

Campus Development Committee

May 2, 2025
Holladay Hall, Conference Room 18
9:00 AM – 10:30 AM

Attendance and Distribution

Committee Members Present: Warwick Arden; Charles Maimone; Alyson Wilson

Subcommittee representatives present: Alicia Knight; Allen Boyette; ~~Barbara Moses~~; Bill Davis; Cameron Smith; Dana Harris; Doug Morton; ~~Eduardo Lorente~~; Lisa Johnson; Patrick Deaton; ~~Sumayya Jones-Humenny~~

Guests: Chris Frey

Approval of the Minutes

The minutes of the March 24, 2025 meeting were approved and have been posted.

Consent Agenda (N/A)

Campus Planning Subcommittee Information

1. Delegated Authority Determinations: (N/A)

2. Action Items:

- a. COE Molten Salt Loop Renewable Energy Research Study Update (Info. Item 24.14): C. Frey discussed the update, which included:
 - i. Due to research and developments in high-tech fields including artificial intelligence (AI), the need for new sustainable sources of energy has become critical. Sustainable energy sources typically require storage to be effective, and molten salt is an emerging technology that appears to provide a solution.
 - ii. Molten salt can effectively store heat energy for consumption later. Salt melts at a high temperature and can absorb and maintain elevated temperatures, cooling slowly and safely, allowing that heat to be captured and resourced.
 - iii. Molten salt systems can be adapted to absorb heat from many different sources and re-sourced for energy production. It is especially effective in providing base-load absorption for systems with constant need, such as a nuclear reactor.
 - iv. Additional research is required to investigate scalability and viability of the technology.
 - v. The Committee requested confirmation that this research was not contingent upon continuance of the Nuclear Reactor Project, which was confirmed by C. Frey. *The Committee identified the ability to scale this technology and autonomous operation as critical aspects of the research.*
 - vi. C. Frey requested the Committee approve use of funds to continue the Molten Salt Research separately, but in conjunction with the ongoing Nuclear Reactor Study. COE can support the research with PI/personnel support but requires funds to proceed with the consultants' fees and associated costs.
 - vii. *The Committee approved the request to utilize Nuclear Reactor Study funds and COE in-kind personnel support to continue this important research.*
- b. Nonwovens MOA Partnership Extension, Partners I Suite 1300 related to Space Request #24-20 for Co-termination: A. Knight presented the attached "CP2b 24-20 NWI PI Ste 1300 Plan-MOASpReq" [pdf] slides:
 - i. The current lease expires in June of 2025 and they are requesting approval to pursue a lease extension in Partners I, Suite 1300.

- ii. The Subcommittee recommends a lease extension to January 2027 to match the CTI lease expiration. There is not a recommendation to assess a market-rate increase, only to continue the 3%/year rate increase included in the current lease.
- iii. *The Committee approved this request.*

3. Information Items:

- a. Space Backfill and Swing Space Planning: L. Johnson presented the attached “CP3a 2025-04-14 Backfill Planning” [pdf] slides on the current lack of appropriate swing space needed for current and upcoming projects, including:
 - i. Poole College – New Building: Although this project is not fully funded, considerations should be given to backfilling Nelson Hall and how other buildings and occupants in the district are managed long-term (Gardner, Bostian, Kilgore, etc.). During the Planning/Programming phase, the Ag and Resource Economics department should be considered in the new building, not to remain in Nelson Hall.
 - ii. Woodson Hall: The backfill plan for Dabney Hall must be considered after Chemistry PIs are moved to Woodson Hall. Consideration for appropriate growth of the Chemistry Department is important, but residual space within Dabney Hall should be assigned based on the highest and best use for the University interests.
 - iii. Poe Hall: Temporary space currently occupied by the College of Education must have clear backfill plans.
 - iv. 111 Lampe Drive: Permanent (non-leased) space occupied by the Psychology Department must have clear backfill plans. COE Academic Affairs (Mann Hall) and The Engineering Place (Cherry Building) have planned moves in place. 8 Classrooms will be displaced, and several scenarios are in discussion to support classroom needs, including modular classrooms adjacent to North Hall (Hillsborough Street).
 - v. Engineering Classroom Building: Funding proposed in the current State Budget (2023) allocates \$200M beginning in FY26-27. Current draft budget (2025) pushes that out to FY27-28. COE needs appear to exceed what will be funded by a \$200M project.
 - vi. Modular classroom buildings are being investigated to support academic requirements.
 - vii. Campus Planning and Strategic Investment is currently producing comprehensive project/swing space projections to assist future projects.
 - viii. *The Committee is concerned that “temporary” modular buildings tend to become semi-permanent. The Committee asked the Subcommittee/URED to consider short- or long-term leased space in lieu of modular classrooms.*
 - ix. *The Committee recommends that all future project cost analyses include comprehensive considerations that include construction, backfill, and swing space costs, as well as maintenance and operations costs avoided for buildings removed from inventory.*

