

VCU Board of Visitors

V i r g i n i a C o m m o n w e a l t h U n i v e r s i t y

February 10, 2010 **Meeting of the Finance, Investment and Property** **Committee** *Minutes*

A meeting of the Finance, Investment and Property Committee of the Board of Visitors of Virginia Commonwealth University was held on Wednesday February 10, 2010, at 12 noon in the Richmond Salons located in the University Student Commons at 907 Floyd Avenue.

The meeting was called to order. Committee members present were: Messrs. Siegel, Chair, Hurtado, and Jackson; Drs. Broaddus and Doswell; and Mrs. Lambert. Dr. Bersoff and Mr. Snead were absent. Also present were Drs. Rao and Sarrett; Messrs. Bennett, Bunce, Jez, Ohlinger, Ross and Willis; and Mesdames Atkinson, Balmer, Currey and Lepley.

The Project Plans for the New School of Medicine at 1202 East Marshall Street were presented. The project will establish a new teaching facility for medical students, residents, physicians and other health care providers serving communities across Virginia. The construction budget is \$110,000,000 with a total budget of \$158,615,000. On motion made and seconded, the Finance, Investment and Property Committee recommended to the full Board the approval of the Project Plans for the School of Medicine.

The Demotion of the A.D. Williams Building and Connecting Bridges was presented. The request is to demolish the A.D. Williams Building, located at 1202 East Marshall Street, and the pedestrian bridges that connect to Sanger Hall and Main Hospital. The project will address the need to provide the VCU School of Medicine and Massey Cancer Center with suitable laboratories, skills and simulation space, along with larger classroom space to accommodate the increase in the School of Medicine enrollment. On motion made and seconded, the Finance, Investment and Property Committee recommended to the full Board the approval of the Demolition of the A.D. Williams Building and Connecting Bridges.

An Amendment to the 2010-2016 Six-Year Capital Plan was presented. The request is to amend the University's 2010-2016 Six-Year Capital Plan to include a \$40,988,000 debt-financed student housing and parking complex through the issuance of a combination of 9c and 9d revenue bonds as a permanent fund source. The amendment will increase the size and scope of the West Grace Street Housing Project. The project will address the need to provide additional facilities to meet the demand for student housing and parking on the Monroe Park Campus. On motion made and seconded, the Finance, Investment and Property Committee recommended to the full Board the approval of the Amendment

to the 2010-2016 Six-Year Capital Plan at West Grace Street Housing and Laurel Parking Deck.

An Amendment to the University 2010-2016 Six-Year Capital Plan for Energy Efficiency Projects was presented. The amendment to the University's Six-Year Capital Plan is amended to include a \$3,098,000 federally-funded project to install solar powered improvements on both University campuses. On motion made and seconded, the Finance, Investment and Property Committee recommended to the full Board the approval of the Amendment to the University 2010-2016 Six-Year Capital Plan for Energy Efficiency Projects.

The Architect/Engineer Selection for the James Branch Cabell Library – Second Floor Renovations was presented. The project renovates approximately 16,500 SF of space on the second floor of Cabell Library. The project expands the existing study environment to include more individual and collaborative study areas and meeting spaces. Renovation includes demolition, new finishes, and new acoustical ceiling tile, lighting, and furniture solutions with technology integration. The majority of costs for the project are associated with the information technology equipment. The project was made possible by the relocation of 120,000 low demand volumes to the 500 Academic Centre. The construction budget is \$100,000 with a total budget of \$950,000. On motion made and seconded, the Finance, Investment and Property Committee recommended to the full Board the approval of the Architect/Engineer Selection for the James Branch Cabell Library – Second Floor Renovations.

The Architect/Engineer Selection for the Professional Architectural/Engineering Term Contracts for 2010-2015 was presented. Facilities Management routinely retains the services of architectural/engineering (A/E) firms on five-year term contracts to provide professional services for construction and renovation projects, feasibility studies and planning initiatives. Services are provided to the University's Academic Division, Health Sciences Division, the VCU Foundation, the VCU Real Estate Foundation, and affiliated entities. The term contracts for VCU's Professional Architectural/Engineering Term Contracts for 2010-2015 with the firms selected for a period of one year, with an option for four one-year extensions. Each firm is limited to a fee of \$200,000 per project with an annual total of \$1,000,000 in fees per firm. On motion made and seconded, the Finance, Investment and Property Committee recommended to the full Board the approval of the Professional Architectural/Engineering Term Contracts.

