

**UNIVERSITY OF VIRGINIA
BOARD OF VISITORS**

**Meeting of the
Buildings and Grounds
Committee**

September 12, 2019

BUILDINGS AND GROUNDS COMMITTEE

Thursday, September 12, 2019

2:45 - 3:45 p.m.

Board Room, The Rotunda

Committee Members:

Robert D. Hardie, Chair	Barbara J. Fried
Whittington W. Clement, Vice Chair	Louis S. Haddad
Robert M. Blue	C. Evans Poston Jr.
Mark T. Bowles	James V. Reyes
Elizabeth M. Cranwell	James B. Murray Jr., Ex-officio
Thomas A. DePasquale	Derrick Wang, Student Member

AGENDA

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B. Schematic Design Approval: Athletics Complex Phase I (Ms. Sheehy to introduce Ms. Alice J. Raucher; Ms. Raucher to report)	4
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**UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY**

BOARD MEETING: September 12, 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 AGENDA ITEM SUMMARY**

BOARD MEETING: September 12, 2019

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.A. Naming: Fontaine Resilience Garden

BACKGROUND: University policy states that names for academic units, programmatic initiatives, and physical structures and spaces on the University of Virginia Grounds or property owned or leased by the University of Virginia or a University-Associated Organization, if used by the University, shall be forwarded to the Board of Visitors for final approval. The proposed name is recommended by the University's Committee on Names.

DISCUSSION: The School of Nursing has initiated the creation of an outdoor resilience classroom and garden in front of McLeod Hall. The garden, which is expected to be completed by early 2020, will be accessible to students from across Grounds and will provide a contemplative healing space surrounded by native plants, trees, and shrubs. The School of Nursing requests that this garden be named the "Fontaine Resilience Garden" in honor of Dorrie K. Fontaine, Dean Emerita of the School of Nursing.

Ms. Fontaine led the School of Nursing for 11 years before stepping down as dean at the end of the past academic year. She will continue to serve as a member of the School's faculty. Prior to her appointment as dean, she served in various administrative and faculty roles at the University of California-San Francisco, Georgetown University, and the University of Maryland. Ms. Fontaine received a Bachelor of Science degree in nursing from Villanova University, a master's degree from the University of Maryland, and a Ph.D. from the Catholic University of America in Washington, D.C.

Widely recognized as a leader dedicated to caring for and educating the whole person, she founded the Compassionate Care Initiative, which aims to decrease burnout by supporting resilient and compassionate learners and practitioners. This initiative is the first program of its kind at a nursing school in the United States. Ms. Fontaine has had a tremendous and lasting impact on the School of Nursing, the nursing profession, and the University of Virginia. She has received numerous awards from across the country for her work and leadership in nursing, compassionate care, and education, including the Dr. Martin Luther King Jr. Award from the UVA Health System and the University of Maryland School of Nursing Visionary Pioneer Award.

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

NAMING: FONTAINE RESILIENCE GARDEN

WHEREAS, Dorrie K. Fontaine served as dean of the University of Virginia School of Nursing from 2008 to 2019; and

WHEREAS, Ms. Fontaine founded the Compassionate Care Initiative, which supports resilient and compassionate learners and practitioners, and is the first program of its kind at a nursing school in the United States; and

WHEREAS, Ms. Fontaine is widely recognized as a leader dedicated to caring for and educating the whole person, and has received numerous awards nationally for her work and leadership in nursing, compassionate care, and education;

RESOLVED, the Board of Visitors names a new outdoor resilience classroom and garden in front of McLeod Hall the *Fontaine Resilience Garden*.

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

BOARD MEETING: September 12, 2019

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.B. Schematic Design Approval: Athletics Complex Phase I

PROJECT BUDGET: \$20.0 million

BACKGROUND: The scope of the first phase of the Athletics Complex project includes two new grass practice fields; renovations to the exterior of the George Welsh Indoor Football Practice Facility to provide direct access to the fields; parking in front of the McCue Center; walkways around the perimeter of the site; and sitework including grading, relocation and installation of utilities, storm water management systems, and retaining walls.

