

**UNIVERSITY OF VIRGINIA
BOARD OF VISITORS**

**Meeting of the
Buildings and Grounds
Committee**

September 15, 2022

Buildings and Grounds Committee

Thursday, September 15, 2022

2:15 – 3:15 p.m.

Board Room, The Rotunda

Committee Members:

Robert D. Hardie, Chair	U. Bertram Ellis Jr.
Louis S. Haddad, Vice Chair	Stephen P. Long, M.D.
Robert M. Blue	The Honorable L.F. Payne
Mark T. Bowles	Amanda L. Pillion
Elizabeth M. Cranwell	Whittington W. Clement, Ex-officio
Thomas A. DePasquale	Lily A. Roberts, Student Representative

AGENDA

I.	REMARKS BY THE CHAIR	1
II.	ACTION ITEMS	
	A. Schematic Design: Physics Building Classroom Renovation (Ms. Raucher)	2
	B. Darden School of Business Master Plan (Ms. Raucher)	6
	C. Demolition of University Gardens (Ms. Sheehy)	9
	D. Addition to the Major Capital Plan: UVA NOVA Fairfax (tenant fit out) (Ms. Sheehy)	11
III.	REPORTS BY THE SENIOR VICE PRESIDENT FOR OPERATIONS AND STATE GOVERNMENT RELATIONS (Ms. Sheehy)	12
	A. 2021-2022 Sustainability Report	
	B. Implementation of Capital Program Recommendations	
IV.	WRITTEN REPORTS	
	A. Pavilion Occupancy Status	14
	B. 2021-2022 Minor Capital Projects Report	15
	C. Capital Program Improvements Implementation Progress Report	16
	D. Historic Preservation Projects Report	19
	E. 2021-2022 University Building Official Annual Report	28

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

BOARD MEETING: September 15, 2022

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 15, 2022

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.A. Schematic Design: Physics Building Classroom Renovation

PROJECT BUDGET: \$7.0M

BACKGROUND: When the Physics Building renewal project was originally designed and presented to the state for funding, the College and Graduate School of Arts and Sciences (CLAS) and the Physics department planned to continue core lecture-style courses. As a result, renovation of the two existing tiered classrooms at the west end of the building was not included as part of the originally envisioned project. Since that time, however, courses in chemistry, calculus, and statistics have been redesigned to be conducted in an active learning environment, and courses in biology, psychology, and physics will be redesigned in a similar way. Given the instructional method redesign, lecture-style auditoria have become obsolete, and the University needs to increase the number of active-learning classrooms. The University will be able to leverage the timing of the renewal project and convert the two outdated classrooms into more flexible and modern space.

The project will redesign the west end of the building and include new windows within existing brick panels to provide daylight in the classrooms. A new ceiling/floor structure will be constructed between the second and third floors, and fitted with systems, finishes, equipment, and furniture. The second floor will house one 3,900 SF flat floor classroom for 135 students, and the third floor will house one 3,100 SF wide-tier hybrid auditorium for 150 students and one 800 SF classroom support space.

DISCUSSION: The design team, led by Goody Clancy Architects in collaboration with representatives from the Office of the Architect for the University, Facilities Management, and the College and Graduate School of Arts & Sciences, has developed a schematic design that Ms. Raucher will review with the Committee.

