

**UNIVERSITY OF VIRGINIA  
BOARD OF VISITORS**

**Meeting of the  
Buildings and Grounds  
Committee**

**September 23, 2021**

## BUILDINGS AND GROUNDS COMMITTEE

Thursday, September 23, 2021

2:15 – 3:15 p.m.

Board Room, The Rotunda

### Committee Members:

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

### AGENDA

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## **Biographical Statements of Presenters**

### **Peter Wallace – Partner, HKA Global, Inc.**

Peter Wallace has more than 38 years of construction industry experience focused on public sector, higher education, industrial process, petrochemical, power, industrial and public infrastructure projects. In particular, he has had significant experience in process design and improvement, construction auditing, as well as oversight of major capital programs. Peter led HKA's recent assessments of the University of Oregon, the University of Central Florida, and the Mississippi Department of Transportation. Prior to joining HKA, Peter was a partner with Deloitte Financial Advisory Services LLP, concentrating on management consulting and dispute consulting services. While with Deloitte, Peter conducted performance and/or cost audits of the capital programs of Princeton University, Massachusetts Institute of Technology, Columbia University, and Johns Hopkins University.

### **Linda Konrath – Director, HKA Global, Inc.**

Linda Konrath has over 20 years of management consulting, process review, risk management, contract document development, claims analysis, and training experience. She has been responsible for the development of specifications, contract documents, and programmatic and procedural manuals, with an emphasis on risk management, performance specifications, and alternative contract delivery methods. She has assisted owners with large scale capital programs assess and improve project governance and performance through development and implementation of enhanced policies and procedures, standardization of contract documents and templates, and clarification of roles and responsibilities across functional units.

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

**BOARD MEETING:** September 23, 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 CONSENT AGENDA**

**II. SCHEMATIC DESIGN APPROVAL: UVA HOTEL AND CONFERENCE CENTER  
(REVISED)**

Since approval of the schematic design for the UVA Hotel and Conference Center in March 2021, University administration working with the UVA Foundation has proposed the addition of a rooftop food and beverage amenity. The proposed space will offer guests striking views from the rooftop of the Hotel and Conference Center and will provide a mix of indoor and outdoor seating complementing the previously-planned full-service restaurant and ground floor café.

The revised schematic design for the UVA Hotel and Conference Center with the rooftop amenity was developed by the design team, led by Deborah Berke Partners & Hanbury in collaboration with representatives of the Office of the Architect for the University, the University of Virginia Foundation, and Facilities Management.

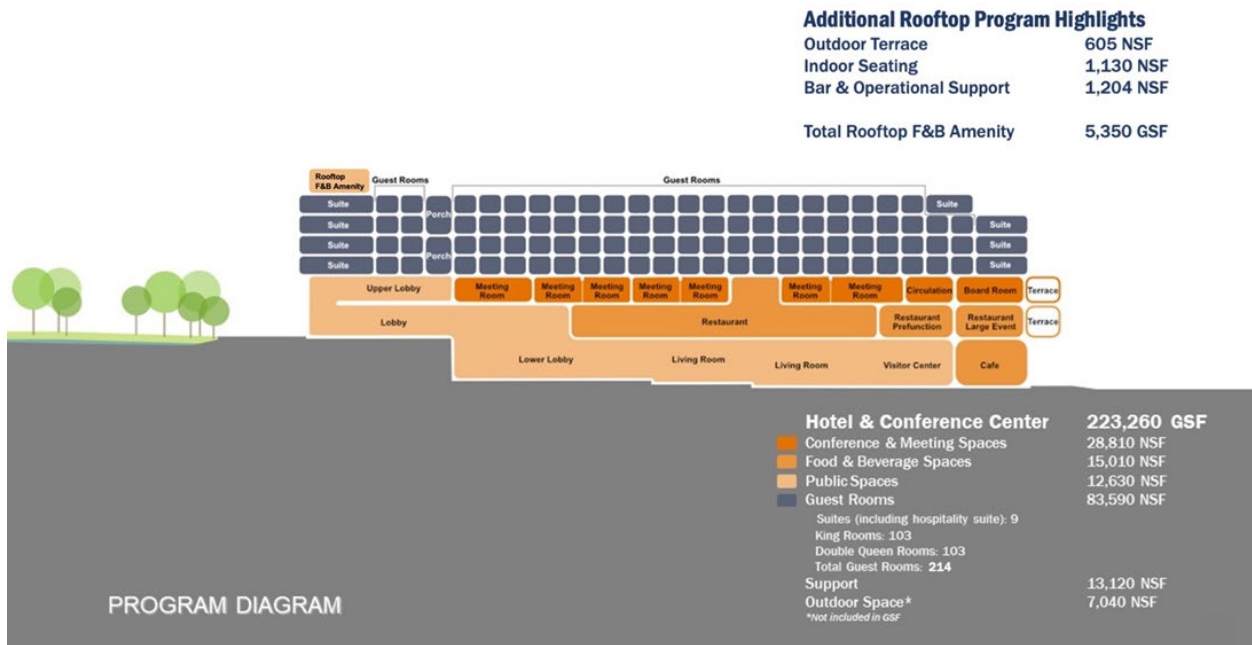
**ACTION REQUIRED:** Approval by the Buildings and Grounds Committee

**REVISED SCHEMATIC DESIGN FOR THE UVA HOTEL AND CONFERENCE CENTER**

RESOLVED, the revised schematic design for the UVA Hotel and Conference Center, prepared by Deborah Berke Partners & Hanbury in collaboration with representatives of the Office of the Architect for the University, the University of Virginia Foundation, and Facilities Management, is approved for further development and construction.