4. Campus Development Needs: (N/A)

Project Execution Subcommittee Information Items

- 1. Project Status Updates: C. Smith presented the attached “PE1 2025-05-02 CamDevCmte Pres-Execution” [pdf] presentation. Discussion included the following:
 - a. Poe Hall Renovation (deconstruction and reconstruction):
 - i. Design and Construction is currently executing the design-build contract to DH Griffin Construction and working with Environmental Health and Public Safety (EHPS) to identify additional hazardous material testing necessary prior to submitting documents to EPA for approval.
 - ii. Advanced Planning authority has been approved by the Board of Trustees and the project has been advertised for Design-Build team selection. Qualifications are due to Design and Construction on June 6.
 - iii. S. Jones-Humienny and C. Smith presented the project plan and timeline to approximately 25 CED faculty and staff. The communication was well received.
 - b. Dabney Hall Renovation/Broughton Hall Swing Space:
 - i. Broughton Hall Swing Space will be completed this Fall (2025). Dabney Hall PIs will be moved into Broughton Hall in late 2025. Bidding the Dabney renovation will begin in Fall 2025.

- ii. Design and Construction is working closely with EHPS on the protection of the lower, occupied floors in Dabney to address occupants' concerns.
- c. CVM Equine Hospital:
 - i. Negotiations are underway for the Guaranteed Maximum Price (GMP) contract with DPR Construction and bidding will occur soon.
 - ii. The \$7M Legislative Flex-Fund request was approved by OSBM.
- d. Cates West Development:
 - i. Lord Aeck Sargent/Mithun have been engaged as the design team leads.
 - ii. Design sub-consultants: Andropogon (Site/Landscape), Benesch (Civil), CMTA (MEP Engineering), Bennett & Pless (Structural), and RMF (Utility/Infrastructure) have been selected and engaged in the Advanced Planning effort.
 - iii. University stakeholders (Housing, Dining, Facilities) and lead design team stakeholders are visiting William & Mary, University of Virginia, and James Madison University. A follow-up report will be presented at a future Campus Development Committee Meeting.

Other Business (N/A)

Next Meeting: June 2, 2025, 1:30 PM – 3:00 PM

Meeting Adjourned: 10:30 AM

2025-5-02 Campus Development Committee Meeting

1. Campus Planning Subcommittee
 - a. Molten Salt Loop Update
 - b. Nonwovens MOA
 - c. Space Backfill & Swing Space

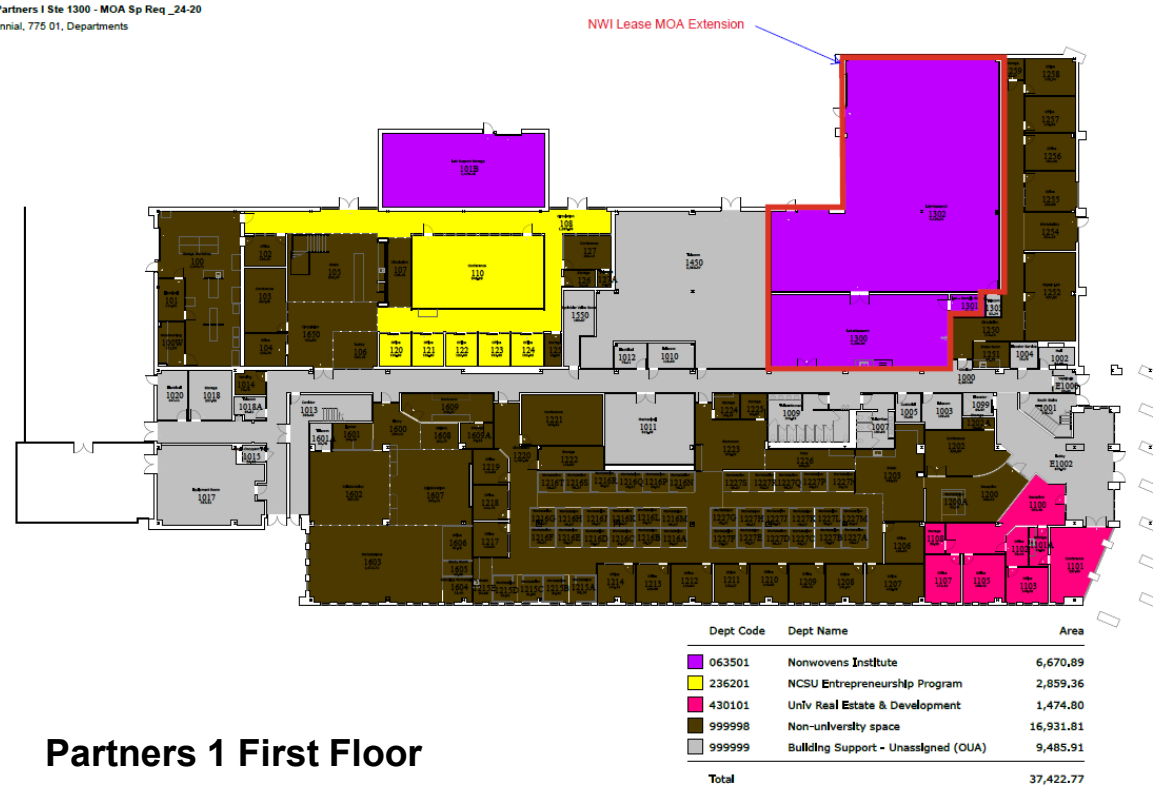
2. Projects in Execution
 - a. Poe Hall Renovation
 - b. Dabney Hall Renovation
 - c. CVM Equine Hospital