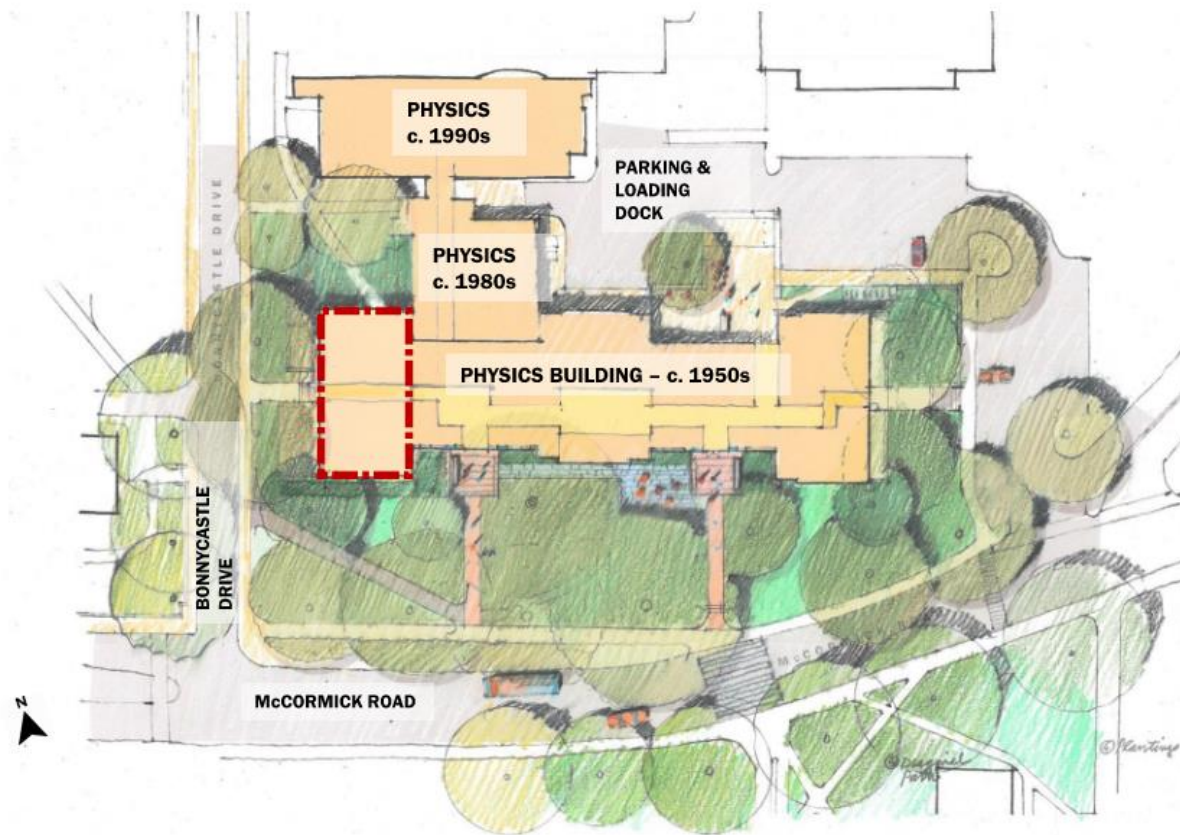
ACTION REQUIRED: Approval by the Buildings and Grounds Committee

SCHEMATIC DESIGN FOR THE PHYSICS BUILDING

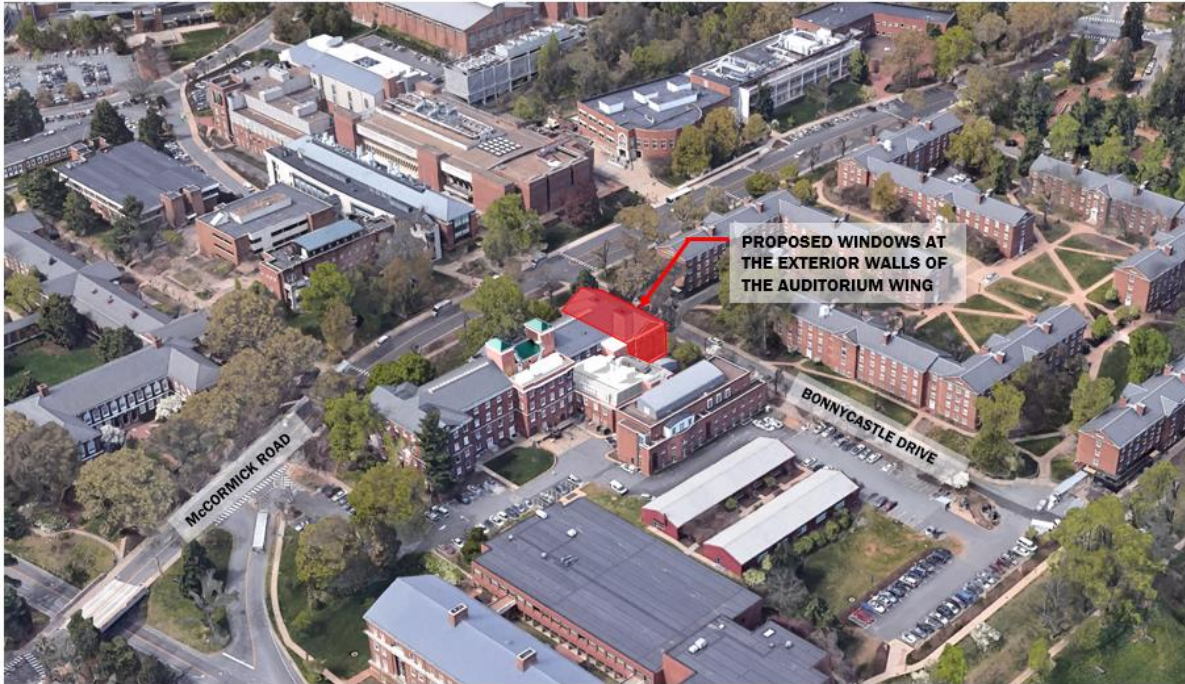
RESOLVED, the schematic design for the Physics Building Classroom renovation project, prepared by Goody Clancy Architects in collaboration with representatives from the Office of the Architect for the University, Facilities Management, and the College and Graduate School of Arts & Sciences, is approved for further development and construction.



