

**UNIVERSITY OF VIRGINIA
BOARD OF VISITORS**

**Meeting of the
Buildings and Grounds
Committee**

February 28, 2019

BUILDINGS AND GROUNDS COMMITTEE

Thursday, February 28, 2019

3:15 - 4:15 p.m.

Board Room, The Rotunda

Committee Members:

Whittington W. Clement, Chair	Maurice A. Jones
Robert D. Hardie, Vice Chair	James B. Murray Jr.
Robert M. Blue	C. Evans Poston Jr.
Mark T. Bowles	James V. Reyes
Elizabeth M. Cranwell	Frank M. Conner III, Ex-officio
Barbara J. Fried	Brendan T. Nigro

AGENDA

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**UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY**

BOARD MEETING: February 28, 2019

COMMITTEE: Buildings and Grounds

AGENDA ITEM: I. Remarks by the Chair

ACTION REQUIRED: None

BACKGROUND: The Committee Chair will provide introductory remarks.

**UNIVERSITY OF VIRGINIA
BOARD OF VISITORS CONSENT AGENDA**

**II.A. ARCHITECT/ENGINEER SELECTION: MCINTIRE SCHOOL OF COMMERCE
ACADEMIC BUILDING**

The University plans to renovate Cobb Hall to address the growth needs of the McIntire School of Commerce. Cobb Hall is currently assigned to the School of Medicine and occupied by about 100 faculty and staff in lab and administrative space. Once it is vacated, the project will provide approximately 105,000 additional gross square feet (GSF) to the McIntire School through renovating the entrance wing of Cobb Hall, demolishing a portion of the original structure and the 1931 addition facing Jefferson Park Avenue, and constructing an addition to the building facing Jefferson Park Avenue. A joint selection committee composed of individuals from the Office of the Architect for the University, Facilities Management, the McIntire School of Commerce, and the Provost Office interviewed three firms that submitted letters of interest, all with the required experience working on similar projects, to provide architectural services for this project. Based on the proposals submitted by each firm and the interviews, the University recommends Robert A.M. Stern Architects (RAMSA) of New York, NY with Glavé & Holmes Architecture of Richmond, VA for this contract.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee

**ARCHITECT/ENGINEER SELECTION FOR THE MCINTIRE SCHOOL OF COMMERCE
ACADEMIC BUILDING**

RESOLVED, Robert A.M. Stern Architects of New York, NY with Glavé & Holmes Architecture of Richmond, VA is approved for the performance of architectural services for the McIntire School of Commerce Academic Building.

II.B. NAMING: BRANDON AVENUE UPPER-CLASS RESIDENCE HALL PHASE I AS BOND HOUSE

University policy states that names for academic programs, centers, institutes, departments, physical structures, or parts thereof, on the University of Virginia Grounds or property owned by the University of Virginia Foundation or University-affiliated foundations, if used by the University, shall be forwarded to the Board of Visitors for final approval, including all open-air courtyards and other outdoor areas. The proposed name comes with the recommendation of the Committee on Names.

The Brandon Avenue upper-class residence hall is scheduled for occupancy in the fall of 2019. The new residence hall will serve as an anchor for the new Brandon Avenue community, and will create a vibrant collaborative community for students to live and engage in student-centered activities.

The University brings to the Board of Visitors the proposed name “Bond House” for the residence hall in honor and memory of UVA educator and civil rights leader Horace Julian Bond (1940-2015), known familiarly as Julian Bond. Mr. Bond taught in the Department of History from 1992 to 2012, and over the course of his career, more than 5,000 students took his lecture or seminar classes in the history of the civil rights movement. Mr. Bond also co-directed the Explorations in Black Leadership project, bringing dozens of African-American leaders to the University for public lectures and private conversations on leadership. For many years, he led a civil rights tour and seminar for alumni, parents, and friends on an annual basis, visiting critical southern sites where civil rights-related events occurred.

Mr. Bond’s office was located in Nau Hall on the South Lawn, very close to the new residence hall location. Hundreds of students found their way to the office hours he regularly held in the South Lawn corridor. He was an iconic figure in the civil rights movement, beginning with his time as a college student at Morehouse, where he was a founder of the Student Nonviolent Coordinating Committee (SNCC). Mr. Bond was elected to the Georgia House of Representatives and to the Georgia State Senate, serving twenty years as an elected official. He was also the first president of the Southern Poverty Law Center (1971-1979). From 1998 to 2010, overlapping with his years as a faculty member at UVA, he was chairman of the National Association for the Advancement of Colored People (NAACP). His papers relating to his years at SNCC, his legislative activities, and his NAACP leadership have been donated to the University’s Special Collections Library.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee and by the Board of Visitors

NAMING OF THE BRANDON AVENUE UPPER-CLASS RESIDENCE HALL PHASE I AS BOND HOUSE

WHEREAS, Horace Julian Bond (1940-2015) taught in the University of Virginia Department of History from 1992 to 2012; and

WHEREAS, Mr. Bond was an iconic figure and leader in the U.S. civil rights movement, and over 5,000 students at University took his courses in the history of that movement; and

WHEREAS, Mr. Bond demonstrated a lifelong commitment to the struggle for civil rights and to teaching the legacy of the civil rights movement; and

WHEREAS, Mr. Bond co-directed the Explorations in Black Leadership program at the University and for many years led civil rights tours for University alumni, parents, and friends; and

WHEREAS, Mr. Bond served in various leadership and public service roles over the course of his lifetime, including as a founder of the Student Nonviolent Coordinating Committee, as a member of both the Georgia House of Representatives and the Georgia State Senate, as president of the Southern Poverty Law Center, and as chairman of the National Association for the Advancement of Colored People (NAACP);

RESOLVED, the Board of Visitors names the Brandon Avenue Upper-Class Residence Hall Phase 1 *Bond House*.

**UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY**

BOARD MEETING: February 28, 2019

COMMITTEE: Buildings and Grounds

AGENDA ITEM: III. Committee Discussion: Revisions to the Major Capital Plan

BACKGROUND: In November 2015, the Buildings and Grounds Committee endorsed a capital approval process to more actively engage the Board of Visitors throughout the capital planning process. Projects proposed to be added to the capital planning master list are reviewed with the Buildings and Grounds Committee after being vetted by the Space Leadership Committee (SLC) and executive leadership to ensure alignment with institutional priorities, and a revised six-year capital plan is presented to the Finance Committee, the Buildings and Grounds Committee, and the full Board of Visitors for approval in June.

In June 2018, the Board of Visitors approved the 2018 Major Capital Plan for the Academic Division, Health System, and College at Wise. In accordance with the University's capital planning process, the University updates the Plan annually to add new projects, remove projects that are no longer a priority, and align high-priority projects across a six-year plus timeframe according to the level of work and resources expected to be dedicated to each project. The SLC uses the following criteria to assist in identifying high-priority projects and determining where a particular project fits relative to the six-year timeframe:

- Responds to a legal, compliance, or regulatory mandate; addresses a life safety risk
- Addresses more than one function/unit
- Aligns with the strategic goals of the University
- Provides value to the customer
- Improves current conditions
- Complies with current land use master plans
- Presents a viable funding plan

DISCUSSION: The SLC evaluated previously-authorized projects except those currently in construction and in planning, and all proposed projects based on how well each met the criteria noted above. The SLC also prioritized projects to be added to the plan into three timeframes based on when the project is expected to be initiated: near-term (2018-2020), mid-term (2020-2022), and long-term (after June 30, 2022). Prioritizing in this manner also aligns with State requirements for the submission of a six-year capital plan, which is required in each odd-numbered year.

The proposed 2019 Capital Plan, as shown on pages 8 through 11, revises the plan approved by the Board in June 2018 to include current cost estimates, add new projects, and remove projects no longer planned within the next six years. Ten projects have been

added to the Academic Division plan and five to the Health System plan; there are no additions to the College at Wise plan.

In addition to projects proposed to be added to the 2019 Capital Program, the University is engaged currently in, or will be initiating, several land-use planning and space needs studies that will inform future capital projects:

- Ivy Gardens Redevelopment
- Observatory Hill Dining Hall Expansion
- Parking & Transportation Replacement Facility
- Public Safety Space Needs
- Technological Village

Ms. Sheehy will report on the major capital plan development process and review proposed revisions to the multi-year Capital Program. Write-ups describing proposed additions to the Capital Program are included in the written reports beginning on page 29.

The complete 2019 Capital Plan will be brought to the Board in June for further discussion and approval, but the University would like to advance three projects for approval at this meeting: the Augusta County Multi-Specialty Ambulatory Clinic, the Biocomplexity Institute, and the University Hotel and Conference Center.

Augusta County Multi-Specialty Ambulatory Clinic	Cash	\$8.0 - \$12.0 million
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The Health System recently identified an opportunity to establish a multi-specialty ambulatory clinic in Augusta County. The planned 28,000 GSF multi-specialty clinic will house primary and specialty care clinics with associated procedural, pharmacy, and diagnostic services, and will offer a wide range of clinical services from scheduled primary care and walk-in visits to a diverse list of specialty practice offerings. There is a pending lease for space in Augusta County that must be executed prior to the June Board meeting. The tenant fit out of the space is estimated to cost between \$8.0 million and \$12 million, which the Health System will pay with operating cash. Approval of the project and its financing plan will allow the University to commit to the lease and begin the fit out.