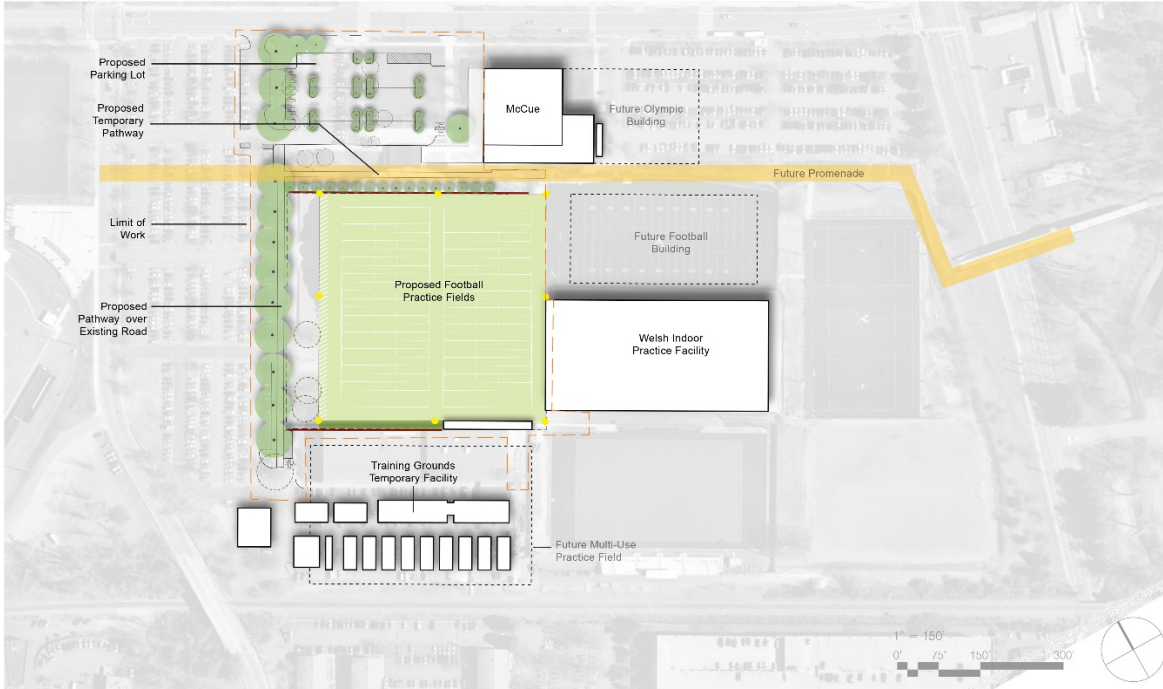
Currently, the University’s football program does not have access to a natural grass practice field. The new practice fields will be constructed of the surface material used at Scott Stadium, and will be located adjacent to the Indoor Practice Facility, the McCue Center, and the future site of the Athletics Complex. An eight-foot screened fence will be located on the north, west, and south sides of the fields. The first phase also includes pedestrian walkways and shared use paths around the perimeter of the site that will connect to existing sidewalks and prepare circulation for future development. A surface parking area, located to the west of the McCue Center, will provide approximately 120 parking spaces including an area for moped parking. A storage shed will be constructed in the southeast corner of the site for football practice and field maintenance equipment.

DISCUSSION: The design team, led by ZGF Architects of Washington, D.C., in collaboration with representatives from the Office of the Architect for the University, Facilities Management, and Athletics, has developed a schematic design that Ms. Raucher will review with the Committee.