Aerial Site Plan – Physics Building and West Grounds Precinct



Site Plan



Proposed Alterations to the Existing Exterior Envelope – Aerial View



Existing and Proposed North Façade Renovations



Existing Elevations



Proposed Elevations

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

BOARD MEETING: September 15, 2022

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.B. Darden School of Business Master Plan

BACKGROUND: The University of Virginia Darden School of Business delivers the world's best business education experience to prepare entrepreneurial, global, and responsible leaders through its MBA, MSBA, Ph.D., and Executive Education programs. The Darden School holds a distinctive presence in graduate business education, driven by a powerful mission to improve the world by developing and inspiring responsible leaders and by advancing knowledge. Achievement of Darden's ambitious strategic plan will require expansion of the Darden Goodwin Family Grounds, opened on the University's North Grounds in 1998 and for years regarded as one of the premier campuses among peer business schools.

The Darden School's strategic plan, Darden.Worldwide, aims to fulfill the full potential of Darden's mission. The main drivers of the master plan project include:

- Enabling recent and projected growth more cost effectively than the existing master plan
- Modernizing aging facilities to remain competitive with peers
- Enhancing research
- Improving the student and alumni experience
- Creating improved space for the Batten Institute's and Darden iLab's innovation, technology, venture, and entrepreneurship functionality
- Activating North Grounds and enhancing connectivity and University collaboration
- Reducing traffic, increasing safety and wellness, and creating better, more pedestrian friendly green spaces and connectivity

Darden engaged Robert A. M. Stern Architects (RAMSA) in 2016 to update the original design and develop a master facility plan that would maximize strategic facility growth on the Darden Grounds. Darden has embarked on several enabling projects including the Darden Inn, Smith Hall, classroom improvements, outdoor spaces, and the North Grounds Mechanical/Utility Plant conversion.

In 2021, Darden re-engaged RAMSA to refresh the master plan. The new plan, developed with input from many stakeholders, includes the following elements and principles:

- Enhancing the academic experience including a centrally located academic innovation “hub” and technology spaces to deliver the Batten Institute’s mission to advance collaboration, connectivity, programs, and student success; and improvements to the north and south faculty buildings to support Darden’s strategic aspirations
- Enhancing the grounds through quads, landscaping, pedestrian bridges, and open green spaces that expand outdoor learning options, improve North Grounds and Ivy Gardens connectivity, and enhance safety and accessibility for students
- Developing an innovative, proximate, high-quality residential housing option to fully deliver Darden’s world-class MBA experience
- Constructing an innovative parking deck topped with athletic fields to accommodate increased parking demand, create flexibility for future expansion, and expand recreation facilities for student health and wellness
- Enabling office, meeting, and research support spaces aligned with recent and planned growth in faculty, non-residential students, alumni, and executive education participants in Charlottesville
- Improving connectivity of North Grounds to Central Grounds
- Maintaining UVA-consistent architecture and an overall responsible financial business model

In April 2022, the Darden School Foundation Board of Trustees unanimously supported the master plan refresh concept and the test fit of the Darden Grounds to support the school’s strategy, future growth, and aspirations for the fulfillment of its mission. As individual projects within the master plan concept are designed, programmed, funded, and presented, the School and the Board of Trustees are expected to advance capital plan recommendations to the UVA Board of Visitors for inclusion in the Major Capital Plan.

DISCUSSION: Ms. Raucher will discuss the planning efforts for a long-term strategy to develop a master facility plan for Darden Grounds.