Biocomplexity Institute	Cash	\$12.9 million
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The University plans to lease Town Center Four (TC4) at the UVA Research Park from the UVA Foundation (UVAF) to house the Biocomplexity Institute. Several aspects of TC4, which was originally designed as an office building, must be reconfigured to accommodate the specific programmatic needs of the Institute including, but not limited to, experimental laboratories and magnetoencephalographic (MEG) neuroimaging space. The estimated cost of the necessary tenant improvements and changes to the core and shell of the building is \$12.9 million which the Health System will pay with operating cash. Approval of the project will allow the University and UVAF to proceed with implementing the design changes and fit-out of TC4 necessary to meet the needs of the Institute.

University Hotel and Conference Center

\$100.0 - \$105.0 million

The proposed University Hotel and Conference Center will replace the recently-demolished Cavalier Inn and is proposed to be sited adjacent to the Ivy Emmet Parking Garage along the Ivy Road Corridor. The project calls for the construction of an approximately 220,000 GSF hotel with 225 guest rooms and 25,000 GSF conference space. The proposed hotel was identified as a need by the University's Hospitality Task Force, the recommendations of which were presented to the Buildings and Grounds Committee in January 2018. A hospitality and conference facility was also one of the emerging priorities from the Ivy Corridor master plan effort, and was a recommendation of the Emmet Ivy Task Force in January 2019. The University is exploring a partnership with third parties to develop and operate the hotel and conference center.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee and by the Board of Visitors

ADDITIONS TO THE 2018 CAPITAL PLAN - AUGUSTA COUNTY MULTI-SPECIALTY AMBULATORY CLINIC, BIOCOMPLEXITY INSTITUTE, AND UNIVERSITY HOTEL AND CONFERENCE CENTER

WHEREAS, the University recommends the addition of the Augusta County Multi-Specialty Ambulatory Clinic, Biocomplexity Institute, and the University Hotel and Conference Center to the 2018 Capital Plan;

RESOLVED, the Board of Visitors approves the addition of the Augusta County Multi-Specialty Ambulatory Clinic at an estimated cost of \$8.0 million to \$12.0 million; the Biocomplexity Institute at an estimated cost of \$12.9 million; and the University Hotel and Conference Center at an estimated cost of \$100.0 million to \$105.0 million to the 2018 Capital Plan.

2019 Multi-Year Major Capital Plan [excludes maintenance reserve]

ACADEMIC DIVISION PROJECTS UNDER CONSTRUCTION AND IN PLANNING

UNDER CONSTRUCTION			IN PLANNING/DESIGN		
Project	Budget	Source	Project	Budget	Source
Brandon Avenue Green Street & Infrastructure	\$44.5M	Debt	Alderman Library Renewal (planning/design)	\$7.5M	State GF
Brandon Avenue Upper-Class Residence Hall Phase I	\$66.0M	Debt, Cash	Brandon Avenue Upper-Class Residence Hall Phase II	\$70.0M	Debt, Cash
Carr's Hill Historic Rehabilitation	\$7.9M	Cash	Contemplative Sciences Center	\$75.0M	Gifts
Gilmer Hall and Chemistry Building Renovation	\$186.8M	State GF, Debt, Cash	Inn at Darden	\$90.0M	Gifts, Cash, Non-UVA Debt
Ivy Mountain Central Utility Plant	\$20.0M	Debt, Cash	Ivy Corridor Landscape and Infrastructure Phase I	\$37.4M	Debt
Main Heat Plant - New Boiler	\$11.0M	Debt, Cash	Low Temperature Hot Water Conversion Phase I	\$27.0M	Debt, Cash
McCormick Rd Residence Hall Renovation	\$104.7M	Debt, Auxiliary	North Grounds Mechanical Plant & Infrastructure	\$13.0M	Debt
Memorial to Enslaved Laborers	\$7.0M	Gifts	Physics Building Renewal (planning/design)	\$3.3M	State GF
Old Ivy Road Office Building	\$33.0M	Debt	West Grounds Chilled Water Capacity	\$8.0M	Debt
Softball Stadium	\$20.0M	Gifts, Cash			
Student Health and Wellness Center	\$100.0M	Gifts, University Sources			
Thornton Hall Clean Room Upgrades	\$15.2M	Debt, Cash			
U-Hall, Cage, and Onesty Hall, Sports Medicine Decantation & Demolition	\$14.0M	Debt Proceeds			
TOTAL UNDER CONSTRUCTION	\$630.1M		TOTAL IN PLANNING/DESIGN	\$331.2M	

ACADEMIC DIVISION AUTHORIZED (NOT YET INITIATED) AND PROPOSED PROJECTS

NEAR-TERM (2018-20)			MID-TERM (2020-22)			LONG-TERM (2022 AND BEYOND)		
Project	Budget	Source	Project	Budget	Source	Project	Budget	Source
Alderman Library Renewal (construction)	\$145.0M	State GF	Athletics Complex Phase II (construction)	\$141.0M	Gifts	Alderman Road Residence Hall (Building 7)	\$58.0M-\$70.0M	Debt, Cash
Athletics Complex Phase I	\$20.0M	Gifts	Batten School Academic Building	\$53.0M-\$60.0M	Debt, Gifts	Center for Politics	\$14.0M	Gifts
Athletics Complex Phase II (planning/design)	\$19.0M	Gifts	Darden Academic Building Addition & Facility Renovation	\$75.0M-\$85.0M	Gifts	Drama Building Phase II South Addition	\$17.9M	Gifts
McIntire Academic Facility (planning/design)	\$7.0M	Gifts	McIntire Academic Facility (construction)	\$63.3M	Gifts	Fiske Kimball Fine Arts Library Renewal	\$18.7M	State GF
UVA Museum (planning/design)	\$3.0M	Gifts	Pavilion VIII Renovation	\$7.0M	Debt, Gifts	Old Cabell Hall Renewal	\$41.8M	State GF
Data Science Facility (planning/design)	\$4.3M	Gifts	Physics Building Renewal (construction)	\$46.7M	State GF, Debt	Science & Engineering Plant: Replace Chemistry Chillers	\$23.1M	Debt, Auxiliary
Environmental Health & Safety (EHS) Facility	\$28.0M-\$32.0M	Debt	Student Activities Building	\$16.0M-\$17.0M	Debt	Upper-Class Residence Hall (construction)	\$54.0M-\$63.0M	Debt, Cash
Fontaine Infrastructure & Parking Garage (planning/design)	\$8.7M	Debt, Cash	Thornton Hall B Wing Renovation	\$12.0M-\$15.0M	State GF	UVA Museum (construction)	\$87.0M-\$107.0M	Gifts
North Grounds Parking Garage (planning/design)	\$3.5M	Debt, Cash	Translational Research Building	\$150.0M-\$200.0M	Debt	Campbell Hall Addition (construction)	\$22.0M-\$27.0M	Debt, Gifts, Cash
University Hotel & Conference Center¹	\$100.0M-\$105.0M		Upper-Class Residence Hall (planning/design)	\$6.0M-\$7.0M	Debt, Cash	Engineering Academic/ Research Building	TBD	TBD
Virginia Autonomous Systems Testing (VAST) Facility (planning/design)	\$2.2M	Debt, Gifts, Cash	Campbell Hall Addition (planning/design)	\$3.0M	Debt, Gifts, Cash	Performing Arts Center (construction)	\$105.5M-\$130.5M	Gifts

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¹ University pursuing private partner

ACADEMIC DIVISION AUTHORIZED (NOT YET INITIATED) AND PROPOSED PROJECTS

NEAR-TERM (2018-20)			MID-TERM (2020-22)			LONG-TERM (2022 AND BEYOND)		
Project	Budget	Source	Project	Budget	Source	Project	Budget	Source
			Data Science Facility (construction)	\$38.7M	Gifts			
			Fontaine Research Park Central Energy Plant & Utilities	\$25.0M- \$35.0M	Debt			
			Fontaine Infrastructure & Parking Garage (construction)	\$56.3M- \$78.3M	Debt, Cash			
			North Grounds Parking Garage (construction)	\$26.5M- \$31.5M	Debt			
			Performing Arts Center (planning/design)	\$14.5M	Gifts			
			VAST Facility (construction)	\$6.8M- \$19.8M	Debt, Gifts, Cash			
TOTAL NEAR-TERM	\$340.7M-\$349.7M		TOTAL MID-TERM	\$740.8M-862.8M		TOTAL LONG-TERM	\$442.0M-\$513.0+	

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HEALTH SYSTEM PROJECTS UNDER CONSTRUCTION AND IN PLANNING

UNDER CONSTRUCTION			IN PLANNING/DESIGN		
Project	Budget	Source	Project	Budget	Source
Emily Couric Clinical Cancer Center 4th Floor Fit-Out	\$14.8M	Cash	Comprehensive Breast Center	\$12.0M	Cash
Hospital HVAC Phases III and IV; Emergency Power Phase III	\$26.4M	Cash	Pinn Hall Building Envelope [Agency 207]	\$22.0M	Cash
Ivy Mountain Musculoskeletal Center	\$164.0M	Debt			
Pinn Hall Renovation Phase I [agency 207]	\$32.0M	Cash			
University Hospital Expansion	\$391.6M	Debt, Cash			
TOTAL UNDER CONSTRUCTION	\$628.8M		TOTAL IN PLANNING/DESIGN	\$34.0M	