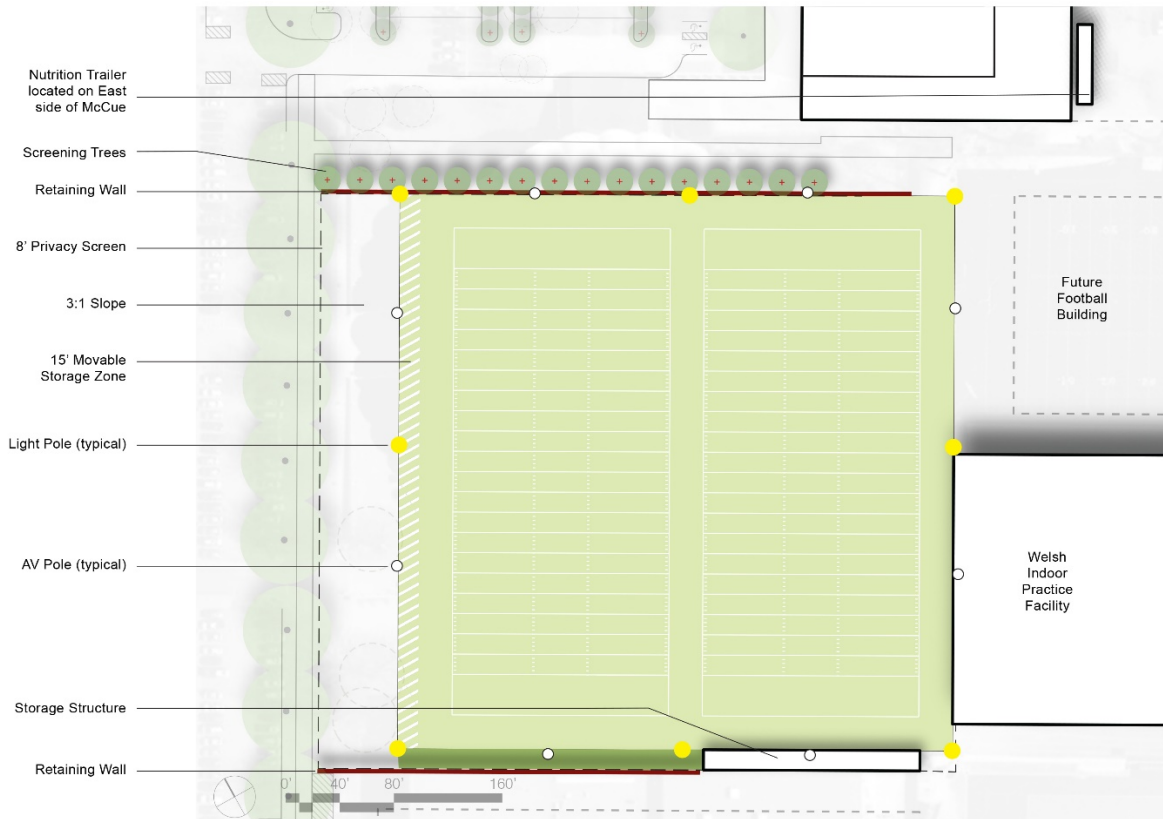
ACTION REQUIRED: Approval by the Buildings and Grounds Committee

SCHEMATIC DESIGN FOR ATHLETICS COMPLEX PHASE I

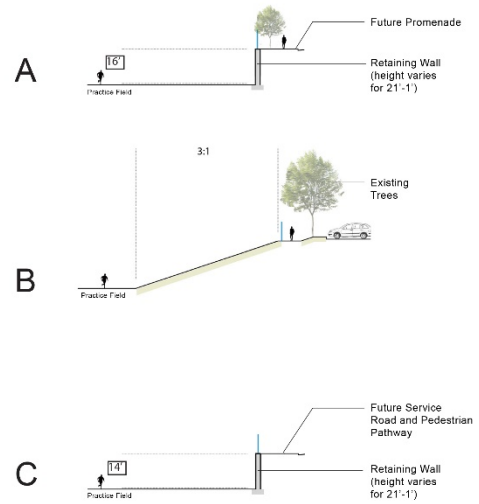
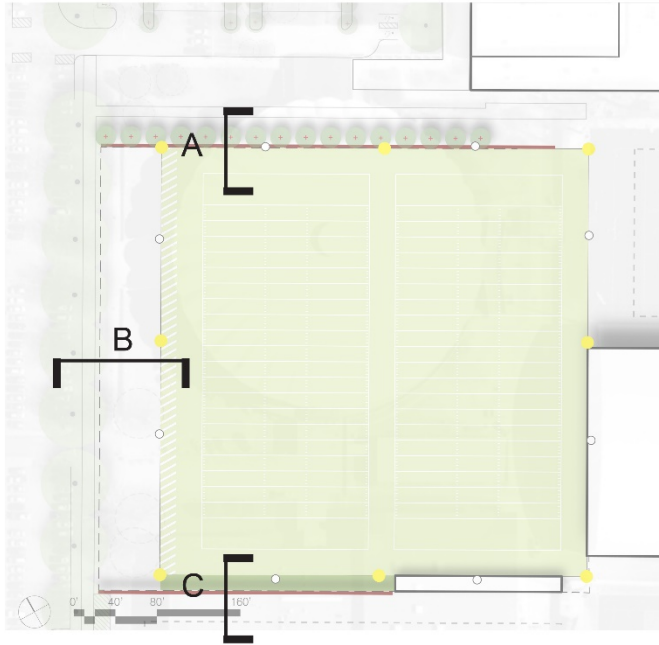
RESOLVED, the schematic design for Phase I of the Athletics Complex, prepared by ZGF Architects of Washington, D.C., in collaboration with representatives from the Office of the Architect for the University, Facilities Management, and Athletics, is approved for further development and construction.



