ✓                                               | ✓                     |                                  |                         |          |
| Athletic Village Phase I                           | ✓                           | ✓                                | ✓<br>05/2023               | ✓                                               | ✓                     | Fields<br>complete<br>and in use | Complete                |          |
| West Grace Street<br>Housing Project               | ✓                           | ✓                                | ✓<br>09/2024               | ✓                                               | ✓                     | On<br>time/budget                | Mid 2028                |          |
| 901 West Franklin Street<br>Renovation             |                             | ✓                                | ✓<br>12/2024               | ✓                                               | ✓                     | On<br>time/budget                | Mid 2027                |          |
| Massey Building<br>Shared Lab Renovation           |                             | ✓                                | ✓<br>12/2024               |                                                 | ✓                     |                                  | Mid 2028                |          |
| VCU Catering &<br>Events Space                     |                             | ✓                                | ✓<br>05/2025               |                                                 |                       |                                  | Spring 2028             |          |
| Sadie Heath Cabaniss<br>Hall Window<br>Replacement |                             | ✓                                | ✓<br>09/2025               |                                                 |                       |                                  |                         |          |

# Initiated capital projects

Status of Board of Visitors approvals for active projects

| Start                                                                         |                     |                       |                    |                                      |               |                     |                      | Complete |
|-------------------------------------------------------------------------------|---------------------|-----------------------|--------------------|--------------------------------------|---------------|---------------------|----------------------|----------|
|                                                                               | 1                   | 2                     | 3                  | 4                                    | 5             |                     |                      |          |
|                                                                               | One VCU Master Plan | Six-Year Capital Plan | Project initiation | Contracts & real estate transactions | Project plans | Construction status | Estimated completion |          |
| James Branch Cabell Library 4th Fl. Special Coll. & Archives Expansion        |                     | ✓                     | ✓<br>09/2025       |                                      | ✓             |                     |                      |          |
| Engineering W. Hall Cooling Tower Replacement & Arch. Pyramid Reno            |                     | ✓                     | ✓<br>11/2025       |                                      |               |                     | Spring 2027          |          |
| Hermes A. Kontos Medical Sciences Building chillers and equipment replacement |                     | ✓                     | ✓<br>11/2025       |                                      |               |                     | Spring 2027          |          |
| Hunton Student Center Renovation                                              |                     | ✓                     | ✓<br>11/2025       |                                      |               |                     |                      |          |
| East Marshall St. Well Project Memorial Burial Interment                      |                     | ✓                     | ✓<br>4/2026        |                                      | ✓             |                     |                      |          |



**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 chief financial officer 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 |
| <b>A. General</b>                                                                                                                                                                                                                |           |   |    |                |     |     |     |
| 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>B. Facilities Planning and Real Estate</b>                                                                                                                                                                                    |           |   |    |                |     |     |     |
| 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 |
| <b>C. Emergency Preparedness</b>                                                                                                                                                                                                   |   |  |   |   |   |   |   |
| 1. Review and recommend approval of plans pertaining to emergency preparedness and campus security (e.g., Comprehensive Emergency Management Plan) every four years.                                                               |   |  | X |   |   |   |   |
| <b>D. Administration Updates</b>                                                                                                                                                                                                   |   |  |   |   |   |   |   |
| 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 |   |   |
| 6. Capital Assets and Real Estate Update and Metrics                                                                                                                                                                               | X |  |   | X |   |   |   |
| 7. Building and Grounds Report and Metrics                                                                                                                                                                                         |   |  | X |   | X |   | X |



**VIRGINIA COMMONWEALTH UNIVERSITY  
BOARD OF VISITORS**

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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 chief financial officer 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

| A=Annually; Q=Quarterly; AN=As necessary                                                                                                                                                                                         | Frequency |   |    | Planned Timing |     |     |     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---|----|----------------|-----|-----|-----|
| Q1, Q2, Q3, Q4 based on fiscal year (July-June)                                                                                                                                                                                  | A         | Q | AN | Q1             | Q2  | Q3  | Q4  |
|                                                                                                                                                                                                                                  |           |   |    | Sept           | Nov | Feb | Apr |
| <b>A. General</b>                                                                                                                                                                                                                |           |   |    |                |     |     |     |
| 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>B. Facilities Planning and Real Estate</b>                                                                                                                                                                                    |           |   |    |                |     |     |     |
| 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                                                                                                                                                                                     |           |   | X  |                |     |     |     |

|                                                                                                                                                                                                                                    |   |  |   |   |   |   |   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|--|---|---|---|---|---|
| acquisition or disposition of all university-owned real estate, including capital leases.                                                                                                                                          |   |  |   |   |   |   |   |
| 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 |
| <b>C. Emergency Preparedness</b>                                                                                                                                                                                                   |   |  |   |   |   |   |   |
| 1. Review and recommend approval of plans pertaining to emergency preparedness and campus security (e.g., Comprehensive Emergency Management Plan) every four years.                                                               |   |  | X |   |   |   |   |
| <b>D. Administration Updates</b>                                                                                                                                                                                                   |   |  |   |   |   |   |   |
| 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 |   |   |
| 6. Capital Assets and Real Estate Update and Metrics                                                                                                                                                                               | X |  |   | X |   |   |   |
| 7. Building and Grounds Report and Metrics                                                                                                                                                                                         |   |  | X |   | X |   | X |

**Amendment to the 2026-2032 Six-Year Capital Plan, authorization to initiate a capital project and approval of project plans**  
University Student Commons partial roof replacement

**Background**

VCU seeks Board of Visitors (BOV) approval for an amendment to the 2026-2032 Six-Year Capital Plan, authorization to initiate a capital project, and approval of project plans to replace a portion of the roof at the University Student Commons that has reached the end of its useful life and continually experiences moisture and water intrusions.

The University Student Commons on the Monroe Park Campus was built in three phases, with the original structure built in 1984 and two additions completed in 1993 and 2004. The roof renovation is for the original 1984 structure and the addition built in 2004 and totals 47,030 square feet. The 1993 addition does not need to be replaced at this time.

Phased construction is expected to begin in summer 2027. In order to minimize disruptions inside the University Student Commons, some of the work will be completed during academic breaks, which extends the anticipated completion date to spring 2029.

**Considerations**

Projects expected to exceed \$3M require BOV approval to be added to the Six-Year Capital Plan and authorized for project initiation. This project is expected to exceed \$3M and; therefore, requires BOV approval.

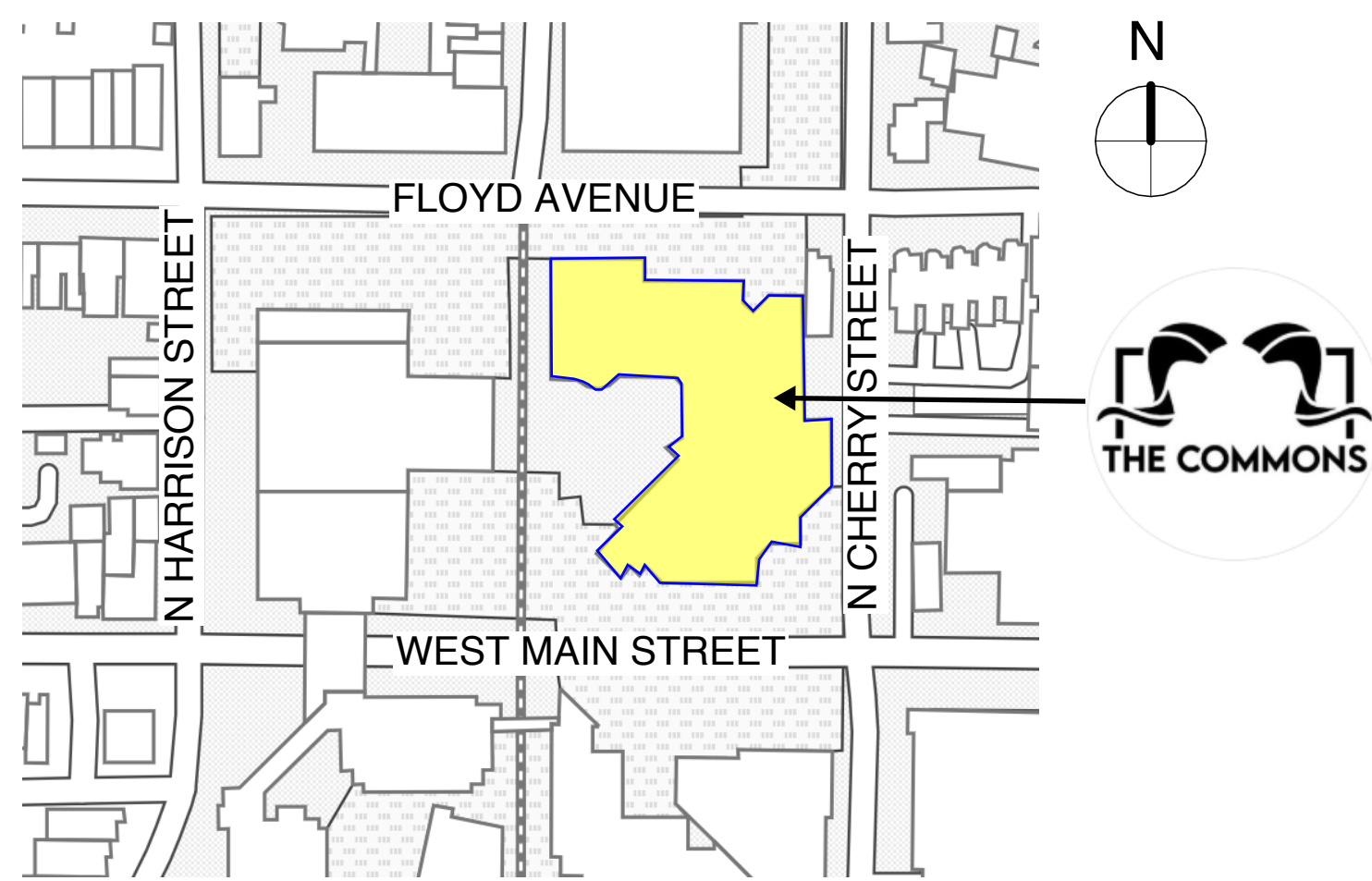
**Costs and funding**

Construction is estimated to cost \$4M and will be funded by auxiliary funds.

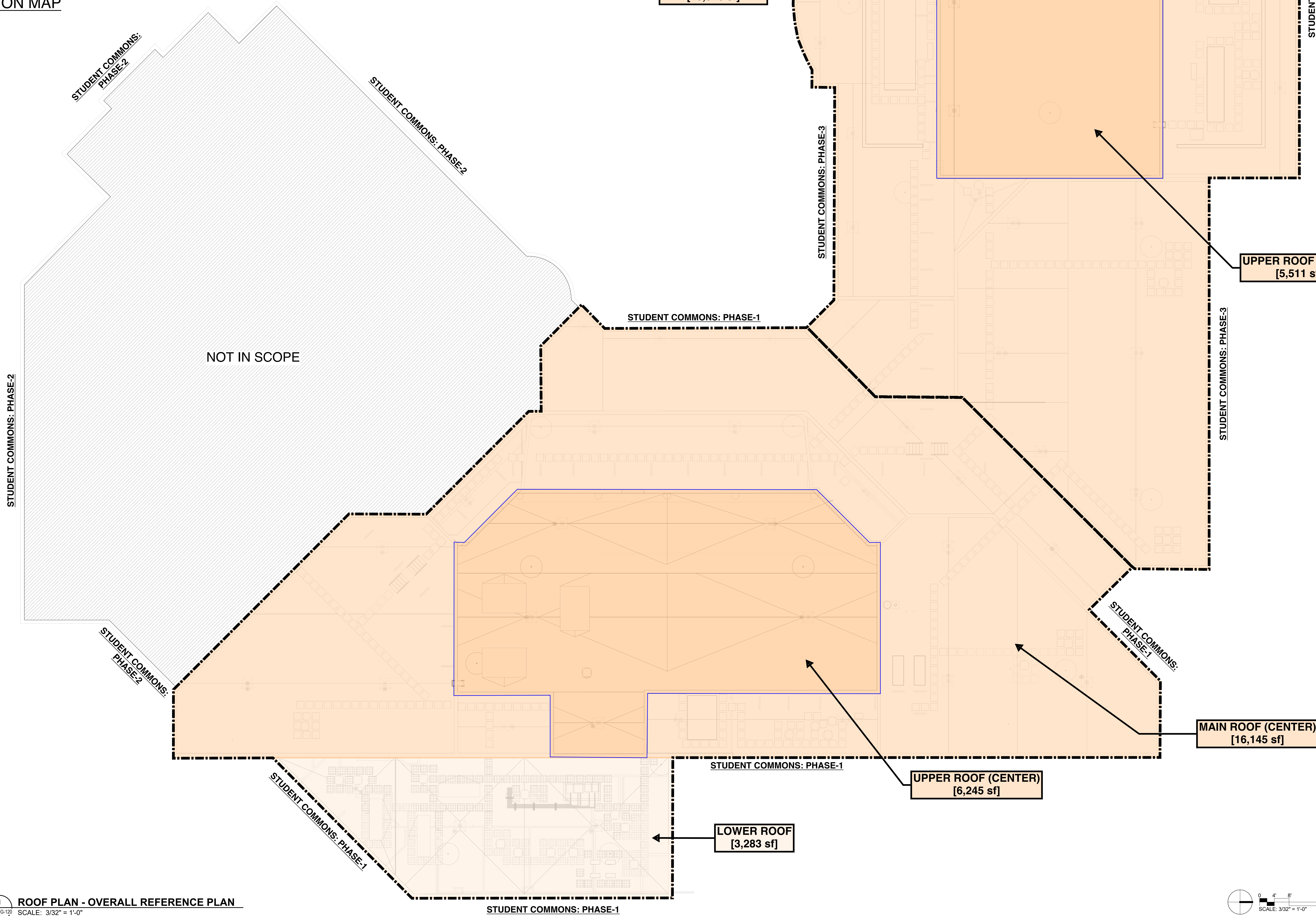
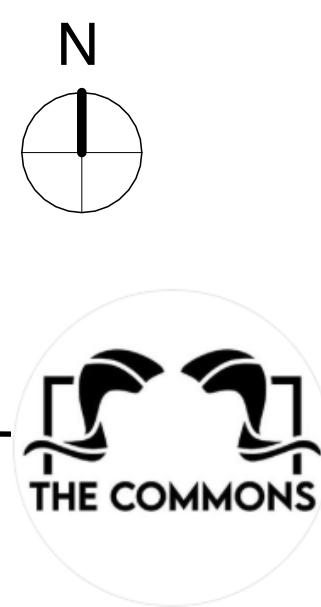
**Recommendation**

Approve an amendment to the 2026-2032 Six-Year Capital Plan, authorize initiation of a capital project at an estimated cost of \$4M, and approve the project plans for the University Student Commons roof replacement.



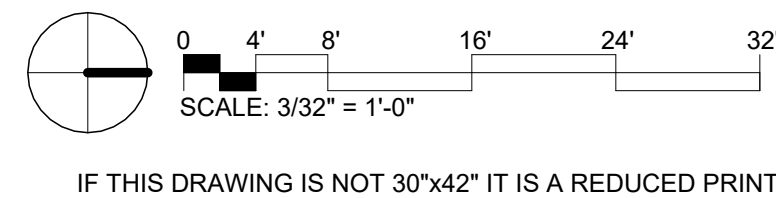


LOCATION MAP



C:\Users\Barnett\Documents\Projects\2025\10009\_VCU Student Commons\_Roof\_Plan.dwg 10/31/25 1:37:12 PM 10/31/25 1:37:12 PM

1 ROOF PLAN - OVERALL REFERENCE PLAN  
SCALE: 3/32" = 1'-0"



| REVISIONS |          |
|-----------|----------|
| DATE      | COMMENTS |
|           |          |
|           |          |
|           |          |
|           |          |
|           |          |

|                                |               |          |
|--------------------------------|---------------|----------|
| MCA JOB NO.                    | PROJ. MANAGER | SHEET BY |
| MCA 21009.50                   | AJB           | TAK      |
| SHEET SET AND SHEET ISSUE DATE |               | 10/31/25 |
| PERMIT SET                     |               |          |
| SHEET NAME                     |               |          |

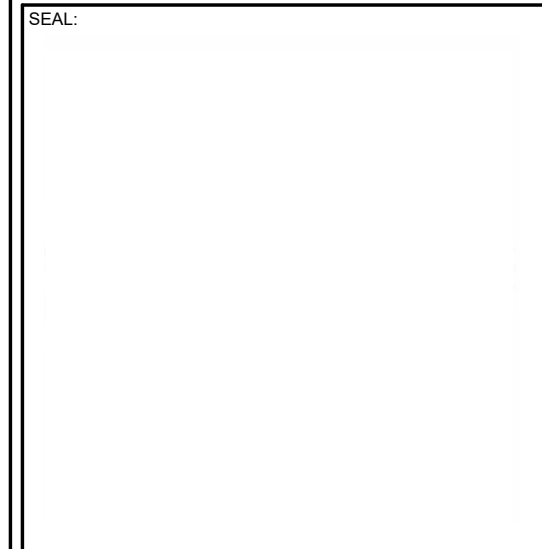
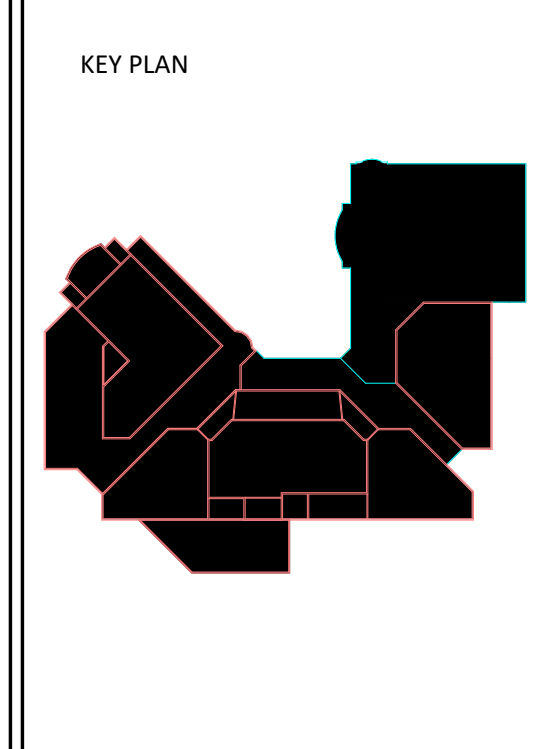
OVERALL BUILDING PLAN

SHEET NO. **G-120**

VIRGINIA COMMONWEALTH UNIVERSITY

**VCU STUDENT COMMONS BUILDING ROOF REPLACEMENT**

VCU PROJECT NUMBER: 2025-02885  
DEB PN: 288-56286-018  
907 FLOYD AVE.  
RICHMOND, VA 23284



**Marshall Craft** ARCHITECTURE

Marshall Craft Associates, Inc.  
515 Hull Street  
Richmond, Virginia 23224  
804.276.4960 | www.mca.design

STRUCTURAL ENGINEER  
Dunbar Structural, PLLC  
1025 Boulders Pkwy, Ste. 310  
Richmond, VA 23225  
804.323.0666

MECHANICAL AND ELECTRICAL ENGINEER  
Lu+S Engineers  
4924 Dominion Blvd. Ste. A  
Glen Allen, 23060  
804.925.260



**Amendment to the 2026-2032 Six-Year Capital Plan and approval of project plans**  
Engineering West Hall cooling tower replacement  
and architectural pyramid renovation

**Background**

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

In November 2025, the BOV approved an amendment to the 2026-2032 Six-Year Capital Plan and authorization to initiate a capital project for the Engineering West Hall cooling tower replacement and architectural pyramid renovation, with project costs to be determined following a competitive procurement process and to be brought back to the BOV for approval.

**Size and scope**

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

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

**Considerations**

Projects expected to exceed \$3M require BOV approval to be added to the Six-Year Capital Plan, authorized for project initiation and project plan approval. This project is expected to exceed \$3M and; therefore, requires BOV approval.

Construction is expected to begin in November 2026 and be complete by April 2027.

**Costs and funding**

The project is estimated to cost approximately \$4.5M and will be funded by university maintenance reserve funding.