HEALTH SYSTEM AUTHORIZED (NOT YET INITIATED) AND PROPOSED PROJECTS

NEAR-TERM (2018-20)			MID-TERM (2020-22)		
Project	Budget	Source	Project	Budget	Source
Data Center	\$23.0M	Cash	Multi-Disciplinary Ambulatory Clinic Building	\$135.0M- \$155.0M	Debt, Cash
Eye Center	\$40.0M- \$60.0M	Debt, Cash	Pinn Hall Renovation Phase II [Agency 207]	\$32.0M- \$38.0M	Debt, Cash
Pinn Hall Nobel Laureate Atrium [Agency 207]	\$10.0M- \$12.0M	Gifts	Cancer Center – MRI LINAC	\$6.5M-\$8.0M	Cash
Augusta County Multi-Specialty Ambulatory Clinic	\$8.0M- \$12.0M	Cash	Focused Ultrasound MRI Expansion	\$13.5M- \$16.5M	Cash
Biocomplexity Institute	\$12.9M	Cash			
Consumer-Based Ambulatory Clinic	\$13.0M- \$15.0M	Cash			
TOTAL NEAR-TERM	\$106.9M-\$134.9M		TOTAL MID-TERM	\$187.0M-\$217.5M	

COLLEGE AT WISE AUTHORIZED PROJECTS (NOT YET INITIATED)

MID-TERM (2020-22)			LONG-TERM (2022 AND BEYOND)		
Project	Budget	Source	Project	Budget	Source
Darden Hall Renovation	\$24.7M	State GF	Athletic Building	\$15.7M	Gifts
Sandridge Science Center Lab Wing Renovation	\$32.2M	State GF	Bowers-Sturgill Hall Renovation	\$5.9M	State GF
Wyllie Library Renovation	\$12.5M	State GF	Campus Welcome Center/Public Safety Building	\$4.9M	State GF
Zehmer Hall Renovation	\$23.6M	State GF	Music Education Center	\$41.3M	State GF
			Technology Classroom Building	\$44.4M	State GF
TOTAL NEAR-TERM	\$93.0M		TOTAL MID-TERM	\$112.2M	

**UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY**

BOARD MEETING: February 28, 2019

COMMITTEE: Buildings and Grounds

AGENDA ITEM: IV.A. Delegation of Authority for Architect/Engineer Selections

BACKGROUND: The Buildings and Grounds Committee has the authority to approve the selection of firms to perform architectural and engineering services for capital projects. Prior to being brought to the Committee for approval, the selection of architects and engineers is vetted thoroughly to ensure that the firm selected for each project is the most qualified for that project and is in the best interest of the University. The selection committee includes the Architect for the University and/or her designee, the Associate Vice President and Chief Facilities Officer and/or his designee, and multiple project stakeholders.

There is no statutory requirement that the Board of Visitors approve the selection of architects and engineers for capital projects, and the University's Management Agreement with the Commonwealth – negotiated pursuant to the Higher Education Restructuring Act – authorizes the President, acting through the Executive Vice President and Chief Operating Officer, “to develop implementing procedures for the procurement of Capital Professional Services and construction services at the University.” As defined in the Management Agreement, Capital Professional Services means “professional engineering, architecture, land surveying and landscape architecture services related to capital projects.”

DISCUSSION: With the objective of streamlining the work of the Board of Visitors and improving the efficiency of the planning and design phase for a capital project, the University proposes delegating approval of architects and engineers for capital projects to the Senior Vice President for Operations.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee and by the Board of Visitors

DELEGATION OF AUTHORITY FOR ARCHITECT/ENGINEER SELECTIONS

WHEREAS, the University recommends that the Board of Visitors delegates approval of the selection of architects and engineers for capital projects;

RESOLVED, the Senior Vice President for Operations is authorized, on behalf of the University, to approve the selection of architects and engineers for capital projects.

**UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY**

BOARD MEETING: February 28, 2019

COMMITTEE: Buildings and Grounds

AGENDA ITEM: IV.B.1. Concept, Site, and Design Guidelines: University Hotel and Conference Center

BACKGROUND: On September 16, 2016, the Buildings and Grounds Committee approved a long-term framework plan to redevelop the Ivy Road Corridor from Emmet Street west to Copeley Road, and authorized further planning for the phased implementation of the plan in order to advance the goals adopted by the Board of Visitors in March 2015 to:

- enhance the safety and connectivity between the redevelopment area and Grounds, while providing an opportunity for interaction with the Charlottesville community;
- identify green space potential;
- accommodate current transportation, parking, and storm water functions;
- optimize economically viable development and University support activities; and
- provide appropriate screening of the parking garage.

To enable redevelopment of the site, the Cavalier Inn was demolished in fall 2018. Also in fall 2018, an Emmet Ivy Task Force was charged with making recommendations for programs and uses that are appropriate for the area. Based on the recommendations of the 2017 Hospitality Task Force that found continued need for a University-oriented hotel and conference center in this strategic location, the Emmet Ivy Task Force recommended developing a new University Hotel and Conference Center within Ivy Road Corridor.

DISCUSSION: The Office of the Architect has prepared the concept, site, and design guidelines for the University Hotel and Conference Center that Ms. Raucher will review with the Committee.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee

CONCEPT, SITE, AND DESIGN GUIDELINES FOR THE UNIVERSITY HOTEL AND CONFERENCE CENTER

RESOLVED, the concept, site, and design guidelines for the University Hotel and Conference Center, prepared by the Architect for the University, are approved.

University Hotel and Conference Center Concept, Site, and Design Guidelines

A) Proposed Project Concept

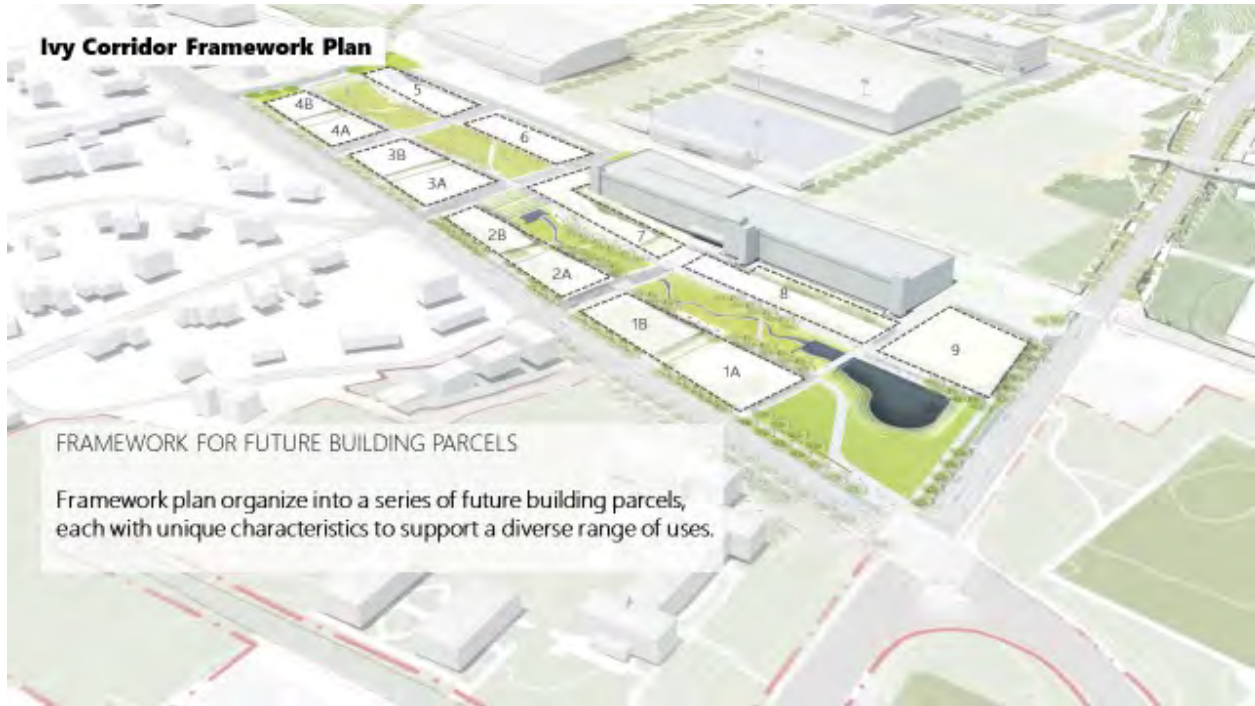
The proposed site for the new University Hotel and Conference Center is immediately south and west of the existing Ivy Emmet Parking Garage, to the west of the existing garage entrance drive (identified as Parcel 7 on the approved Ivy Corridor Landscape Framework Plan). This location has direct access from the garage to the building and the potential to build a new dedicated entrance drive at the west end of the garage. The facilities will be centrally located on the site, providing convenient access from all future buildings and programs at Ivy Corridor.

B) Siting Criteria

The University of Virginia general siting criteria for all new facilities include the components listed below. Those highlighted are the most pertinent in determining the siting recommendation for the University Hotel and Conference Center.