Site Plan



Program Diagram for the UVA Hotel and Conference Center



Previous rendering of the main entry to the UVA Hotel and Conference Center looking northwest across the stream corridor



Rendering of the main entry to the UVA Hotel and Conference Center with the proposed rooftop amenity looking northwest across the stream corridor

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

**BOARD MEETING:** September 23, 2021

**COMMITTEE:** Buildings and Grounds

**AGENDA ITEM:** III.A. Concept, Site, and Design Guidelines: Institute of Democracy

**BACKGROUND:** In September 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 to advance the goals adopted by the Board of Visitors in March 2015:

- 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 the redevelopment of the Ivy Road Corridor, the Cavalier Inn and other structures proximate to the Cavalier Inn were demolished in the fall of 2018. In addition, the President established the Emmet Ivy Task Force, charged with making recommendations for uses, activities, and programs on the site. Guided by five principles of purpose, the Task Force identified three nexuses to inform the redevelopment of the Ivy Road corridor: Creativity and Experimental Arts, Discovery, and Democracy. The Institute of Democracy will anchor the Democracy nexus and was approved by the Board of Visitors in June 2021 as an addition to the 2021 Major Capital Plan.

**DISCUSSION:** The Office of the Architect has prepared the concept, site, and design guidelines for the Institute of Democracy that Ms. Raucher will review with the Committee.

**ACTION REQUIRED:** Approval by the Buildings and Grounds Committee

**CONCEPT, SITE, AND DESIGN GUIDELINES FOR THE INSTITUTE OF DEMOCRACY**

RESOLVED, the concept, site, and design guidelines for the Institute of Democracy, prepared by the Architect for the University, are approved.



## Institute of Democracy Concept, Site, and Design Guidelines

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### A) Proposed Project Concept

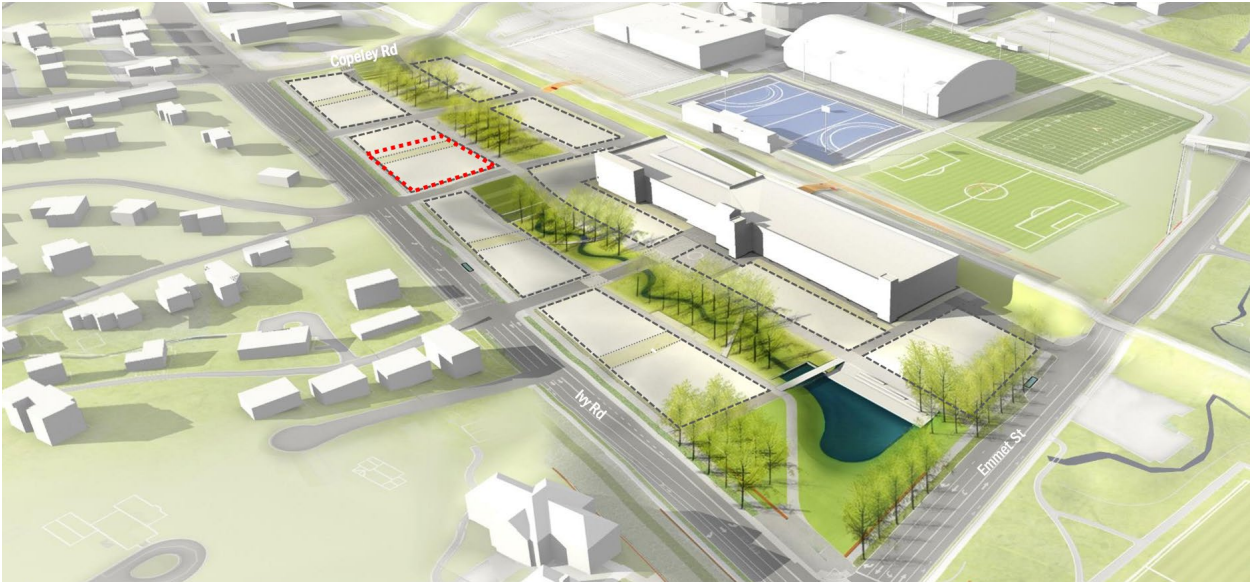
The proposed site for the new Institute of Democracy is just north of the Ivy Road and Cameron Lane intersection, adjacent to the future Hotel & Conference Center. The building will occupy an important and highly visible site in the newly redeveloped corridor, at the terminus of a landscaped public realm.