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

DARDEN SCHOOL OF BUSINESS MASTER PLAN

WHEREAS, the University has collaborated with Robert A. M. Stern Architects and the Darden School of Business to develop a long-term strategy to redevelop the grounds of the Darden School of Business;

RESOLVED, the Board of Visitors approves the master plan for the development of the Darden School of Business.



2022 Darden Vision Plan



Proposed Overall Aerial View of Darden Vision Plan

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

BOARD MEETING: September 15, 2022

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.C. Demolition of University Gardens

BACKGROUND: The University Gardens apartments were built in 1948 and acquired by the University during the 1960s to provide alternative housing for married couples and graduate students. Built by a private development firm, these apartments helped meet the growing need for rental housing during the University's post-war expansion, a continuing trend later reflected in the construction of the Copeley Hill Apartments. Peripheral to Central Grounds, these units were especially suited to married students who did not want to reside in a residence hall. The removed location allowed married students and families to establish a neighborhood community environment within the sphere of the growing University. University Gardens consists of 60 apartments (28 two-bedroom units and 32 one-bedroom units) in eight buildings on approximately five acres of land.

DISCUSSION: The apartments at University Gardens have reached the end of their useful life. Maintenance and operating expenses have escalated to a level where continued operation is no longer economically viable. Among other issues, the buildings have significant deficiencies including aging mechanical, electrical, and plumbing (MEP) systems and do not have central air conditioning.

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

DEMOLITION OF UNIVERSITY GARDENS

WHEREAS, agency 207, buildings #2410, 2411, 2412, 2413,2414, 2415, 2416, and 2417 have reached the end of their useful life and due to age and condition are no longer economically viable; and

WHEREAS, pursuant to the Management Agreement, dated November 15, 2005, by and between the Commonwealth of Virginia and The Rector and Visitors of the University of Virginia, as amended, subject to review by the Art and Architectural Review Board and the Department of Historic Resources and compliance with such general laws as may be applicable, the Board of Visitors is authorized to approve the demolition of buildings;

RESOLVED, the demolition of the structures is approved by the Board of Visitors, pending approval by the Art and Architectural Review Board and the Department of Historic Resources and compliance with such general laws as may be applicable; and

RESOLVED FURTHER, the Executive Vice President and Chief Operating Officer is authorized, on behalf of the University, to approve and execute such documents and to take such other actions as deemed necessary and appropriate in connection with the demolition of the structures; and

RESOLVED FURTHER, all prior acts performed by the Executive Vice President and Chief Operating Officer, and other officers and agents of the University, in connection with the demolition of the structures, are in all respects approved, ratified, and confirmed.

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

BOARD MEETING: September 15, 2022

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.D. Addition to the Major Capital Plan: UVA | NOVA Fairfax (tenant fit out)

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 supports expanded educational programming for UVA | NOVA through fitting out space at the Inova Center for Personalized Health Campus in Fairfax, VA. UVA plans to lease and build out approximately 50,300 SF space to provide classrooms, offices, huddle rooms, large and small conference rooms, pre-function areas, reception area, and open work areas. The estimated project cost is \$20.6M and includes the build out of spaces, as well as structural and HVAC upgrades; additional stairs/egress to accommodate increased occupancy of the building; all furniture, fixtures, and equipment including audio visual cabling and equipment, building signage, and security systems; and permitting and management fees.

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

ADDITION TO THE MAJOR CAPITAL PLAN: UVA | NOVA FAIRFAX (TENANT FIT-OUT)

WHEREAS, the University recommends the addition of UVA | NOVA Fairfax tenant fit-out project to the Major Capital Plan;

RESOLVED, the Board of Visitors approves the UVA | NOVA Fairfax tenant fit-out project at an estimated cost of \$20.6M.

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

<u>BOARD MEETING:</u>	September 15, 2022
<u>COMMITTEE:</u>	Buildings and Grounds
<u>AGENDA ITEM:</u>	III. Reports by the Senior Vice President for Operations and State Government Relations
<u>ACTION REQUIRED:</u>	None

A. 2021-2022 Sustainability Report

Ms. Sheehy will review the key goals of the [University's 2020-2030 Sustainability Plan](#) and highlight several of the University's achievements over the last year in advancing our commitment to sustainability as outlined in the [2021-2022 Annual Report](#). 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>.