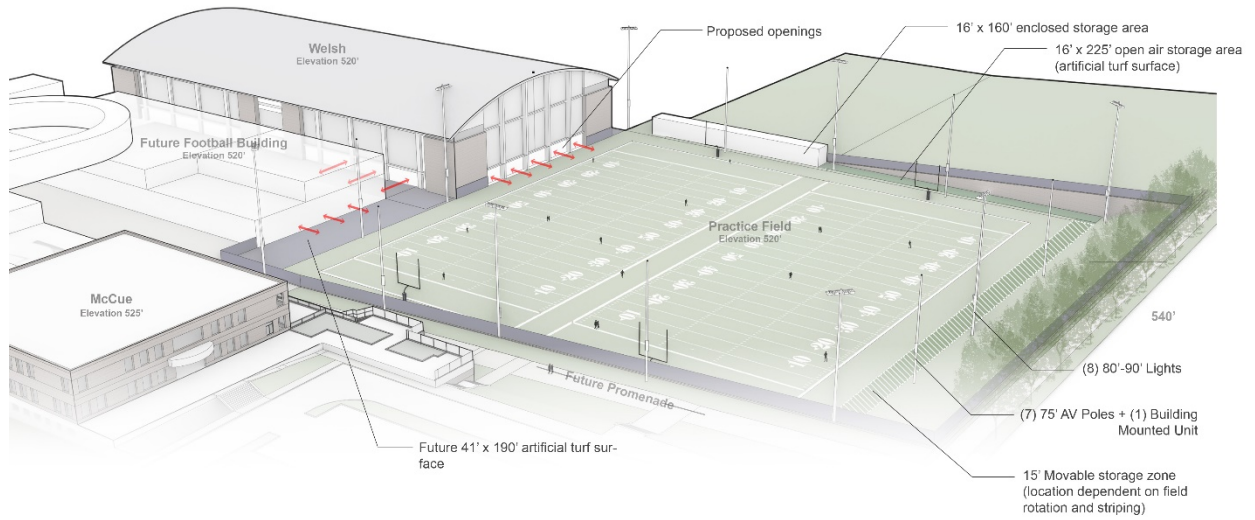
Site Plan



Plan of Practice Fields



Sections through the Practice Fields



Perspective View of the Practice Fields from Massie Road Looking South

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

BOARD MEETING: September 12, 2019

COMMITTEE: Buildings and Grounds

AGENDA ITEM: III.A. Sustainability Annual Report

BACKGROUND: The University of Virginia has a long-standing commitment to environmental stewardship and sustainability. As part of the University's current Sustainability Plan, the University committed to reduce its nitrogen and carbon footprints. As a result of investments in energy efficiency, utility scale solar, technology innovations, and other initiatives, the University will reach its carbon reduction goal, a 25% reduction over 2009 levels by 2025, six years ahead of schedule.

DISCUSSION: The co-chairs of the Committee on Sustainability Cheryl Gomez, Director of Operations for Facilities Management, and Phoebe Crisman, Professor of Architecture and Director of Global Studies, will review the key goals of the University's 2016-2020 Sustainability Plan and highlight the University's many achievements over the last year in advancing our commitment to sustainability. The discussion will provide a foundation for development of new goals to align with the University's 2030 strategic plan, which we plan to discuss at our December meeting. Additional information on the University's sustainability efforts, including current initiatives, academic and research programs, and upcoming events, is available on the Sustainability website: <http://sustainability.virginia.edu>.

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

BOARD MEETING: September 12, 2019

COMMITTEE: Buildings and Grounds

AGENDA ITEM: III.B. University Building Official Annual Report

BACKGROUND: The 2006 Restructured Higher Education Financial and Administrative Operations Act (Restructuring Act) and subsequent Management Agreement between the University and the Commonwealth of Virginia authorized the University to appoint a University Building Official who reports directly to the University's Board of Visitors. For day-to-day operations, the Building Official reports to the Senior Vice President for Operations.

Mr. Benjamin J. Hays has served as the University Building Official since August 2017, and leads the Office of the University Building Official (OUBO) which is comprised of architects, engineers, inspectors, and technicians. Mr. Hays and the OUBO team are responsible for ensuring building code compliance through administering the Virginia Statewide Uniform Building Code. Specific responsibilities include reviewing drawings for conformance with federal, state, and University codes and standards; participating in the Value Management process for certain capital construction projects; issuing building permits; inspecting construction projects; and issuing certificates of occupancy. The purview of the OUBO includes all construction activities on the University's Grounds, the Health System, the College at Wise, and other UVA-owned properties around the Commonwealth.

