ART AND ARCHITECTURAL REVIEW BOARD (AARB)

Project Data Sheet

Revised February 6, 2025

(Due by 3:00 p.m. on the Friday two weeks before the meeting to AARB@dgs.virginia.gov)

Date Submitted: October 23, 2026

Agency Name: Virginia Commonwealth University

Project Name, Number, and Location: 236-B6236-032 – VCUHS Tower – Enabling Projects, Richmond VA

Representatives for the Agency and the Architect/Engineer

Agency: Keith Van Inwegen; Assistant Director of Design; Facilities Management, Planning and Design; VCU 701 West Broad Street, 3rd Floor Richmond, VA 23284; (804) 339-2820; kvaninwegen@vcu.edu

Architect: Eric Saylor, RA; Principal Architect; PSH+; 1700 Willow Lawn Drive, Suite 200, Richmond, VA 23230; (804) 823-2900; esaylor@pshplus.com

Engineer: Alex Roberts, PE; Senior Mechanical Engineer; CMTA; 315 West Broad Street, Suite 300, Richmond, VA, 23220; (804) 495-8461; aroberts@cmta.com

Current Project Status/Phase and Schedule

- Preliminary Design Submission: ☐
- Final Design Submission: ☒

Status/Phase = Design Development (PD). Schedule = Working Drawings to DEB January 2027

Request for Consent Agenda: Yes: ☒ No: ☐

* Please refer to the *AARB Agency Project Submission and Presentation Guidelines* – Project Submission Section for additional information and guidance on the Consent Agenda versus Regular Agenda.

PLEASE NOTE: If you did not check the box for Consent Agenda, your project will be posted on the Regular Agenda and the agency will be required to attend the meeting to make a presentation to the board on the day of the meeting. ***Presentations are not to exceed 15 minutes.***

Project Description

The VCU Inpatient Tower Enabling Projects consist of utility infrastructure improvements necessary to support the future construction of the VCU Health Adult Inpatient Tower on the University Medical Center Campus in downtown Richmond. The project involves the relocation and reconfiguration of existing campus steam, chilled water, and communications infrastructure to facilitate future site demolition and development while maintaining utility service to surrounding operational facilities.

The visible exterior portions of the project include new permanent rooftop cooling towers and associated structural supports at the W. Baxter Perkinson Jr. Building and the Health Sciences Research Building/Annex.

The project also includes the temporary relocation of major steam and condensate distribution piping that currently runs along the 13th/Duval Street corridor and through the center of the future hospital site, where it is supported by the existing parking deck. Relocation of this infrastructure is necessary to accommodate the planned demolition and redevelopment of the site. The relocated steam and condensate piping, including its exposed steel support structures, is anticipated to remain in service for approximately five to

six years, until construction of the new inpatient tower provides permanent steam and condensate distribution pathways within the new facility. No new occupied building area or additional building stories are proposed.

Architectural Aesthetic*:*
As utility infrastructure improvements within an established urban medical campus, the proposed work is designed to be functional, visually restrained, and compatible with the existing context. At the Health Sciences Research Building/Annex, the new rooftop cooling equipment will be supported by existing structural steel dunnage, with modifications as necessary to accommodate the new installation. At the W. Baxter Perkinson Jr. Building, new structural steel dunnage will be installed to support the proposed rooftop equipment.
As illustrated in the accompanying existing-condition photographs and proposed renderings, the proposed installations are consistent with this established infrastructure-intensive environment and are intended to visually integrate with the existing rooftop conditions rather than introduce a substantially different architectural character. The renderings demonstrate the anticipated appearance, scale, and visibility of the proposed equipment and support structures in relation to the surrounding buildings and existing rooftop installations.
The temporary steam distribution piping and associated structural supports will utilize a straightforward, utilitarian design with durable finishes - matching the existing infrastructure. The placement, scale, and configuration of these elements are intended to minimize unnecessary visual prominence while maintaining required functionality, structural clearances, and access for maintenance.