- **Conforms with overall land use plan and district/area plans.**
- **Reinforces functional relationships with other components of the same department or program and is compatible with other neighboring uses.**
- **Satisfies access requirements – pedestrian, bicycle, vehicular, and service.**
- **Maximizes infill opportunities to utilize land resources and existing infrastructure.**
- **Minimizes site-development costs including extension of utilities, access, loss of parking, mass grading, etc.**
- Minimizes opportunity cost (i.e., value of this use and size versus other alternatives).
- **Provides a size that is adequate, but not excessive, for initial program, future expansion, and ancillary uses.**
- Allows for incorporating sustainability principles in terms of solar orientation, reuse of historic structures, storm water management, etc.
- Avoids unnecessary environmental impacts including significant tree removal or filling of existing stream valleys.
- **Allows site visibility and aesthetic character as appropriate for the intended use and for the neighborhood.**
- **Minimizes time for implementation of project.**

C) Proposed Site



Ivy Corridor Proposed Landscape Framework Plan



Proposed Site for University Hotel and Conference Center

D) Design Guidelines

Site Planning

- Site planning should take advantage of the sloped site. Enhance the arrival experience for hotel and conference guests by entering from Ivy Road at a high elevation. This elevation also allows access to the upper levels of the parking garage.
- Incorporate active uses with broad community interest at the ground floor level facing the central green (e.g., UVA Visitor Welcome Center, Fitness Center, Café).

Storm water

- Address storm water quality and quantity requirements by tying the project into the storm water infrastructure planned for Ivy Corridor Landscape Framework Plan Phase I development.

Circulation and Parking

- Consider creating a new entrance to level 2 of the existing garage at the west end and providing direct bridge access from parking to the new building.
- Provide service access to the building from the new western access drive along the railroad tracks.
- Accommodate pedestrian and bicycle access as designed in the Ivy Corridor Landscape Framework Plan Phase I.
- Provide an inviting passenger drop-off area at the hotel lobby entrance.

Architecture

- Consider a stepped building form that screens the garage to the north but reduces the bulk of the structures facing Ivy Road.
- The exterior envelope of the building should be constructed of quality materials that are contextual with other University buildings: brick, metal, glass, stone.
- The important façade facing the Green should create an attractive and welcoming entrance.
- Vertical circulation in the building should be designed to provide ADA accessibility from the lower to the upper areas of the larger Ivy Corridor development.
- Integrate basic tenets of sustainable design and attain LEED Certification as a minimum level, with Silver level as a goal.
- Conform to applicable City zoning codes (by right height restriction to 60 feet; 80 feet possible with Special Use Permit).

Landscape

- Planning and design of the project landscape should be consistent with the Ivy Corridor Landscape Framework Plan.
- Provide appropriate and safe levels of lighting in accordance with University standards.
- Provide screening for service areas, dumpsters, and transformers.

Review and Compliance

The Office of the Architect for the University is responsible for the review and approval of project compliance with these design guidelines.

**UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY**

BOARD MEETING: February 28, 2019

COMMITTEE: Buildings and Grounds

AGENDA ITEM: IV.B.2. Concept, Site, and Design Guidelines: Inn at Darden

BACKGROUND: The Inn at Darden is a strategic component of the University of Virginia Darden Business School's #1-ranked educational experience, and an enabler of the Darden Worldwide Strategy. The Inn at Darden is an integrated and strategic part of the academic mission, not simply a standalone hotel facility, and is an essential element of the world-class experience offered to executive education learners, executive and other format degree students, and the many other guests of Darden, the North Grounds, and the University – including students, faculty, staff, prospective students, recruiters, the Board of the Darden School Foundation, and alumni leaders, parents, and other guests. It is a central part of the school's brand.

The existing Inn no longer supports Darden's mission because of mechanical deficiencies, lack of amenities, and its aged finishes. In order for Darden to remain a leader among top business schools in the world, a new facility is to be designed and constructed.

DISCUSSION: The Darden School Foundation, in the context of the MOU with the University, has prepared the concept, site, and design guidelines for the Inn at Darden that Ms. Raucher will review with the Committee.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee

<p><u>CONCEPT, SITE, AND DESIGN GUIDELINES FOR THE INN AT DARDEN</u></p>

<p>RESOLVED, the concept, site, and design guidelines for the Inn at Darden, prepared by the Darden School Foundation, are approved.</p>
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The Inn at Darden Concept, Site and Design Guidelines

A) Proposed Project Concept

The existing Inn at Darden will be partially demolished and will serve as the site for the new Inn at Darden. The site is located adjacent to Massie Road, Duffy Boulevard, and Nash Drive. Additionally, an adjacent five acre wooded area will be developed into an arboretum that will expand the educational opportunities provided by the new Inn and connect the North Grounds precinct to the Rivanna Trail. The mission of the Inn and arboretum is to enhance the experiences of students, recruiters, alumni, and other Darden stakeholders by delivering an exceptional teaching, learning, and hospitality experience. Although the facility will provide valet parking service, parking that currently serves the existing Inn will be utilized in the new design, including the structured parking facility and dedicated surface parking adjacent to the site. The arboretum will provide pathways from the existing parking facility, enhancing the facility user's connection to the structured parking facility.

B) Siting Criteria

The University of Virginia general siting criteria for all new facilities include the components listed below. Those highlighted are the most pertinent in determining the siting recommendation for the Inn at Darden.

- Conforms to overall land use plan and district/area plans.
- **Reinforces functional relationships with other components of the same department or program and is compatible with other neighboring uses.**
- **Satisfies access requirements – pedestrian, bicycle, vehicular, and service.**
- Maximizes infill opportunities to utilize land resources and existing infrastructure.
- **Minimizes site-development costs including extension of utilities, access, loss of parking, mass grading, etc.**
- **Minimizes opportunity cost (i.e., value of this use and size versus other alternatives).**
- Provides a size that is adequate, but not excessive, for initial program, future expansion, and ancillary uses.
- Allows for incorporating sustainability principles in terms of solar orientation, reuse of historic structures, storm water management, etc.
- **Avoids unnecessary environmental impacts including significant tree removal or filling of existing stream valleys.**
- **Allows site visibility and aesthetic character as appropriate for the intended use and for the neighborhood.**
- Minimizes time for implementation of project.

C) Proposed Site



Inn at Darden site

D) Design Guidelines

Site Planning

- The Site will consider pedestrian and vehicular circulation, parking, building, and arboretum locations.

Storm Water

- Address storm water quality and quantity requirements onsite to the extent possible. The design of the arboretum is critical to solving existing and proposed conditions.

Circulation and Parking

- Allow for sufficient and safe pedestrian circulation between the Inn at Darden, the Darden Business School, the University of Virginia Law School and other buildings on the North Grounds.
- Coordinate with the University's Landscape Framework Plan.
- Provide a plan that will provide required parking for the facility.

Architecture

- Develop massing, fenestration, and architectural details to establish a compatible relationship with adjoining buildings.
- Develop roof form that is complementary and contextual surrounding permanent structures.
- Utilize materials and colors compatible to adjacent structures.
- Integrate basic tenets of sustainable design and attain LEED Silver Certification.

Landscape

- Provide building grounds landscaping to provide a safe and attractive appearance for all building elevations.
- Provide an arboretum that will improve the appearance and management of the existing wooded area to the north of the site. The arboretum design will work in harmony with the building siting and design.

Review and Compliance

The Office of the Architect for the University is responsible for the review and approval of project compliance with these design guidelines.

**UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY**

<u>BOARD MEETING:</u>	February 28, 2019
<u>COMMITTEE:</u>	Buildings and Grounds
<u>AGENDA ITEM:</u>	V. Schematic Design Review: Inn at Darden
<u>ACTION REQUIRED:</u>	None
<u>PROJECT BUDGET:</u>	\$90.0 million

BACKGROUND: The Inn at Darden is a strategic component of the Darden Business School's #1-ranked educational experience, and an enabler of the Darden Worldwide Strategy. The Inn at Darden is an integrated and strategic part of the academic mission, not simply a standalone hotel facility, and is an essential element of the world-class experience offered to executive education learners, executive and other format degree students, and the many other guests of Darden, the North Grounds, and the University – including students, faculty, staff, prospective students, recruiters, Darden's board and alumni leaders, parents, and other guests. It is a central part of the school's brand. The existing Inn no longer supports Darden's mission because of mechanical deficiencies, lack of amenities, and its aged finishes.

The history of the Inn at Darden consists of: (1) the construction of Sponsors Hall Dining and Sponsors Hall East (1978/1981) which served as the original residential facility for Executive Education with 60 guest rooms and approximately 8,000 square feet of meeting space; and (2) the construction of the Gatehouse and Sponsors Hall West (1998/2001) which was part of the development of Darden's new property with 120 guest rooms and approximately 6,000 square feet of meeting space. The facility grew in size and space to accommodate the continued growth in Darden's Executive Education and Executive MBA formats from \$5.2 million in revenue in FY 1978 (Executive Education only) to a combined total of over \$24.9 million in FY 2018.

The redevelopment of the Inn at Darden will support the school's world-renowned residential experience for lifelong learning through Executive Education and the Executive MBA format. It will provide executive students with a modern residential experience that has room accommodations, food and beverage amenities, meeting space, and outdoor experiences that will enhance and activate learning outside of the classroom. Sponsors Hall Dining, Sponsors Hall East, the Gatehouse, and a portion of Sponsors Hall West will be demolished to make room for the facility and arboretum. The remaining portion of Sponsors Hall West will be repurposed from guest rooms to administrative offices and academic facilities, such as flat classrooms and learning team rooms. The redevelopment of the Inn at Darden will reflect space and amenity resources that satisfy the Darden Enterprise needs and also serve as a resource for the community.