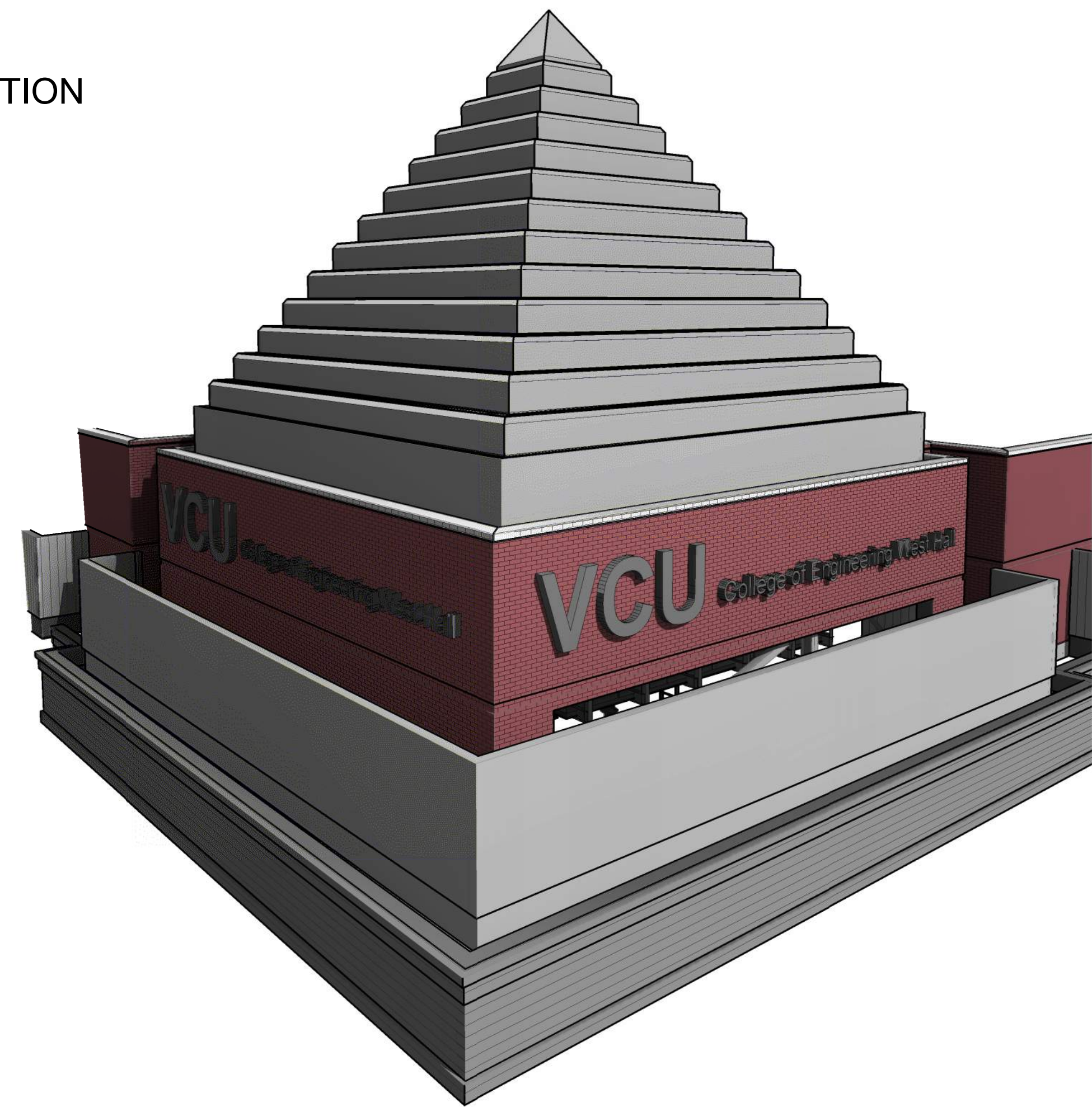
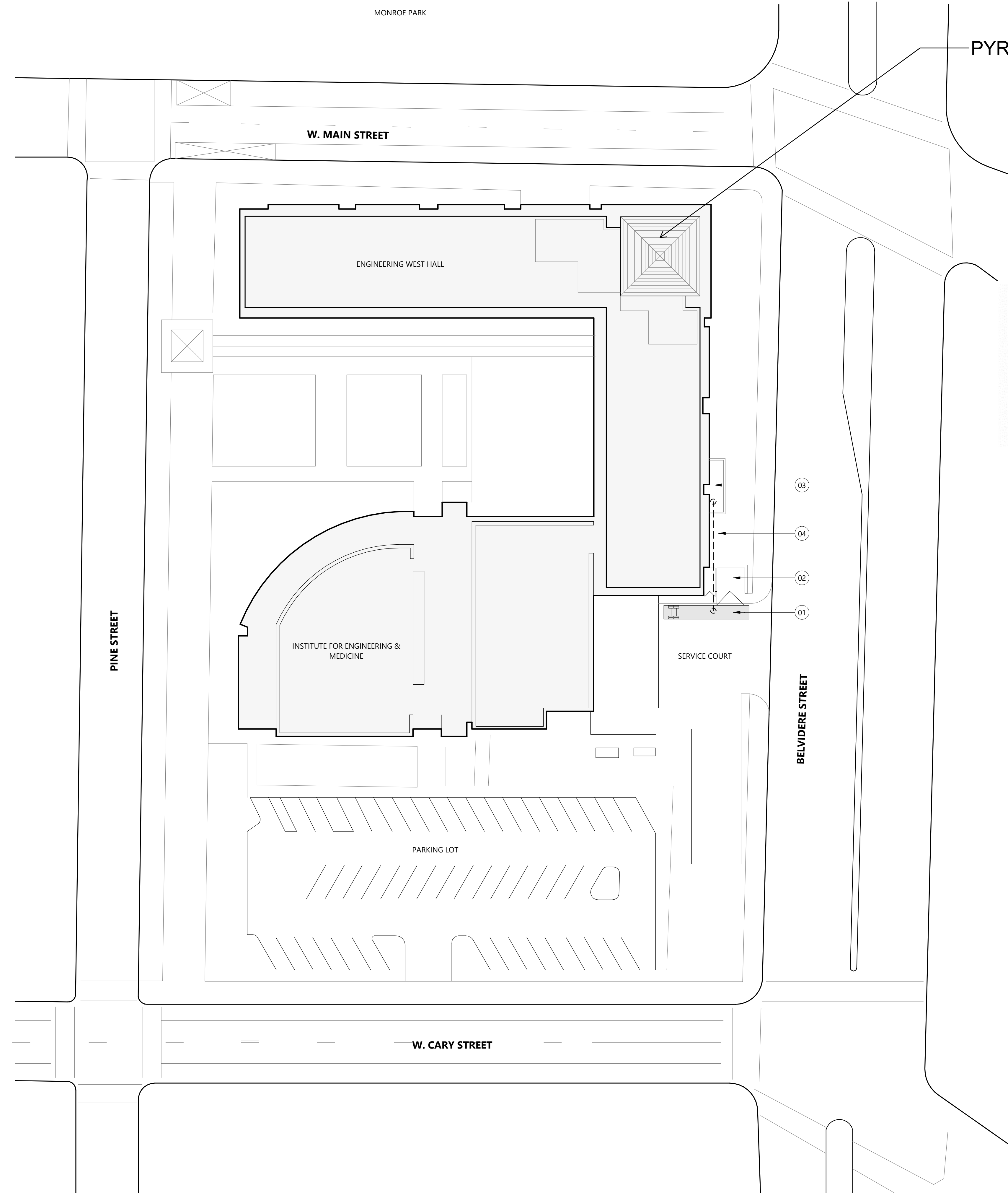
**Recommendation**

Approve an amendment to the 2026-2032 Six-Year Capital Plan to include a project cost estimated at approximately \$4.5M and approve project plans for the Engineering West Hall cooling tower replacement and architectural pyramid renovation.



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2/10/2026 1:45:58 PM

TEMPLATE PSH



RENDERING is for reference only, intended to generally describe the work in three dimensions. Renderings do not reflect all details, connections, materials, etc.

1 AS.01 AERIAL PERSPECTIVE VIEW

ENGINEERING WEST  
ROOF PYRAMID &  
COOLING TOWER  
RESTORATION 2023

601 W MAIN STREET  
RICHMOND, VA 23220

PROJECT AREA

KEY PLAN

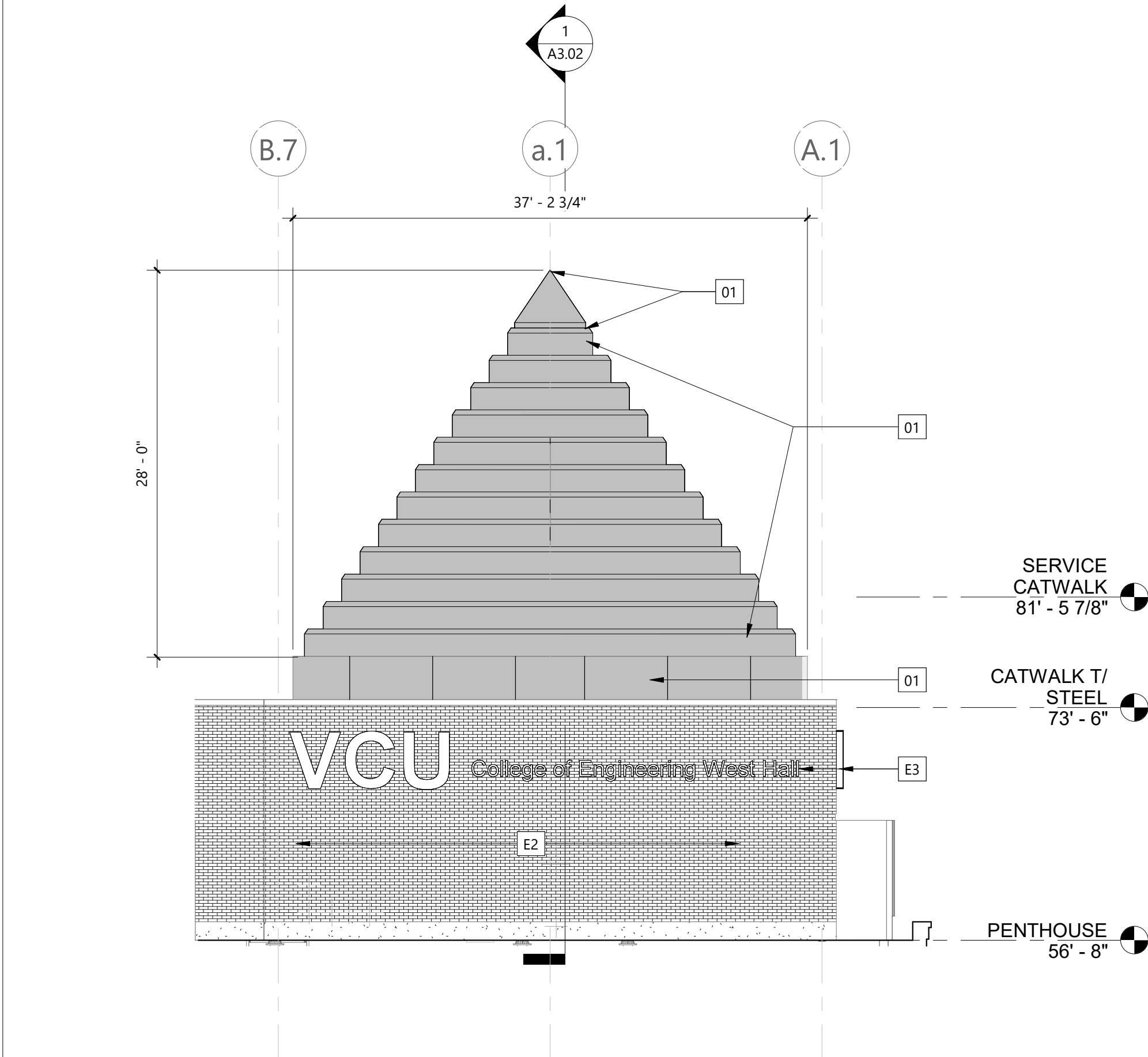
ISSUE: PERMIT SET  
ISSUE DATE: 2/16/2026  
PSH+ No: 2113-27  
CLIENT No: 2024-02644  
SCALE: 12" = 1'-0"

| REVISION SCHEDULE |             |      |
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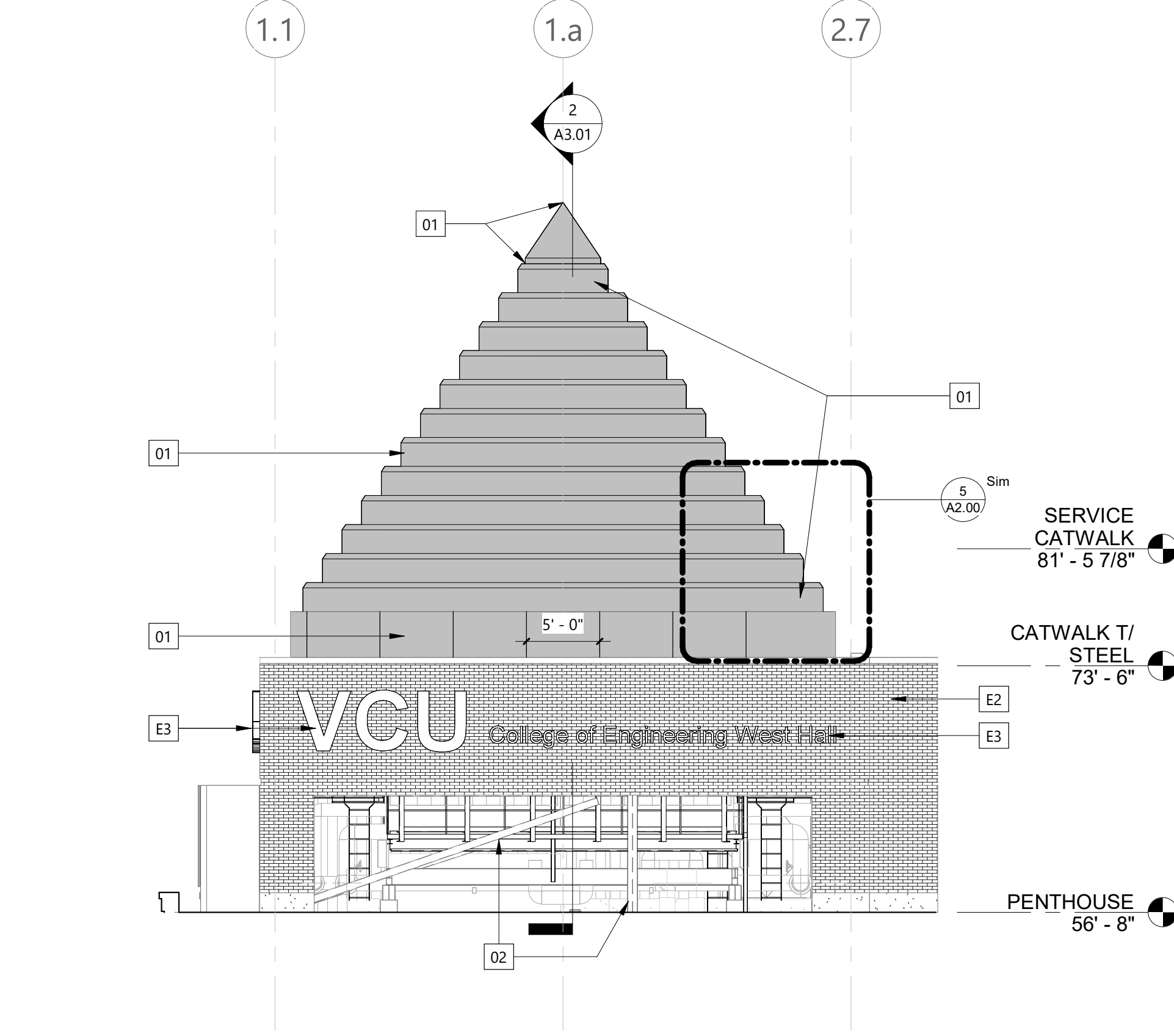
SHEET:  
SITE PLAN &  
PERSPECTIVE VIEW