DISCUSSION: Mr. Hays will highlight major accomplishments outlined in the FY 2018-2019 University Building Official Annual Report, beginning on page 12.

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

BOARD MEETING: September 12, 2019

COMMITTEE: Buildings and Grounds

AGENDA ITEM: III.C. Remarks by the Senior Vice President

ACTION REQUIRED: None

DISCUSSION: Ms. Sheehy will update the Buildings and Grounds Committee on several major capital projects and future agenda items that will be brought to the Committee for discussion and action.

WRITTEN REPORTS

**Buildings and Grounds Committee
University of Virginia**

September 12, 2019

Office of the University Building Official

2018 – 2019 Annual Report



Introduction

Contents: Our Year

Our Value

Mission: The Office of the University Building Official promotes a high quality, healthy, safe, and accessible built environment for the University community by way of our technical expertise and our professional, customer-focused, and timely service.

Vision: We strive to be a valued and creative partner in the ongoing physical development of the University.



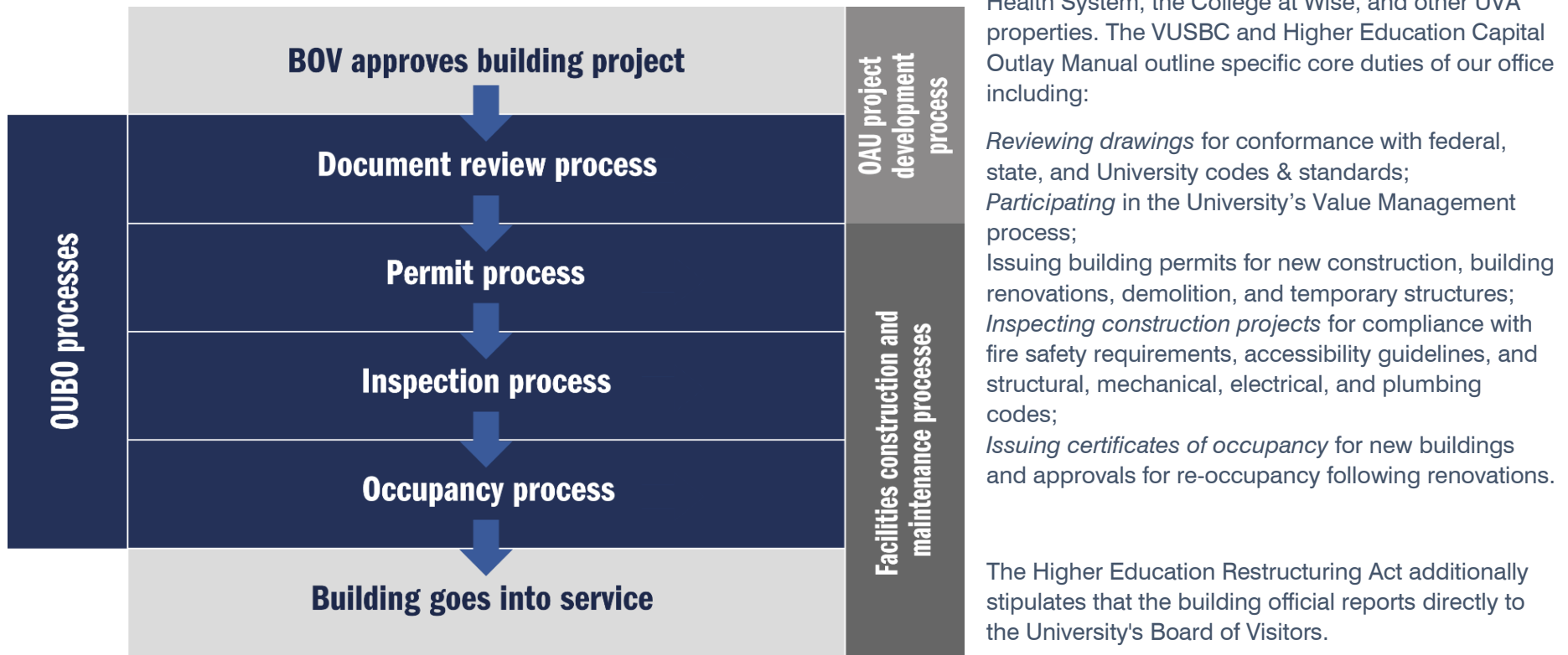
The 2030 Plan

The Office of the University Building Official supports many of the goals and initiatives noted in [The 2030 Strategic Plan](#):