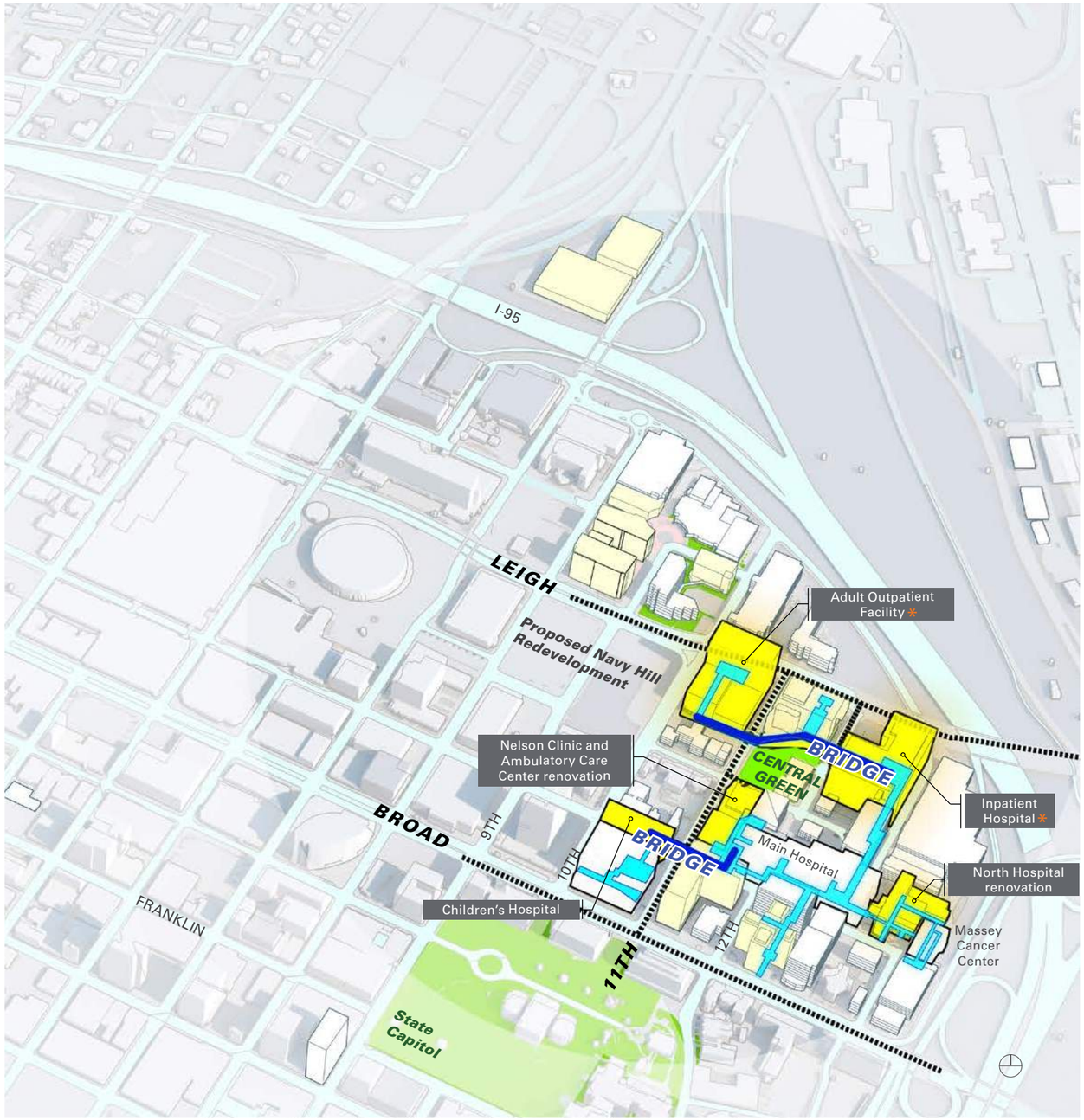
Relationship to Approved Master Plan
The proposed improvements directly support the long-term development objectives identified in the **ONE VCU Master Plan**, which establishes a unified vision for the university and VCU Health System. The plan specifically identifies the future Inpatient Hospital as a major component of the University Medical Center Campus redevelopment strategy, emphasizing enhanced patient experience, modernization of healthcare facilities, and improved connectivity throughout the medical campus. The enabling projects provide essential infrastructure modifications necessary to accommodate this planned development while maintaining operations within surrounding facilities. The temporary steam relocation is an interim infrastructure solution intended to support continued campus operations during the period preceding construction of the new inpatient tower.