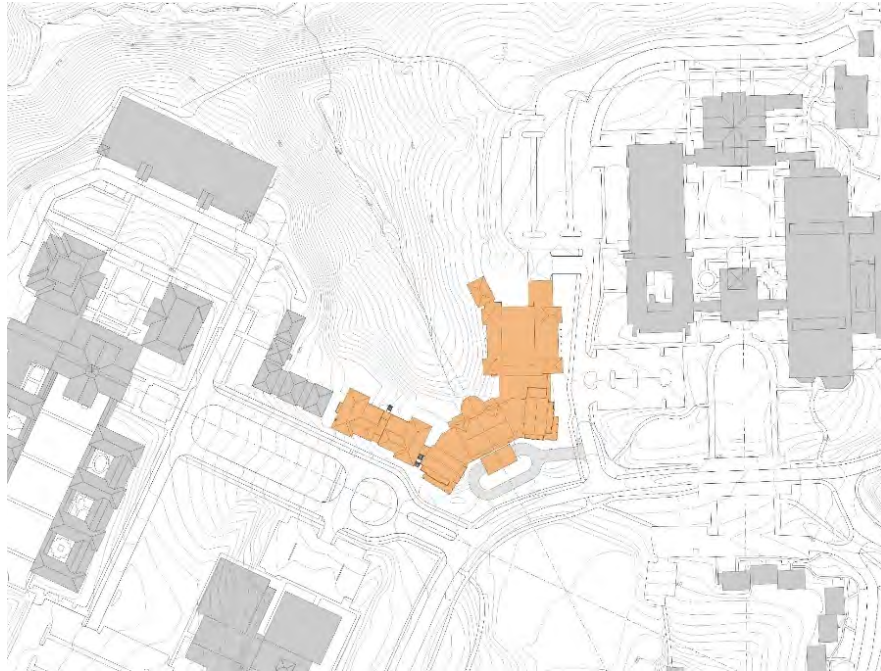
DISCUSSION: The design team, led by Cooper Carry Architects of Atlanta, GA with Glave & Holmes of Richmond, VA, and in collaboration with the Darden School Foundation and representatives from the Office of the Architect for the University and Facilities Management, has developed a schematic design that Ms. Raucher will review with the Committee.



Aerial View of Darden and the North Grounds Precinct



Proposed Massing - Aerial front view



Proposed Site Plan



Proposed Elevation – Front view



Proposed Massing – Aerial Arboretum View



Proposed Arboretum



Proposed Elevation – Arboretum side

**UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY**

BOARD MEETING: February 28, 2019

COMMITTEE: Buildings and Grounds

AGENDA ITEM: VI. Committee Discussion: Construction Procurement and Process

BACKGROUND: At the December meeting of the Audit, Compliance, and Risk Committee, Mr. Donald Sundgren, Associate Vice President and Chief Facilities Officer, reviewed Facilities Management's processes for overseeing the University's construction portfolio and discussed the recommendations of the interim audit of the Hospital Expansion Project.

DISCUSSION: Based on the discussion at the December Audit, Compliance, and Risk Committee meeting and at the request of Mr. Clement, Mr. Sundgren will provide an overview of the growth of facilities over time and construction activity at the University, and will discuss the different methods of construction procurement and the factors that affect the University's decisions and approach to construction.

WRITTEN REPORTS

**Buildings and Grounds Committee
University of Virginia**

February 28, 2019



UVA SUSTAINABILITY HIGHLIGHTS: MARCH 2019

For sustainability at UVA, 2018 was a year of accelerated action, deeper engagement, and new partnerships. Thousands of individuals associated with the University and surrounding community contributed their passion and experience to catalyze change at UVA and beyond as global sustainability challenges have become increasingly urgent.

As we move into 2019 and a phase of focused sustainability strategic planning, UVA will further deepen its leadership in all realms of sustainability including science, technology, engineering, design, humanities, ethics, governance, business, law, policy, public health, and other discovery areas; curriculum and research; and our practices as they relate to environmental stewardship.

With UVA sustainability staff engaged in parallel climate action planning processes with the city and county, regional climate action networks and partnerships are growing. We will continue to build connections between these realms to leverage the unique opportunities for sustainability in higher education and in our community.

DISCOVER

Sustainability Faculty Fellows: This new program awarded 4 faculty fellowships to support core sustainability course offerings and student advising in the Global Environments + Sustainability Research Capstone Seminar.

Research and Course Development Grants: In Fall 2018, the Committee on Sustainability's Research Development Grants and Course Development Fellowships program awarded 19 grants of \$8,000 each. A February Environment as a Learning Tool Symposium highlighted work made possible by previous Research Development Grants.

Environmental Resilience Institute: In January ERI launched a Water Futures Initiative and a J-term Environmental Extern program. Last fall, ERI funded 4 new CoLabs and 6 new rapid response grants in the wake of Hurricane Florence.



ENGAGE

MLK Community Celebration: In January UVA Sustainability and the 9 Pillars Hip Hop Cultural Festival hosted “Voices for Change” with keynote speaker Mustafa Santiago Ali, Senior Vice President of Climate, Environmental Justice & Community Revitalization for the Hip Hop Caucus. Over 200 attendees engaged in dialogue on the power of community and civic process to bring about positive change.

Game Day Challenge: Over 100 volunteers contributed to UVA’s participation in the 2018 football Game Day Challenge, with UVA ranking in the top ten nationwide for total recycling. UVA will compete in the national Recyclemania GameDay Basketball competition at the March 2 game versus Pitt.

STEWARD

Smart Energy Decisions Innovation Award: In December UVA was named by the Smart Energy Decisions Innovation Award Advisory Panel as the 2019 Innovation Award winner in the category “Higher Education Energy Efficiency Technology” for its Delta Force program and Clark Hall. Delta Force, a building retro-commissioning team, drives down energy and water use through building management and systems upgrades. Delta Force has invested \$15.5 million in improvements to existing buildings on UVA's Grounds, resulting in \$35 million in avoided costs.

LEED for Existing Buildings: With its LEED-Operations + Maintenance (LEED-OM) Silver certification, Clark Hall became the first building in Virginia and one of the first in higher education in the world to achieve LEED-OM under version 4 of the rating system.

Green Labs Award: In October the International Institute for Sustainable Laboratories recognized the University of Virginia with a Sustainable Procurement Leadership Award, based on the extent that UVA has worked with procurement teams and lab occupants to promote the use of sustainable products in labs.



University of Virginia

CAMPBELL HALL SCHOOL OF ARCHITECTURE ADDITION

Executive Summary

The School of Architecture is fully utilizing its current facilities and can no longer accommodate the demand for new space by increasing density or reconfiguring the existing facilities. The proposed addition to Campbell Hall will provide 26,000 GSF of office, instructional, and maker spaces to accommodate anticipated enrollment growth and evolving pedagogies.

Project Background

The School of Architecture currently occupies three buildings. Campbell Hall, built in 1970 and expanded with two additions in 2008, serves as the School's primary facility. It contains studios, seminar rooms and lecture halls, review spaces, galleries, exhibition, and common spaces. Overflow is currently accommodated in two small buildings located on Rugby Road, across from the Arts Grounds.

In recent years, program growth – primarily in graduate programs – has led to crowded conditions that push the limits of available space. Students, faculty, and staff have been accommodated with renovations that increase the density of occupants in teaching, studio, and office areas. Many spaces have been adapted to serve multiple functions. Concerns about the accreditation of professional programs, functionality, and the quality of space discourage additional crowding.

Like other schools on Grounds, a major driver of increasing space demand is the shift to transformational research and project-based, experiential learning environments. New and emerging pedagogy and research in the areas of computational design and digital fabrication require significantly more space, flexibility, power, equipment, and technology. The School of Architecture's need for additional space

ensures that it remain a vital hub, and helps position the School and the University as a national leader in building science, technology research, and advanced modes of fabrication.

Proposed Time Frames

Planning/Design: Summer 2021

Construction: Summer 2023

Project Occupancy: Summer 2025

Financial Information

Estimated Project Cost: \$25.0-\$30.0M

Funding Source(s): Debt, Gifts, Cash



University of Virginia

DATA SCIENCE FACILITY

Executive Summary

In January 2019, the University of Virginia announced plans to establish a School of Data Science (SDS). The School of Data Science, UVA's 12th school and the first established since 2007, will position the University as a global leader in efforts to improve society through teaching and research based on the powerful, emerging field of data science. The establishment of the SDS supports the University's mission to advance knowledge and serve the public through research and scholarship while facilitating cross-disciplinary work. It will provide educational experiences that deliver new levels of student engagement for high-impact experiences and meaningful research with faculty members. The desired building size is planned as 70,000 GSF and four locations on Grounds are under study as site options for the School. The SDS is supported by a generous gift from the Quantitative Foundation.

Project Background

The SDS is in the initial design phase, building on the foundation set in place by the Data Science Institute, a pan-University institute established in 2013, that grants graduate degrees. The new School of Data Science proposes to offer both doctoral and undergraduate degree programs and certificate programs, helping meet the soaring demand for qualified data science professionals in a field that plays a key role in the global information-based economy. The School's establishment comes at a time when the amount of available data in the world is more than doubling every two years, and there is a shortage of qualified data scientists to analyze and interpret the data. UVA's School of Data Science promises to be a new model

for how a school functions within a higher education institution; it will be designed as an open ecosystem that fosters interdisciplinary research, teaching, and partnerships across the University, with the private sector, and with governmental entities.