- As a business unit, we are committed to *Strengthening our Foundation* by hiring and developing talented and passionate staff;
- Our team *Cultivates Community* by partnering with others around the University as well as in the City, County, and Commonwealth;
- We support *Life-Enriching Discoveries* by collaborating on the development of innovative spaces like the Emmet-Ivy Corridor;
- Our Office is *Committed to Service* through volunteerism and by participation in Code Committees and in national organizations.

Background & Duties

The Office of the University Building Official (OUBO) was created as part of the 2006 [Higher Education Restructuring Act](#). It is charged with administering the Virginia Uniform Statewide Building Code (VUSBC) for all construction activities on the University's Central Grounds, the Health System, the College at Wise, and other UVA properties. The VUSBC and Higher Education Capital Outlay Manual outline specific core duties of our office including:



Our Year by the Numbers

Our team had a record-breaking year. We reviewed more design documents - from permit drawings to technical specifications - and conducted more construction inspections than in any previous year. This corresponds to the continued growth of the University's Capital Program, which now stands at more than \$1.8 billion of ongoing work.

Between July 2018 and June 2019 OUBO:

Reviewed

1277 design documents

Issued

284 building permits

Performed

1308 inspections

and Evaluated

240 occupancy requests

for ongoing design and construction of

\$1.878 billion*

**from Facilities Management annual report*



Highlights

Beyond the numbers, the Office of the University Building Official has worked energetically on behalf of the University this year. This includes not only what we do but how we do it, where and when we focus our attention, and how we're looking to the future.

This year Our Office:

Maintained project schedules by completing

99% of reviews on time

Embodied fiscal stewardship by preserving

service rates for the 3rd year

Prioritized and collaborated on critical projects including

the Hospital Tower & Brandon Ave

Embarked on a multi-year strategic plan to

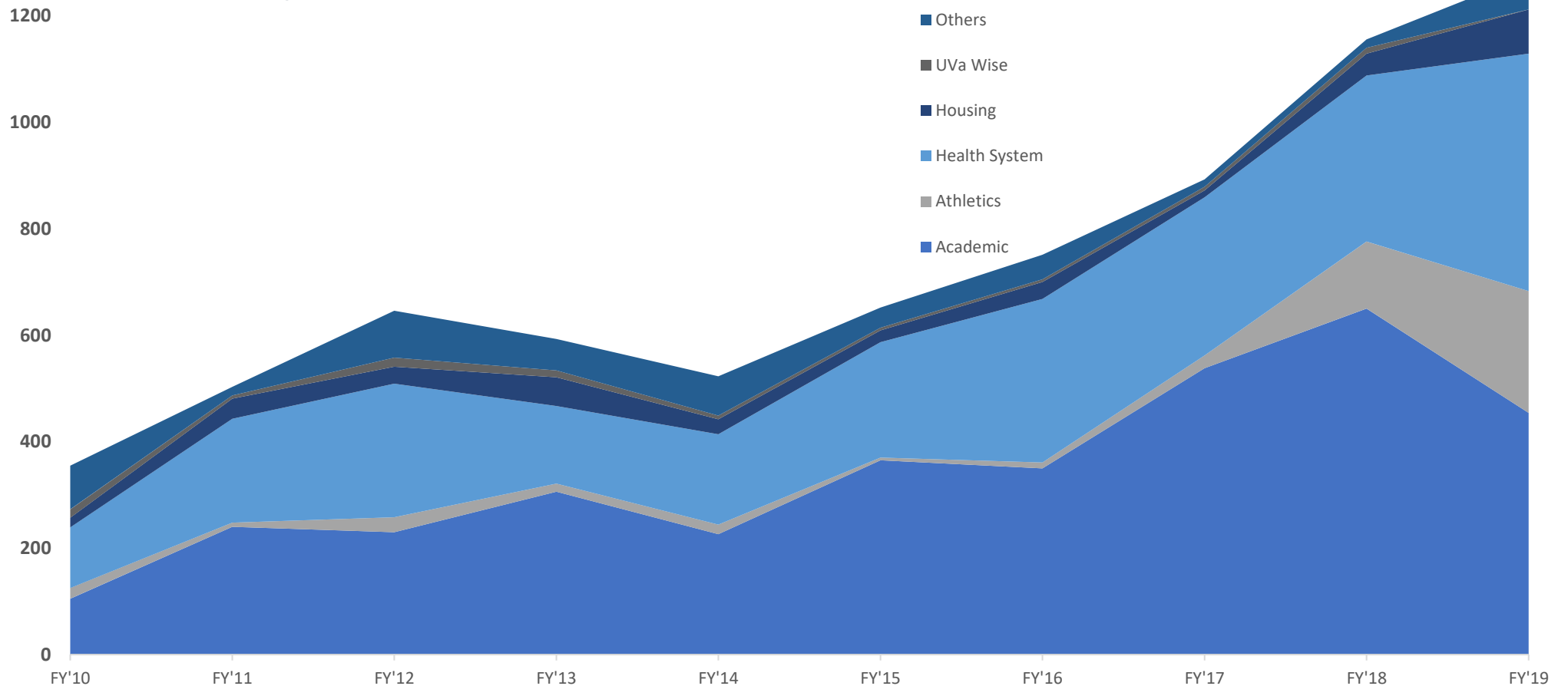
***enhance knowledge retention,
improve internal processes &
solicit customer feedback***