AS.01

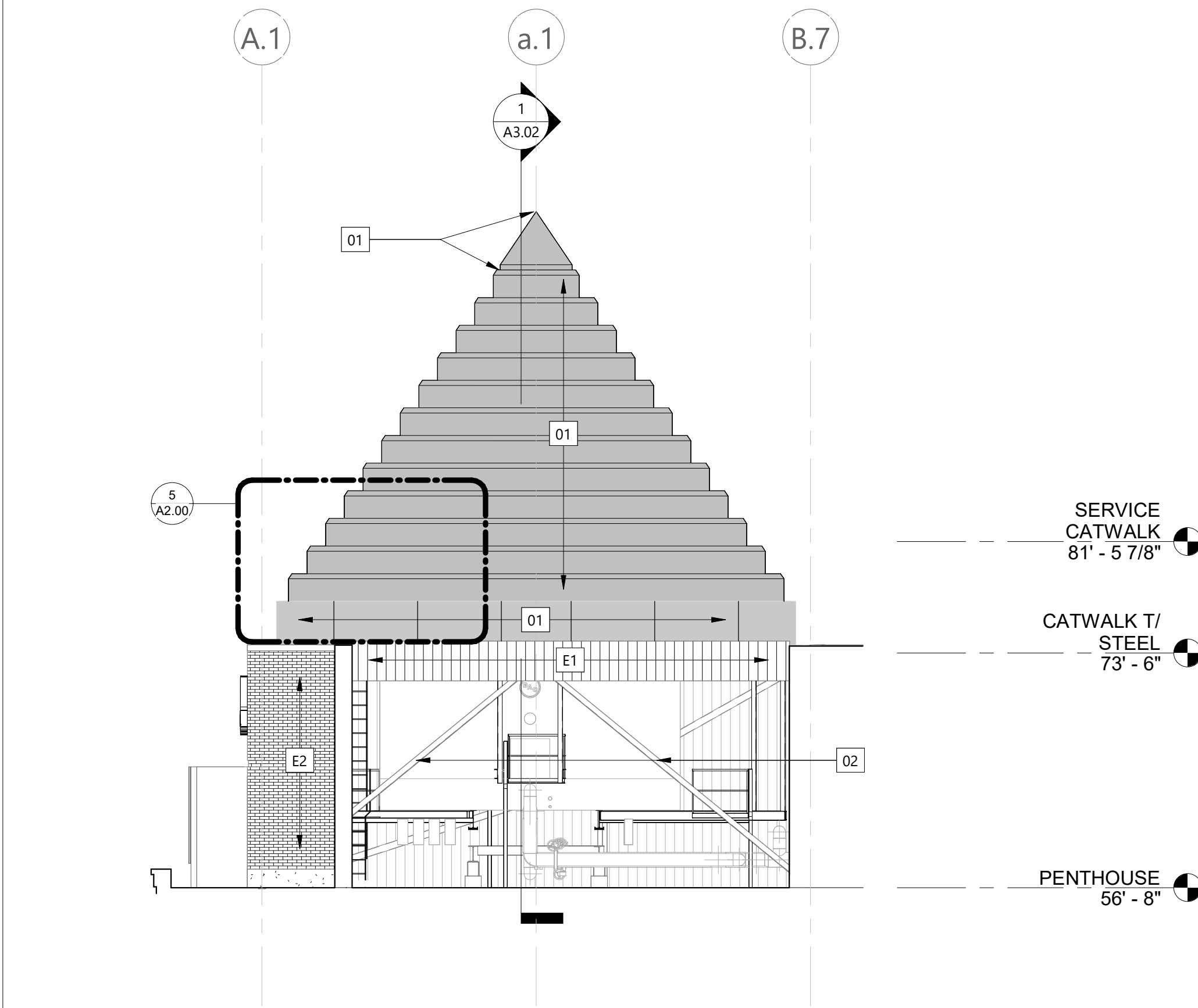




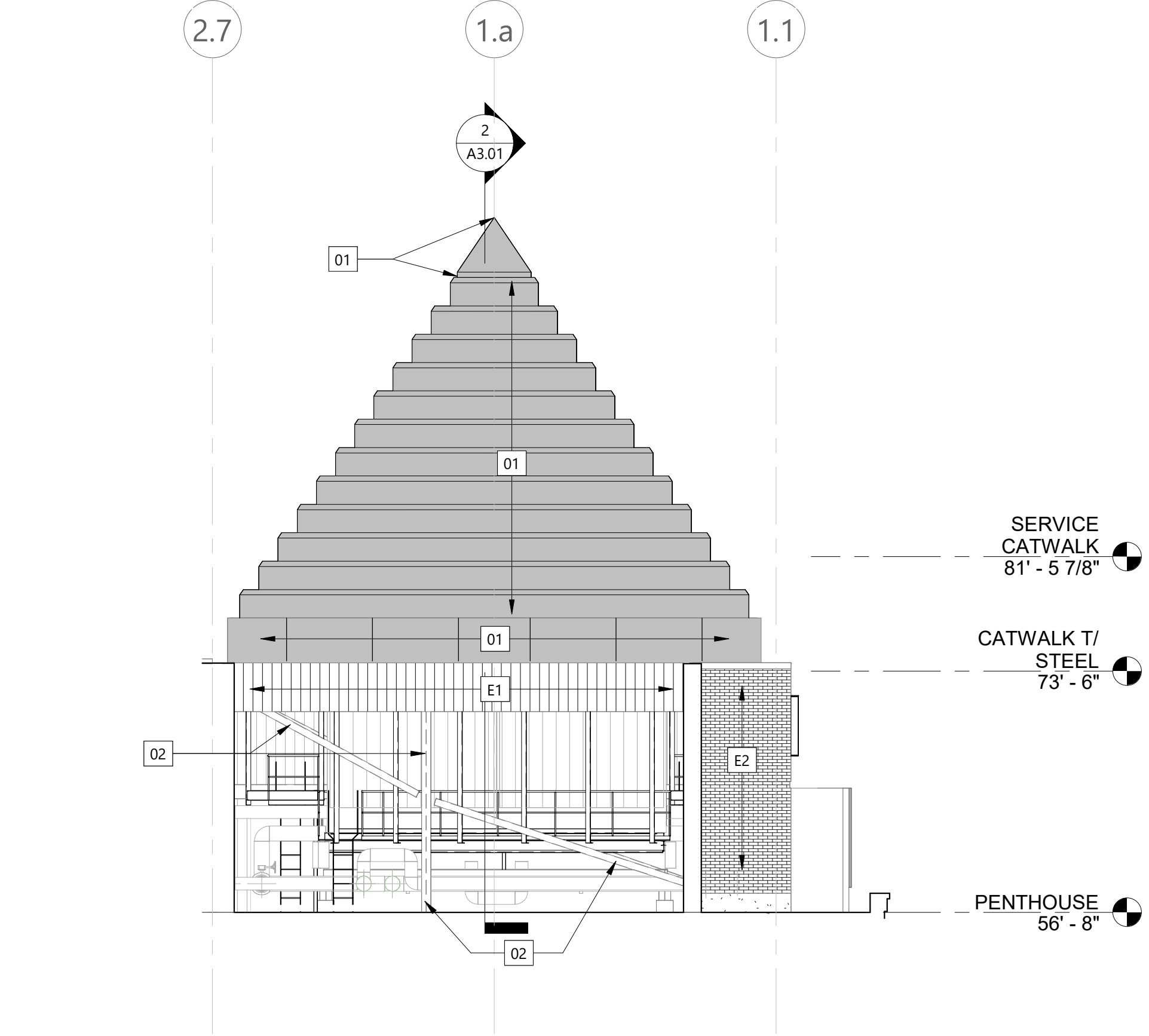
1 EAST ELEVATION  
A1.05 | A2.00 1/8" = 1'-0"



2 NORTH ELEVATION  
A1.05 | A2.00 1/8" = 1'-0"



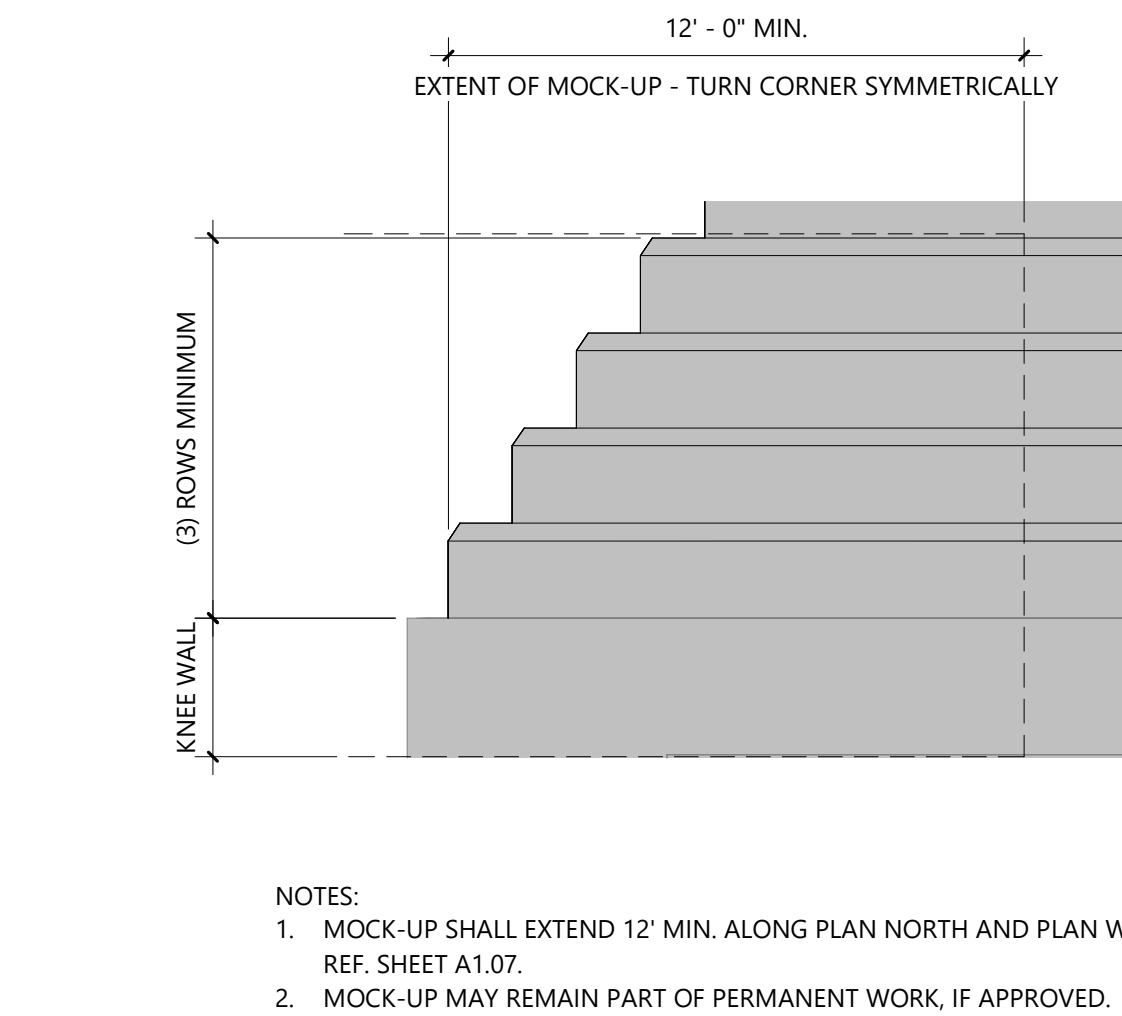
4 WEST ELEVATION  
A1.05 | A2.00 1/8" = 1'-0"



3 SOUTH ELEVATION  
A1.05 | A2.00 1/8" = 1'-0"

| KEYED NOTES - EXTERIOR ELEVATIONS       |                |                          |           |                                                                                                         |
|-----------------------------------------|----------------|--------------------------|-----------|---------------------------------------------------------------------------------------------------------|
| 01 METAL COMPOSITE MATERIAL WALL PANELS | MATCH EXISTING | SEE SPEC                 | SEE SPEC  | Ref. SPEC SECTION 07 42 13.23                                                                           |
| 02 PAINTED, GALVANIZED STEEL FRAMING    | MATCH EXISTING | HIGH PERFORMANCE COATING | SEE SPEC. | Ref. STRUCT DWGS. REF. SPEC. 09 96 00, SHOP APPLIED HIGH PERF. COATING TO THE GREATEST EXTENT POSSIBLE. |
| E1 EXISTING MTL PANEL FASCIA TO REMAIN  | ETR            |                          |           |                                                                                                         |
| E2 EXISTING BRICK TO REMAIN             | ETR            |                          |           |                                                                                                         |
| E3 EXISTING SIGNAGE TO REMAIN           | ETR            |                          |           |                                                                                                         |

- GENERAL NOTES:
- EXISTING EXPOSED STEEL FRAMING SCHEDULED TO REMAIN SHALL BE PREPPED FOR RE-PAINTING PER SSPC-, TYP. UNLESS NOTED OTHERWISE.
  - JOINT SPACING SHALL BE IN ACCORD WITH THE MFR'S MAX PANEL SIZES, UNO.



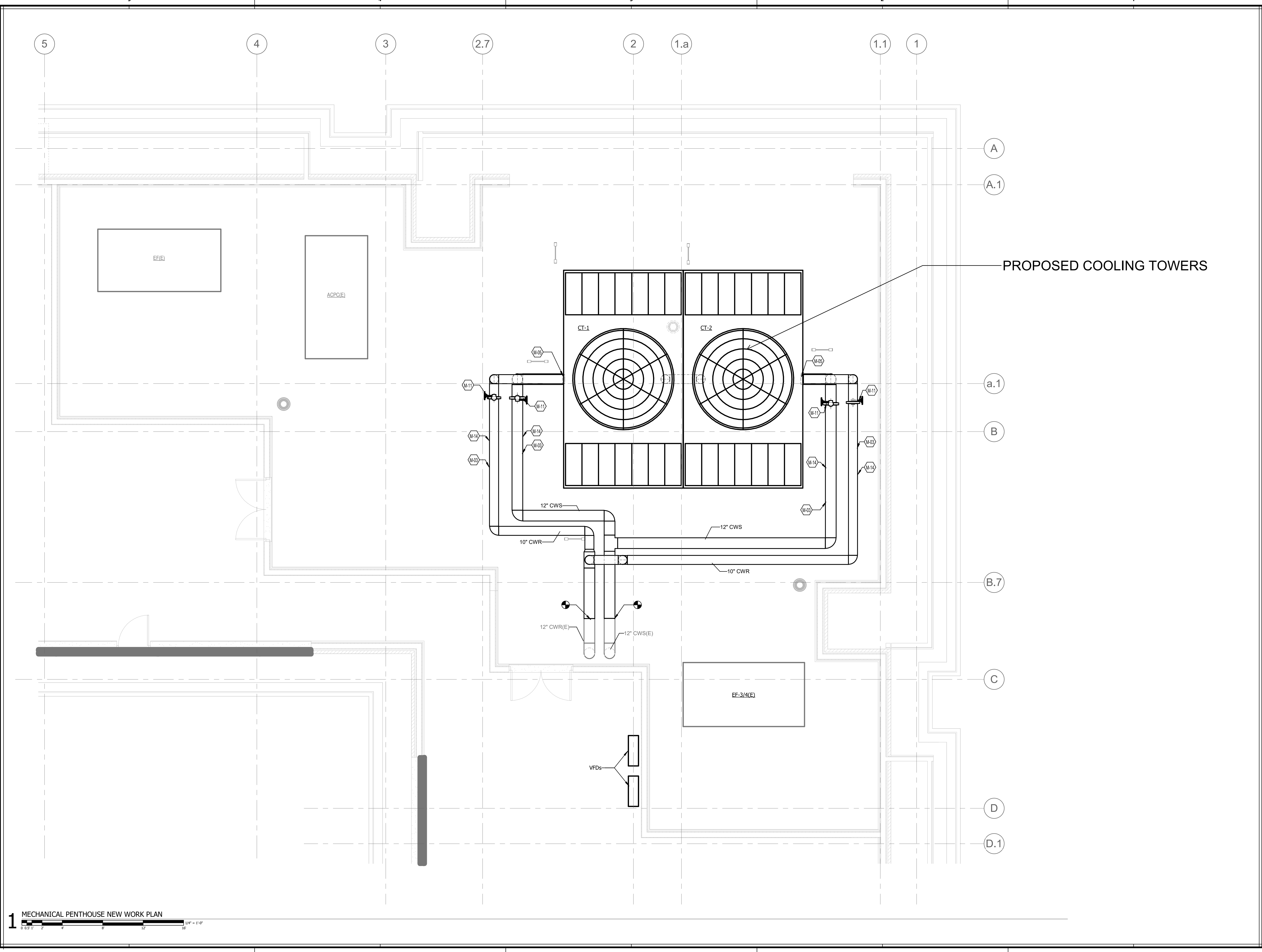
- NOTES:
- MOCK-UP SHALL EXTEND 12" MIN. ALONG PLAN NORTH AND PLAN WEST SIDE OF PYRAMID, REF. SHEET A1.07.
  - MOCK-UP MAY REMAIN PART OF PERMANENT WORK, IF APPROVED.

5 MOCK-UP  
A2.00 | A2.00 1/4" = 1'-0"

| REVISION SCHEDULE |             |      |
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| No.               | Description | Date |
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Autodesk Docs/RVCT25 - VCU Engineering West Building Cooling Tower\_MEPE\_v24.rvt  
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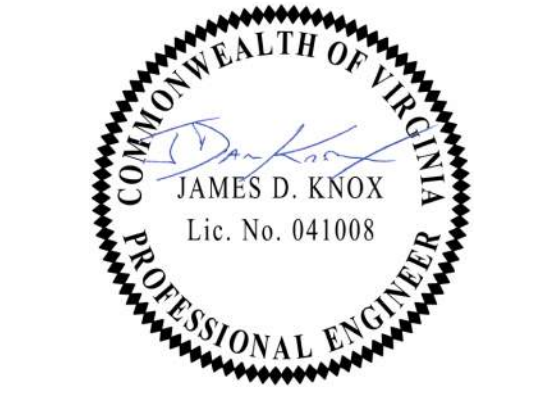
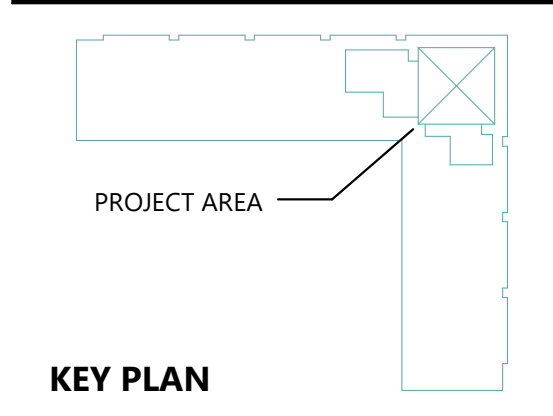


1 MECHANICAL PENTHOUSE NEW WORK PLAN  
0 0.5' 1' 2' 4' 8' 12' 16' 1/4" = 1'-0"



ENGINEERING WEST  
ROOF PYRAMID &  
COOLING TOWER  
RESTORATION 2023

601 W MAIN STREET  
RICHMOND, VA 23220



ISSUE: PERMIT SET  
ISSUE DATE: 02/16/2026  
PSH+ No: 2113-27  
CLIENT No: 2024-02644  
SCALE: 1/4" = 1'-0"

| REVISION SCHEDULE |             |      |
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SHEET:  
MECHANICAL  
PENTHOUSE NEW  
WORK

M-101



## **Approval of project plans**

Hermes A. Kontos Medical Sciences Building  
chillers and equipment replacement

### **Background**

VCU seeks Board of Visitors (BOV) approval of project plans for the Hermes A. Kontos Medical Sciences Building (Kontos) chillers and equipment replacement. The project includes the replacement of two chillers and chilled water system equipment that regulate the temperature and humidity for the Kontos building and the Egyptian Building. In February 2026, the BOV approved an amendment to the 2026-2032 Six-Year Capital Plan to include this project and authorized its initiation. The equipment that will be replaced is original to the Kontos building, built in 1996, and has reached the end of its useful life, with one chiller not operational and both chillers requiring significant, costly repairs in recent years.

Design is complete with contractor procurement in progress. Construction is expected to take place from late 2026 to mid 2027. To maintain adequate cooling in the building during the warmer peak demand season while the replacement project is underway, a temporary rental chiller and a smaller chiller on the roof are serving as supplemental chillers.

### **Considerations**

VCU obtained approval of the design from the Virginia Department of General Services Division of Engineering and Buildings in June 2026.

### **Cost and funding**

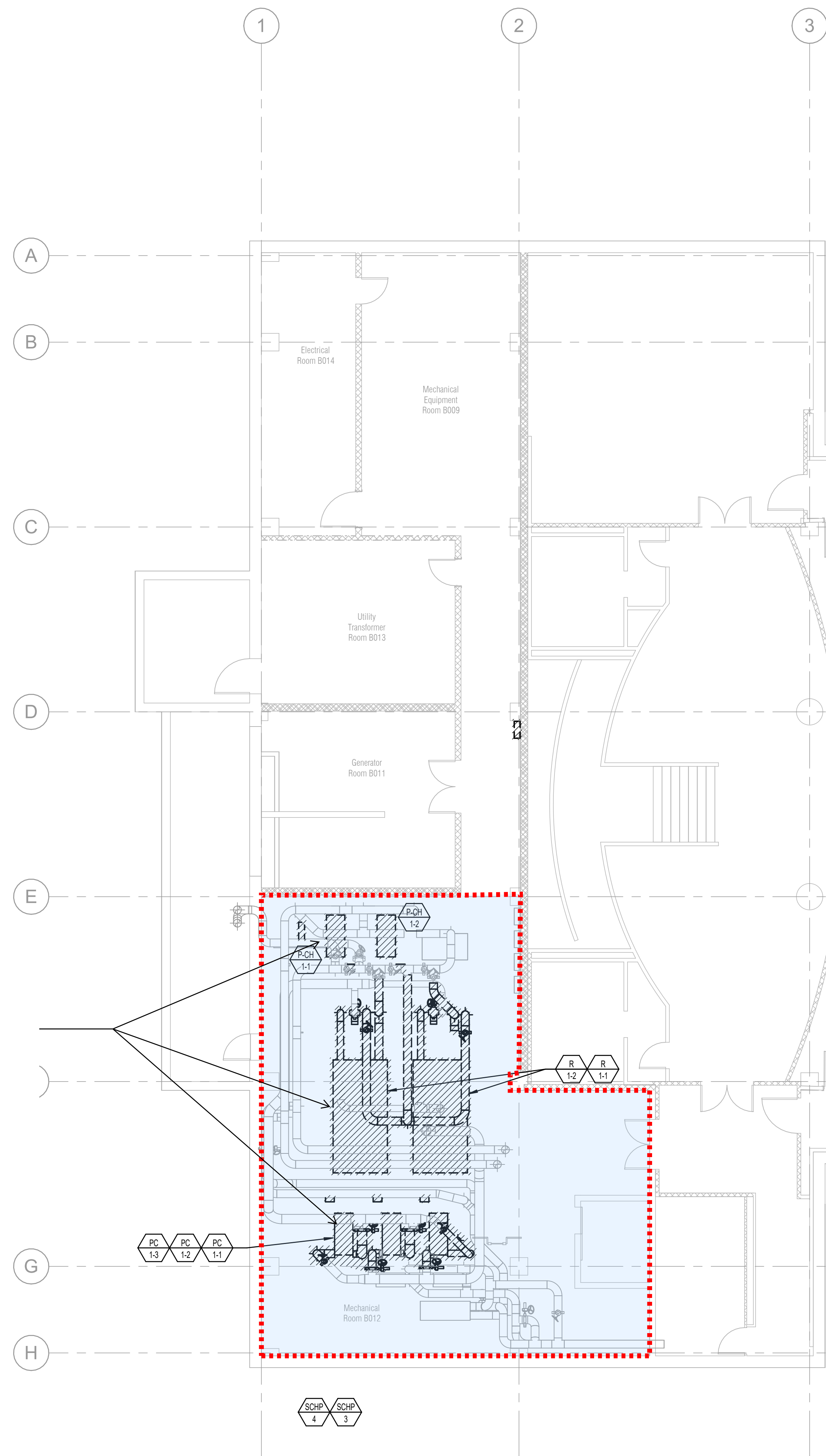
The project is estimated to cost approximately \$4.5M and will be funded by state-appropriated maintenance reserve funds.