Existing Architectural Context
The project is located on the University Medical Center Campus in downtown Richmond, a densely developed urban medical and academic environment consisting of hospitals, research and educational facilities, and structured parking garages. The surrounding buildings vary in age, scale, and architectural character, with extensive rooftop mechanical equipment and utility infrastructure typical of a major academic medical center.
The proposed rooftop modifications are located on the existing buildings they are intended to serve, reducing their dependence on utility infrastructure currently housed on or routed through the future hospital site. Additional modifications will relocate steam and condensate distribution piping that currently passes through the site.
These improvements are essential to maintaining ongoing campus operations while enabling the future VCU Health Adult Inpatient Tower, a major planned investment consistent with the long-term development goals established in both the ONE VCU Master Plan and Richmond 300. The project represents an important early step in the continued modernization and expansion of healthcare facilities within downtown Richmond.

AARB History (for return presentations on the same project): N/A

Relationship to ONE VCU Master Plan

The plan specifically identifies the future Inpatient Hospital as a major component of the MCV Campus redevelopment strategy, emphasizing enhanced patient experience, modernization of healthcare facilities, and improved connectivity throughout the medical campus. The enabling projects provide essential infrastructure modifications necessary to accommodate this planned development while maintaining operations within surrounding facilities.



Patient Experience

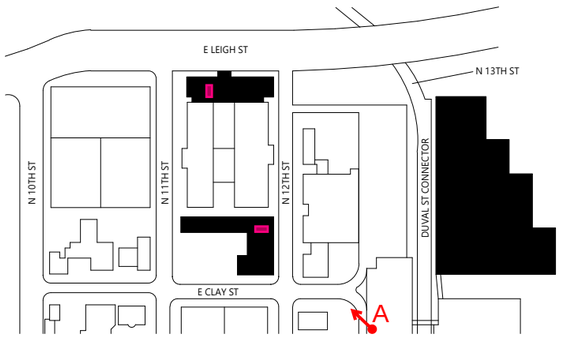
KEY

- KEY PROJECTS IMPACTING GUIDING PRINCIPLE
- ONE VCU PROJECTS
- OPEN SPACE
- INTERNAL BUILDING CONNECTIONS
- PROPOSED BRIDGE CONNECTION
- MAJOR ARRIVAL ROUTES
- * DENOTES PROJECTS SUPPORTING MULTIPLE GUIDING PRINCIPLES

COOLING TOWER CONTEXT VIEWS

W. Baxter Perkinson Jr. Building (Perkinson)
Cooling tower to be located on new steel dunnage posting up from existing column locations within building.

Health Sciences Research Building/Annex (HSRB)
Cooling tower to be located on existing steel dunnage from previous rooftop equipment.



BASIS OF DESIGN CHILLER SELECTION:

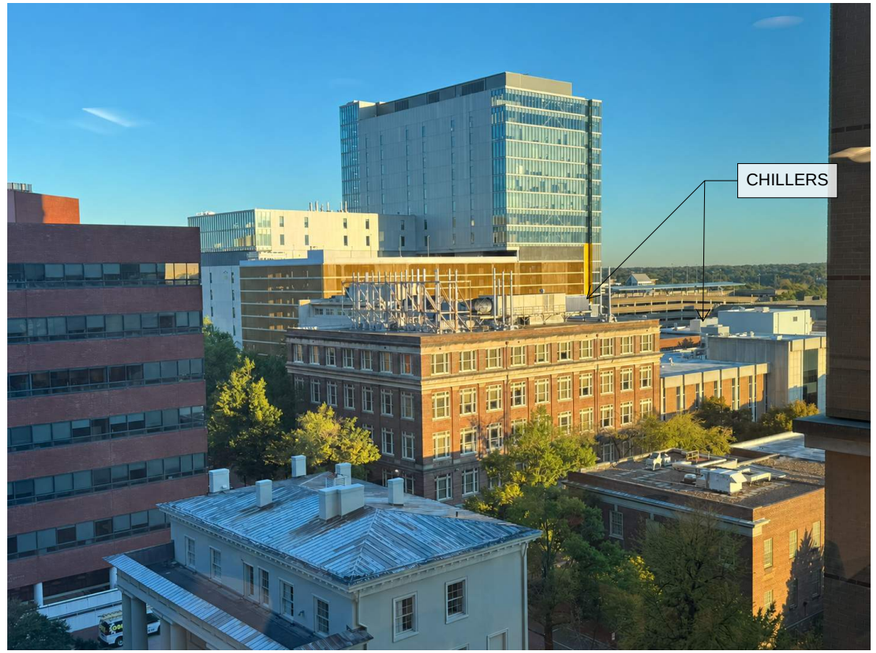


Trane Ascend Air Source Chiller - 200 Tons

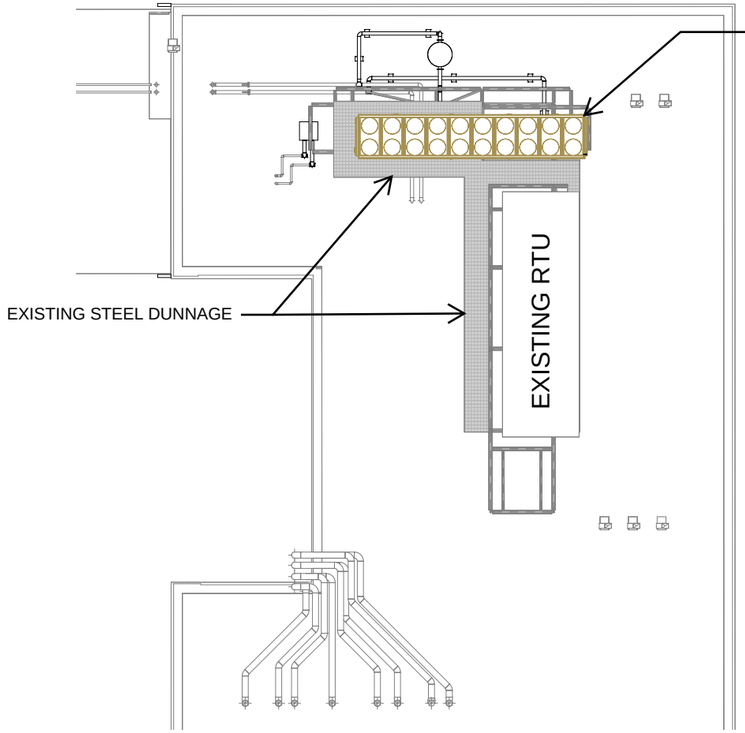


VIEW FROM TOP LEVEL **6** OF CCH

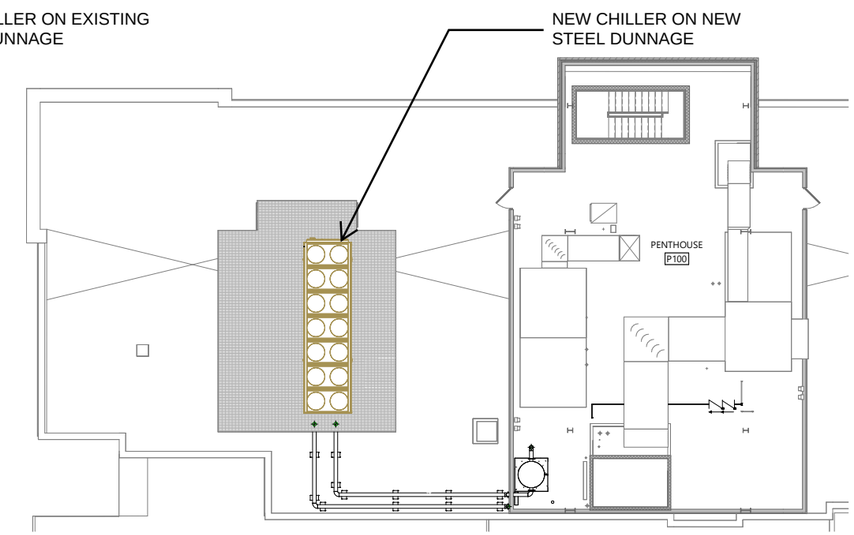
(A) EXISTING



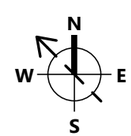
(A) PROPOSED



HSRB - PARTIAL ROOF PLAN



PERKINSON - PARTIAL ROOF PLAN



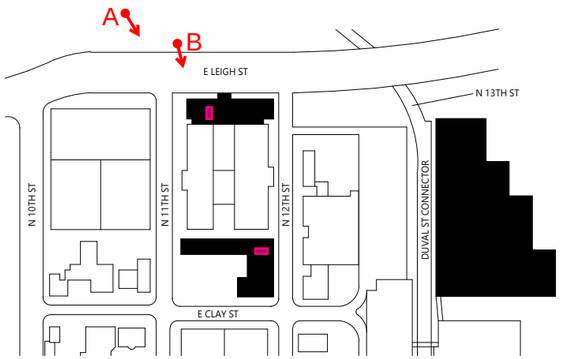
PLAN DIRECTION AS INDICATED

DASHED ARROW IS TRUE NORTH

COOLING TOWER CONTEXT VIEWS

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Health Sciences Research Building/Annex (HSRB)
Cooling tower to be located on existing steel dunnage from previous rooftop equipment.