Reviewing Design Documents

1277 design documents

We subscribe to a collaborative model of code compliance. This begins with a rigorous review of design documents. Over the past decade, the number and complexity of our work has grown considerably. Most recently, our work on behalf of the Health System and Athletics has expanded due to the construction of the University Hospital Expansion, the design of Ivy Mountain Musculoskeletal Center, and the planning around the Athletics Precinct.



Issuing Permits

284 building permits

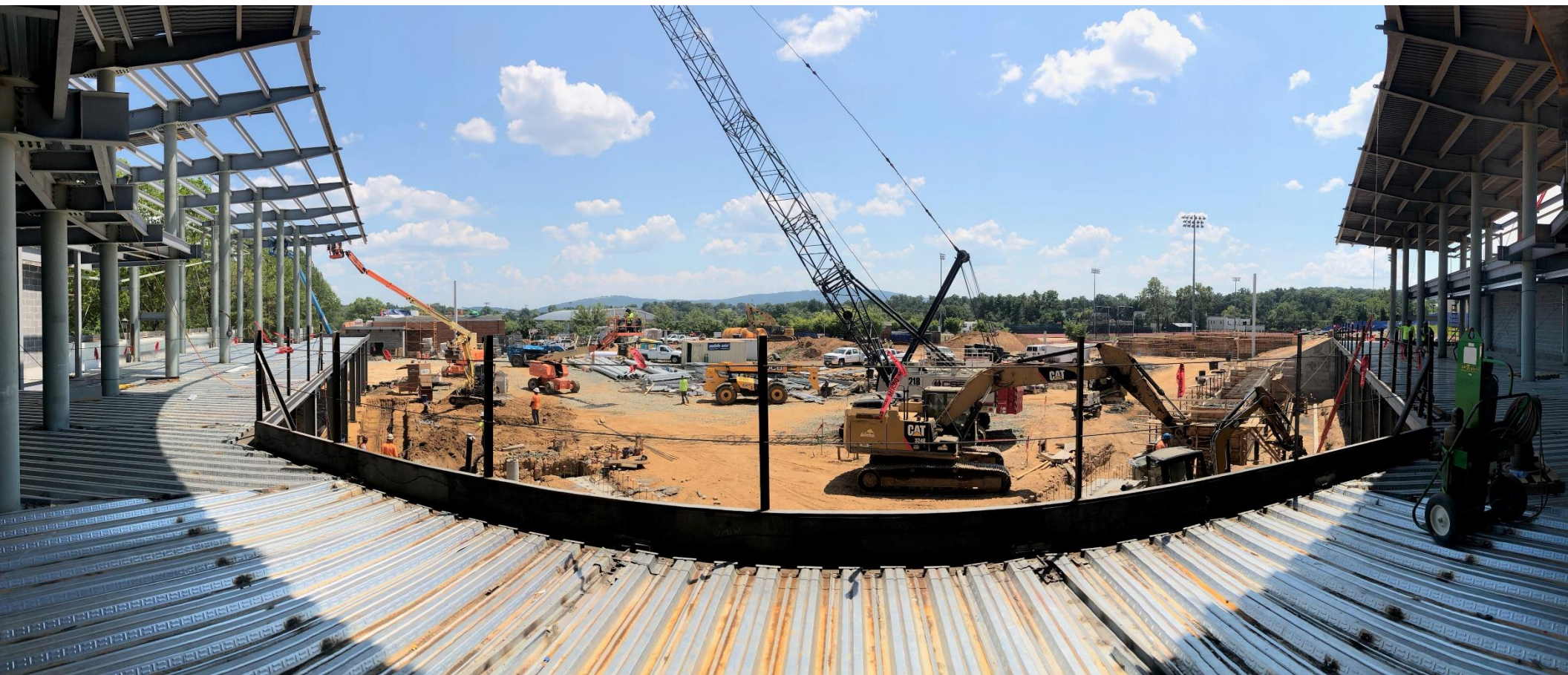
Most building permits we issue are for new construction or renovation work. This year several of our most challenging permits were issued for the demolition of existing structures, including University Hall and the Cavalier Inn. Removal of both structures directly support the Board's long-term plans for the Athletics Precinct and the Emmet-Ivy Corridor.