### B) Siting Criteria

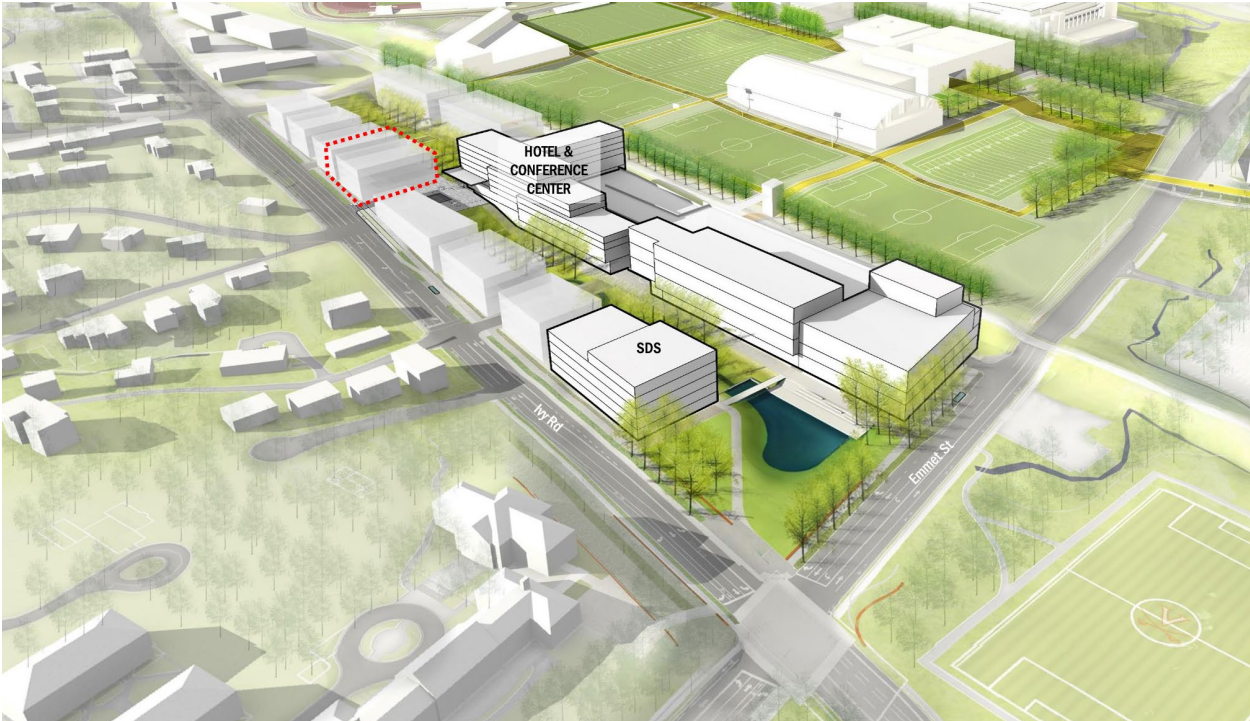
The University of Virginia general siting criteria for all new facilities include the components listed below. Those highlighted are the most pertinent in determining the siting recommendation for the Institute of Democracy.

- **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 Landscape Framework Plan with proposed site for the Institute of Democracy



Arial view showing proposed site



Perspective view looking northwest towards proposed site

## **D) Design Guidelines**

### **Site Planning**

- Continue to reference the guiding principles and patterns of place-making that have distinguished the University since its founding.
- Locate activities within the building to place the most active spaces adjacent to the central green areas, fostering strong indoor-outdoor relationships.
- Work with the existing grade changes to ensure that the street-side façade has a comfortable and appropriate scale and engages the street level with active uses.
- Recognize that this building is not an isolated object but will form part of a larger grouping of academic, arts, 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 a manner consistent with the master plan for Phase 2 of the Ivy Corridor Landscape Framework Plan.

### Circulation and Parking

- Accommodate pedestrian movement between the Institute of Democracy and the UVA Hotel and Conference Center, which is directly adjacent.
- Provide service access to the building in an unobtrusive way that does not impede development of adjacent parcels.
- Accommodate pedestrian and bicycle access as designed in the Ivy Corridor Landscape Framework Plan. Extend the Ivy Road streetscape to match Phase 1.

### Architecture

- Consider a stepped building form that 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.
- The façades facing the future green space and the UVA Hotel and Conference Center should create attractive and welcoming entrances.
- Building should take maximum advantage of views and vistas to the east down the linear green space of Phase 1.
- Integrate basic tenets of sustainable design and attain LEED Certification as a minimum level, with Silver level as a goal.
- Adopt the standards of Charlottesville 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:** September 23, 2021

**COMMITTEE:** Buildings and Grounds

**AGENDA ITEM:** III.B.1. Naming the Institute of Democracy as the Karsh Institute of Democracy

**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.

Bruce Karsh, a 1980 graduate of the School of Law, is the co-founder and co-chairman of Oaktree Capital Management, a global asset management firm with assets under management of \$150B. Mr. Karsh served 12 years on the Board of Trustees of Duke University, where he earned his undergraduate degree and where the undergraduate financial aid office is named for Bruce and his wife, Martha Lubin Karsh, as its top scholarship donors. Mr. and Mrs. Karsh are co-owners of the NBA's Golden State Warriors and Mr. Karsh serves on their executive board.

Martha Lubin Karsh, who took an undergraduate degree from the College of Arts & Sciences in 1978 and a J.D. from the School of Law in 1981, is a leader in the nonprofit world and co-manages the Karsh Family Foundation. Since they formed their foundation in 1998, the Karshes have committed more than \$300M in gifts, focusing primarily on education, including support for educational access and financial aid and scholarships. Mrs. Karsh also serves on the national board of the KIPP Foundation, the nation's largest network of high-performing public charter schools. She is a trustee emerita of the Law School Foundation, co-founded the Los Angeles design firm Clark & Karsh, and, with historian Mark Lewisohn, published the book, *The Beatles A Hard Day's Night: A Private Archive* (Phaidon Press, 2016).

The Karshes have been generous donors to the University and the School of Law. In 2018, they established the Karsh Center for Law and Democracy and endowed the Law School's premier scholarship program as well as professorships including a chair in constitutional law named for Justice Anthony M. Kennedy, for whom Mr. Karsh clerked. In 2012, they supported and named the Student Services Center at the Law School.

**DISCUSSION:** The Karshes pledged a generous and historic gift of \$50M to the University in April 2021. With the Board of Visitors' approval, the gift will support the establishment of the Karsh Institute of Democracy and provide funds for construction of a prominent building on the Emmet-Ivy Corridor, a future hub for public forums, research, and classes.

The Karsh Institute of Democracy at the University of Virginia will focus and project the University's commitment to democracy.

The University's current strength in the study and understanding of democracy is due to the concentration of expertise in the Arts & Sciences Democracy Initiative, the Center for Politics, the Frank Batten School of Leadership and Public Policy, the Karsh Center for Law and Democracy, the Miller Center for Public Affairs, the Sorenson Institute for Political Leadership, the Weldon Cooper Center, and in the teaching and research of many of the University's faculty in schools across the Grounds. The Institute will provide leadership and play a convening and coordinating role for existing entities to amplify their important work now and in the future. At the same time, the Institute will develop its own signature programs, events, and initiatives. The University plans to match the Karsh gift with \$50M in additional philanthropy and University support to help fund the Institute.