VIEW FROM TOP LEVEL OF **N** PARKING DECK (A) EXISTING



(A) PROPOSED



VIEW FROM LEIGH STREET (B) EXISTING

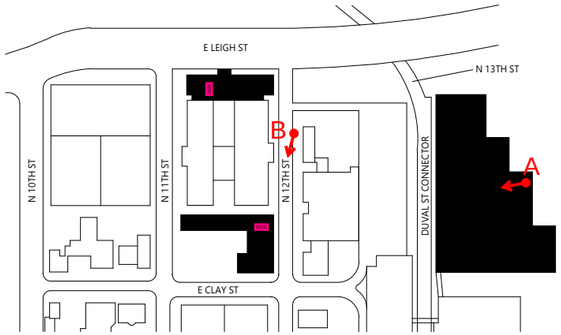


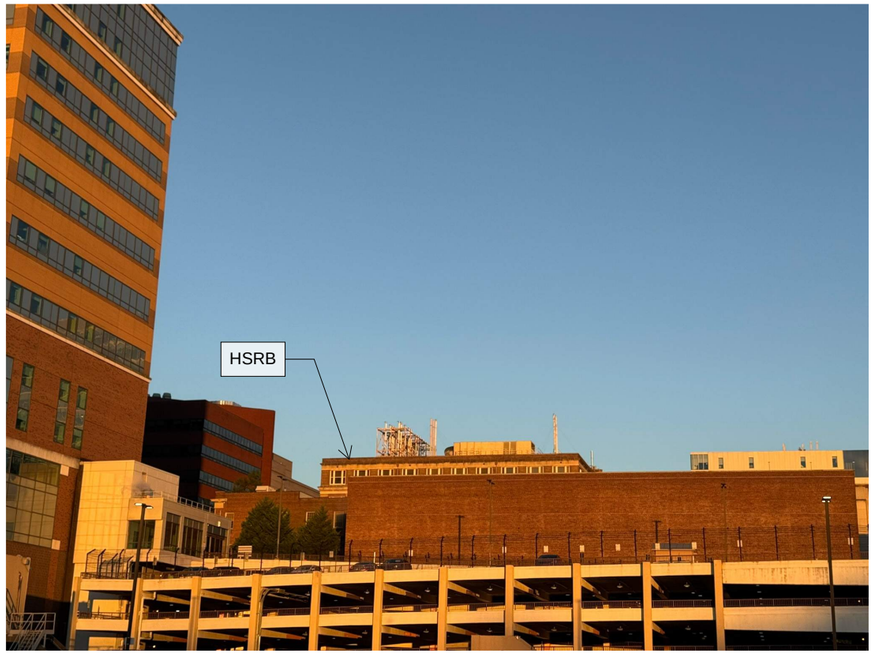
(B)PROPOSED