B. Implementation of Capital Program Recommendations

In March 2021, the University contracted with HKA Global, Inc. to conduct a comprehensive assessment of the University's major capital program, the primary goals of which were to:

- Evaluate total cost (i.e., project cost) of major capital projects at UVA.
- Identify primary cost drivers and benchmark costs against comparable institutions and organizations.
- Develop recommendations to address factors that influence cost of capital projects at UVA including advantages and disadvantages of alternative approaches.

At the September 2021 meeting of the Buildings and Grounds Committee, Mr. Peter Wallace and Ms. Linda Konrath of HKA Global, Inc. presented their [findings and recommendations](#) to improve various processes related to the University's major capital program. Ms. Sheehy will report on the efforts over the past year to implement HKA's recommendations.

WRITTEN REPORTS

**Buildings and Grounds Committee
University of Virginia**










September 15, 2022









**UNIVERSITY OF VIRGINIA
PAVILION OCCUPANCY STATUS AS OF AUGUST 31, 2022**




Pavilion	Occupants	Assigned	Available
I	Scott C. Beardsley	Summer 2015	Summer 2025
II	John M. Unsworth	Spring 2017	Spring 2023
III	Michael F. Suarez	Summer 2020	Summer 2025
IV	Larry J. Sabato	Fall 2002	Summer 2023
V & Annex	Nicole T. Jenkins	April 1, 2021	March 31, 2026
VI	Robyn S. Hadley	Summer 2021	Summer 2026
VII	Colonnade Club	N/A	N/A
VIII Upper	Theresa J. Carroll	Summer 2022	Summer 2027
IX	K. Craig Kent, M.D.	Summer 2020	Summer 2025
X	Ian H. Solomon	Summer 2020	Summer 2025
Montebello	Jennifer L. West	Summer 2021	Summer 2026
Sunnyside	Vacant	N/A	N/A
Sprigg Lane House	Teresa A. Sullivan	Summer 2018	Summer 2023

2021-2022 Minor Capital Projects Report

Project Description	Approved	Scope	Total project budget	Fund source
ACADEMIC DIVISION				
Scott Stadium Coating and Joint Replacement - South End	October 2021	Coating, joint replacement	\$ 3,500,000	Operating cash
McCormick Road West Corridor Improvements, Phase I	June 2022	Safety, storm water, utility infrastructure	\$ 4,280,000	Operating cash
Scott Stadium Coating and Joint Replacement - West Side	July 2022	Coating, joint replacement	\$ 4,500,000	Operating cash
TOTAL			\$ 12,280,000	

Capital Program Improvements Implementation Status Report					
Area		Recommendations	Priority	Timeline	Status
1	Program / Project Ownership	Develop and implement project charter process	High	Begin implementing with capital projects initiated in summer/fall 2022	
2	Project Management Processes & Tools	Develop a coordinated set of project management procedures and tools/templates	Medium	Targeted completion <i>fall 2022</i>	
		Devise an oversight strategy to ensure project teams are complying with required processes	Low	Targeted completion fall 2022	
3	Reporting & Communication	Prepare regular program-level dashboard reports	High	Targeted completion <i>summer/fall 2022</i>	
		Prepare regular project status reports (link in dashboard and email to key stakeholders)	High	Targeting full implementation by end of 2022	
		Explore additional development of e-Builder reporting capabilities	Low	TBD	
		Develop a Campus Client Guide	Medium	Targeted completion <i>fall 2022</i> (contingent on changes in policies/ procedures)	
4	Budget Development & Management	Conduct a more rigorous budget development process that includes applying risk management principles to formally establish, track, and forecast contingency needs	High	Implement with project charter	
		Track subsequent adjustments to the approved budget and basis of estimate in a report/log that identifies the cause of any change and how increases will be funded	High	Implement with project charter	

Capital Program Improvements Implementation Status Report					
Area		Recommendations	Priority	Timeline	Status
5	Design Management	Adhere to a design-to-budget approach	High	Implement with project charter	
		Standardize value management logs	Medium	Implement with project charter	
6	Design Criteria	Allow more economical design solutions based on building location and function (e.g., housing vs. academic)	Low	Design solution/options to be discussed at initial Project Steering Committee meeting for all new projects	
		Review and update Facility Design Guidelines	Medium	FDGs reviewed and updated on a three-year cycle (most recent update completed December 2021)	
7	Project Delivery Strategy	Consider the optimal project delivery method given a project's goals and constraints (e.g., CM at Risk may not be necessary for straightforward projects)	Low	Delivery method to be discussed at initial Project Steering Committee meeting for all new projects	
		When using early packages, ensure the design and CM teams have adequate time and resources to coordinate such work with the balance of design to avoid excessive scope gaps and change orders	Medium	Targeted completion by <i>fall 2022</i>	
8	Change Management	Develop and implement a detailed change order management process to promote consistency in the assessment and negotiation of contractor change order proposals	High	Targeted completion by <i>fall 2022</i>	
9	Risk Management	Establish a standard risk management process that includes developing and updating a risk register for the duration of a project	High	Implement with project charter	