### **Recommendation**

Approve the project plans for the Hermes A. Kontos Medical Sciences Building chillers and equipment replacement.

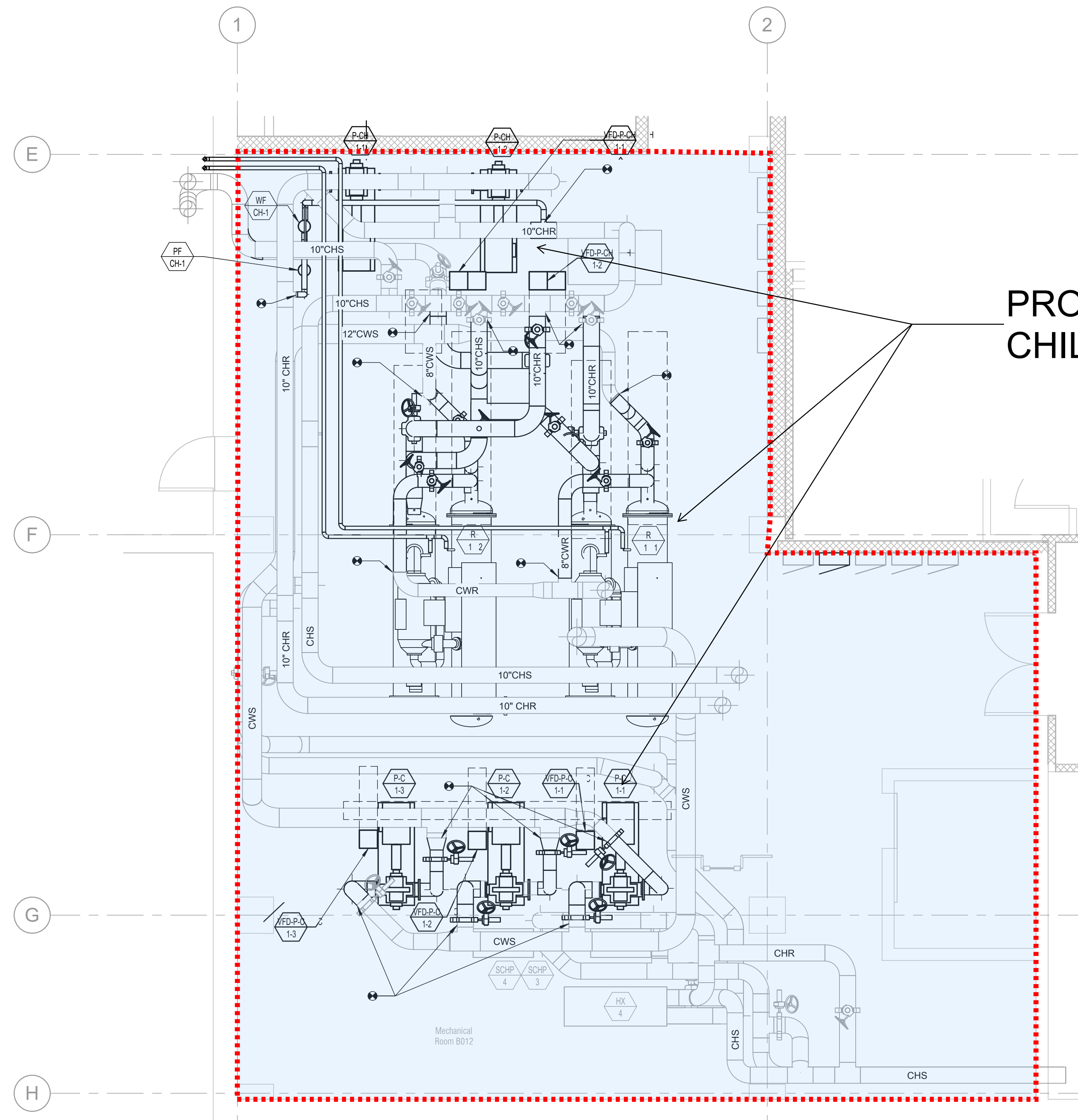


EXISTING  
CHILLERS &  
PUMPS TO BE  
REMOVED

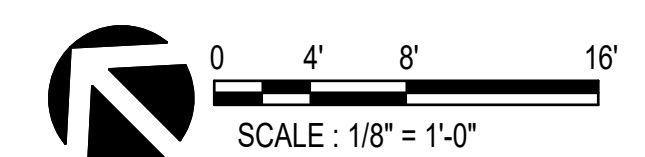


MECHANICAL DEMOLITION PIPING PLAN - BASEMENT  
SCALE: 1/8" = 1'-0"

PROPOSED  
CHILLERS & PUMPS



MECHANICAL PIPING PLAN - BASEMENT - ENLARGED  
SCALE: 1/4" = 1'-0"



DEB Approval

**AEI** Affiliated  
Engineers  
Affiliated Engineers, Inc.  
117 4th St SE  
Suite A  
Charlottesville, VA 22902

Seal

Issuance and Revisions

| Rev | Date | Description |
|-----|------|-------------|
|-----|------|-------------|

Project Title



VIRGINIA COMMONWEALTH  
UNIVERSITY  
KONTOS HALL CHILLER  
REPLACEMENT  
RICHMOND, VIRGINIA

Project Number

26387-02

BID SET

Date Issued

08/18/2026

Drawn By

NT

PC#

236-B6236-007

Sheet Title

MECHANICAL  
SCOPE SUMMARY  
PLAN

Sheet Number



## **Approval of project plans**

### **Hunton Student Center renovation**

#### **Background**

VCU seeks Board of Visitors (BOV) approval of project plans for the Hunton Student Center renovation. Located on the University Medical Center Campus, this renovation is necessary to accommodate the temporary relocation of VCU's Health Sciences Library operations, which will make way for the proposed VCU Health inpatient tower. In February 2026, the BOV approved an amendment to the 2026-2032 Six-Year Capital Plan and authorized the initiation of a capital project to renovate the Hunton Student Center. Pending approval from the BOV and funding approval from the VCU Health System Board of Directors, the renovation of the Hunton Student Center will include creating student study space, maker space, offices and room for some circulating collections.

#### **Considerations**

VCU is expected to submit the project design to the Virginia Department of General Services Division of Engineering and Buildings by October 2026. Construction is expected to begin in late 2026 and be completed in spring 2027.

In September 2025, the BOV also approved an amendment to the 2026-2032 Six-Year Capital Plan, authorized the initiation of a capital project, and approved project plans for the James Branch Cabell Library Fourth Floor Special Collections and Archives Expansion. VCU Health Sciences Library's special collections and archives will permanently relocate to the Cabell Library once this renovation is complete, which is anticipated to be early 2028.

#### **Costs and funding**

The project is estimated to cost approximately \$4M and will be funded by VCU Health System, pending approval by the VCU Health System Board of Directors.

#### **Recommendation**

Approve the project plans for the Hunton Student Center renovation.



# DEPARTMENT

- CIRCULATION
- HSL COLLECTIONS
- LEARNING
- OFFICE
- STORAGE
- STUDY/COLLAB
- UTILITY

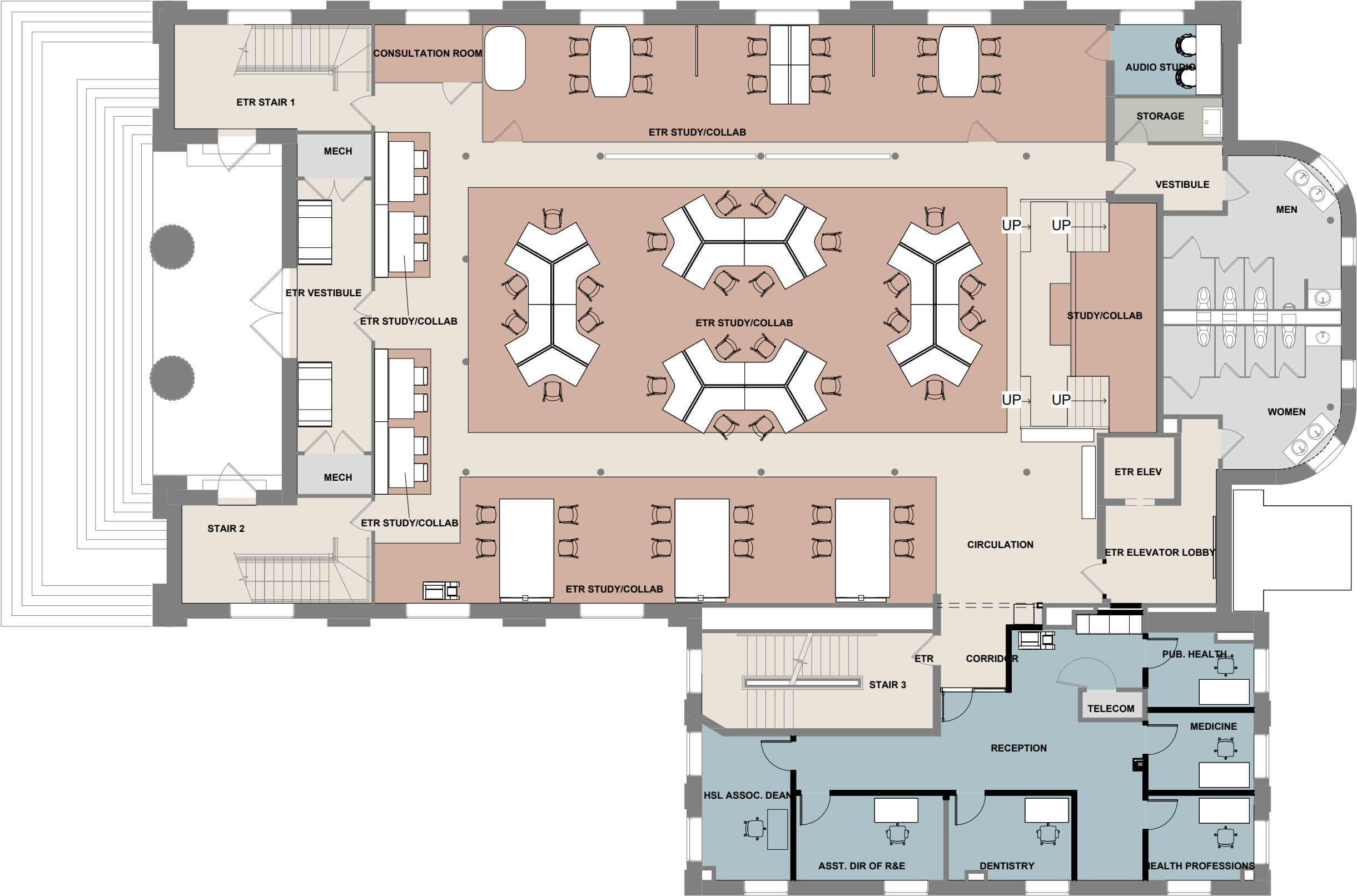
0 4' 8' 16'  
SCALE: 3/32" = 1'

FIRST FLOOR PLAN  
JULY 21, 2026

## HUNTON HALL RENOVATION VIRGINIA COMMONWEALTH UNIVERSITY

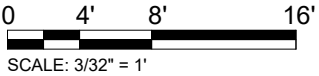
GLAVÉ &  
HOLMES  
ARCHITECTURE

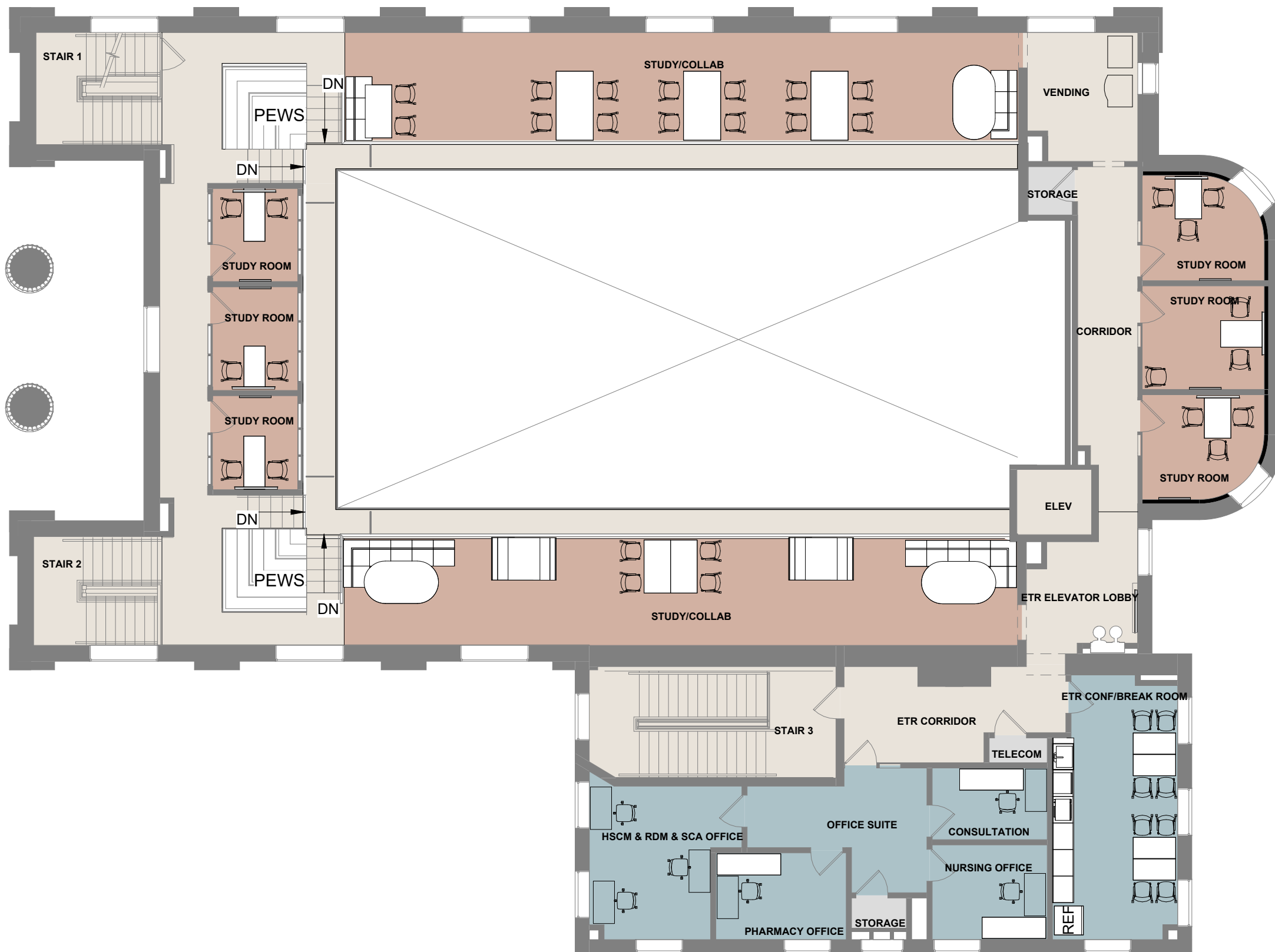




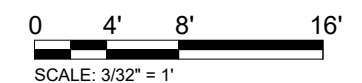
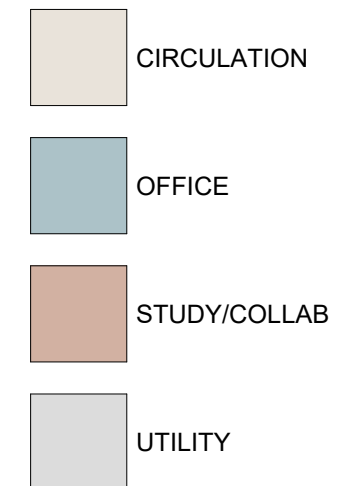
DEPARTMENT

|             |              |
|-------------|--------------|
| CIRCULATION | OFFICE       |
| STORAGE     | STUDY/COLLAB |
| UTILITY     |              |





# DEPARTMENT



THIRD FLOOR PLAN  
JULY 21, 2026

## HUNTON HALL RENOVATION VIRGINIA COMMONWEALTH UNIVERSITY

GLAVÉ &  
HOLMES  
ARCHITECTURE

## **Approval of project plans**

### **Sadie Heath Cabaniss Hall window replacement**

#### **Background**

VCU seeks Board of Visitors (BOV) approval of project plans for the 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.

In September 2025, the BOV approved an amendment to the 2026-2032 Six-Year Capital Plan to include this project and authorized its initiation, the scope of which includes removing the windows, repairing the flashing and installing new windows. There are several 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 out for construction bids this fall. Work is expected to be complete by the end of 2027.

The repairs needed in Sadie Heath Cabaniss Hall meet the criteria for use of state-appropriated maintenance reserve funds. The Commonwealth of Virginia limits the use of maintenance reserve funds to \$3M or less, but provides an exception to the \$3M limit on a case-by-case basis, which has been granted.