The request for Demolition of 102-106 Linden Street, 1000-1002 Floyd Avenue and 109 North Harrison Street was presented. The project will provide the VCU School of Social Work and the English Department with faculty and staff administrative space, along with two floors of large classrooms for general purpose use. On motion made and seconded, the Finance, Investment and Property Committee recommended to the full Board the approval of the request for Demolition of 102-106 Linden Street, 1000-1002 Floyd Avenue and 109 Harrison Street.

The Design/Build Team Selection for the Laurel and Grace Street Parking Decks was presented. The project will be constructed using the Design/Build process in accordance with the state standards, and will save the University about 6 weeks during the design

phase and achieve the best cost efficiency. The Grace Street Parking Deck project will add approximately 320,000 SF in two parking decks that will provide a total of 750 spaces for the Monroe Park Campus. One building will house a 1,000 SF office with a restroom on the first level and will be designed to accommodate occupied space for future build-out. The Design/Build Budget is \$11,466,000 with a total budget of \$15,000,000. On motion made and seconded, the Finance, Investment and Property Committee recommended to the full Board the approval of the Design/Build Team Section for the Laurel and Grace Street Parking Decks.

The Request for Proposals for VCU Office Supplies was presented. VCU's Department of Procurement and Payment is seeking approval to establish a single, University-wide contract(s) for office supplies. The use of the resulting contract(s) will be mandatory for all departments. By consolidating the University's office supplies requirements with one or two vendors, the University can leverage economies of scale to negotiate improved pricing, thereby reducing the University's overall costs for this commodity. On motion made and seconded, the Finance, Investment and Property Committee recommended to the full Board the approval of the Request for Proposals for VCU Office Supplies.

The following items were presented for information: Capital Projects Status Report
Budget and Resource Analysis Issues

- a. University's Financial Statements for the Year Ended
June 30, 2009
- b. University Quarterly Budget Performance Report:
December 31, 2009

Operating Pool Investment Report as of December 31, 2009

Notification of Contract Award:

- a. Robert Blackwell Smith Building Renovations
- b. Voluntary Health (Medical/Dental) Insurance for Postdoctoral
Fellows

Foundation Annual Reports

- a. MCV Foundation
- b. VCU Intellectual Property Foundation
- c. VCU School of Business Foundation

Virginia Commonwealth University Health System Financial Statement Summary
Fiscal Year 2009 – Five Months Ending November 30, 2009

On motion made and seconded, the Committee convened into closed session to discuss the acquisition or use of real property for public purpose, or of the disposition of publicly held real property, where discussion in an open session would adversely affect the bargaining position or negotiating strategy of VCU, including the acquisition of property on or adjacent to the Monroe Park Campus as authorized by Section 2.2-3711 A(3) of the Virginia Freedom of Information Act.

Following closed session, on motion made and seconded, the following Resolution was approved by roll call vote:

The Finance, Investment and Property Committee of the Board of Visitors of Virginia Commonwealth University hereby certifies that, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by

Virginia law were discussed in the closed session meeting to which this certification resolution applies, and (ii) only such public business matters as were identified in the motion convening the closed session meeting were heard, discussed, or considered by the Finance, Investment and Property Committee of the Board of Visitors of Virginia Commonwealth University.

<u>Roll Call Vote</u>	<u>Ayes</u>	<u>Nays</u>
Mr. Stuart C. Siegel, Chair	X	
Dr. Edward H. Bersoff, Vice Chair	Absent	
Dr. J. Alfred Broaddus, Jr.	X	
Dr. John C. Doswell II	X	

<u>Roll Call Vote</u>	<u>Ayes</u>	<u>Nays</u>
Mr. Arthur D. Hurtado	X	
Mr. Brian K. Jackson	X	
Mrs. Lillian L. Lambert	X	
Mr. Thomas G. Snead, Jr.	Absent	

Vote:
Ayes: 6
Nays: 0

Absent during meeting: 2
Absent during voting: 2

On motion made and seconded, the Finance, Investment and Property Committee recommended to the full Board the approval of the acquisition of property on or adjacent to the Monroe Park Campus as amended.

The meeting was adjourned at 1:30 p.m.