Capital Program Improvements Implementation Status Report					
Area		Recommendations	Priority	Timeline	Status
10	Cost & Schedule Management	Regularly monitor and report out on cost and schedule variances and trends	High	<i>Summer 2022</i> (linked to dashboard & project status reports)	
11	Lessons Learned	Develop a standard process and format for discussing and documenting lessons learned	Low	Targeted completion <i>by end of 2022</i>	
12	Staff Development & Training	Develop and enhance in-house scheduling, estimating, and risk management expertise.	Low	Targeted completion <i>fall 2022</i> ; training modules under development and being piloted with new hires	

Report on Historic Preservation Projects in the Academical Village, 2021-22



New Fireplace in 50 East Lawn



46, 48, and 50 East Lawn

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

Introduction

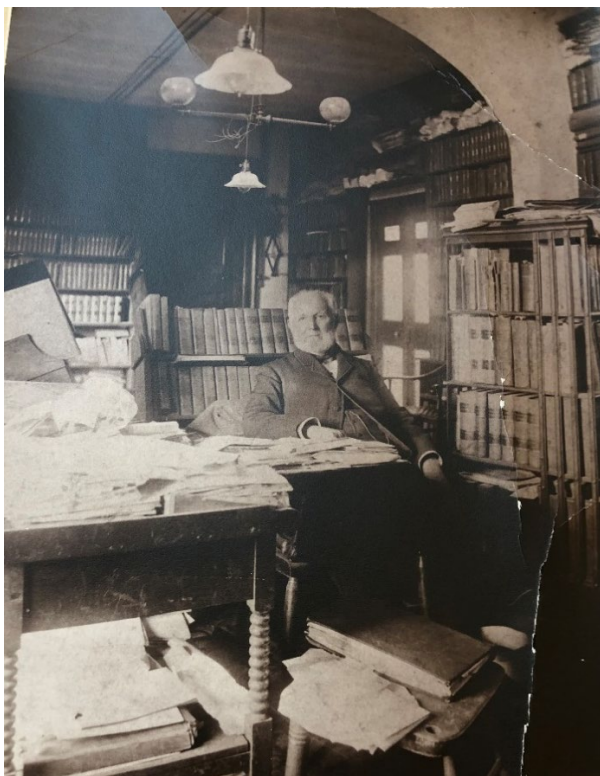
Each year funds from the Historic Preservation endowment and gift accounts, supplemented by state-provided maintenance funds, support projects in and around the Academical Village. Some of these projects address the ongoing stewardship of the Academical Village, such as improving the drainage, repairing structural issues, and repointing the buildings and garden walls. This report is an overview of some of the projects planned and undertaken in 2021-22.

- I. Colonnade Roof and Railing Replacement**
- II. Renovating the Interior of the University Chapel**
- III. Designing the Renovation of the Mews**
- IV. Renovations at the Garden Room**
- V. Second Edition of the Rotunda Historic Structure Report and Updating the West Courtyard**
- VI. West Garden Walkway Renovation**
- VII. Colonnade Column Restoration**

I. Colonnade Roof and Railing Replacement

Over the last 11 years, we 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. We began work on the East Lawn this year between Pavilion VIII and Pavilion X. We have usually renovated the rooms beneath the project while doing the roofs, but the East Lawn rooms were renovated in the summer of 2021 when material costs caused us to pause the roof and railing project.