**ACTION REQUIRED:** Approval by the Academic and Student Life Committee, by the Buildings and Grounds Committee, and by the Board of Visitors

**KARSH INSTITUTE OF DEMOCRACY AT THE UNIVERSITY OF VIRGINIA**

WHEREAS, Bruce Karsh (Law '80) is the co-founder and co-chairman of Oaktree Capital Management; and

WHEREAS, Martha Lubin Karsh (Col '78, Law '81) is a leader in the nonprofit world and the co-manager of the Karsh Family Foundation; and

WHEREAS, as part of their extraordinary philanthropy to the University, in April 2021 the Karsh Family Foundation pledged \$50M to create an Institute of Democracy, which will focus and project the University's commitment to democracy; and

WHEREAS, the Institute will provide leadership by playing a convening and coordinating role for existing entities committed to the work of democracy while simultaneously developing its own signature programs, events, and initiatives; and

WHEREAS, the gift will provide funds for construction of a prominent building on the Emmet-Ivy Corridor, a future hub for public forums, research, and classes; and

WHEREAS, the University will provide \$50M in additional philanthropy and University support to fund the Institute;

RESOLVED, the Board of Visitors establishes the Karsh Institute of Democracy; and

RESOLVED FURTHER, the Board of Visitors offers profound thanks to Bruce Karsh and Martha Lubin Karsh for their extraordinary and generous support of the University.

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

**BOARD MEETING:** September 23, 2021

**COMMITTEE:** Buildings and Grounds

**AGENDA ITEM:** III.B.2. Naming the McIntire Academic Facility as Shumway Hall

**BACKGROUND:** Chris W. Shumway took a Bachelor of Science degree in Commerce from the McIntire School of Commerce in 1988 and majored in Finance. He went on to take an MBA from Harvard Business School in 1993. He is the founder of Shumway Capital, which is a global investment firm focused on private equity-style research in public markets that grew from \$70M to over \$9B in assets. From 2002 to 2011, the firm was recognized multiple times by Barron's as a top industry performer and was known for its capital preservation during major market declines. In 2011, Mr. Shumway converted Shumway Capital into a family office to allow for a more flexible investing mandate focused on long-term, opportunistic investments in private and public securities. Mr. Shumway has overseen investments in numerous industries, including media, technology, telecom, healthcare, and consumer. In addition, Mr. Shumway and the Shumway Capital team provide operational and strategic advice to management teams and company boards to enhance long-term value creation.

Mr. Shumway has served on the McIntire School of Commerce Foundation Board of Trustees since 2005. He is also a member of the Honor the Future Campaign Executive Committee. He is a frequent guest speaker and panelist at McIntire. In 2014, he launched the highly regarded "Global Macro Investing" course as a visiting professor. Since then, he has taught over 50 students, many of whom have proceeded to successful careers in global investing.

Mr. Shumway is a long-time supporter and advocate for a range of charitable causes. As a strong proponent of education reform, he established the Shumway Foundation with the primary goal of helping to break the cycle of poverty through better opportunities in education.

Chris and Carrie Shumway have been generous donors to the University and the McIntire School of Commerce, supporting many initiatives including the McIntire Annual Fund, the Back to the Lawn Campaign, the Faculty Excellence Fund, and the Shumway Business Health Science Professorship Fund. The Shumway Foundation is the lead donor to the *Next Century Building Fund*, a philanthropic initiative dedicated to the construction of a new building as part of the McIntire Expansion Project with a pledge of \$25M to support construction costs of the building. The Shumways' total giving includes philanthropy to the McIntire School of Commerce, Athletics, the UVA Fund, and the Alumni Association.

Chris and Carrie Shumway currently live in Palm Beach, Florida, with their three daughters, Alexa, Anna, and Katherine.

**DISCUSSION:** In honor of alumnus Chris W. Shumway (McIntire '88) and the Shumway Foundation's transformational gift in support of the McIntire Expansion Project, the McIntire School of Commerce seeks the Board of Visitors' consideration and approval of a request to name Shumway Hall. The construction of Shumway Hall, a new building at the McIntire School of Commerce, was approved by the Board of Visitors in 2017 as part of the McIntire Expansion Project.

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.

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

**SHUMWAY HALL AT THE MCINTIRE SCHOOL OF COMMERCE**

WHEREAS, Chris W. Shumway (McIntire '88) is the founder of the global investment firm, Shumway Capital; and

WHEREAS, Mr. Shumway has served on the McIntire School of Commerce Foundation Board of Trustees since 2005 and is a member of the Honor the Future Campaign Executive Committee; and

WHEREAS, a generous donor to the University and the McIntire School of Commerce, Mr. Shumway and the Shumway Foundation pledged \$25M to support construction costs associated with a new building for use by students, faculty, staff, and guests of the McIntire School of Commerce; and

WHEREAS, the Shumway Foundation's gift to the McIntire School makes the Foundation the lead donor to the *Next Century Building Fund*; and

WHEREAS, the Board of Visitors approved the construction of a new building as part of the McIntire Expansion Project in 2017;

RESOLVED, the Board of Visitors approves the naming of Shumway Hall; and

RESOLVED FURTHER, the Board, the University, and the McIntire School of Commerce thank Chris and Carrie Shumway and the Shumway Foundation for their generous contributions to the University and the McIntire School.



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

**BOARD MEETING:** September 23, 2021

**COMMITTEE:** Buildings and Grounds

**AGENDA ITEM:** III.C. Addition to the Major Capital Plan: UVA Encompass Rehabilitation Hospital Renovation and Expansion

**BACKGROUND:** The Buildings and Grounds Committee determines whether a project should be added to the Major Capital Plan, and the Finance Committee evaluates whether there is a sound financing plan to pay for the estimated project cost and additional operating costs expected once a project is complete.