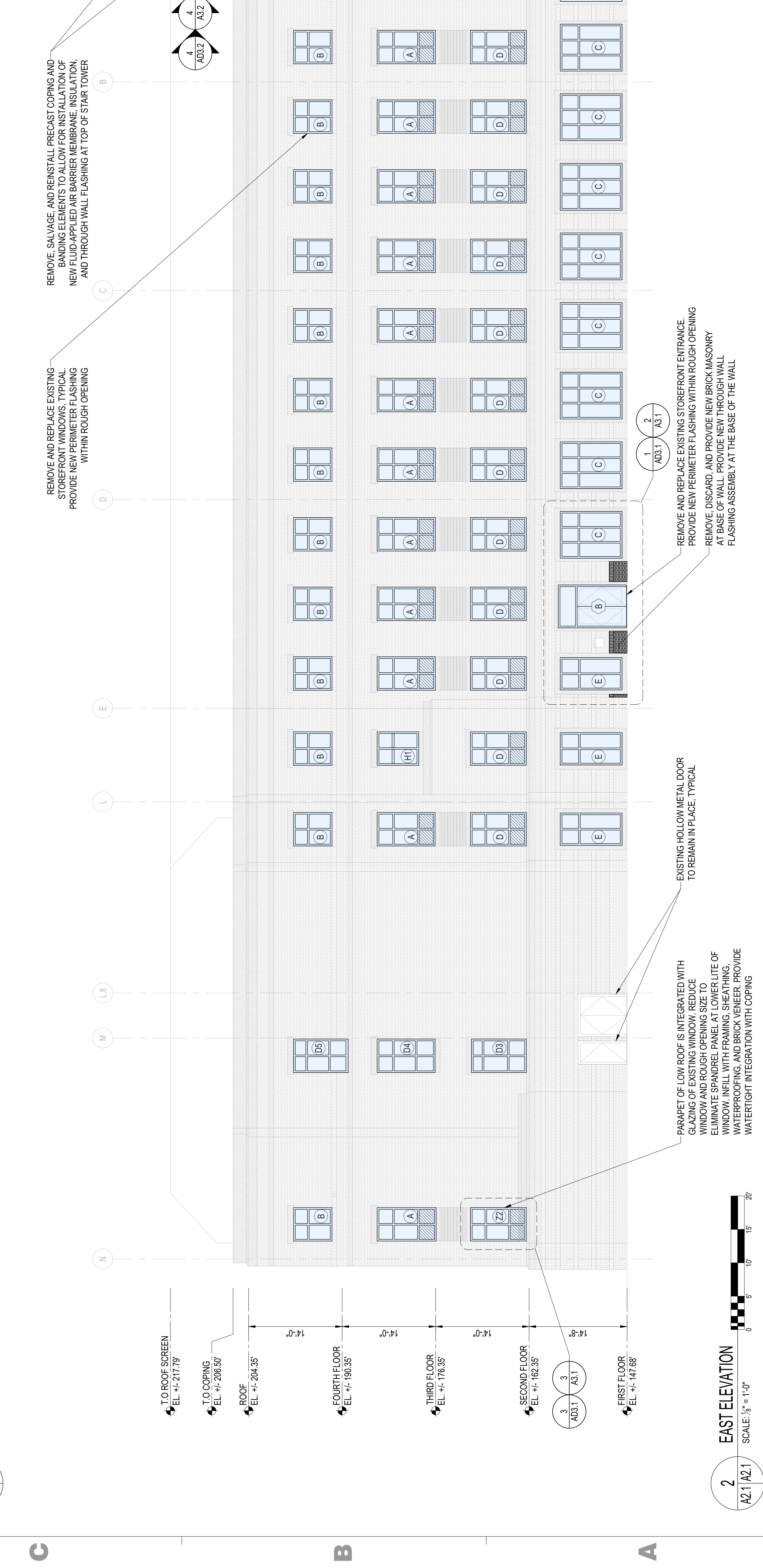
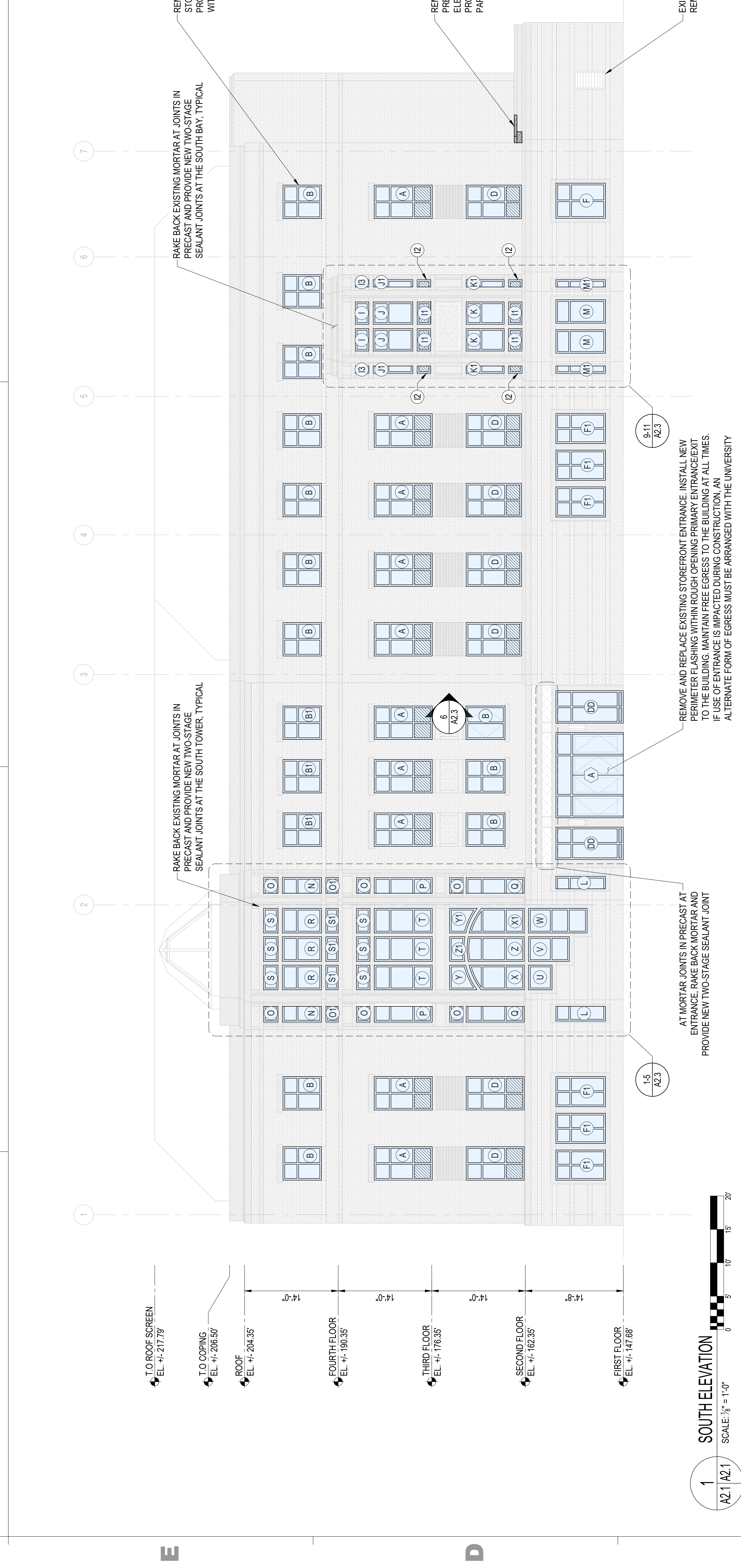
#### **Costs and funding**

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

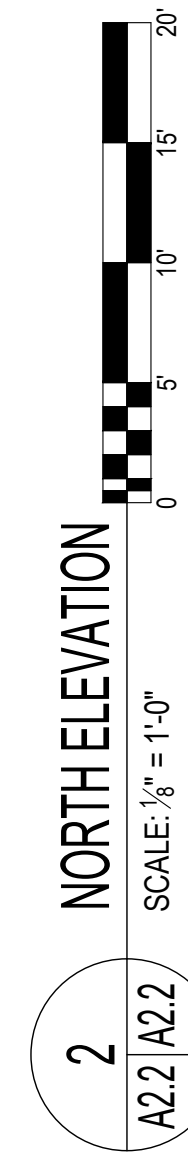
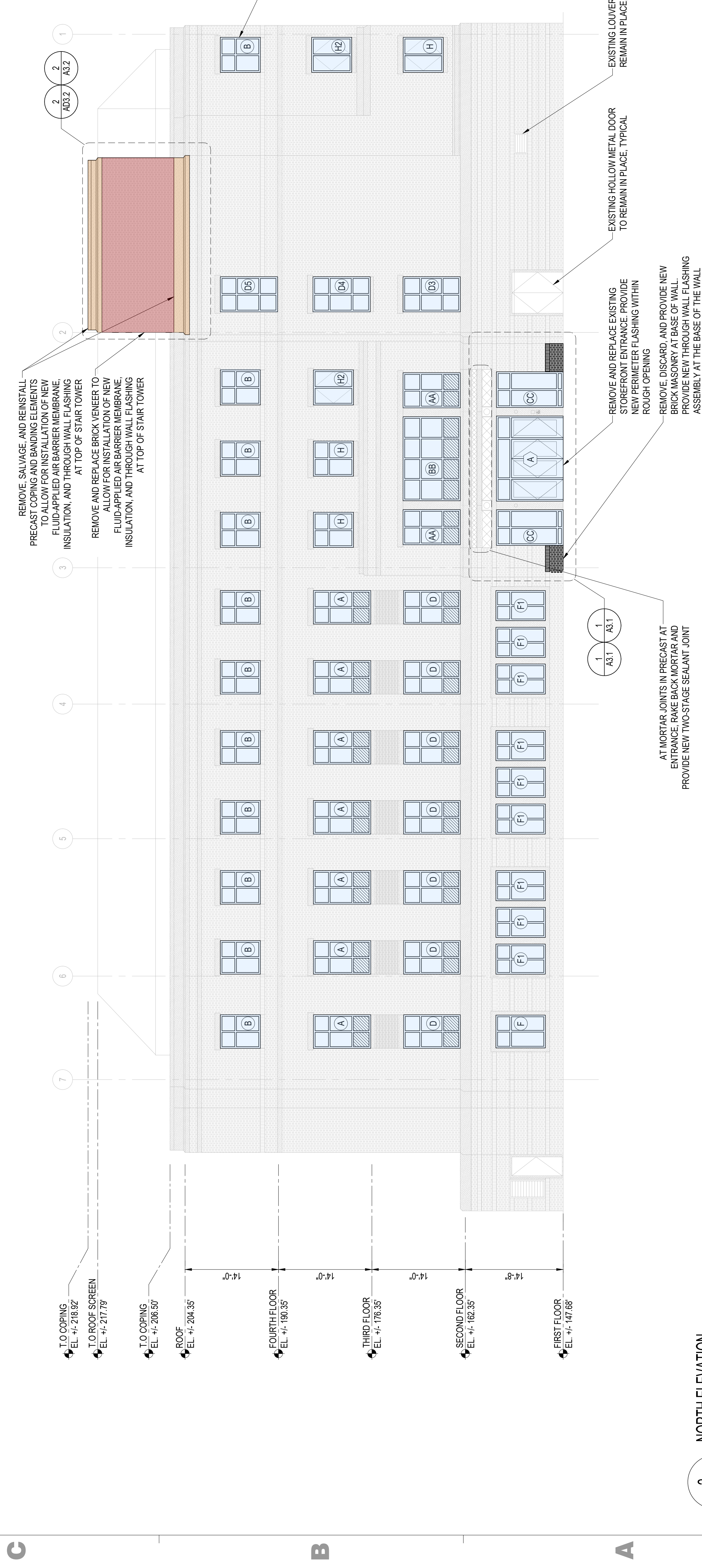
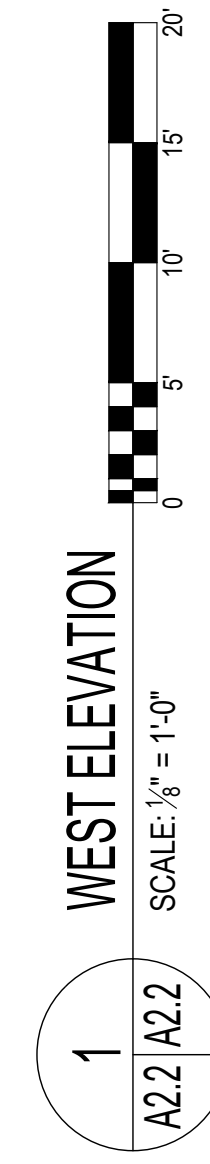
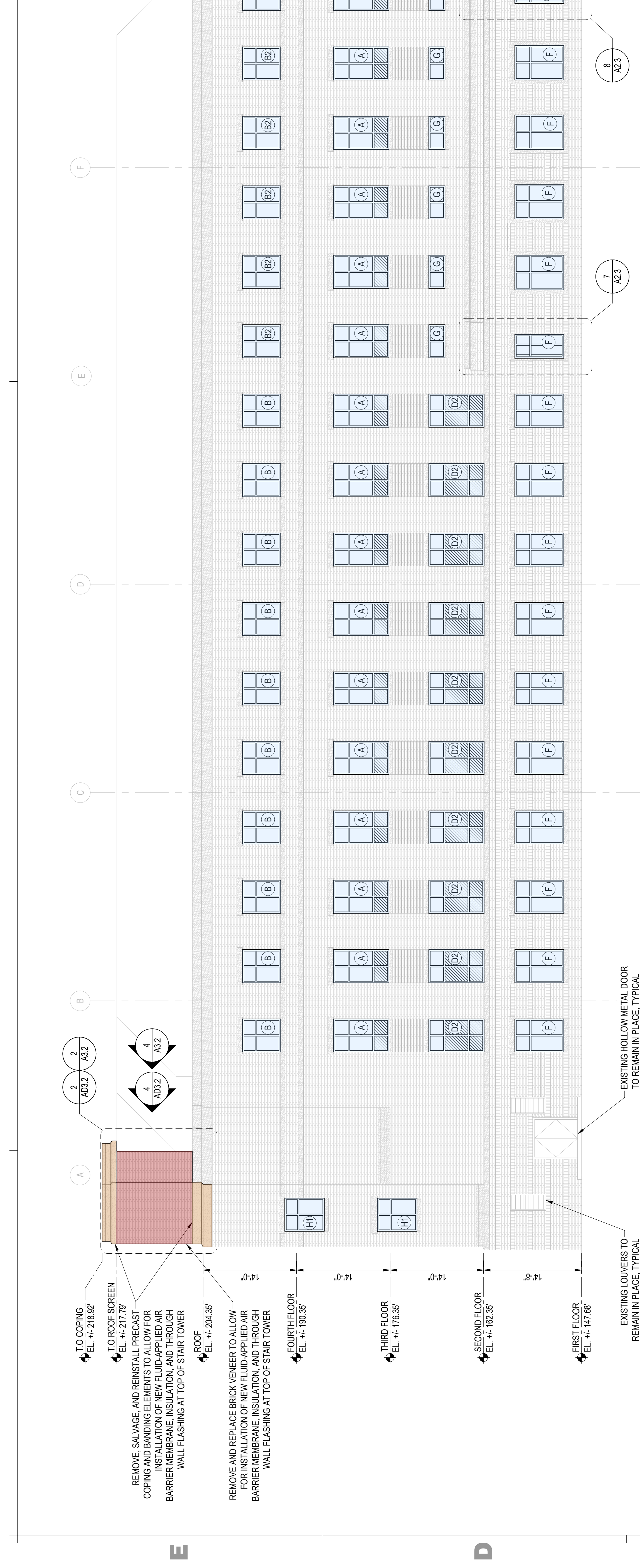
#### **Recommendation**

Approve the project plans for the Sadie Heath Cabaniss Hall window replacement.

