

**UNIVERSITY OF VIRGINIA
BOARD OF VISITORS**

**Meeting of the
Buildings and Grounds
Committee**

December 9, 2021

BUILDINGS AND GROUNDS COMMITTEE

Thursday, December 9, 2021

2:15 - 2:45 p.m.

Board Room, The Rotunda

Committee Members:

Robert D. Hardie, Chair

Louis S. Haddad, Vice Chair

Robert M. Blue

Mark T. Bowles

Elizabeth M. Cranwell

Thomas A. DePasquale

Barbara J. Fried

L.F. Payne

C. Evans Poston Jr.

James V. Reyes

Whittington W. Clement, Ex-officio

Sarita Mehta, Student Representative

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

BOARD MEETING: December 9, 2021

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: December 9, 2021

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.A. Naming: Contemplative Sciences Center Building as Contemplative Commons

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 Naming and Memorials Committee.

Paul Tudor Jones, a 1976 graduate of the College of Arts & Sciences, founded asset management firm Tudor Investment Corporation in 1980. He and his wife Sonia Klein Jones have been generous benefactors of various programs and initiatives across the University, including the Department of Environmental Sciences, the Jefferson Scholars Foundation, and Athletics. Together, Paul and Sonia envisioned the Contemplative Sciences Center, a unique and groundbreaking initiative for holistic student development and community connection. Launched in 2012 with a \$12M investment from the Joneses, the Center quickly became a global nexus for scholarship around contemplative practices and a binding force in the UVA community.

DISCUSSION: The Contemplative Sciences Center facility, made possible by a \$40M lead gift from Paul and Sonia pledged in 2016, will serve as a common space for all UVA students, faculty, and staff to pursue holistic human flourishing in the heart of the Grounds, the University, and the broader Charlottesville community. The building is designed as a hub for academic, co-curricular, and extracurricular activities; interdisciplinary collaboration and research; and engagement between the UVA and Charlottesville communities. The realization of this facility represents a culmination of Paul’s and Sonia’s vision and investments in the Center. The donors propose “Contemplative Commons” as the facility’s name to represent the core values of a contemplative education available to all members of the community.

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

NAMING THE CONTEMPLATIVE SCIENCES CENTER BUILDING AS CONTEMPLATIVE COMMONS

WHEREAS, Paul Tudor Jones (Col '76) is the founder of asset management firm Tudor Investment Corporation; and

WHEREAS, Paul and his wife, Sonia Klein Jones, have been generous benefactors of various programs and initiatives across the University; and

WHEREAS, as part of their extraordinary philanthropy to the University, in 2016 the Joneses pledged \$40M to build a facility for the Contemplative Sciences Center, a unique initiative launched at the University in 2012 with significant investment from the Joneses; and

WHEREAS, the Contemplative Sciences Center facility will serve as a common space for all UVA students, faculty, and staff to pursue holistic human flourishing in the heart of the Grounds, the University, and the broader Charlottesville community;

RESOLVED, the Board of Visitors approves the naming of Contemplative Commons; and

RESOLVED FURTHER, the Board of Visitors offers profound thanks to Paul Tudor Jones and Sonia Klein Jones for their extraordinary and generous support of the University.

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BOARD MEETING: December 9, 2021

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.B. Concept, Site, and Design Guidelines: UVA Encompass Rehabilitation Hospital Renovation and Expansion

BACKGROUND: UVA Encompass Health Rehabilitation Hospital, LLC is an existing joint venture with Encompass Health. The existing hospital building needs to be renovated and expanded from 50 beds to 60 beds and converted to all private rooms. In September 2021, the Board of Visitors approved a major capital project to renovate and expand the existing hospital at the Fontaine Research Park.

The planned project will renovate approximately 50,000 gross square feet and construct a 16,400 gross square feet addition through an infill expansion. The new added and renovated space will result in a 60-bed private room rehabilitation hospital with an updated environment of care. The addition will add two new floors to the existing one-story wing next to the main entrance and infill space between the UVA Encompass building (515 Ray C. Hunt Drive) and the existing medical office building (545 Ray C. Hunt Drive).

In 2018, the Buildings and Grounds Committee approved a long-term framework plan to further develop the Fontaine Research Park. The goals of the plan are as follows:

- Enhance access to healthcare and improve the patient experience
- Create a translational research campus that facilitates learning, creativity, discovery, and patient care
- Dramatically improve the sense of place and stewardship of resources
- Develop strong connections within Fontaine and Central Grounds
- Create a vibrant community of innovation and collaboration that attracts and retains top talent

To enable future development at the Fontaine Research Park, the master plan recommends creation of a central landscaped street and improvements to the Ray C. Hunt entry drive, including a new roundabout intersection to enhance wayfinding, as well as pedestrian and vehicular circulation. The future development will be characterized by the development of distinctly designed neighborhoods, each centered around active and unique healing landscapes. Lastly, the master plan recommends a significant increase in amenities to allow for a comfortable patient, clinician, researcher, and visitor experience.