**DISCUSSION:** The proposed project will add needed beds to the existing UVA Encompass Rehabilitation Hospital and update the facility to meet basic standards of environment of care. Maintenance and upgrades of the existing Rehabilitation Hospital have been delayed several years as UVA Health and Encompass Health contemplated a potential new facility at the North Fork Research Park. New developments resulted in a recommendation to maintain the hospital at the current site in the Fontaine Research Park and to embark on a project to renovate and expand the existing facility. Maintaining the hospital at its current location benefits patients and their families, as well as UVA Health, by providing easy access to specialty physicians who provide consultative support, the Pediatric Rehabilitation Medicine Residency program, and other health science student clinical rotations that occur within the Rehabilitation Hospital.

The proposed project will renovate and update nearly 50,000 SF in the existing hospital and construct a 16,400 SF addition, allowing the hospital to convert from 50 beds in semi-private rooms to 60 beds in private rooms. The initial project budget is estimated at \$25M-\$35M. UVA and Encompass will continue to refine the budget estimates and plan to bring the financing plan to the Board of Visitors for approval in December. As part of the existing 50/50 joint venture between UVA Health and Encompass Health, UVA Health will be responsible for one-half of the total project cost.

The University will amend the existing ground lease between the University and Encompass to clarify and update processes, roles, and responsibilities as appropriate to advance this project. The expanded building will continue to be owned by the joint venture.

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

**UVA ENCOMPASS REHABILITATION HOSPITAL RENOVATION AND EXPANSION**

WHEREAS, the University recommends renovating and expanding the UVA Encompass Rehabilitation Hospital;

RESOLVED, the Board of Visitors approves the addition of the UVA Encompass Rehabilitation Hospital Renovation and Expansion project to the major capital plan.

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

**BOARD MEETING:** September 23, 2021

**COMMITTEE:** Buildings and Grounds

**AGENDA ITEM:** IV. Committee Discussion

**ACTION REQUIRED:** None

**A. Major Capital Projects Cost Review/Assessment**

Ms. Sheehy will introduce Mr. Peter Wallace and Ms. Linda Konrath of HKA Global, Inc. who will report on their findings and preliminary recommendations related to the University's major capital program.

**B. Remarks by the Senior Vice President for Operations and State Government Relations**

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**

**September 23, 2021**

**UNIVERSITY OF VIRGINIA  
PAVILION OCCUPANCY STATUS AS OF AUGUST 31, 2021**

<b>Pavilion</b>	<b>Occupants</b>	<b>Assigned</b>	<b>Available</b>
<b>I</b>	Scott C. Beardsley	Summer 2015	Summer 2025
<b>II</b>	John M. Unsworth	Spring 2017	Spring 2022
<b>III</b>	Michael F. Suarez	Summer 2020	Summer 2025
<b>IV</b>	Larry J. Sabato	Fall 2002	Summer 2023
<b>V &amp; Annex</b>	Nicole T. Jenkins	April 1, 2021	March 31, 2026
<b>VI</b>	Robyn S. Hadley	Summer 2021	Summer 2026
<b>VII</b>	Colonnade Club	N/A	N/A
<b>VIII</b>	Vacant	Under renovation until spring 2022	
<b>IX</b>	K. Craig Kent, M.D.	Summer 2020	Summer 2025
<b>X</b>	Ian H. Solomon	Summer 2020	Summer 2025
<b>Montebello</b>	Jennifer L. West	Summer 2021	Summer 2026
<b>Sunnyside</b>	Vacant	N/A	N/A
<b>Sprigg Lane House</b>	Teresa A. Sullivan	Summer 2018	Summer 2023

### 2020-2021 Minor Capital Projects Report

Project Description	Approved	Scope	Total Project Budget	Fund Source	Total Project Budget Range	
					Low	High
<b>UVA Health</b>						
Hospital Pharmacy Renovation	Nov 2020	2,082 GSF	\$ 3,600,000	Operating Capital	\$ 3,000,000	\$ 4,900,000
Sterile Processing Department Renovation & Expansion	Mar 2021	3,500 GSF	\$ 3,550,000	Operating Capital	\$ 2,750,000	\$ 3,550,000
		<b>TOTAL</b>	<b>\$ 7,150,000</b>		<b>\$ 5,750,000</b>	<b>\$ 8,450,000</b>

# UVA SUSTAINABILITY: SEPTEMBER 2021

## 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.

## Executive Order 77: Virginia Leading by Example to Reduce Plastic Pollution and Solid Waste

In March 2021, Governor Northam signed [Executive Order 77: Virginia Leading by Example to Reduce Plastic Pollution and Solid Waste](#), which required all executive branch state agencies under the authority of the Governor including institutions of higher education and their concessioners to cease buying, selling, and distributing single-use plastic and polystyrene food service containers, single-use plastic straws and cutlery, disposable plastic bags, and single-use plastic water bottles by July 21, 2021. The order also calls for agencies to phase-out the use of all other single-use plastics by 2025 while demonstrating a 25% reduction annually beginning in 2022. Over the past four months, UVA's EO77 Working Group, led by the UVA Office for Sustainability and comprised of 40+ representatives from UVA Dine, UVA Health, Procurement, Athletics, Facilities Management, the UVA Bookstore, the Alumni Association, faculty, students, and others have developed an implementation plan as well as resources and trainings to guide the University community through this transition.