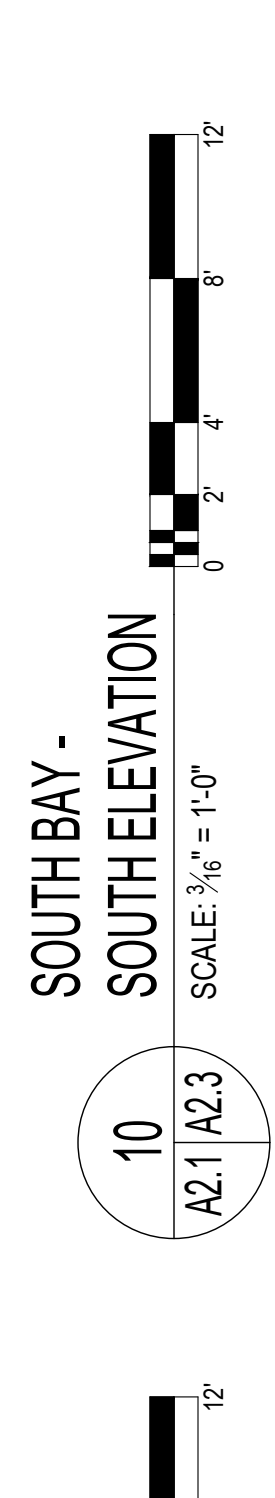
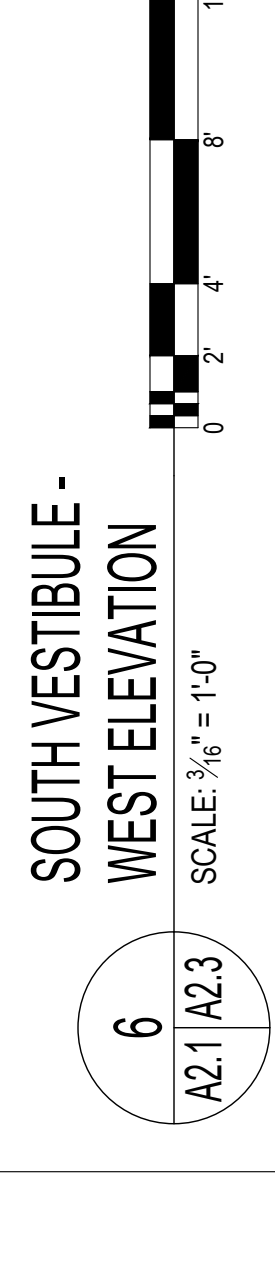
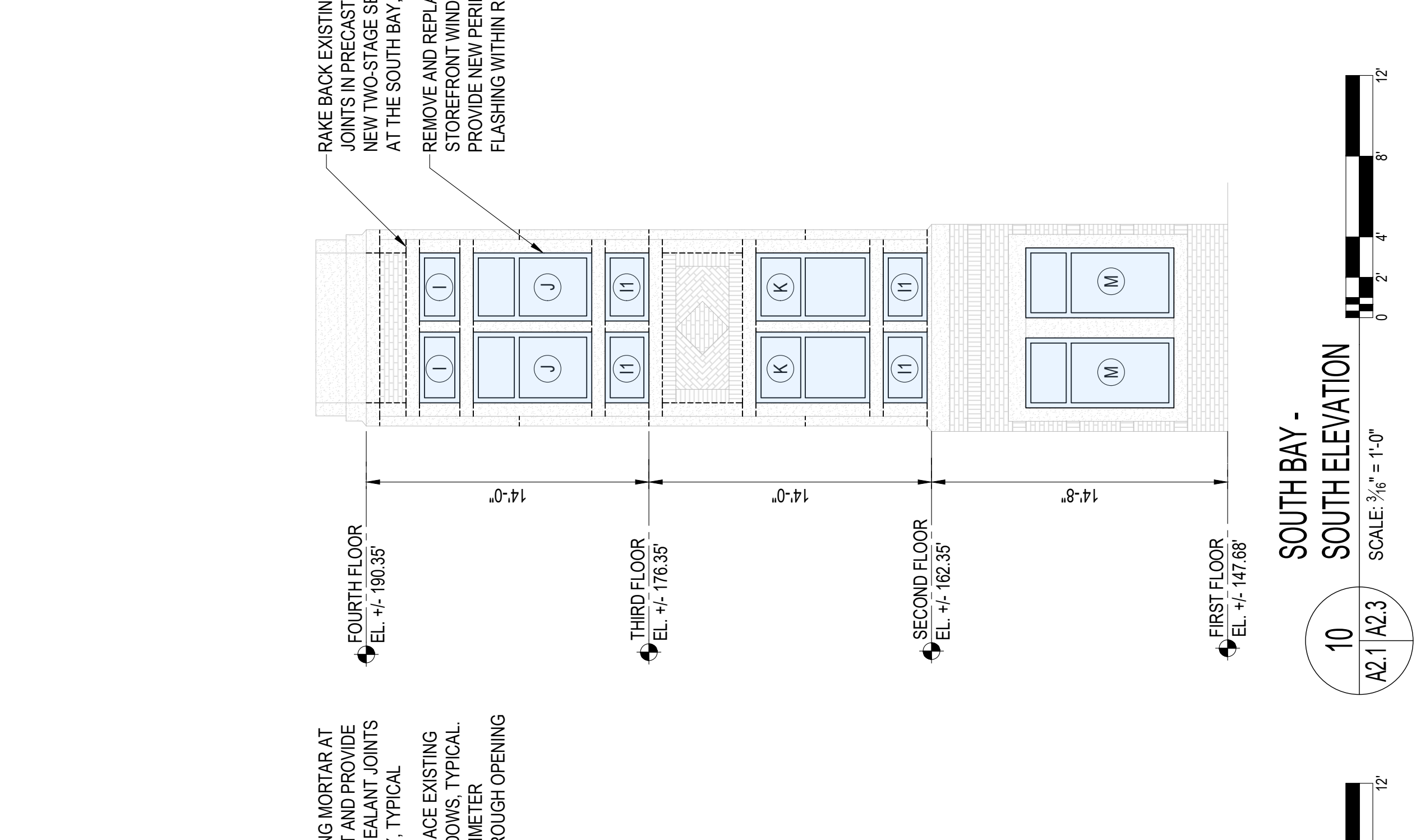
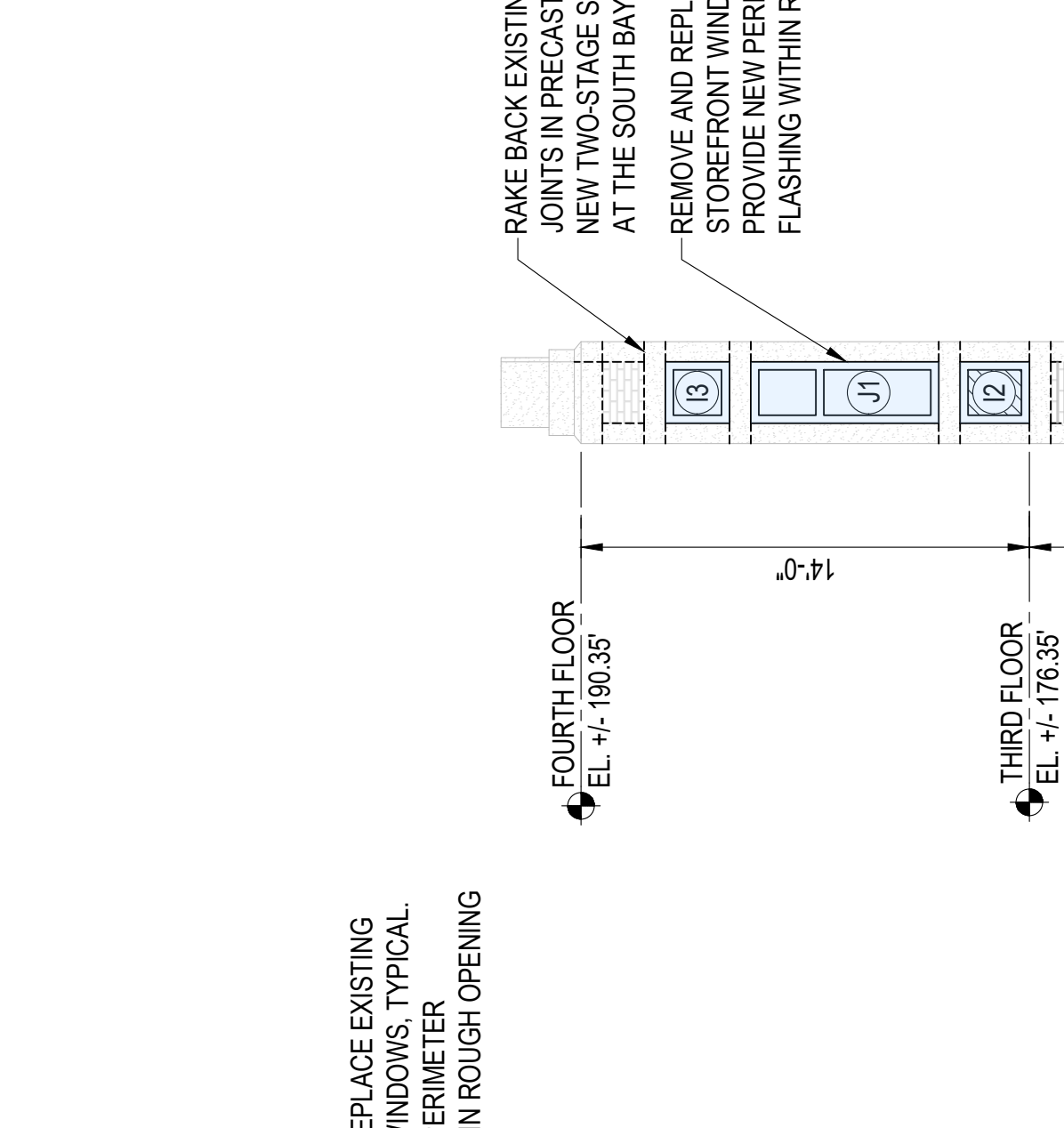
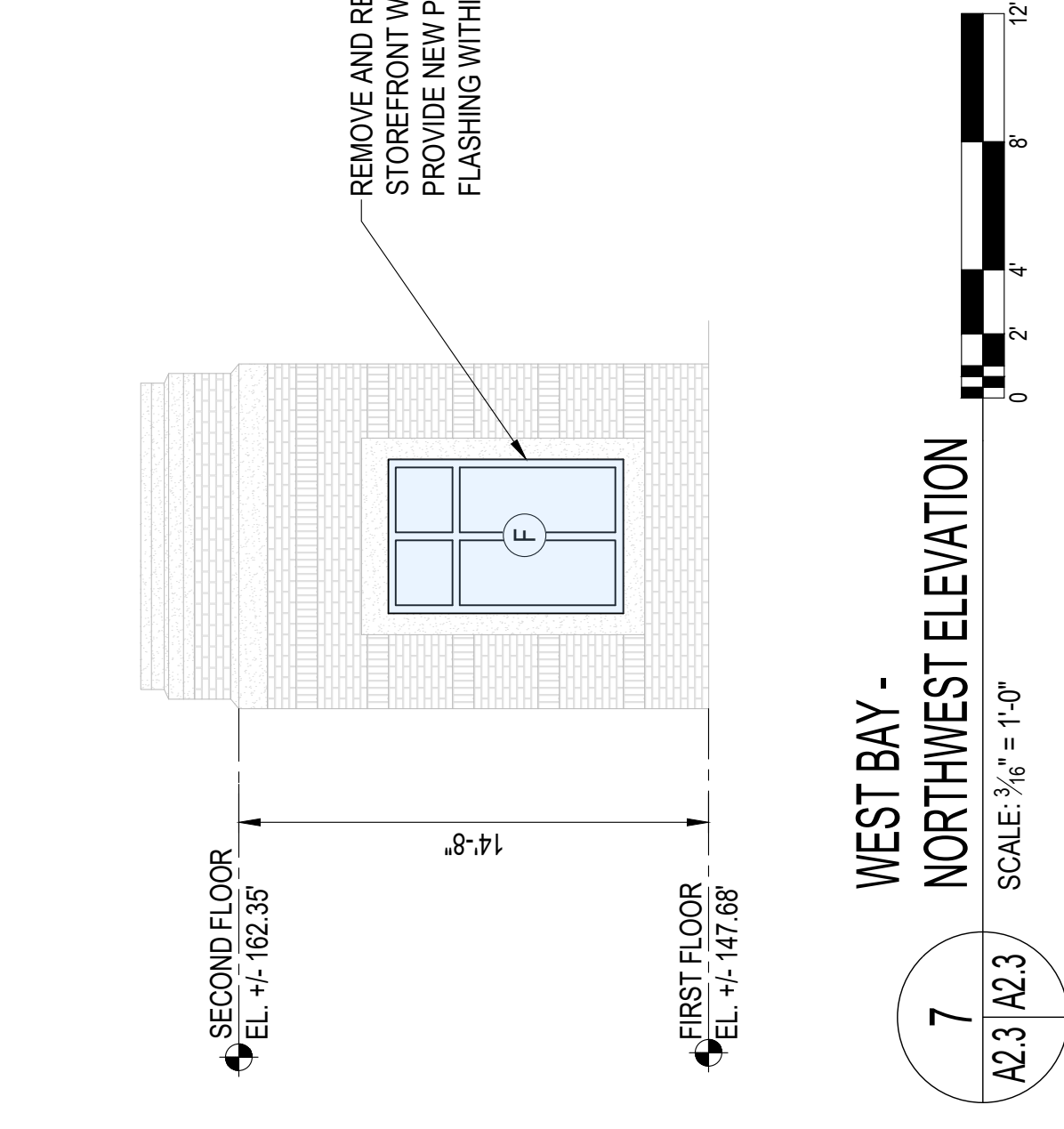
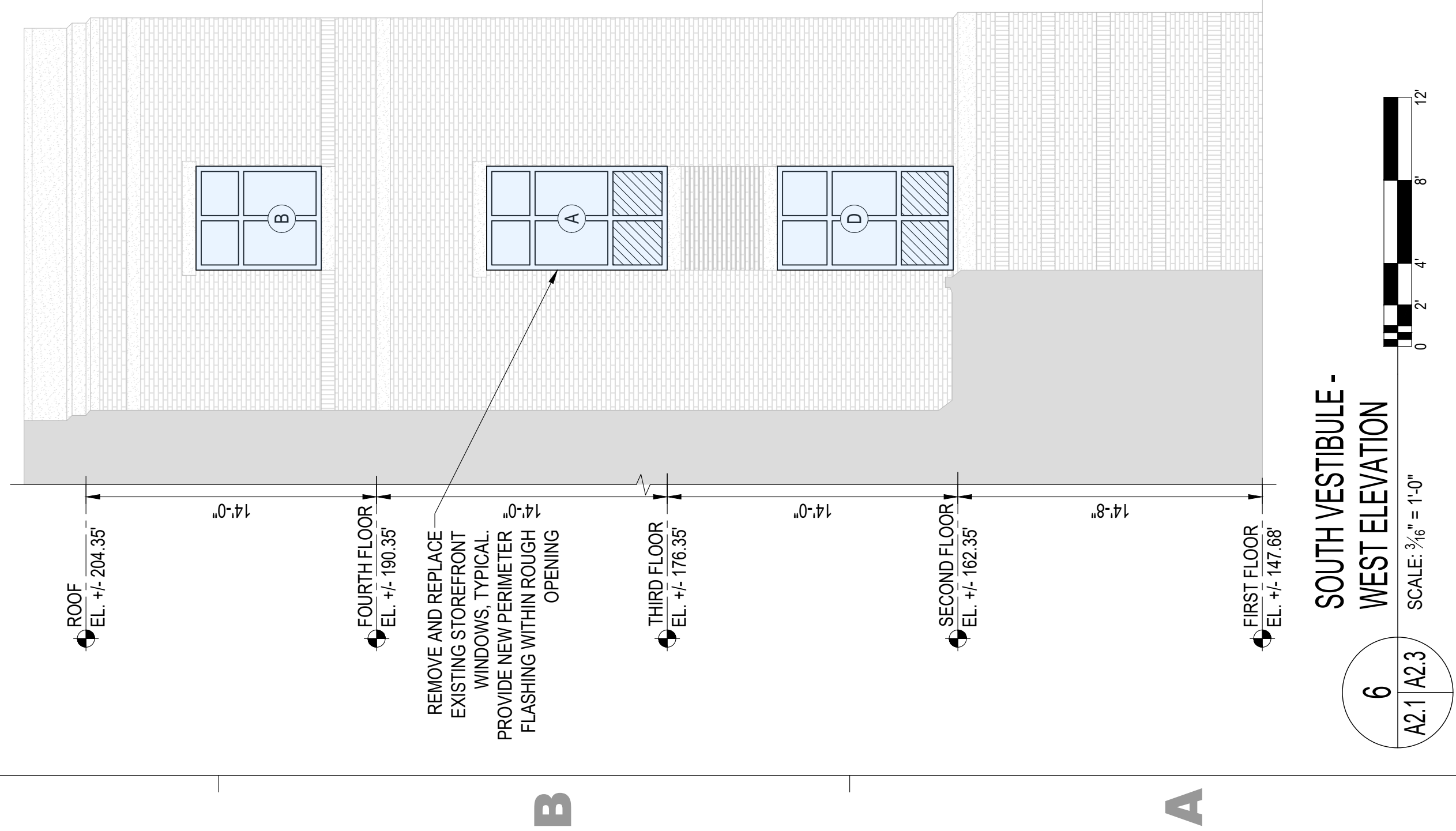
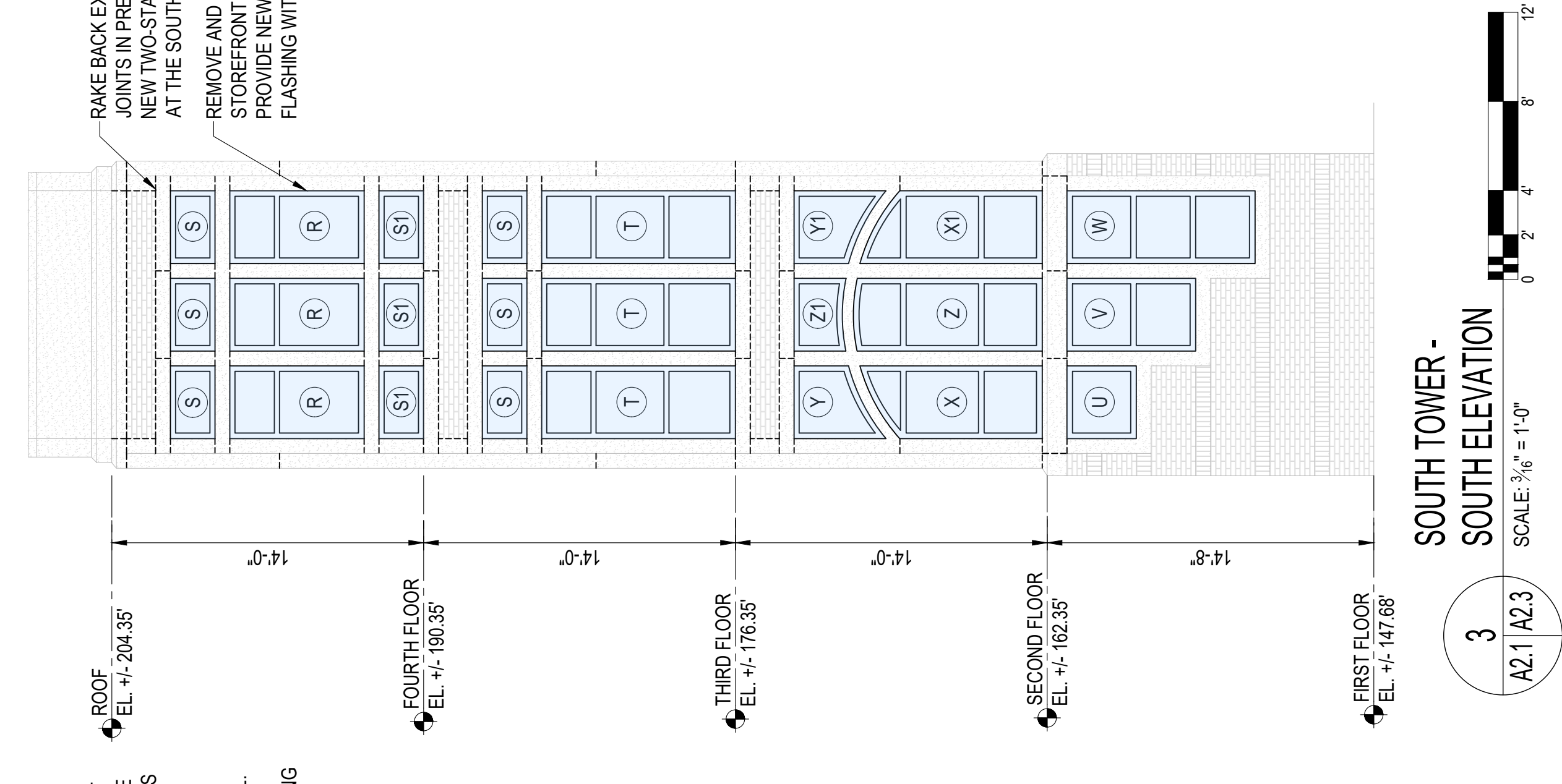
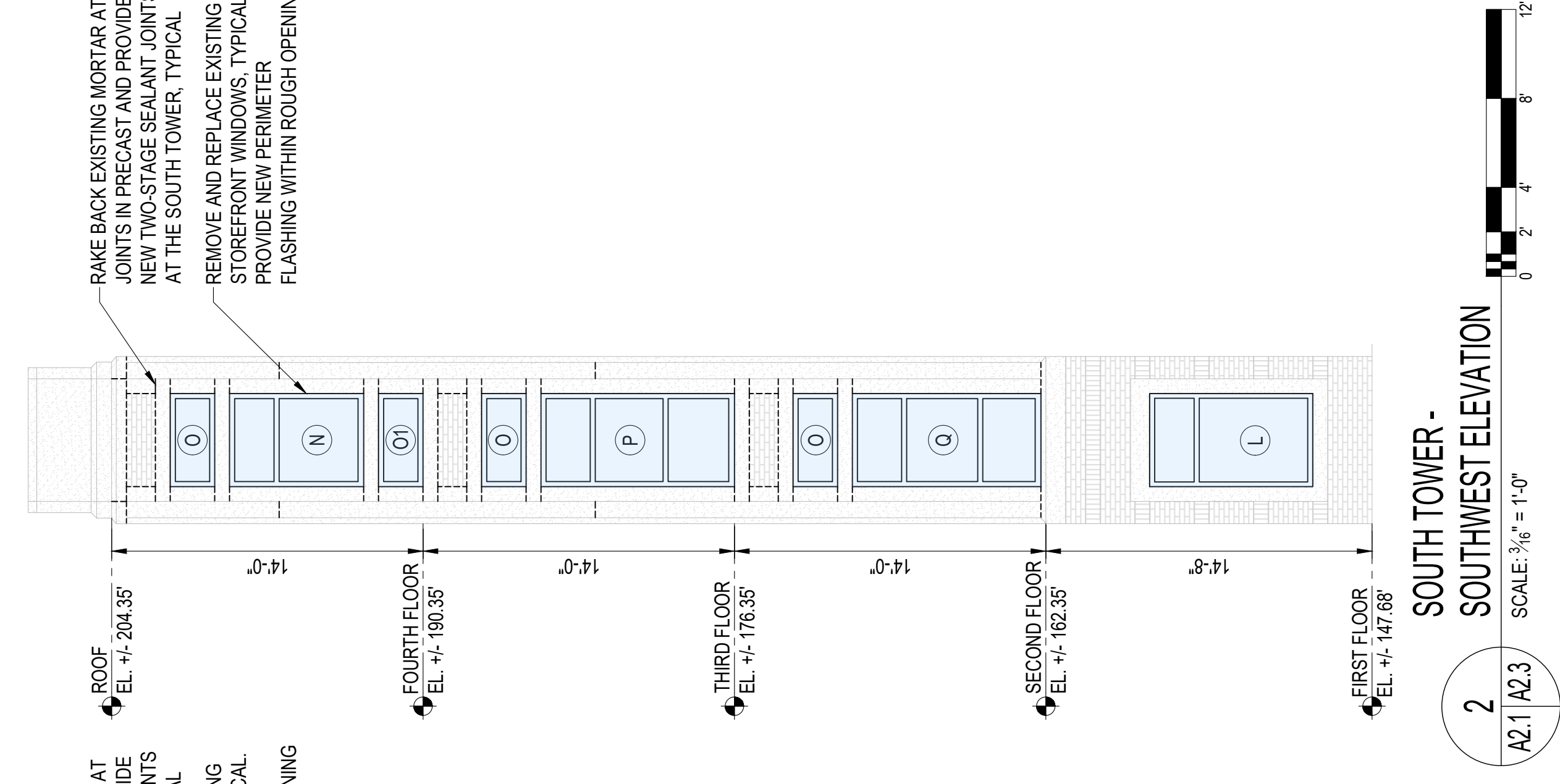
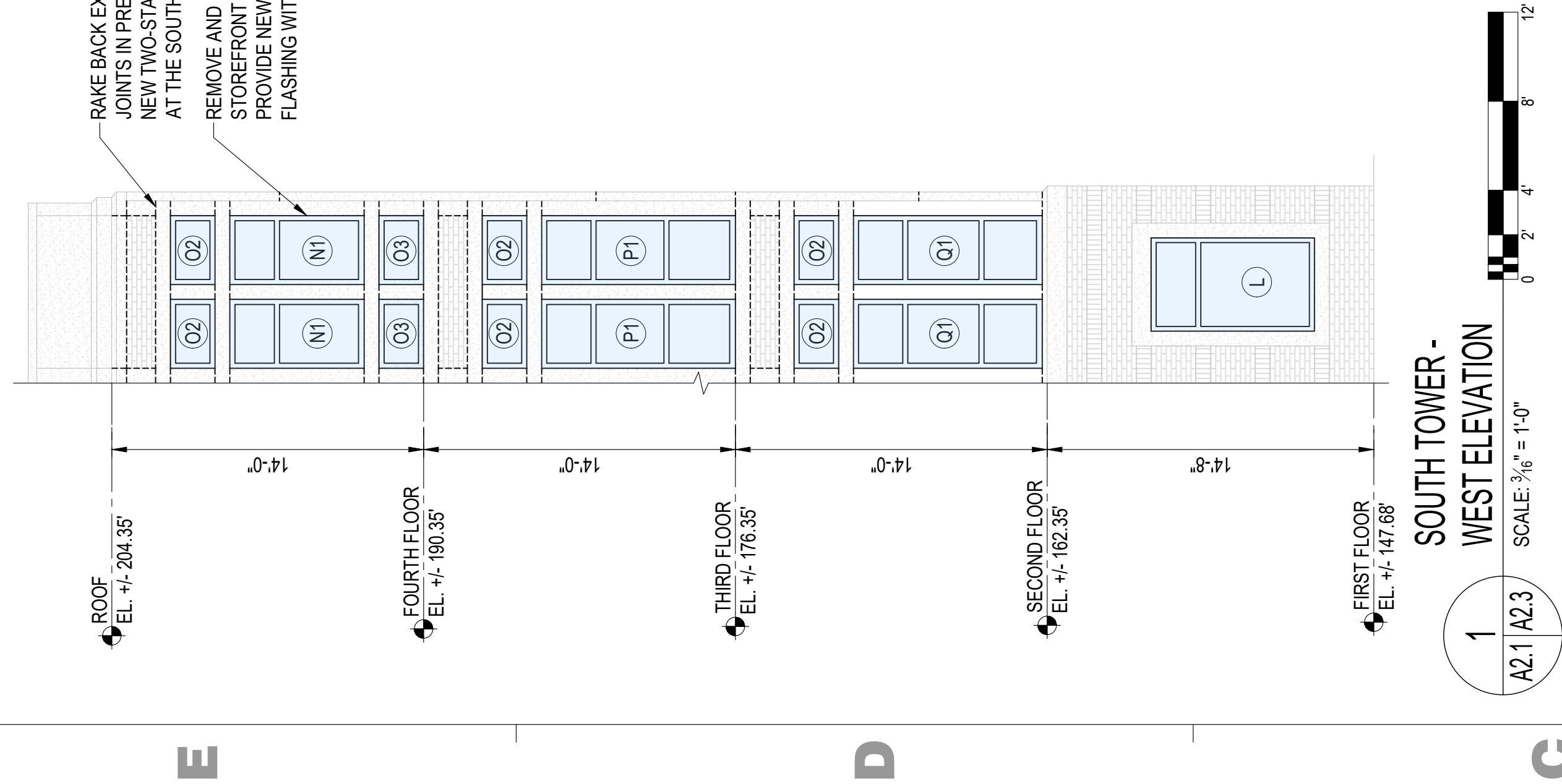












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## **Approval of project plans**

### **Underground power distribution replacement**

#### **Background**

VCU seeks Board of Visitors (BOV) approval of project plans to replace the underground power distribution system on N. Belvidere Street, W. Grace Street, N. Pine Street and the adjacent alley. The need and timeline for this project is being driven by VCU's development along W. Grace, N. Belvidere and W. Broad Streets. In April 2026, the BOV approved an amendment to the 2026-2032 Six-Year Capital Plan to include this project and authorized its initiation.