DISCUSSION: The Office of the Architect has prepared the concept, site, and design guidelines for the UVA Encompass Rehabilitation Hospital Renovation and Expansion project that Ms. Raucher will review with the Committee.

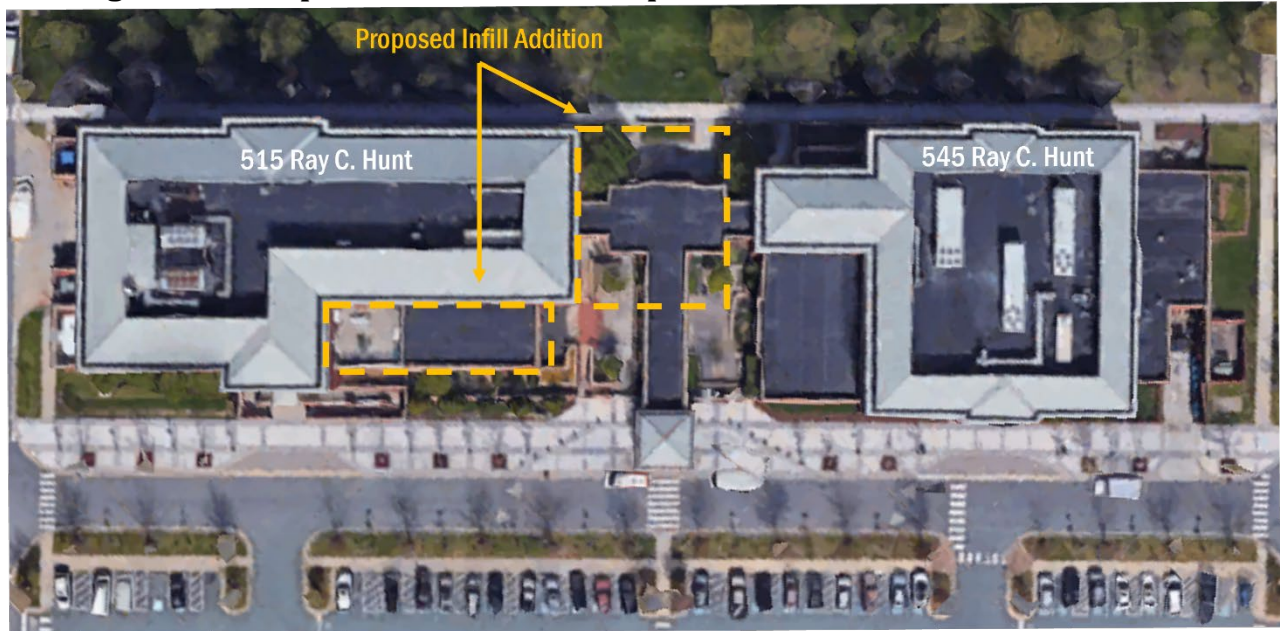
ACTION REQUIRED: Approval by the Buildings and Grounds Committee

CONCEPT, SITE, AND DESIGN GUIDELINES FOR THE UVA ENCOMPASS REHABILITATION HOSPITAL RENOVATION AND EXPANSION

RESOLVED, the concept, site, and design guidelines for the UVA Encompass Rehabilitation Hospital Renovation and Expansion project, prepared by the Architect for the University, are approved.

UVA Encompass Health Rehabilitation Hospital Expansion and Renovation Concept, Site, and Design Guidelines

Existing UVA Encompass Rehabilitation Hospital Site Plan



A) Proposed Project Concept

The UVA Encompass Health Rehabilitation Hospital is in the Fontaine Research Park at 515 Ray C. Hunt Drive. The Rehabilitation Hospital is well positioned within the Park and will be in a highly visible location when the new entry road and roundabout are constructed to improve transit, wayfinding, and connectivity between Fontaine and Central Grounds. The proposed additions are consistent with the approved Fontaine Master Plan and will not impact the future demolition of 545 Ray C. Hunt Drive or the planned infrastructure improvements.

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 addition to the UVA Encompass Rehabilitation Hospital.

- **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.**

D) Design Guidelines

Site Planning

- Continue to reference the guiding principles and patterns of place-making that have distinguished the University since its founding.
- Work with the existing grade changes to ensure that the street-side façade has a comfortable and appropriate scale and enables wayfinding and access for patients and visitors.
- Recognize that this building is not an isolated object but will form part of a larger grouping of ambulatory care, research, and visitor-oriented buildings that are intended to create a collective sense of community, offer shared resources, and build on the University tradition of placing mixed uses in harmonious relation to the landscape.

Storm water

- Storm water management should be designed in manner consistent with the master plan.

Circulation and Parking

- Maintain a safe and accessible patient and visitor entry to 545 Ray C. Hunt Drive during and post construction
- Maintain service access to the adjacent buildings
- Accommodate accessible pedestrian and bicycle access to the building.