According to the Department of Environmental Quality (DEQ), "for the purposes of EO 77, the term single-use plastic refers generally to a plastic item that is used once and immediately discarded." Medical plastics are exempt and there are also some temporary extensions for public health and safety. UVA is well positioned to respond to EO77 because [UVA's 2030 Sustainability Plan](#) includes a goal to reduce UVA's waste footprint 70% by 2030 relative to 2010 levels (in other words, reduce to 30% of the 2010 footprint). In addition, work to reduce single-use plastics and increase diversion from landfills via composting has been underway at UVA for over ten years.

UVA's priority is minimization – reducing the need for a disposable product – for example, encouraging reusable bags and reusable to-go containers. Plastics under the July 21 cessation requirement have been switched to compostable or non-plastic materials and additional composting bin infrastructure is being developed. As we phase out other plastic materials by 2025, we will introduce alternate materials that will be reusable, compostable, recyclable, or otherwise more sustainable and ensure robust recycling and composting infrastructure is in place. The DEQ allows existing supplies to be exhausted, so some food-service plastic, such as in concessions, will continue to be used this semester.

The EO 77 Working Group has developed multiple channels to amplify awareness about compliance with EO77 and plastic reduction efforts on Grounds. A UVA-wide email was sent from J.J. Davis and Colette Sheehy on July 1, 2021, updating the university community on EO77. UVA Procurement sent an email to all relevant suppliers, notifying them of EO77 and requesting them to provide details on their alternative product offerings. The UVA Office for Sustainability is holding regular virtual office hours to provide guidance and answer questions, has developed training that will be required for all purchasers and event planners, and is meeting with various units and groups around the University to ensure all relevant stakeholders are up to date on EO77 requirements. Additionally, the Virginia Association for Sustainability in Higher Education (VASHE) has formed an EO77 working group, comprised of sustainability staff at higher education institutions across Virginia, to help streamline and enhance implementation by sharing best practices, ideas, and resources.

A webpage dedicated to UVA's plastic reduction strategy can be found [here](#). For detail on EO77, visit the [DEQ page](#). For additional UVA-specific questions, connect with the EO77 Working Group by sending questions, concerns, and/or ideas to [sustainability@virginia.edu](mailto:sustainability@virginia.edu).

# Report on Historic Preservation Projects in the Academical Village, 2020 and 2021



Original capital at Pavilion VIII after paint removal

**Prepared by the Historic Preservation Team**  
**The Office of the Architect for the University and Facilities Management**



## **Introduction**

Each year funds from the Historic Preservation endowment and gift accounts, supplemented by state-provided maintenance funds, support projects in and around the Academical Village. Some of these projects address the ongoing stewardship of the Academical Village, such as improving the drainage, repairing structural issues, and repointing the buildings and garden walls. This report is an overview of some of the visible projects undertaken in 2020 and 2021.

- I. Renovation of Pavilion VIII**
- II. Colonnade Roof and Railing Replacement and Student Room Renovation**
- III. Colonnade Column Restoration**
- IV. Pavilion V, Pavilion VI, and Monroe Hill House Tenant Turnovers**
- V. West Garden Walkway Renovation**
- VI. Pavilion Door Graining**
- VII. University Chapel**
- VIII. Historic Structure Reports**

## I. Renovation of Pavilion VIII

Pavilion VIII was last renovated in 1985. Unlike most of the other pavilions, it is not a single-family residence but has two apartments, one on the lower level and another on the second floor, with classrooms on the main floor. The University Guides also have their office on the lower level. This project involves both exterior and interior renovation and restoration. Outside, paint has been removed from the original Carrara marble Corinthian capitals on the Lawn side of the building, the windows and wood trim have been repaired, the brick has been repointed, and the roof is being replaced. Inside, the heating and air conditioning, plumbing, and electrical systems have been replaced, the data system has been made more robust, and fire detection and suppression have been added throughout the building. The kitchens and bathrooms have been replaced, and removal of some later walls allowed us to assign a second bedroom to the lower level apartment. In the upper apartment's living room, the original parlor of the house, paint will be removed from the cornice and missing elements will be recreated to restore the historic appearance of this significant decorative feature.



Steam box used to remove paint



Southern two capitals after paint removal



New roof being installed



Paint removal test on parlor cornice

## II. Colonnade Roof and Railing Replacement and Student Room Renovation

Over the last 10 years, we have worked our way north along the West Lawn from Pavilion IX replacing the 1830s slate roofs and circa 1976 railings above the Colonnade on the West Lawn with flat roofs and railings that replicate the appearance of Thomas Jefferson's original design. The last section, between Pavilion I and Pavilion III, was completed in the summer of 2020. As we worked on the roofs, we also renovated the student rooms below - repairing plaster and repainting, repairing, and refinishing the floors, and replacing the lights and ceiling fans. Where paired doors had been installed in student rooms, we replaced them with copies of the original single-leaf doors. We had hoped to begin work on the East Lawn roof and railings in the summer of 2021, but the materials costs were extraordinarily high. Instead, we renovated all the student rooms on the East Lawn this summer and hope to return to replace the roof and railings between Pavilion VIII and Pavilion X in the summer of 2022.



Sections of original roof being encapsulated by new roof structure



New roof & chimney repair near completion



New railing seen from the Lawn. Also note the restored Colonnade columns with their final paint coat.

### III. Colonnade Column Restoration

The columns on the Colonnades have many layers of white paint and whitewash on them, so many that their shape has been distorted and the details of the bases and capitals have been lost. Over the last five years, the preservation masons have been removing the paint and patches and repairing the stucco coating on the columns. The entire East Lawn is complete, and work is underway now on the West Lawn, moving north to south.



Restored columns awaiting the paint coat on their shafts

#### IV. Pavilion V, Pavilion VI, and Monroe Hill House Tenant Turnovers

Both pavilions became vacant in the first half of 2021. At Pavilion V, work included relocating the laundry room, replacement of AC equipment, plaster repair, appliance replacement, repainting, and floor refinishing. At Pavilion VI, there was a small amount of plaster repair, repainting, and floor refinishing. Planning is underway to make the lower and main levels of the pavilion accessible.