COOLING TOWER CONTEXT VIEWS

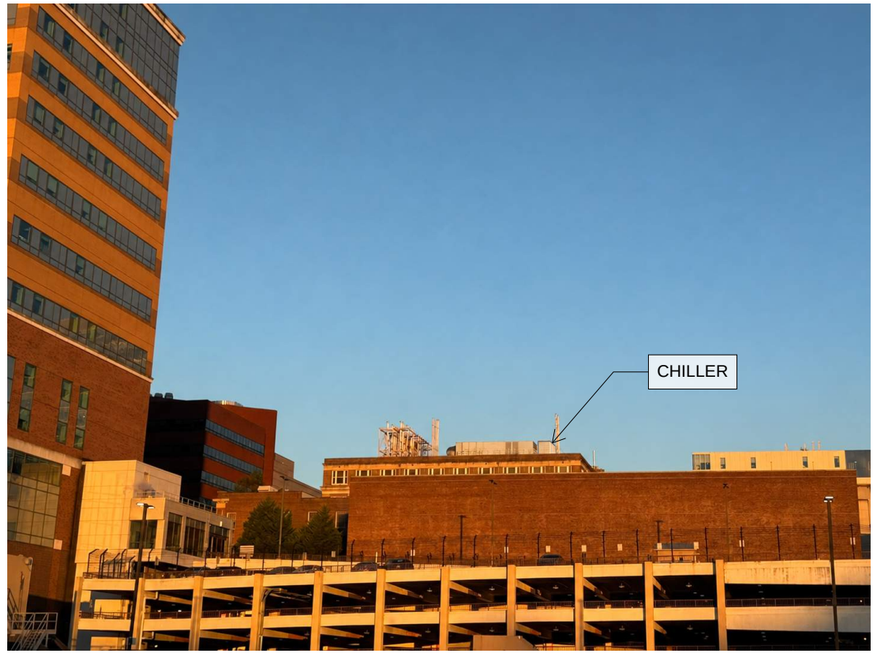
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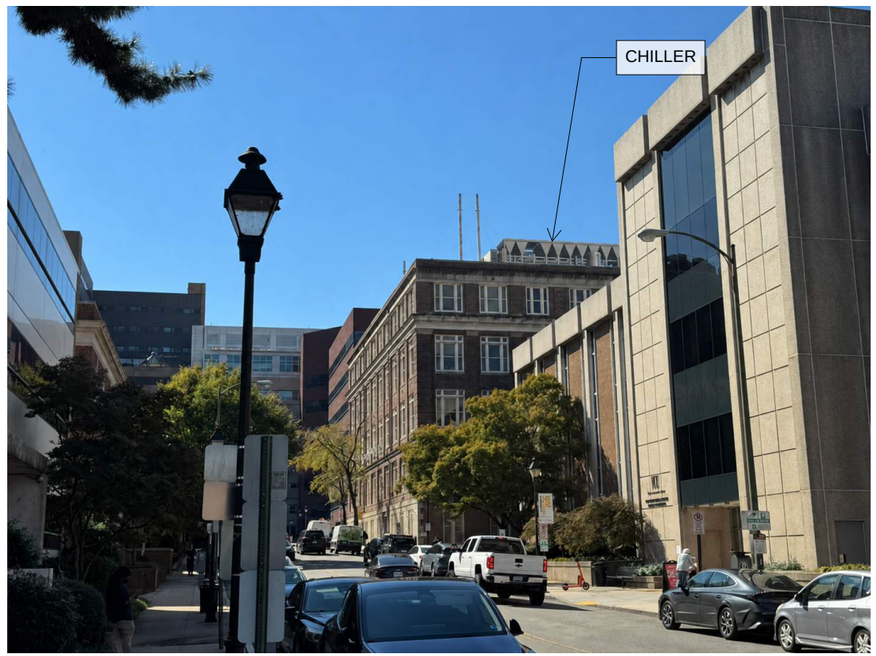
VIEW FROM TOP LEVEL OF **D** PARKING DECK (A) EXISTING