Nonwovens MOA Partnership Extension, Partners I Suite 1300

Related to Space Request for Co-termination (#24-20)

NWI Partners I Ste 1300 - MOA Sp Req _24-20
Centennial, 775 01, Departments



Partners 1 First Floor



Location Map

Campus Development Committee – Space Principles

Space Principle #8

Backfill Plans: Units that receive new or different space shall vacate existing space. Units may submit a backfill plan as part of the Space Request process. The CPS or Committee will reassign the vacated space for the highest and best use for the University.

1. Poole College of Management New Building Backfill – Nelson Hall
2. Woodson Hall Backfill – Multiple Buildings and Colleges
 - COS: Chemistry (7 PIs)
 - CALS: Molecular and Structural Biochemistry (4 PIs)
 - COE: Chemical and Biomolecular Engineering (3 PIs)
 - COS: Physics (2 PIs)
 - WCOT: Textiles Engineering Chemistry and Science (2 PIs)
 - Unidentified: (4 to 6 PIs)

Swing Space Planning

Dabney Hall Renovation (Broughton Hall)

- Woodson Hall completion (01/2027) vacates Dabney space

111 Lampe Drive Renovation

- COE Academic Affairs (Lampe construction start 9/2026 – Mann Hall completion 08/2027)
- COE EOL, ITECS and Engineering Place – Permanent Relocations
- Classrooms: eight 110 classrooms and 2 DE classrooms

Modular Buildings at North Hall Lot - Option

- \$2.8M to \$3.5M



Projects in Planning

- **Poe Hall Renovation**

- **Scope**

- Project will renovate the seven-story, 150,982 GSF, high-rise building built in 1970. Due to recent hazardous materials detected in the building and the subsequent displacement of the College of Education and Department of Psychology, the building will be abated, deconstructed, and renovated to accommodate the College of Education.

- **Schedule**

- Anticipated completion – TBD
 - Design (Abatement + Deconstruction)
 - Construction (demolition) start – TBD

- **Budget - \$180M**

- \$8.4M in SCIF Legislative Funding (Deconstruction)
 - \$3.5M in University Funding (Renovation)

- **Design-BUILDER (Demolition)**

- D.H. Griffin + Kimley-Horn

- **Design-BUILDER (Renovation)**

- TBD (capital authority approved by BOT on 4/30/25)



Projects in Design

- **Dabney Hall Renovation**
 - **Scope**
 - Multi-phased occupied renovation of Dabney Hall (1969). The priority for the first phase of renovation includes building systems/exhaust upgrades and repair of the building envelope. The project will create a master plan for renovations to be implemented floor-by-floor in phases
 - **Schedule**
 - Anticipated completion – Spring 2029
 - Design (Construction Documents) + Bidding
 - Construction start – Fall 2025
 - *Broughton Hall Swing Space (construction underway)*
 - **Budget - \$140M**
 - \$140M in SCIF Legislative Funding
 - **Designer**
 - Lord Aeck Sargent
 - **Construction Manager at Risk**
 - New Atlantic Contracting



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