The core of the Monroe Hill House and the adjacent Law Office predate construction of the University and served as the administrative offices for the University during construction of the Lawn. Monroe Hill House is currently used as the residence for the principal of Brown College. Work here consisted of extensive plaster repair, repair to two of the bathrooms, repainting, and floor refinishing.



Pavilion V



Pavilion VI



Monroe Hill House

## V. West Garden Walkway Renovation

The path that runs north/south between the West Pavilion Gardens and the West Range was created as part of the Garden Club of Virginia restoration of the gardens in the early 1950s. It has been paved in fine, light-colored gravel since then. That gravel requires a lot of maintenance, washes away easily in heavy storms, and has caused flooding in building basements when it clogs drains. This project is replacing the gravel walks with brick paving to eliminate the problems with gravel, make a more comfortable walking surface, and tie in better with the sidewalks elsewhere in the Academical Village.



Gravel walk at Pavilion I



Brick walk at Pavilion IX

## VI. Pavilion Door Graining

The entrance and balcony doors in all the pavilions are pine that was originally grained or painted to imitate the appearance of mahogany. There have been several attempts over the last 40 years to capture the appearance of that finish, but only recently have we found clear evidence for it. Working with a decorative paint studio from New York, we execute four or five doors a year and will be addressing a group of the balcony doors this fall.



Recently grained door at Pavilion V



## VII. University Chapel

Water infiltration has been an issue at the Chapel for many years, causing repeated plaster damage and creating a damp smell inside the building. Two recent projects will correct the problem. The first is a full repointing of the building exterior by the University's preservation masons. This should address the plaster problems. It was especially technically challenging because the joints have a raised bead with a red line which took both time and skill to execute well. The second project was to waterproof the building's foundation and install drainage around the building base. This involved excavating trenches 4 to 6 feet deep around the east and north sides of the building, repairing the walls, applying waterproofing, and backfilling the trenches. This should address the dampness in the cellar and the smells in the sanctuary. In planning and awaiting funding now that the water issues have been resolved is work on the interior of the chapel that will clean the ceiling, restore finishes, and improve lighting throughout.



Waterproofing trench



Below-grade masonry repairs



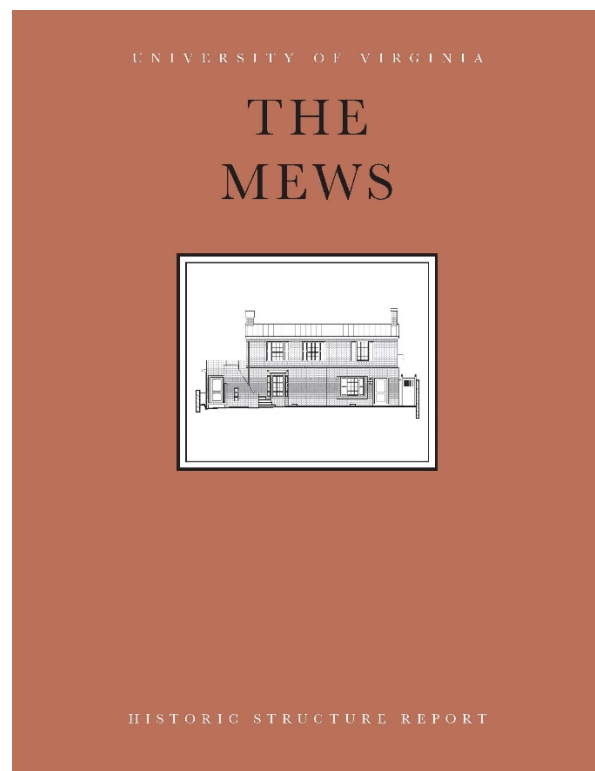
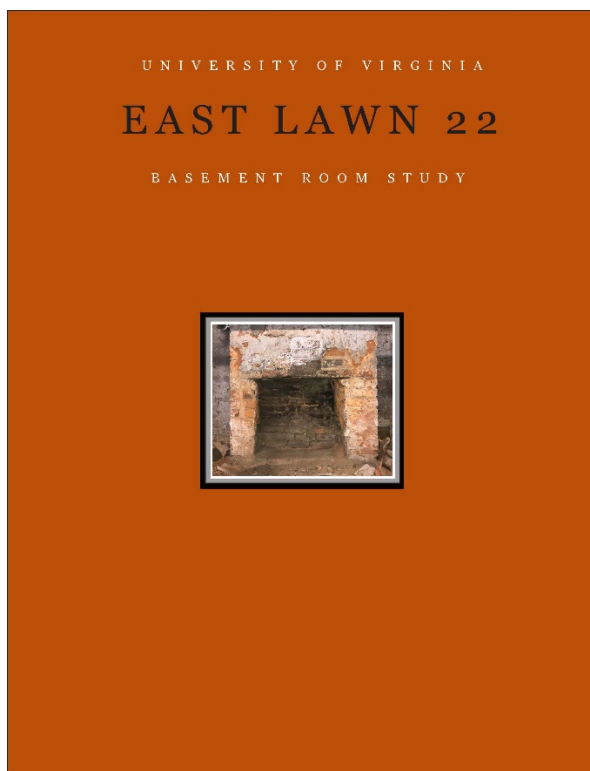
Repointing Chapel façade



Chapel interior

## VIII. Historic Structure Reports

Historic Structure Reports are documentary and physical studies of buildings that record their history, original design, alterations, and record the existing condition of the buildings. They are the first step in planning any renovation to a significant historic building. The Rotunda, all but one of the pavilions, and three of the six hotels all have historic structure reports. This year we studied spaces associated with the early African American experience at the University: the basement level of room 22 East Lawn, which shows signs of occupation dating back to the early 19<sup>th</sup> century and The Mews, which was originally constructed as a kitchen and quarters building for the residents of Pavilion III and then evolved substantially through the 19<sup>th</sup> and mid-20<sup>th</sup> centuries. We are designing a renovation for the Mews this year, which now houses two apartments.