Proposed Time Frames

Planning/Design: Fall 2019

Construction: 2020-2022

Project Occupancy: TBD

Financial Information

Estimated Project Cost: \$43.0M

Funding Source(s): Gifts



University of Virginia

ENGINEERING ACADEMIC RESEARCH BUILDING

Executive Summary

With the University of Virginia's School of Engineering and Applied Sciences (UVA Engineering) rapid growth in faculty and students, space has become severely limited, threatening faculty retention and the ability to meet targeted sponsored research goals. Other schools face the same predicament in the near future without investment in a significant amount of interdisciplinary and collaborative research space. The proposed academic research building will allow Engineering and other schools to better meet demand for classroom and office needs in existing buildings that are unsuitable for modern research.

Project Background

UVA's six-year capital plan currently includes an interdisciplinary and translational research building planned for Fontaine Research Park. This new building would take advantage of recent investment in research core facilities and existing clinical functions, and would develop a thematic approach to integrating research, education, and patient care. This facility, as proposed, would bring together neuroscience-aligned programs from four different schools. It is envisioned as a home to initiatives such as the UVA Brain Institute, Supporting Transformative Autism Research (STAR), Biomedical Data Sciences, and Engineering in Medicine. However, this building would only solve part of the research space deficit, and will not significantly address the academic needs of STEM disciplines at UVA.

The proposed academic research building located in UVA's science and engineering precinct (Whitehead Road) focuses on physical sciences. The building provides an opportunity to bring together multiple schools in a similar fashion to the Fontaine building, but around distinctly different themes. It is conceived as a

large, technically-advanced, adaptable research facility that can accommodate initiatives in Cyber-Physical Systems, Environmental and Energy Sustainability, Biomedical Engineering, Advanced Manufacturing, and Advanced Materials Development. The building would also provide innovation, entrepreneurship, and maker spaces in a collaborative environment.

The Fontaine and academic research buildings together will significantly address the existing academic and research space deficit. The fundamentally interdisciplinary nature of both buildings will position UVA to grow experimental, computational, and translational research on Grounds, enabling the recruitment and retention of the highest caliber faculty and students.

Proposed Time Frames

Planning/Design: 2022-2024

Construction: 2022-2024

Projected Occupancy: 2024

Financial Information

Estimated Project Cost: TBD

Funding Source(s): Gifts, TBD



University of Virginia

ENVIRONMENTAL HEALTH & SAFETY FACILITY

Executive Summary

Environmental Health & Safety (EHS) supports the University’s mission of research, education, patient care, and service through the promotion of safe practices, regulatory compliance, and environmental stewardship. Facilities used by EHS to manage hazardous materials and regulated waste streams generated across Grounds are marginally adequate, and are not equipped or designed to accommodate the increased waste volumes anticipated from growth in research and patient care services. The University’s ability to generate sustained excellence in research and patient care, attract a distinguished faculty, and grow outside funding requires a continued commitment to operating in a manner that is safe, efficient, and consistent with requirements defined by federal and state regulations, funding agencies, and accrediting organizations.

Construction of a modern, compliant, and right-sized EHS facility will serve to adequately accommodate the collection, processing, and storage of regulated materials and wastes generated from University research and patient care activities; and house staff dedicated to providing institutional safety support and research compliance services. This investment in infrastructure will strengthen the University’s foundational capacity to advance discovery and serve the Commonwealth of Virginia.

Project Background

The current EHS program is housed in three facilities: Special Materials Handling Facility (SMHF), One Morton Drive, and The Farm. SMHF, located at 515 Edgemont Road, was constructed in three phases from 1984 to 1994. The 12,337 square foot facility houses approximately 18 EHS staff. By 2004, EHS had out-grown the facility and leased overflow space for nearly

20 staff at One Morton Drive. Separation of staff between two buildings presents challenges in communication and efficiency of operations.

EHS transports approximately 15,000 pounds of radioactive waste annually to an off-Grounds storage warehouse referred to as “The Farm”, located nearly 10 miles from SMHF on Route 20 South. SMHF, as currently configured, cannot accommodate the amount of radioactive materials stored at The Farm.

In January 2018, a formal needs assessment was conducted by consultants Perkins & Will and Woodward & Curran to assess current waste generating and management activities, assess adequacy of EHS waste management, and conduct a peer review of five institutions. Based on their findings, the consultants recommended the following options:

- Construct one right-sized new EHS facility that is centrally located to provide easy access to the Medical Center, School of Medicine, College of Arts & Sciences, and the School of Engineering and Applied Sciences, or
- Construct or renovate two facilities in close proximity to each other, one for waste management and one for EHS staff.

Proposed Time Frames

Planning/Design: 2019-2020

Construction: 2020-2022

Project Occupancy: 2022

Financial Information

Estimated Project Cost: \$28.0-\$32.0M

Funding Source(s): TBD



University of Virginia

FONTAINE RESEARCH PARK CENTRAL ENERGY PLANT & UTILITIES

Executive Summary

The project will provide district energy, electrical infrastructure, and utilities to support the planned development and infrastructure renewal needs in the Fontaine Research Park.

Project Background

The Fontaine Master Plan proposes that the Research Park could support up to 1.4 million GSF of new and existing space. In the first phase, this would include a new 250,000 GSF research building, a new 250,000 GSF clinical building, and a new 1,300 space parking garage. The Master Plan examined stand-alone energy systems versus a centralized energy approach, recommending the latter as the most economical and sustainable approach for meeting the energy needs of new facilities and renewing existing facilities as their systems reach the end of their useful lives. This project will reexamine the recommendations of the Master Plan, implementing the most economical and sustainable approach to providing energy and utilities to serve the Fontaine Research Park.

Proposed Time Frames

Planning/Design: Summer 2020

Construction: Spring 2022

Projected Occupancy: Summer 2024

Financial Information

Estimated Project Cost: \$25.0-\$35.0M

Funding Source(s): Debt



University of Virginia

FONTAINE RESEARCH PARK INFRASTRUCTURE & PARKING GARAGE

Executive Summary

The Fontaine Parking Garage & Infrastructure Improvements project follows the recommendations outlined in the Fontaine Master Plan, approved by the Board of Visitors in September 2018. The master plan prioritizes the relocation of specific research and clinical programs with the intent of promoting a robust interdisciplinary and translational approach to research and patient care. The initial phase of the planned development calls for approximately 250,000 GSF of research space and 150,000 - 250,000 GSF of clinical space. This development will require several enabling projects including parking, public amenities, utilities, and transportation improvements. The land-use strategies identified in the Fontaine Master Plan first phase developments align with and are informed by several University planning efforts, including the 2016 Health System Integrated Space Plan, the 2017 Board of Visitors' Committee on Research Space Needs Report, and the 2018 University Parking and Transportation plan currently underway.

The approved Master Plan positions Fontaine to accomplish the following strategic initiatives:

- Develop the first truly interdisciplinary research building on Grounds to attract and retain the highest-caliber faculty and students.
- Provide for space needs associated with four schools and with major research initiatives such as the UVA Brain Institute, Supporting Transformative Autism Research (STAR), and Engineering in Medicine.
- Enhanced patient experience and environment of care.
- Relocation of clinical visits thereby reducing parking demand and congestion on-Grounds.
- Decanting of research space from the West Complex, Cobb Hall, and MR-4.
- Decanting of clinical space from the West Complex.

Project Background

The parking garage is planned as an initial enabling project to realize the vision of the master plan. The total plan includes a parking garage of approximately 1,300 spaces and improved wayfinding and multimodal infrastructure to encourage walking, biking, and transit options to and within the site. Along with the parking garage, a new transit stop on Ray C. Hunt Drive will provide direct and reliable connections to Grounds and the Health System.

This project also includes a number of utility upgrades to Fontaine including multimodal street improvements, stormwater, sewer, and domestic water. The street improvements include creation of a central green street, adjustment of the intersection at Ray C. Hunt Drive with the addition of a roundabout, and stormwater and pedestrian improvements to the existing perimeter road.

Proposed Time Frames

Design: Summer 2019

Construction: Summer 2020

Projected Occupancy: Summer 2021

Financial Information

Estimated Project Cost: \$65.0-\$87.0M

Funding Source(s): Debt



University of Virginia

NORTH GROUNDS PARKING GARAGE

Executive Summary

The University of Virginia parking supply is affected by short-term issues that are reducing supply over the next five years (i.e., Brandon Avenue, Ivy Corridor, and Athletics redevelopment) and long-term trends that are affecting demand (i.e., faculty and staff growth). The result is that the University does not have enough supply to cover daily permit or event parking demand beginning in 2020.

The Athletics Master Plan, approved by the Board of Visitors in September 2018, identified the strategic need for additional structured parking proximate to the existing athletic competition venues. With the upcoming demolition of University Hall and its supporting structures the University has a unique opportunity to reimagine this area of North Grounds.

Key planning goals that were identified in the approved Athletics Master Plan addressed this need for parking:

- The need to maintain or exceed existing inventory of ~2,500 parking spaces;
- The desire to transition from a mostly car-centric inventory of surface parking into efficiently deployed structured parking to free up sites along Massie and Copeley Roads for future mixed-use buildings;
- Leverage existing topographic conditions to incorporate structured parking below future building sites when possible.