After the rooms were renovated, a unique condition remained in 50 East Lawn, which had no fireplace. This condition was tied to a long-abandoned University practice which allowed occupants of the pavilions and hotels to annex the adjacent student rooms for their own use. Through the 19th century, taking these rooms, and often both adjacent rooms, was customary and we have found both documentary and physical evidence for it in many of the pavilions; two hotels continue to use an adjacent room. No one, however, embraced the practice as enthusiastically as John B. Minor, who moved into Pavilion X in 1845 with a family that, over time, included three wives and six children as well as enslaved and, later, free domestic workers. Mr. Minor annexed the three rooms north of Pavilion X for his office (46, 48, and 50 East Lawn). 46 and 48 are on a higher terrace than Pavilion X and 50. To create a single space, their floors were lowered, and the fireplaces were demolished. When the University reclaimed the spaces in the second quarter of the 20th century, the floors were raised, and fireplaces were returned to 46 and 48 but no fireplace was put back in 50. We took the opportunity while replacing the roof this summer to return the fireplace to room 50 and to put the fireplace in 48 back in its original location.



John B. Minor in his office, looking north toward Pavilion X



New fireplace in 48 East Lawn, approximately where the arch is in the photo on the left

II. Renovating the interior of the University Chapel

In 2021, we repointed and waterproofed the exterior of the University Chapel. With the building now watertight, we can turn our attention to renovating the interior, which has not had a significant renovation since the early 1950s. Our plan includes cleaning and restoring all the wooden elements of the interior, including the pews and altar furniture, cleaning the brick and stone at the arches, removing the modern cork floor, and restoring the original wood floor, installing new lighting, and repainting. Work will start in December and should take about six months.



Existing Chapel Interior

III. Designing the Renovation of The Mews

In 2021, we completed a Historic Structure Report for the Mews, which is located behind Pavilion III and was built around 1830 as a kitchen and quarters for the pavilion. It was enlarged several times through the 19th and early 20th centuries and currently houses two apartments for visiting faculty and University guests. It has not been renovated since the 1980s. This year, we are completing plans to renovate the building and its garden, with the hope of executing the work in FY 2023 so that the building can better serve the University community.



The Mews

IV. Renovations at the Garden Room

The Garden Room is the upper floor of a two-story, mid-19th century addition to Hotel E that originally held science classrooms, was the original home of the architecture program in the early 20th century and has most recently served as a faculty and staff dining facility, with a student dining room on the lower floor. The Colonnade Club manages the Garden Room and has initiated a program to make the space more widely available and actively used. As part of this effort, they are renovating and reorganizing the interior, including installing a new heart pine floor and a bar. This reprogramming led to a decision to restore a stair to an historic location at the south end of the building to make the interior circulation work better.



Interior with new floor



Historic exterior view



Prior to construction

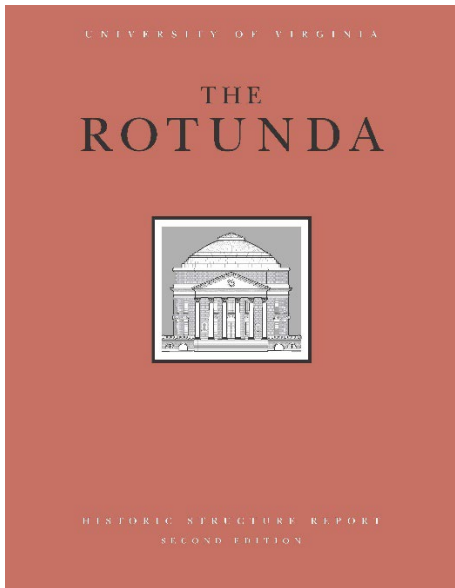


New stair under construction

V. Recent activity at the Rotunda

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 but can also be used to record a project after completion. This year, we completed a second edition of The Rotunda Historic Structure Report, which collects all the information we found during the recent renovation and records the work that was performed in the building for future reference.

We are also engaged in updating the design of the west courtyard, the Shannon Garden. The recent renovation originally called for a fountain in the center of that courtyard, but the plan was not executed because of budget constraints. Now we are looking at ways to enliven that space without the addition of a water feature.



Rotunda HSR Update



Current Shannon Garden view

VI. West Garden Walkway Renovation

The path that runs north/south between the West Pavilion Gardens and the West Range was created in conjunction with 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 started in 2021 behind Hotel C and was completed this summer, replacing the gravel walks with brick paving along the length of the West Gardens to make a more comfortable walking surface and tie in better with the sidewalks elsewhere in the Academical Village.



Former gravel walk at Pavilion I



New brick walk at Pavilion III

VII. 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 inappropriate patches and repairing the stucco coating on the columns. The entire East Lawn is complete, and during the summer of 2022 they passed the halfway point on the West Lawn.