Architecture

- Building material, details, and fenestrations on the addition will match existing building.
- The exterior envelope of the building should be constructed of quality materials that are contextual with other University buildings at Fontaine.
- An accessible entrance must be maintained to 545 Ray C. Hunt Drive during and after construction.
- A covered drop off and entry canopy to 545 Ray C. Hunt Drive must be maintained or relocated to provide for the continued outpatient services for the next 5-7 years.
- Integrate basic tenets of sustainable design and attain LEED certification as a minimum level, with Silver level as the goal.
- The Hospital addition must acknowledge and conform to the approved Fontaine Master Plan.

Landscape

- Planning and design of the project landscape should be consistent with the Fontaine Master 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.

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COMMITTEE: Buildings and Grounds

AGENDA ITEM: III. Schematic Design Review: UVA Encompass Rehabilitation Hospital Renovation and Expansion

ACTION REQUIRED: None

BACKGROUND: UVA Encompass Health Rehabilitation Hospital, LLC is an existing joint venture with Encompass Health. The existing hospital building at Fontaine Park needs to be renovated and expanded from 50 beds, some in semi-private rooms, to 60 beds in all private rooms. In September 2021, the Board of Visitors approved a major capital project to renovate and expand the existing hospital at the Fontaine Research Park.

The planned project includes the renovation of approximately 50,000 gross square feet in the existing facility and the construction of a 16,400 gross square feet addition. The new added and renovated space will result in a 60-bed private room rehabilitation hospital with an updated environment of care. The new construction will add two new floors on top of the existing one-story wing next to the building's main entrance, and infill space between the current UVA Encompass building (515 Ray C. Hunt Drive) and an existing medical office building (545 Ray C. Hunt Drive). All building materials, details, and windows on the new addition will match the existing UVA Encompass Health building; a covered drop off and entry canopy to 545 Ray C. Hunt Drive will be relocated to provide for continued outpatient services during and post construction.

DISCUSSION: The design team, led by Frederick & Associates Architects, in collaboration with the Architect for the University and representatives from the UVA Medical Center and Encompass Health, has developed a schematic design that Ms. Raucher will review with the Committee.



Current aerial view of Fontaine Research Park





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AGENDA ITEM: IV. Remarks by the Senior Vice President for Operations and State Government Relations

ACTION REQUIRED: None

Ms. Sheehy will provide a report on various efforts and initiatives of interest to the Committee.

WRITTEN REPORTS

**Buildings and Grounds Committee
University of Virginia**

December 9, 2021

UVA SUSTAINABILITY: December 2021



Princeton Review Guide to Green Colleges

UVA is one of the nation's most environmentally responsible colleges, according to The Princeton Review. The [2022 Princeton Review Guide to Green Colleges](#) includes 420 schools based on a survey of administrators at 835 colleges about their institutions' commitments to the environment and sustainability. The company's editors analyzed more than 25 data points from the survey to tally Green Rating scores for the schools on a scale of 60 to 99, selecting schools with a score of over 80 for the list. UVA received a score of 93.

"We strongly recommend the University of Virginia to students who care about the environment and want to study and live at a green college," said Rob Franek, The Princeton Review's Editor-in-Chief. "UVA offers excellent academics and demonstrates a commitment to sustainability that is exemplary on many counts."

Franek noted that The Princeton Review has seen an increasing level of interest among students in attending colleges with green practices, programs, and offerings. Seventy-eight percent of the more than 11,000 college applicants who participated in The Princeton Review's 2021 College Hopes & Worries Survey said that having information about a college's commitment to the environment would affect their decision to apply to or attend a school.

University Committee on Sustainability: 2021-2023

This year, the [University Committee on Sustainability](#) has been restructured to further enable a strategic, pan-University approach to the depth and breadth of sustainability at the University, with accountability to the Executive Vice President and Provost, the Executive Vice President and Chief Operating Officer, and the Executive Vice President for Health Affairs. The Committee on Sustainability is co-chaired by Colette Sheehy – Senior Vice President for Operations and State Government Relations – and Megan Barnett – Vice Provost for Academic Initiatives. Seventeen members representing staff, faculty, and students have been appointed for two-year terms.

The Committee and its three subcommittees – Environmental Stewardship, Civic Engagement, and Teaching & Research – advise the Executive Vice Presidents on all matters related to the University's commitment to sustainability and how those impact the future of the University, including interrelated environmental, financial, research, and social aspects.

The Committee is steered by the following principles:

- Foster the development and dissemination of sustainability knowledge through research and teaching.
- Promote the highest standards of sustainable practice on Grounds.
- Engage the civic and academic communities in topics associated with sustainability.
- Focus its time, talent, and resources on initiatives and projects that will move the University toward achieving its overall sustainability goals.

UVA Sustainability Annual Report

The [UVA 2020-2021 Sustainability Annual Report](#) provides a snapshot of collaborative work accomplished by students, staff, faculty, and alumni to advance UVA's sustainability goals over the past academic year. Aligned with the UVA Sustainability Plan's Engage, Steward, Discover framework, this report describes progress achieved in each area of the Plan with an accompanying story to illustrate a few of the many highlights from the year.

www.sustainability.virginia.edu