# Office of the University Building Official

2020-2021 Annual Report



Benjamin Hays, PE, LEED AP, CBO

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# Mission & Impact

**Mission:** OUBO 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.



# Unique Value

The Office of the University Building Official (OUBO) was created as part of the 2006 Higher Education Restructuring Act. We are charged with administering the Virginia Uniform Statewide Building Code (VUSBC) for all construction activities on the University's Central Grounds and at UVA Health in Charlottesville as well as the College at Wise, Blandly Farm, and other UVA properties around the Commonwealth. In addition to ensuring compliance with national and state building codes, our team supports the mission of the University in ways that are uniquely enabled by our presence on Grounds.

## Historic buildings & Accessibility

Ensuring accessibility for new buildings is a relatively straightforward exercise in following the 2010 ADA Standards. Historic buildings, generally speaking, are not accessible in the way that modern codes and standards require. This past year we partnered with UVA Facilities Management to achieve ADA compliance in several 200-year-old Lawn rooms. This entailed re-laying the brick sidewalks leading to the rooms - thereby reducing the thresholds at the doors - as well as adjusting interior plumbing, electrical lighting controls, and shelves to elevations specified by ADA Standards (see photographs here and on the report cover).

## Facility Design Guidelines

The University of Virginia is a unique place. For nearly four decades, UVA has maintained its own Facility Design Guidelines (FDG) in addition to national and state Codes as a way of directing architects and engineers as to the University's standards and preferences for building materials and equipment. Ensuring central utility requirements, consistency of sidewalk colors, building automation systems, and the Green Building Standards are examples of some of the many guidelines contained within the document.





Every three years our office issues a "call for edits" to the FDG. This year we received several hundred separate suggestions from individual project managers, zone maintenance teams, trade plumbers and electricians, and the Offices of the Provost and Architect for the University. We consider each suggestion with a team of stakeholders over the course of many months. Currently, we are targeting publication of the 13th Edition of the FDG in Fall 2021.

### **Response to COVID-19**

When COVID first struck UVA in spring of 2020, our team pivoted to remote work for much of our day-to-day business. We also began responding to numerous COVID-specific code inquiries, including helping permit 'negative air' rooms in the hospital and evaluating alternate care sites with the US Army Corps in the event of a major outbreak.

After those first few months, we collaborated with other teams across the University to welcome students back. We helped locate and permit tents around Grounds to allow students to enjoy distanced gathering spaces outside (complete with heaters in the winter!). We consulted with the team charged with finding the best spaces for quarantine and isolation for students. And as the University developed saliva testing for COVID-19, we assisted in the rapid permitting of several Be SAFE saliva testing sites.

# Year in Review

Our core business involves the review and permitting of design documents, the inspection of construction sites, and the evaluation of requests for public occupancy when phases of construction are complete. Throughout the pandemic, building design and construction has remained active across the University. The next few pages illustrate core business and highlight our collaboration across UVA.

**Between July 2020 and June 2021, we:**

## Reviewed

*850 design submittals*

## Issued

*184 building permits*

## Performed

*809 construction inspections*

## and Evaluated

*154 occupancy requests*

**for ongoing design and construction of**

***\$2+ billion\****

*\*from Facilities Management annual report*





# Highlights

Beyond the numbers, the Office of the University Building Official supports the goals and initiatives in the University's 2030 Strategic Plan.

For FY21 this included hiring and developing new staff, participating in the development of the Senior Vice President for Operations *Inclusive Excellence Plan*, collaborating with teams to maintain project schedules, and sharing technical knowledge across the University.



**Supported project schedules by completing**

***100% of reviews on time***

**Embodied fiscal stewardship by preserving**

***labor rates for the 5<sup>th</sup> year***

**Supported UVA Environmental Resources by**

***collaborating on reviews***

**Participated in the development of the SVPO**

***Inclusive Excellence Plan***

**Shared and developed technical knowledge through**

***teaching, training, and certifications***

# Reviewing Design Submittals

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We collaborate with design architects and engineers, Facilities' project managers, and University schools and units to ensure complex designs meet the equally complex requirements of building codes. This inherently iterative process allows us to share our technical expertise and institutional knowledge throughout the design process. This year's review work included detailed review of the design documents for the School of Data Science and the Hotel and Conference Center, both on the Emmet-Ivy Corridor.



# Issuing Permits

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While most building permits we issue are for new construction or renovation work, we frequently permit early-site or structural packages to help streamline the design and construction processes. Shortly after the start of 2021 we issued a demolition and early site permit for the Inn at Darden. A few months later we issued a civil and structural permit. The rest of the building is expected to be permitted by early fall.



# Inspecting Construction

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Most of our inspectors, architects, and engineers are cross trained to enable us to efficiently staff the wide variety of construction inspections requested by projects in any given week. In response to COVID-19, we began performing many re-inspections by photograph and/or video. For larger projects, we also offer recurring inspections to help set and maintain expectations and streamline the process.



# Evaluating Occupancy

When working on renovations in existing buildings like the Hospital or Gilmer-Chemistry (shown below), we often have to evaluate occupancy requests for portions of the building while other parts remain in construction. While these types of requests are inherently more complex because they involve interim life safety measures, partial occupancies allow teaching and patient care to continue in a more streamlined fashion. As fall 2021 approaches, we are working with the project teams at Student Health and the Ivy Mountain Musculoskeletal Center on occupancy requests following several years of construction.