Inspecting Construction

1308 construction inspections

Shortly after plans on paper turn to reality in the field our team begins the inspection process, starting with foundations and ending with the final fire alarm tests. In order to keep up with the pace of construction at UVA, this past year we have worked with Facilities' teams and general contractors to implement cutting edge inspection technology - like *BIM 360* - to both streamline and expedite our inspections.



Evaluating Occupancy

240 requests for occupancy

One of the benefits we bring to the University is an ability to consider nuanced occupancy. The reality of construction at the University means that different phases of large capital projects don't always end at the same time. We consider phased occupancy - such as the multi-year project at Gilmer Chemistry or the tower construction at the Hospital - in light of interim life safety provisions in the Codes.



Our Value to the University

Our Mission - to promote "a high quality, healthy, safe, and accessible built environment for the University community by way of our local technical expertise and our professional, customer-focused, and timely service" - means we bring value to the University that is uncharacteristic of other building departments.

Being on Grounds means

we are highly responsive to customers

Having technical expertise means

we identify problems early & assist with solutions

As professionals

we hold to the highest standards of integrity

Because we are customer-focused

we collaborate and communicate well

We strive for timely service

so that projects stay on predictable schedules



Our Team

Our office is populated by architects, engineers, technicians, and inspectors. We value lifelong learning and strive to keep our minds sharp. Beyond that, we volunteer our time and expertise in an effort to better ourselves and the University. Please feel welcome to stop by anytime!

This year our office:

logged more than

200 hours on 2015 Code updates

participated in the Code development process

at the 2018 Int'l Code Council

earned numerous new certifications

to increase internal redundancy

volunteered at and participated in

***the Day of Caring, the ICC-ES,
FM Safety, Sustainability, &
Mentoring, and lots more!***



2018-2019 Minor Capital Projects Report

School/Unit	Project Description	Approved	Scope	Fund Sources		Total	Total Project Budget Range	
				Utility Reserves	Other NGF: EG/FA or Medical		Low	High
ACADEMIC DIVISION								
Facilities Management	Ivy Mountain Sanitary Sewer Extension West	July 2018	New Sanitary Sewer Line	\$1,750,000	\$3,150,000	\$4,900,000	\$4,600,000	\$4,900,000
TOTAL								
				\$1,750,000	\$3,150,000	\$4,900,000	\$4,600,000	\$4,900,000

**UNIVERSITY OF VIRGINIA
PAVILION OCCUPANCY STATUS AS OF AUGUST 31, 2019**

Pavilion	Occupants	Assigned	Available
I	Scott Beardsley	Summer 2015	Summer 2020
II	John M. Unsworth	March 2017	February 2022
III	Carl P. Zeithaml	January 2017	July 2020
IV	Larry J. Sabato	October 2002	June 2023
V & Annex	Patricia Lampkin	Spring 2008	July 2020
VI	Ila Berman	Summer 2017	Summer 2022
VII	Colonnade Club	N/A	N/A
VIII	James E. Ryan	During renovation of Carr's Hill	
IX	Dorrie Fontaine	July 2011	Spring 2020
X	Ian Baucom	Spring 2015	Spring 2020
Montebello	Craig H. Benson	July 2015	June 2020
Sunnyside	Vacant	N/A	N/A
Sprigg Lane House	Teresa A. Sullivan	August 2018	July 2023