(A) PROPOSED



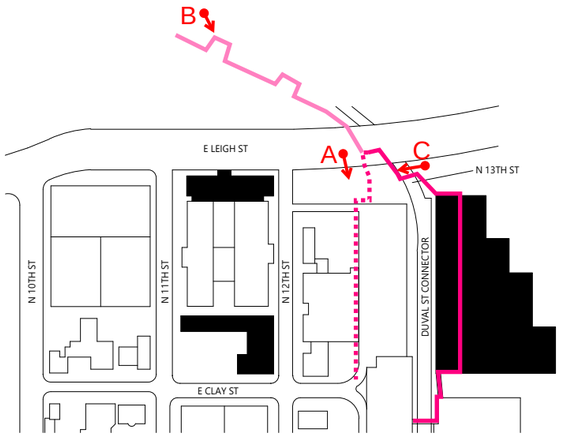
VIEW FROM 12TH STREET (B) EXISTING

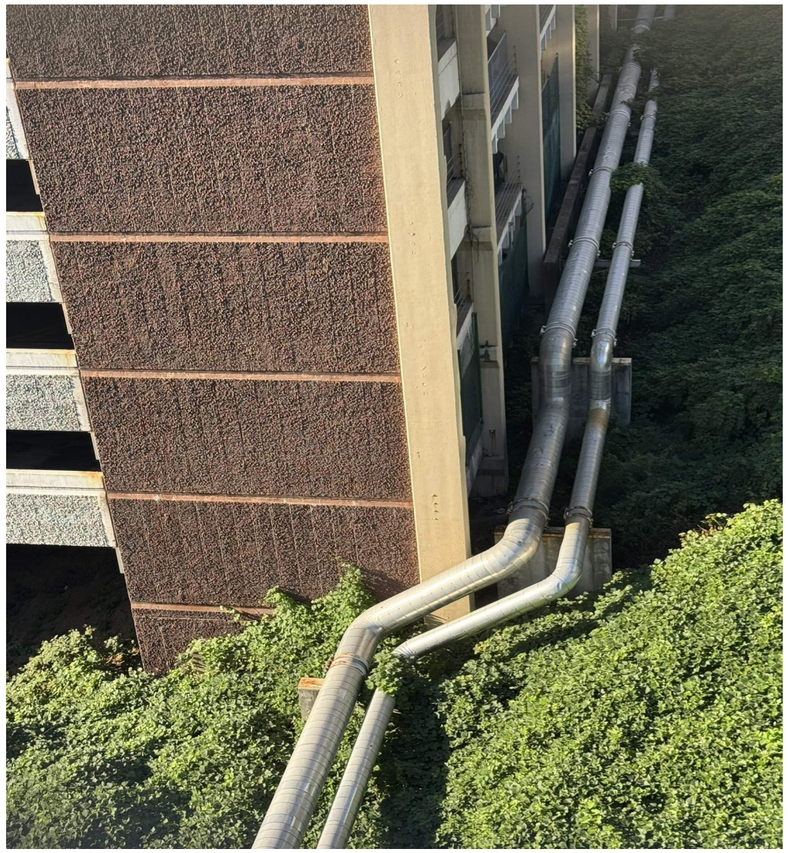


(B)PROPOSED

EXISTING STEAM & CONDENSATE DISTRIBUTION LINES

Existing steam and condensate distribution lines travel across from the steam generation plant under Leigh St. bridge and are distributed across the downtown campus from a valve station located at the base of one of the Leigh St. bridge columns.





(A) EXISTING



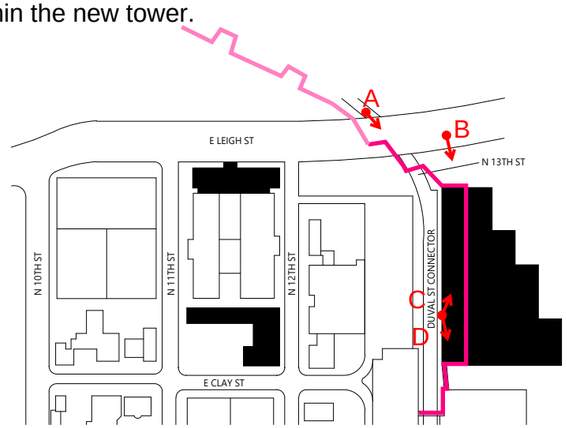
(B) EXISTING



(C) EXISTING

PROPOSED TEMPORARY (5 - 6 YEARS)
STEAM & CONDENSATE DISTRIBUTION LINES

Proposed steam and condensate distribution lines cross 13th/Duval St, travel up the northeast side of D-Deck, then across to the pedestrian bridges over to CCH basement level louvers. This path is "temporary" 5 - 6 years until it is located within the new tower.





(A) PROPOSED



(B) PROPOSED



(C) PROPOSED



(D) PROPOSED