This project would involve the site selection and design of a new 1,000 car capacity parking structure in the Athletics Area to ensure projected parking needs are efficiently accommodated while promoting the highest and best use of University land resources.

Project Background

University Hall opened in 1965 and with it came an extensive inventory of adjacent surface parking to accommodate the 8,457 seat venue. At that time, this development was at the periphery of what was perceived as Grounds. However, with the expansion of our graduate and professional schools to the north in the 1970s this once “edge” condition is now a critical linkage between North Grounds and Central Grounds.

In order to support events at John Paul Jones Arena and other athletic venues, and accommodate daily commuters to Grounds, it is critical that the University maintain parking inventory as it further redevelops this area.

Proposed Time Frames

Planning/Design: July 2019

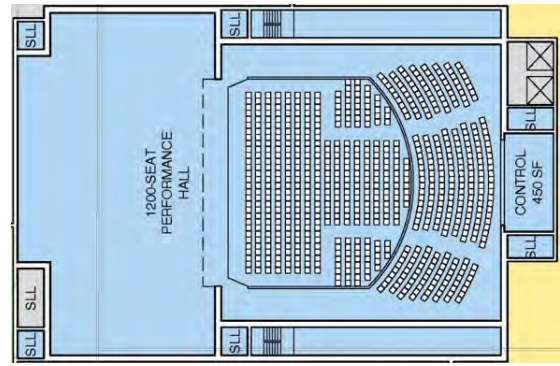
Construction: Summer 2020

Projected Occupancy: Summer 2021

Financial Information

Estimated Project Cost: \$30.0-\$35.0M

Funding Source(s): Debt, Cash



University of Virginia

PERFORMING ARTS CENTER

Executive Summary

The Performing Arts Center will be developed to support a number of the University of Virginia's strategies including:

- The student experience: both active student leadership and participation in the performing arts, and the student experience of access and exposure to great performing artists from beyond UVA.
- Recruiting and sustaining excellent faculty: both in the arts and other disciplines, who can use first-rate facilities for teaching and research, and can experience the arts performed by local groups and visiting artists.
- Collaborative research: the integration of multiple disciplines which can come to these shared facilities, administered by the Provost, to collaborate in new ways.
- Community Services and Engagement: a regional venue for community members to experience performing arts produced by the University community, by local and regional groups, and by the best performers nationally and globally.

Per the Ivy Emmet Task Force, a new performing arts center would provide a complementary and supplementary space to other University and master plan priorities on the Ivy Corridor, and would be a cornerstone to the Task Force's recommendation for a creativity and experimental arts nexus.

Project Background

With support from the Joseph and Robert Cornell Foundation, in 2018 the University commissioned a study to assess the need for a signature performing arts venue on Grounds. Supporting this initiative was a 2017 College and Graduate School of Arts &

Sciences Arts Vision Assessment, which includes the recommendation to assess the need and opportunity for a large-scale performance venue that can accommodate a wide range of performances, as well as identify additional space needs including a recital hall, black box theater, multimedia exhibition spaces, and rehearsal and classroom spaces. The 2018 Performance Hall study confirmed the need for a 1,200 seat hall with acoustical properties and backstage support space to allow types and sizes of artistic performances that are currently not available in the Charlottesville-Albemarle region. Concurrently, the University was engaged in a master plan for the redevelopment of the Ivy Corridor. Emerging priorities for the area include a hospitality and conference facility, an arts complex, and academic and research spaces, compatible initiatives to performance venues as bridges between the University and community.

In early 2019, planning will continue in more detail, and program will be developed for different options: large hall and rehearsal space only, a full service academic center, phased development, and co-locations with other arts entities such as the Fralin Museum and the Kluge-Ruhe Gallery. Business operating models and cost estimates will be developed for each scenario.

Proposed Time Frames

Planning/Design: 2020-2022

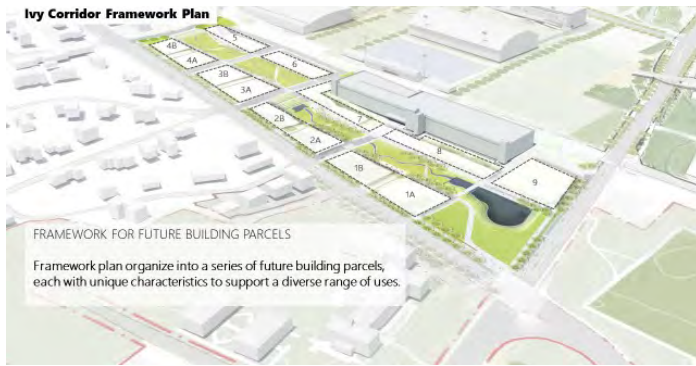
Construction: 2022-2024

Projected Occupancy: TBD

Financial Information

Estimated Project Cost: \$120.0-\$144.0M

Funding Source(s): Gifts



University of Virginia

UNIVERSITY HOTEL AND CONFERENCE CENTER

Executive Summary

The University of Virginia proposes the establishment of a new hotel and conference facility to be located on Grounds. The hotel would be all new construction and will be located adjacent to the Emmet Ivy Garage along the Ivy Corridor, replacing the former Cavalier Inn which was located in approximately the same area. The project consists of a hotel with 225 guest rooms and 25,000 GSF of conference center space. The overall size of the project is anticipated to be approximately 220,000 GSF

Project Background

The need for the University of Virginia Hotel and Conference Center was established by a report issued on January 29, 2018 by the University’s Hospitality Task Force established by then President Teresa Sullivan in fall 2017. The Task Force commissioned a survey by the Weldon Cooper Center to assess the University’s demand for conference/meeting space. Jones Lang LaSalle Consulting was hired to assess the University’s existing hospitality assets. These studies identified a significant shortage of conference space and also confirmed the need for a replacement hotel at the Ivy Corridor location.

A hospitality and conference facility was also one of the emerging priorities from the master plan for the redevelopment of the Ivy Corridor, and was recommended by the Emmet Ivy Task Force in January 2019.

Proposed Time Frames

Planning/Design: Spring 2019

Construction: Summer 2020

Projected Occupancy: Summer 2021

Financial Information

Estimated Project Cost: \$100.0-\$105.0M

Funding Source(s): Public/Private Partnership



University of Virginia

VIRGINIA AUTONOMOUS SYSTEMS TESTING FACILITY

Executive Summary

The University of Virginia’s School of Engineering & Applied Science (UVA Engineering) supports various research and student projects which require large-footprint, high-bay space. This particular space type exists in very limited quantities in the UVA academic portfolio. The Virginia Autonomous Systems Testing Facility (VAST) would allow UVA Engineering to serve those needs and provide a unique collaborative opportunity on Grounds.

Project Background

UVA Engineering’s Integrated Space Plan (ISP), completed in 2018, identified a need for 15,000 ASF of high-bay space for research and academic functions. School leadership has further identified this need as a top priority due to the expected return-on-investment for autonomous systems and experiential learning programs. Autonomous systems research is an active area of growth and an opportunity for UVA Engineering to differentiate itself among peer institutions. The School has identified and grown thematic areas of research that cut across departments, one of which is cyber-physical systems. Thirty faculty across five departments are engaged in this research. Eight faculty in particular are directly engaged in autonomous systems hardware research and need access to large-scale controlled testing space for aerial, ground, and aquatic robotic systems. Space is currently a limiting factor for these research programs. UVA Engineering is also actively recruiting an internationally-recognized research faculty who specializes in human-autonomous systems interactions. Commitment to this facility will assist the School in continuing to recruit the highest-caliber faculty and students.

Preliminary programming suggests that approximately 8,000 ASF would be dedicated to autonomous systems

and the structural facility. The remaining 10,000 ASF would be used for limited-duration assignments for projects from both Engineering and non-Engineering users. Astronomy, Environmental Sciences, Architecture, Physics, and others currently lack access to this particular type of research space. The VAST facility will address the acute need for flexible high-bay space on Grounds and create opportunities for collaborative instruction and research centered around next-generation technologies.

Proposed Time Frames

Planning/Design: July 2019

Construction: Winter 2020

Projected Occupancy: Summer 2021

Financial Information

Estimated Project Cost: \$9.0-\$22.0M

Funding Source(s): Debt, Gifts, Cash



University of Virginia

AUGUSTA COUNTY MULTI-SPECIALTY AMBULATORY CLINIC

Executive Summary

The Medical Center proposes the establishment of a new Multi-Specialty Ambulatory Clinic of 28,000 GSF leased from a third-party developer. The proposed capital project includes the tenant improvement costs of the new rental space that will house primary and specialty care clinics with associated procedural, pharmacy and diagnostic services. The facility will be designed with convenience and enhanced patient experience in mind and will offer a wide-range of clinical services from scheduled primary care and walk-in visits, to specialty practice offerings.

The new ambulatory clinic is strategically positioned to provide an alternative, more convenient facility for patients who would ordinarily travel from the Valley to various locations in Charlottesville to receive care from UVA. Because of the convenience and diversity of clinics and ancillary services provided, it is expected that the facility will generate new patient volumes. The clinic will provide a new level of patient access by offering walk-in visits and diagnostic services not currently available from UVA in this geographic area.