This underground power distribution replacement project will transition existing, above-ground pole mounted energy distribution and transformers to underground; increasing energy capacity, resiliency and logistical functionality by removing impeding power poles; and accommodating increased energy demand along W. Grace, N. Belvidere and W. Broad Streets. This transition is necessary to power existing and future development.

The transition to underground power distribution would begin at the intersection of N. Belvidere Street and W. Grace Street, west to N. Pine Street, north to the alley between W. Broad Street and W. Grace Street, and through the alley to N. Laurel Street. This will provide power to the following VCU buildings:

- Facilities Administration Building
- Institute for Contemporary Art at The Markel Center
- Technology Operations Center
- Future West Grace Street Housing Project

#### **Considerations**

Construction began in May 2026 and is expected to be complete by fall 2026.

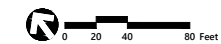
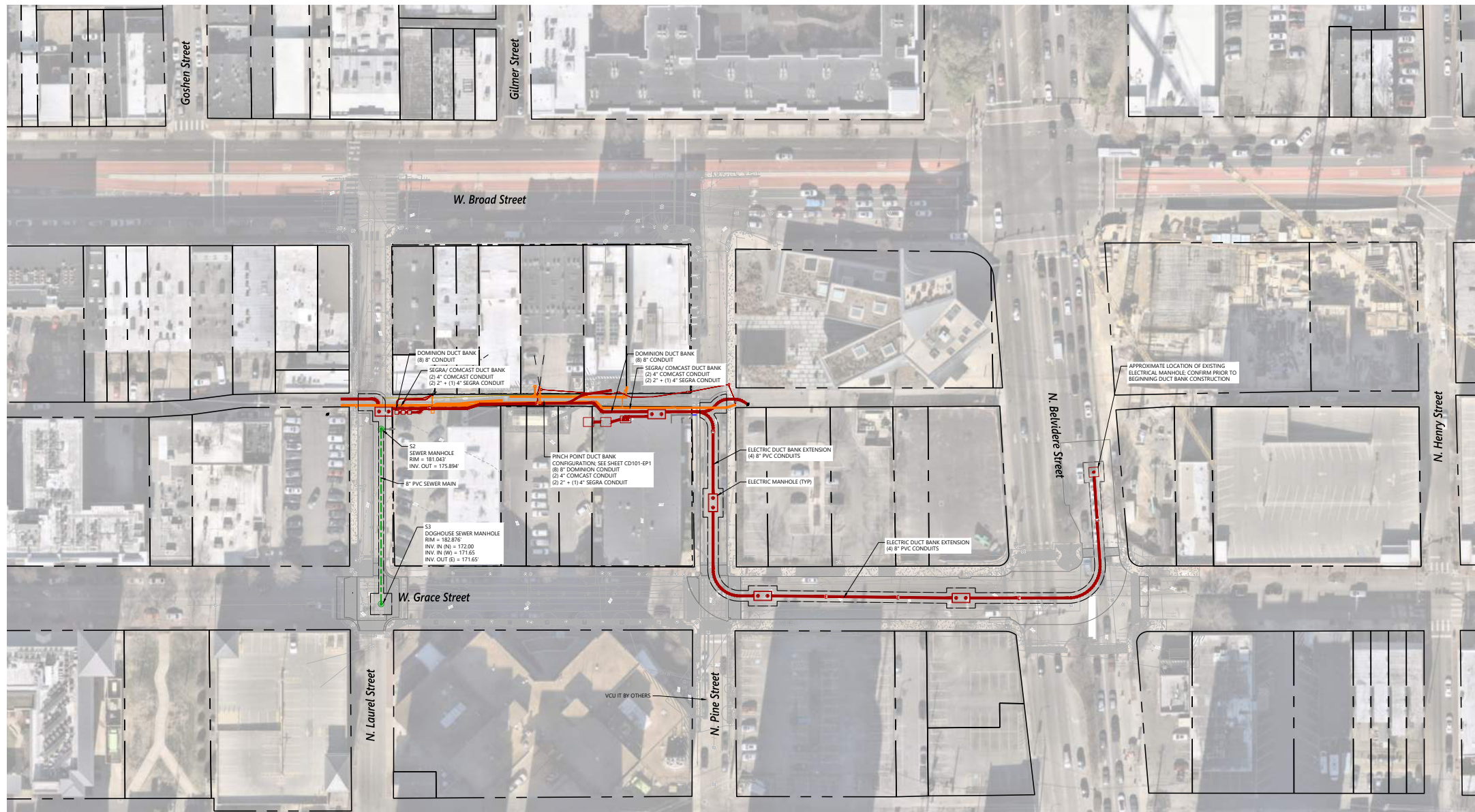
#### **Costs and funding**

The project is estimated to cost approximately \$4M and will be funded by university and auxiliary funds.

#### **Recommendation**

Approve the project plans for the underground power distribution replacement.







## **Affirmation of authorization to utilize Construction Manager procurement**

### **East Marshall Street Well Project Memorial Burial Interment**

#### **Background**

VCU seeks affirmation of the Board of Visitors (BOV) June 2026 approval to utilize the Construction Management (CM) procurement method (also known as CM at-risk) for the East Marshall Street Well Project Memorial Burial Interment (the Well Project), a project that honors the discovery of human remains and artifacts, primarily of African descent, from the 19th century that were found in an abandoned well on VCU's University Medical Center Campus in 1994. The remains are believed to have been discarded in the 1800s by medical staff.

This affirmation request is being submitted to the BOV based on a notification from the Virginia Department of General Services (DGS) for DGS to submit additional details to VCU's BOV as described in the timeline below.

For context, the design-bid-build (DBB) procurement method is the state's default method of procurement for design and construction services. VCU has traditionally used this method for projects less than \$5M. The DBB method is a competitive procurement process where, in the design phase, a designer (i.e., architect/engineer or A/E) is selected based on qualifications and value. After the design is complete, in the bid-build phase, construction vendors are solicited through a separate competitive process and a contract is awarded to the lowest-cost, responsive and responsible bidder. The designer and the construction vendor work separately. Depending on the budget and complexity of the project, costs estimated during the design phase may not align with costs received during the construction phase – leading to the need for redesigns and/or renegotiations. When construction projects are large or complex, the DBB procurement method presents a greater risk for delays and added costs and, therefore, state law allows for the use of alternative procurement methods, including CM.

The alternative CM method, for which VCU is seeking affirmation, is a two-part, competitive negotiation procurement process – a proposal request is issued for pre-construction design phase services 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). Only the CM method allows for early construction contracts (e.g., demolition, site preparation, material procurement, etc.) prior to receiving a GMP, which improves scheduling and reduces inflationary costs due to delays. For complex construction projects, the CM method reduces the risk of added costs or delays.

Since 2020, VCU has completed or started 549 construction and/or renovation projects, only 11 of which have utilized the CM method; the remaining 538 used the default DBB method. VCU has used the CM method effectively to reduce costs for complex projects. For VCU's last three capital projects completed using the CM method (listed below), actual completed project costs came in under the GMP, allowing VCU to return to the

state more than \$10.6M:

- College of Health Professions Building
- College of Engineering Research Building
- STEM Building

Code of Virginia § 2.2-4379 defines a “complex project” as including one or more of the following significant components: difficult site location, unique equipment, specialized building systems, multifaceted program, accelerated schedule, historic designation, or intricate phasing or some other aspect that makes the DBB project delivery method not practical.

### **Timeline**

#### **July 2024**

As of July 2024, Code of Virginia § 2.2-4381 requires DGS review and approval of alternative construction procurement methods, including CM. Should an institution elect to proceed with a project using a CM or other alternative procurement method, despite a contrary decision by DGS, affirmative action from the institution’s governing board is required. Prior to July 2024, Virginia Code only required review by DGS, not approval.

#### **December 2024**

VCU’s BOV votes to amend VCU’s Higher Education Capital Outlay Manual, which establishes policies and procedures for capital outlay, to reflect the new law.

#### **April 2026**

VCU’s BOV approves an amendment to include the Well Project in VCU’s 2026-2032 Six-Year Capital Plan, authorizes initiation for the project, and approves project plans.

#### **May 2026**

VCU submits to DGS a request to use CM for the Well Project, asserting that DBB is not practicable or fiscally advantageous based on the uniqueness of the project, the complexity and location of the structure, the need for high-quality finishes, and the required attention to surrounding occupied medical and research sites and structures on the National Register of Historic Places.

DGS does not approve the use of the CM method for the Well Project based on the size, cost and complexity of the project. VCU staff subsequently inform DGS of the intention to request an override vote from the VCU BOV. At that time, DGS determined that a formal presentation was not necessary, despite the statutory language, and recommended VCU present to its BOV the written denial from DGS along with VCU’s reasons for an override vote request, which is what was presented to the BOV in June 2026 and included in board materials.

Since the new law, the Well Project is the first VCU project submitted to and denied by DGS for the use of CM.

## **June 2026**

VCU's BOV approves the use of the CM method to procure construction for the Well Project, providing the statutory action required by VCU to proceed with the use of CM.

## **July 2026**

Following the June BOV meeting, DGS later determined the following additional information needed to be presented to VCU's BOV in order to comply with their statutory mandate:

- *Construction cost: The estimated construction cost of \$2.1M is much less than the previous lower limit criterion for CM at-risk of \$26M and the typical cost for CM at-risk of over \$40M.*
- *Building use: The building use indicated as a "memorial" does not justify the use of CM at-risk. Projects of similar size and scope are routinely and typically procured as Design-Bid-Build.*
- *Project timeline: The agency submission does not substantiate a project timeline for which CM at-risk would be advantageous, nor do the properties of the project demonstrate a critical completion date or the need to purchase long lead items or unique materials.*
- *Need for project phasing: The agency submission does not substantiate the need for project phasing, and the project schedule indicates that construction is planned to be completed in a single continuous block of time.*
- *Project complexity: The agency submission does not substantiate project complexity, nor do the properties of project demonstrate project complexity.*
- *Value engineering: Because this is a memorial and is below the \$5M threshold required for a value engineering study, value engineering opportunities are limited.*
- *Quality control/vendor prequalification: Design-bid-build procurements permit general contractor, subcontractor, and material supplier prequalification for quality control.*
- *Cost/design control: CM at-risk preconstruction services that support cost and design control are of limited value for a project of this type and scope.*
- *In summary, the primary justifications for CM at-risk of complexity, timeline, phasing, and building are not substantiated by the agency submission.*

## **September 2026**

VCU is resubmitting this item to the BOV and including the additional denial justification provided by DGS to ensure statutory compliance. Pending BOV affirmation, the BOV is also required to sign a written statement to document the results of the BOV vote as well as the reasons to proceed despite the DGS denial. This statement shall be maintained with VCU's procurement files. Upon BOV authorization to proceed with an alternative procurement method, a representative of DGS, to the extent DGS deems practicable, shall be included in the process for the selection of a contractor.



## **Considerations**

The East Marshall Street Well Project interment will cover approximately 2,700 square feet at the south end of the plaza between the Hermes A. Kontos Medical Sciences Building and the Egyptian Building on VCU's University Medical Center Campus. The human remains found in an abandoned well on VCU's campus in 1994 while preparing for the construction of the Kontos building are believed to have been discarded in the 1800s by medical staff. Following their discovery, the ancestral remains were taken to the Smithsonian Institution where they stayed until November 2019 and were then returned to Richmond in the care of the Virginia Department of Historic Resources. The construction of the East Marshall Street Well Project Memorial marks the culmination of a 13-year process with the community that provides the remains with appropriate study, memorialization and reburial.

The memorial is based on recommendations made by the Family Representative Council (FRC), a body representing the unnamed individuals discovered in the well. A full history of the East Marshall Street Well Project and additional recommendations made by the FRC is available at [emsw.vcu.edu](https://emsw.vcu.edu).

This project represents a significant milestone for both VCU and the community and the selected construction manager will be responsible for delivering a memorial that honors the vision of our community partners. Given the importance and uniqueness of the project and the complexity of the structure and location, VCU seeks to use the CM method to support the need for ongoing communication between the architect and the builder, high-quality finishes, and attention to surrounding structures (including medical and research facilities and structures on the National Register of Historic Places).

Notably, in 2020 the College of William and Mary used the CM method for a \$2.5M construction project of similar importance, the Hearth: Memorial to the Enslaved, overriding the recommendation provided by DGS to use the state's default procurement method (though at the time, the override did not require BOV approval).

## **Costs and funding**

Construction is estimated to cost \$1.9M and will be funded by MCV Foundation support (pending MCV Foundation board approval), VCU non-Education & General funds, and VCU Health System funds.

## **Recommendation**

Affirm the approval to utilize CM procurement for the East Marshall Street Well Project Memorial Burial Interment.

# Attachment B

## Report from the Senior Vice President

# VCU Administration



## Campus Enterprises

Jeff Kidd, Associate Vice President and Chief Real Estate Officer



## Emergency Services

John Venuti, Associate Vice President



## Enterprise Risk Management

Tom Briggs, Chief Risk Officer



## Facilities Management

Rich Sliwoski, Associate Vice President



## Human Resources

Alison Miller, Chief HR Officer



## Occupational Health & Safety

Michael Cimis, Associate Vice President



## VCU Police

Clarence Hunter, Chief of Police



## Technology Services

Alex Henson, Chief Information Officer



## University Project Management

Carolyn Conlon, Assistant Vice President



# ONE VCU Master Plan Update

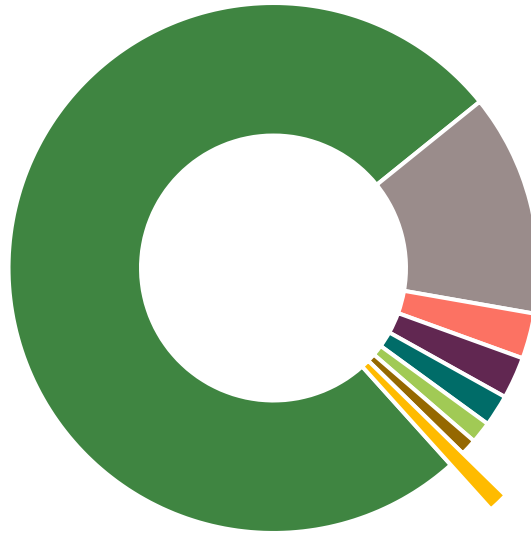
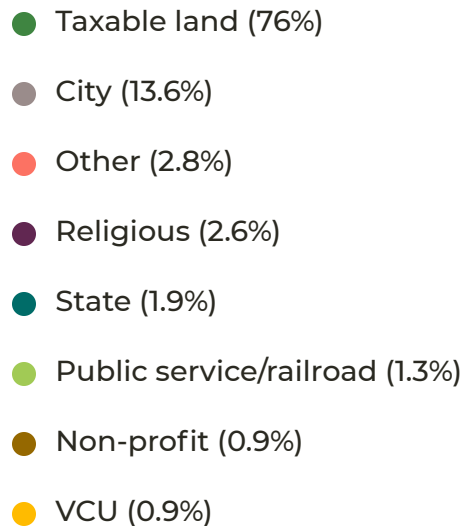
Aligning VCU's physical environment  
with strategic goals



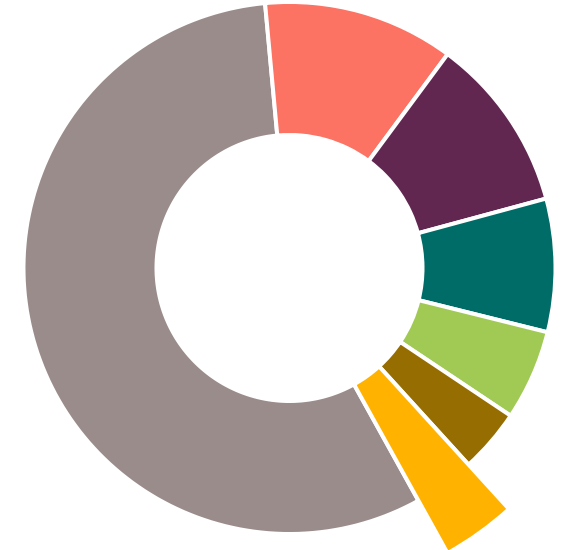
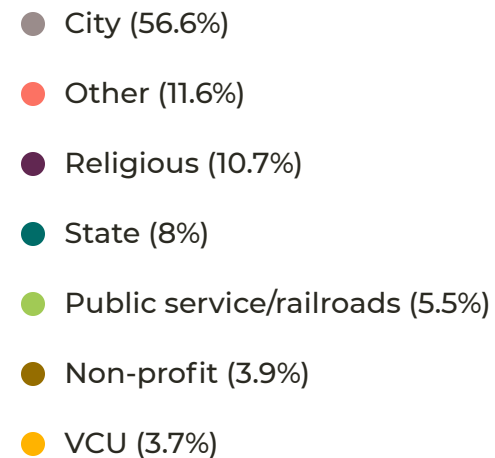
# VCU owns less than 1% of land within the City of Richmond

In the Richmond Metro Area, VCU has an economic impact of more than \$15.8B and supports more than 80,000 jobs