Project Background

In 2015 the UVA Health System published the Integrated Space Plan (ISP), a comprehensive analysis of our research, teaching, and clinical enterprises. The study investigated the physical assets of the Health System, providing quantitative and qualitative analysis of space across all sectors of the institution. The ISP laid out a 10-12 year strategy for addressing the physical plant of the Health System in order to achieve the following broad goals.

- Increase medical research grant activity to \$300M within ten years.
- Rank among the top 25 academic research Health Systems in the country.

- Become the provider of choice in the Commonwealth and beyond for patient care services with an increasing emphasis on high acuity tertiary and quaternary care.

This clinic will allow UVA to provide more convenient and accessible care to patients in the Shenandoah Valley and the Commonwealth. In addition this clinic will provide the opportunity to move some patient visits away from Central Grounds, allowing high-acuity inpatient activities to expand on Grounds while subsequently beginning to relieve traffic and congestion issues that currently exist in the core of the Health System.

Proposed Time Frames

- Planning/Design: Summer 2019
- Construction: 2019-2020
- Projected Occupancy: Summer 2020

Financial Information

- Estimated Project Cost: \$8.0-\$12.0M
- Funding Source(s): Cash



University of Virginia

BIOCOMPLEXITY INSTITUTE

Executive Summary

The Biocomplexity Institute and Initiative (BII) is the first affiliated research institute at UVA and represents a unique opportunity in what will be a significant area of research and education in years to come. The ability to model complex biological systems at the micro (e.g., cell) and macro (e.g., pandemics, dynamics of environments under stress) levels is increasing with advancements in data science, hardware and new algorithms.

In September 2018 the BOV authorized the use of \$30M in Strategic Investment Funds to support BII recruitment packages and related operating expenses. The BII now has over 65 research faculty and staff on board, with the majority occupying temporary space in Town Center Three at the University Research Park and in Blacksburg. One BII group is currently occupying space in the Rosslyn District of Arlington as a temporary solution until 2021 when the Genomics and Bioinformatics Research Institute building renovations are complete on the INOVA campus.

Project Background

The critical lack of available and adequate research space at UVA compelled the University and UVA Foundation to redesign Town Center Four (TC4) which was originally planned as an office building. This option facilitates occupancy within two years and the development of research space required to meet BII's programmatic needs.

The necessary design changes to the TC4 building include structural stiffening to reduce vibration, mechanical/electrical systems upgrades including a backup generator, special gas and utility connections,

and exhaust and ventilation requirements for the experimental laboratory suite. The building foundation also requires enhanced concrete slabs for magnetoencephalography neuroimaging. External changes to the building include additional floor height at the upper level, building service access for a new service elevator, and an imaging suite. The leased area has increased by 4,646 sf to accommodate imaging space that must be located on the first floor slab. BII is leasing a total of 91,601 SF in the building, with the initial fit out totaling 62,399 SF. The additional tenant fit out will be a capital investment by the Health System of \$12.9M.

Proposed Time Frames

Planning/Design: Fall/Winter 2018-2019

Construction: February 2019-February 2020

Projected Occupancy: March 2020

Financial Information

Estimated Project Cost: \$12.9M

Funding Source(s): Cash



University of Virginia

CANCER CENTER ADDITION OF MRI LINAC

Executive Summary

The Medical Center proposes the incorporation of MRI LINAC technology into the Emily Couric Clinical Cancer Center (ECCCC) to expand state-of-the-art treatment offerings. The construction of the ECCCC included three vaults for linear accelerators (LINAC) used in the treatment of certain cancers. The proposed project would build out the shell vault and surrounding support spaces in the ECCCC lower level to accommodate MRI LINAC technology.

MRI LINAC merges two established medical technologies into one advanced treatment option for tumors of the pancreas, liver, lungs, abdomen, and head & neck.

The advantages of utilizing MRI guidance in the delivery of treatment to patients is the increased precision of the radiation application to the tumor site, limiting exposure to surrounding soft tissue. This technology will increase patient outcomes and offer alternative treatment options.

Project Background

In 2015 the UVA Health System produced the Integrated Space Plan (ISP), a comprehensive analysis of our research, teaching, and clinical enterprises. The study investigated the physical assets of the Health System, providing a quantitative and qualitative analysis of space across all sectors of the institution. The ISP laid out a 10-12 year strategy for addressing the physical plant of the Health System in order to achieve the following broad goals.

- Increase medical research grant activity to \$300M within ten years.

- Rank among the top 25 academic research Health Systems in the country.
- Become the provider of choice in the Commonwealth and beyond for patient care services with an increasing emphasis on high acuity tertiary and quaternary care.

Offering this cutting-edge treatment option for patients supports both UVA's emphasis on high-acuity patient care services and strengthening the Cancer Center's standing in the region and the Commonwealth.

Proposed Time Frames

Planning/Design: Winter/Spring 2020

Construction: Fall 2020

Projected Occupancy: Summer 2021

Financial Information

Estimated Project Cost: \$6.5-\$8.0M

Funding Source(s): Cash



University of Virginia

CONSUMER-BASED AMBULATORY CLINIC BUILDING

Executive Summary

The Medical Center proposes the establishment of a new Consumer-Based Ambulatory Clinic of 18,000 to 19,000 GSF to be leased from a third-party developer. The new clinic will house specialty care clinics, with associated procedural and diagnostic services, in a facility designed with convenience and enhanced patient experience at its core. The multi-specialty facility will offer a wide-range of clinical services where patients will receive state-of-the-art laser treatments and rejuvenative procedures that address a wide range of medical conditions.

The new ambulatory clinic will promote mind and body wellness through advanced diagnostic screenings, patient education, and consultation centered on both surgical and non-surgical procedures. The space will be designed to facilitate multiple clinical activities sharing procedural and diagnostic assets that ensure patient privacy and comfort. The clinic will be configured to allow use by varied clinical providers in order to achieve greater overall operational efficiency. The clinic will offer a level of patient convenience in a “one stop shop” not currently available at UVA.

Project Background

In 2015, the UVA Health System published the Integrated Space Plan (ISP), a comprehensive analysis of its research, teaching, and clinical enterprises. The study investigated the physical assets of the Health System, providing quantitative and qualitative analysis of space across all sectors of the institution. The ISP laid out a 10-12 year strategy for addressing the physical plant of the Health System.

The ISP study as well as a comprehensive analysis of parking and traffic in and around the Medical Center resulted in several key findings:

- Increase medical research grant activity to \$300M within ten years.
- Rank among the top 25 academic research Health Systems in the country.
- Become the provider of choice in the Commonwealth and beyond for patient care services with an increasing emphasis on high acuity tertiary and quaternary care.

Proposed Time Frames

Planning/Design: Summer 2019

Construction: 2019-2020

Projected Occupancy: Spring 2020

Financial Information

Estimated Project Cost: \$13.0-\$15.0M

Funding Source(s): Cash



University of Virginia

FOCUSED ULTRASOUND MRI EXPANSION

Executive Summary

The Medical Center proposes the expansion of hospital-based MRI services, including two new MRI machines located in space currently occupied by Interventional Radiology (IR). IR will be relocated as part of the Hospital Expansion Project allowing renovations to occur and MRI to expand into the vacated space. The two new MRIs are planned to serve different purposes and patient populations.

The first new MRI will be equipped with technology to afford patients the opportunity to receive therapeutic Focused Ultrasound (FUS) treatments to address primary tremors and other neurological disorders currently treated with more invasive procedures.

The second MRI will provide diagnostic imaging for two primary patient populations. The needs of pediatric and cardiology patients, both of which frequently require sedation will be met by this new MRI. The new capacity this machine affords will free up time on the three existing magnets which are currently constrained by the special needs of pediatric and cardiology patients requiring diagnostic imaging.

Project Background

In 2015, the UVA Health System produced the Integrated Space Plan (ISP), a comprehensive analysis of our research, teaching and clinical enterprises. The study investigated the physical assets of the Health System, providing quantitative and qualitative analysis of space across all sectors of the institutional mission. The ISP laid out a 10-12 year strategy for addressing the physical plant of the Health System in order to achieve the following broad goals.

- Increase medical research grant activity to \$300M within 10 years.

- Rank among the top 25 academic research Health Systems in the country.
- Become the provider of choice in the Commonwealth and beyond for patient care services with an increasing emphasis on high acuity tertiary and quaternary care.

This project provides the clinical capacity to offer cutting-edge treatments that up until recently have only been offered through clinical trials. It furthers the UVA Health System's goal of providing advanced high-acuity tertiary and quaternary care to patients in the Commonwealth and beyond.

Proposed Time Frames

Planning/Design: Winter/Spring 2020

Construction: Fall 2020

Projected Occupancy: Summer 2021

Financial Information

Estimated Project Cost: \$13.5-\$16.5M

Funding Source(s): Cash

University of Virginia

PROPOSED PLANNING STUDY



Ivy Gardens Redevelopment

In 2017, the North Grounds Planning Study identified the Ivy Gardens Apartments as a unique redevelopment opportunity given its strategic adjacencies to the Darden School of Business, Miller Center, and the Center for Politics. The 50-year-old housing inventory at this UVA Foundation-owned property is in high demand by the North Grounds professional graduate population in spite of its suboptimal land use and inherently car dependent configuration. The University would like to conduct a detailed needs assessment study for this parcel to explore the redevelopment potential to better accommodate University needs for proximate graduate housing, comprehensive pedestrian and vehicular connectivity, and future needs of adjacent centers such as the Center for Politics and the Miller Center.