**Owned land**



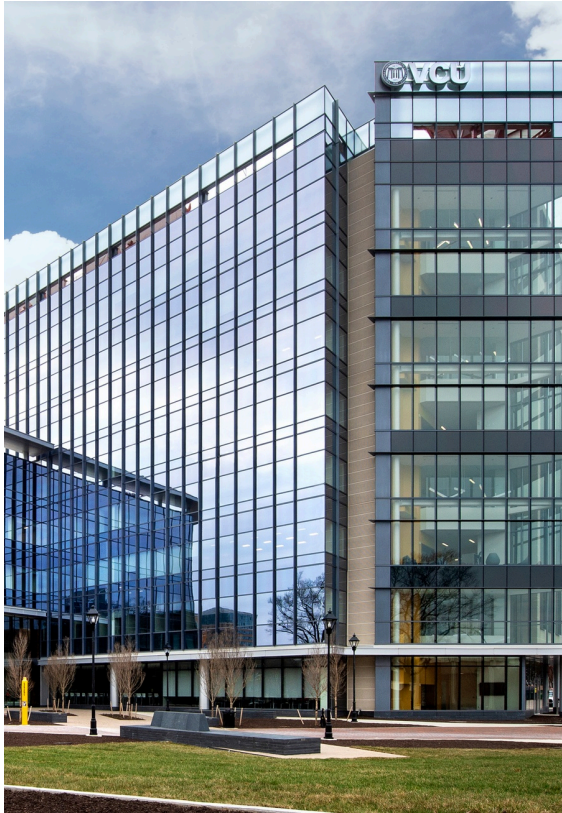
**Tax-exempt land**





# Where we are

Completed VCU projects



College of Health  
Professions

 **VCU** 2019



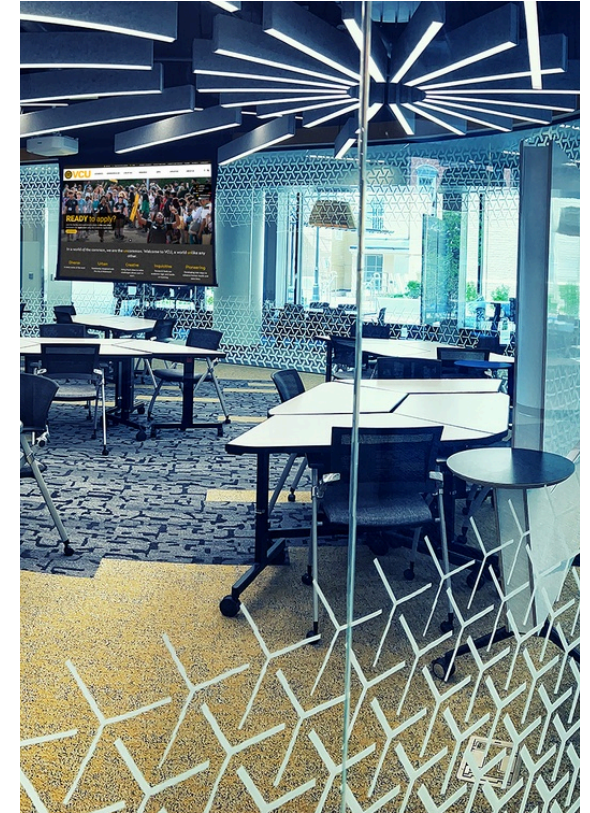
Engineering Research  
Building

2021



Rice Rivers Center

2021



STEM Building

2023



# Where we are

Completed VCU projects



Technology Operations  
Center



2024



Founders Hall, phase 1

2025



Front doors

2025



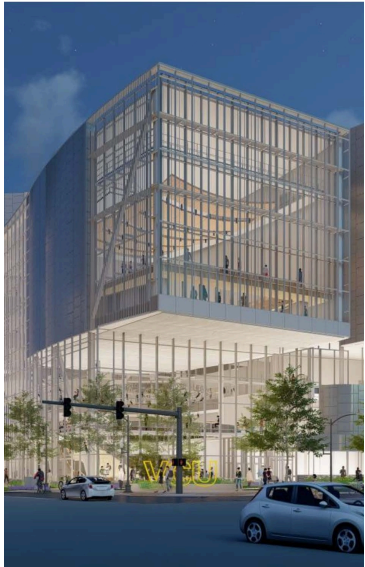
Scherer Hall

2025



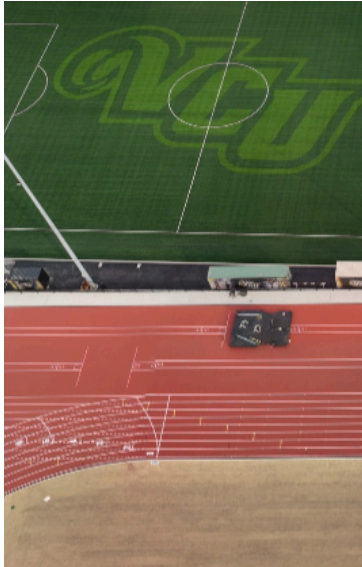
# Where we're going

VCU projects in progress



## CoStar Center for Arts & Innovation

Construction underway;  
anticipated completion by  
late 2027



## Athletic Village

Outdoor track and soccer  
field and practice fields  
completed in January 2026  
and in use

Remaining construction for  
the facility alongside track  
and soccer field is on hold  
pending funding



## West Grace Street Housing

Demolition and removal of  
existing structures  
complete; anticipated  
completion and ready to  
accommodate students by  
fall semester 2028



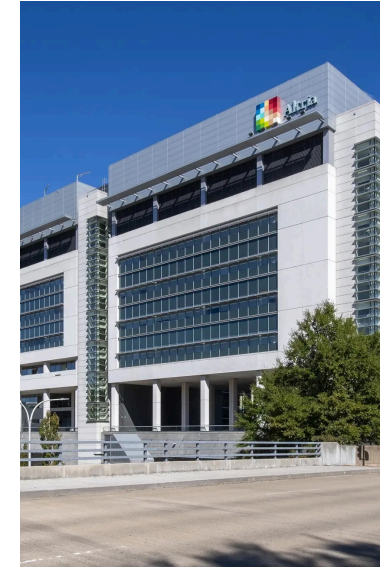
## 901 West Franklin Street

Renovation underway;  
anticipated completion  
by mid 2027



## VCU School of Dentistry

State approved  
construction funding;  
demolition of Larrick  
Student Center (site of the  
future building) expected to  
begin in early 2027 and  
construction expected to  
begin spring 2027



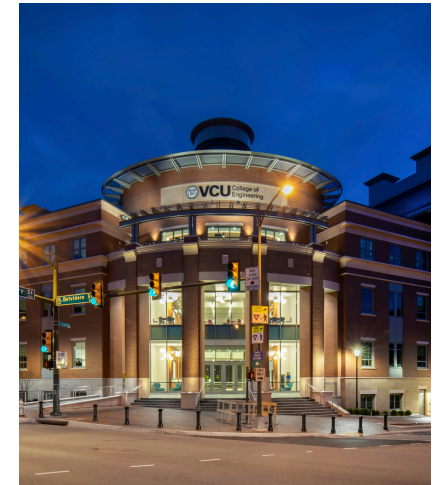
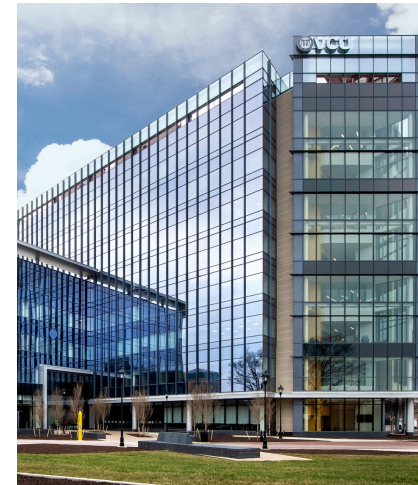
## Academic & Research Building acquisition (Altria)

State approved funding to  
support acquisition

# 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





# Historic properties

## Recent renovations at VCU

VCU owns and maintains many historic properties, including several on the National Register of Historic Places – 87 of the more than 200 properties on VCU's two main campuses are over 100 years old.

Since 2018, renovations ranging in cost from \$300K to \$9.2M (totaling more than \$48M) have either been completed or are underway in VCU-owned historic properties built between 1845 and 1932.



**Scott House  
(1911)**

\$7M renovation  
completed in 2020



**Scherer Hall  
(1910)**

\$6M renovation  
completed in 2025



**Founders Hall (1883-  
1885)**

\$3.2M renovations  
complete in 2025



**901 West Franklin  
(1888-1892)**

\$7M renovation  
underway

Other properties include the James Black Music Center (1902), Blanton House (1892), Bowe House (1888), Crenshaw House (1900), the Egyptian Building (1845), Grant House (1857), the Health Sciences Library (1932), Kearney House (1894), Moseley House (1892), Samuel Putney House (1859), Stephen Putney House (1859), the Raleigh Building (1907), the Richmond Academy of Medicine (1932), Stokes House (1895), White House (1883) and Williams House (1891).

# Capital projects timeline

Board of Visitors Approvals





# Where we are

Completed downtown projects VCU Health



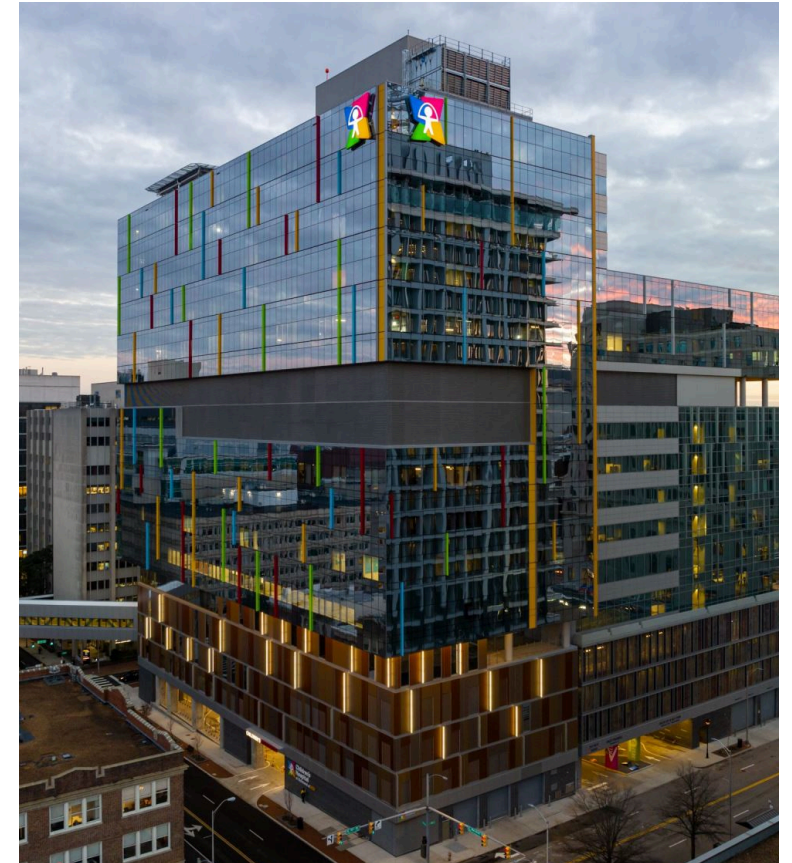
Adult Outpatient Pavilion

2021



I Deck

2022



Children's Tower

2023



# Where we are

Projects underway VCU Health



Chesterfield Pavilion



Pauley Pavilion

## Board of Visitors September 10, 2026 Major capital projects update

### Projects underway

---

#### **901 West Franklin Street Renovation**

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

Biennium: 2024-2026  
Contractor: Woodland Construction  
Status: Renovations underway

##### 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 includes tuckpointing (i.e., repairing the mortar joints between the bricks of the entire building), replacing the roof, adding a fall protection system to the roof, and updating the ground water drainage system.

##### Progress:

Exterior masonry remediation began in October 2025 and is expected to be complete by late 2026. Once exterior work is complete, the roof will be replaced and ground water drainage work will begin, with anticipated completion by mid 2027.

#### **Athletic Village Phase I: Outdoor Track Facilities and Practice Fields**

Architect/Engineer: HKS  
Budget: \$38M  
Funding source: The sale of the Sports Backers Stadium property, private funds and short-term debt

Biennium: 2024-2026  
Contractor: Barton Malow  
Status: Practice fields and outdoor track/soccer field completed and in use

##### Description:

This is the first of four phases to be developed for VCU's Athletic Village and will hold the events previously held at Sport Backers Stadium.

This project encompasses two main components: 1) outdoor track fields consisting of a 400-meter outdoor track, two pole vaults, two long/triple jumps, two high jumps, discus/shotput/hammer circles, and an infield NCAA natural turf (Cambridge) soccer field and 2) two adjacent NCAA-sized artificial and natural turf (sand-based) practice fields.

A facility alongside the track and soccer field is also planned. It is a 9,043 square foot facility to accommodate outdoor bleacher seating, including outdoor open seating for 1,000 spectators as well as locker rooms for players and officials with shower and restroom facilities, athletes'

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

Progress:

The outdoor track and soccer field and the practice fields were completed in January 2026 and are now in use. The remaining construction for the facility alongside the track and soccer field is on hold pending funding. In the interim, temporary accommodations, such as moveable bleachers, a scoreboard and a sound system will allow for soccer games to take place at the new field until the new facility is constructed.

## **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:

Exterior glass facade and metal panel system installation, interior infrastructure utility connections installation and coordination, and elevator placement and commissioning are underway. The project is on track to be complete by late 2027.

## **West Grace Street Housing Project**

Architect/engineer: Glavé & Holmes Architecture/Ayers Saint Gross

Budget: \$170M

Funding source: Combination of auxiliary funds and debt paid with student housing payments

Biennium: 2024-2026

Contractor: Kjellstrom & Lee, Inc.

Status: Early construction underway

Description:

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

The 330,000 square foot student housing facility features 985 single and double semi-suite-style beds as well as a ground floor that will feature a secure residential lobby with space for housing operations, faculty offices, resident amenities and conferencing. Additional ground-floor components include a 5,000 square foot dining venue and a 3,700 square foot retail space with outdoor seating and plantings on Grace Street. The crescent-shaped facility is made up of up to



13 floors on the Laurel Street side and eight floors on the Pine Street side. Dedicated back-of-house areas will support essential building operations and services.

Progress:

Demolition and removal of existing structures was completed in June 2026 and utility and site work is underway. VCU continues to work with the architect/engineer and construction manager on value engineering. The project remains on schedule, with the new facility expected to be complete and ready for students in fall 2028.

## Projects in the planning phase

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### **East Marshall Street Well Project Memorial Burial Interment**

Architect/engineer: Baskervill

Biennium: 2026-2028

Budget: \$3.6M

Contractor: TBD

Funding source: MCV Foundation support (pending MCV Foundation board approval in December 2026),

Status: Design

VCU non-Education & General funds, and VCU Health System funds

Description:

The East Marshall Street Well Project addresses the discovery of human remains and artifacts from the 19th century that were found in an abandoned well on VCU's University Medical Center Campus in 1994 while preparing for the construction of the Kontos building. The well's contents are believed to have been discarded in the 1800s by medical staff. Following their discovery, the ancestral remains were taken to the Smithsonian Institution where they stayed until November 2019 when they were returned to Richmond and to the care of the Virginia Department of Historic Resources. The construction of the East Marshall Street Well Project Memorial marks the culmination of a process with the community that provides the remains with appropriate study, memorialization and reburial.

The memorial is based on recommendations made by the Family Representative Council (FRC), a body representing the unnamed individuals discovered in the well. A full history of the East Marshall Street Well Project and additional recommendations made by the FRC is available at [emsw.vcu.edu](https://emsw.vcu.edu).

Progress:

Schematic design is underway and is expected to be complete by fall 2026. The Office of the President conducted community outreach meetings in August to socialize the project publicly. Preparations are underway to publish a request for proposals to engage a construction manager.

### **Engineering West Hall Cooling Tower Replacement and Architectural Pyramid Renovation**

Architect/engineer: Price Studios, LLC

Biennium: 2024-2026

Budget: \$4.5M

Contractor: Waco, Inc.

Funding source: State-appropriated maintenance reserve funds

Status: Pre-construction underway

Description:

This project consists of replacing the cooling towers and renovating the iconic architectural pyramid at Engineering West Hall, home to the VCU College of Engineering. The cooling towers have reached the end of their service life and prolonged exposure to water vapor and other environmental factors have led to significant corrosion of the architectural pyramid at the top of the towers.

Progress:

Bidding for a general contractor is complete and has been awarded to Waco, Inc. Renovations are expected to begin in November 2026 and be complete by April 2027.

## **Hermes A. Kontos Medical Sciences Building Chillers and Equipment Replacement**

Architect/engineer: Affiliated Engineers, Inc.  
Budget: Approximately \$4.5M  
Funding source: State-appropriated maintenance reserve funds

Biennium: 2024-2026  
Contractor: TBD  
Status: Bidding

Description:

This project consists of replacing two chillers and chilled water system equipment in the Hermes A. Kontos Medical Sciences Building, home to the VCU School of Medicine. The chillers and chilled water system regulate the temperature and humidity for Kontos and the Egyptian Building. The two current primary chillers and chilled water system equipment that will be replaced are original to the building, built in 1996, and have reached the end of their useful life, with one chiller not operational and both chillers requiring significant, costly repairs in recent years.

Progress:

Design is complete and bidding is underway, with the project anticipated to be awarded to a contractor in early August 2026. Construction is expected to begin by early 2027 and be complete by spring 2027.

## **Hunton Student Center Renovation**

Architect/engineer: Glavé & Holmes Architecture  
Budget: Approximately \$4M  
Funding source: Nearly \$683K funded by VCU Health System; additional funding pending approval by VCU Health System Board of Directors

Biennium: 2024-2026  
Contractor: TBD  
Status: Planning

Description:

This project consists of renovating the Hunton Student Center on the University Medical Center Campus to accommodate the temporary relocation of VCU's Health Sciences Library operations. The current Health Sciences Library sits on the site of the proposed VCU Health Inpatient Tower. Pending funding approval from the VCU Health Board of Directors, the renovation to the Hunton Student Center will include creating student study space, maker space, offices and room for circulating collections.

Progress:

Design is underway and construction documents are anticipated to be complete by fall 2026. VCU Health System provided nearly \$683K for planning and the remaining funds are anticipated to be approved at the Health System Board of Directors meeting in September 2026.

## **James Branch Cabell Library Fourth Floor Special Collections and Archives Expansion**

Architect/engineer: Glavé & Holmes Architecture  
Budget: Approximately \$14M (estimated at project initiation)

Biennium: 2024-2026  
Contractor: TBD  
Status: Planning

Funding source: Approximately \$12.1M funded by VCU Health System, pending approval by VCU Health System Board of Directors; \$1.8M funded by Cabell Library

### **Description:**

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

### **Progress:**

Design for the fourth floor renovation is complete and is under permit review with the Virginia Department of General Services Division of Engineering and Buildings. A specialty library material move vendor has begun moving materials off the Cabell 4th floor to prepare for the renovation work. The renovation project is expected to be advertised for construction bids in September 2026.

## **Massey Building Shared Lab Renovation**

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

Biennium: 2024-2026  
Contractor: Whiting-Turner Construction Company  
Status: Preliminary planning

### **Description:**

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

### **Progress:**

Planning and preliminary design are underway. Construction is expected to begin in early 2027 and be complete by early 2028.

## **Sadie Heath Cabaniss Hall Window Replacement**

Architect/engineer: Glavé & Holmes Architecture  
Budget: \$4.5M  
Funding source: State-appropriated maintenance reserve funds

Biennium: 2024-2026  
Contractor: TBD  
Status: Bidding anticipated in fall 2026

### **Description:**

The project will include replacing windows at Sadie Heath Cabaniss Hall, home to the VCU School of Nursing. Water infiltration around windows was reported throughout the facility which,



upon inspection, revealed the need for the full replacement of windows. The scope of the project includes removing the windows, repairing the flashing and installing new windows.

Progress:

The design is complete and the project is expected to be advertised for construction service bids in fall 2026.

## **VCU Catering and Event Space**

Architect/engineer: Hanbury

Budget: \$8.5M

Funding source: VCU Dining Services auxiliary funds

Biennium: 2024-2026

Contractor: TBD

Status: Design

Description:

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

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

Progress:

Design is underway and expected to be complete by spring 2027. Construction is expected to begin in summer 2027 and be complete by spring 2028.

## **VCU School of Dentistry**

Architect/engineer: Hanbury/Kahler Slater

Budget: \$415M (estimated at project initiation)

Funding source: State funding

Biennium: 2024-2026

Contractor: Barton Malow

Status: Planning

Description:

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

The new School of Dentistry will provide state-of-the-art education, equipment and technology serving more than 500 students as well as maximizing care for more than 100,000 patients visits annually from across the Commonwealth, including underserved populations. It brings together general and specialty clinics, multiple cutting-edge academic laboratories, and associated contemporary support spaces — aligning with modern practices in dental education, enhancing patient care, advancing the academic (non-sponsored) research mission, improving faculty and student recruitment, and allowing for increased enrollment.

The facility will be five stories tall with a partial basement and mechanical penthouse, at nearly 314,000 gross square feet. Shared spaces include classroom space, simulation and practice laboratories with manikin stations, academic laboratories, general and specialty practice clinics

with operatories, and support spaces. A cafe/coffee shop on the main floor will be open to the university community; four classroom spaces will also be available to the university community for meetings and events.

#### Progress

The Commonwealth of Virginia has approved working drawings and construction funding for the new School of Dentistry. Demolition of the Larrick Student Center, the site of the future School of Dentistry building, is expected to begin in early 2027 and construction of the new building is expected to begin in spring 2027.

# VCU Capital Project Process Overview

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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.

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### 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 \$7M (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 for projects funded other than from the state general fund or projects of \$65M or more funded in whole or in part from state general funds. 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. For projects under \$65M funded in whole or in part from state general funds, VCU must obtain approval from the Chairmen of the House Committee on Appropriations and the Senate Committee on Finance, or their designees, and a representative of DGS.*

- **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) \$7M require BOV approval