Completed columns south of Pavilion III



Columns being restored south of Pavilion V

Office of the University Building Official

2021-2022 Annual Report



Background

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, UVA Health, 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.

Mission & Vision

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.

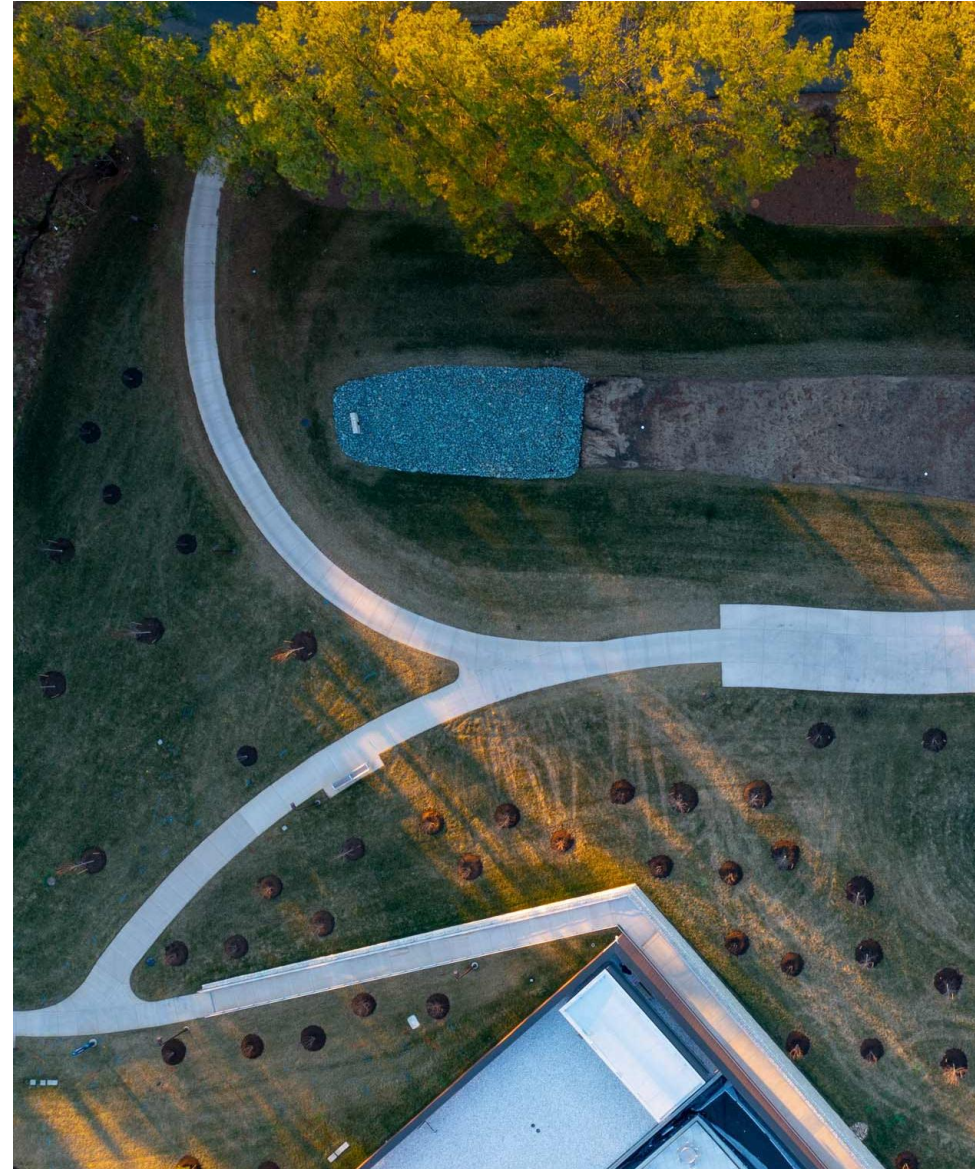
Contents

Core Business

- Review
- Permit
- Inspect
- Occupy

2030 Plan Alignment

Images & Credits





Core Business

The majority of our work involves the technical **review** and **permitting** of design documents as well as the on-site **inspection** and **occupancy** evaluation of construction projects. The following pages highlight some of our projects from this past year.

Between July 2021 and June 2022, OUBO:

Reviewed

885 submittals

Issued

248 permits

Performed

614 inspections

and Evaluated

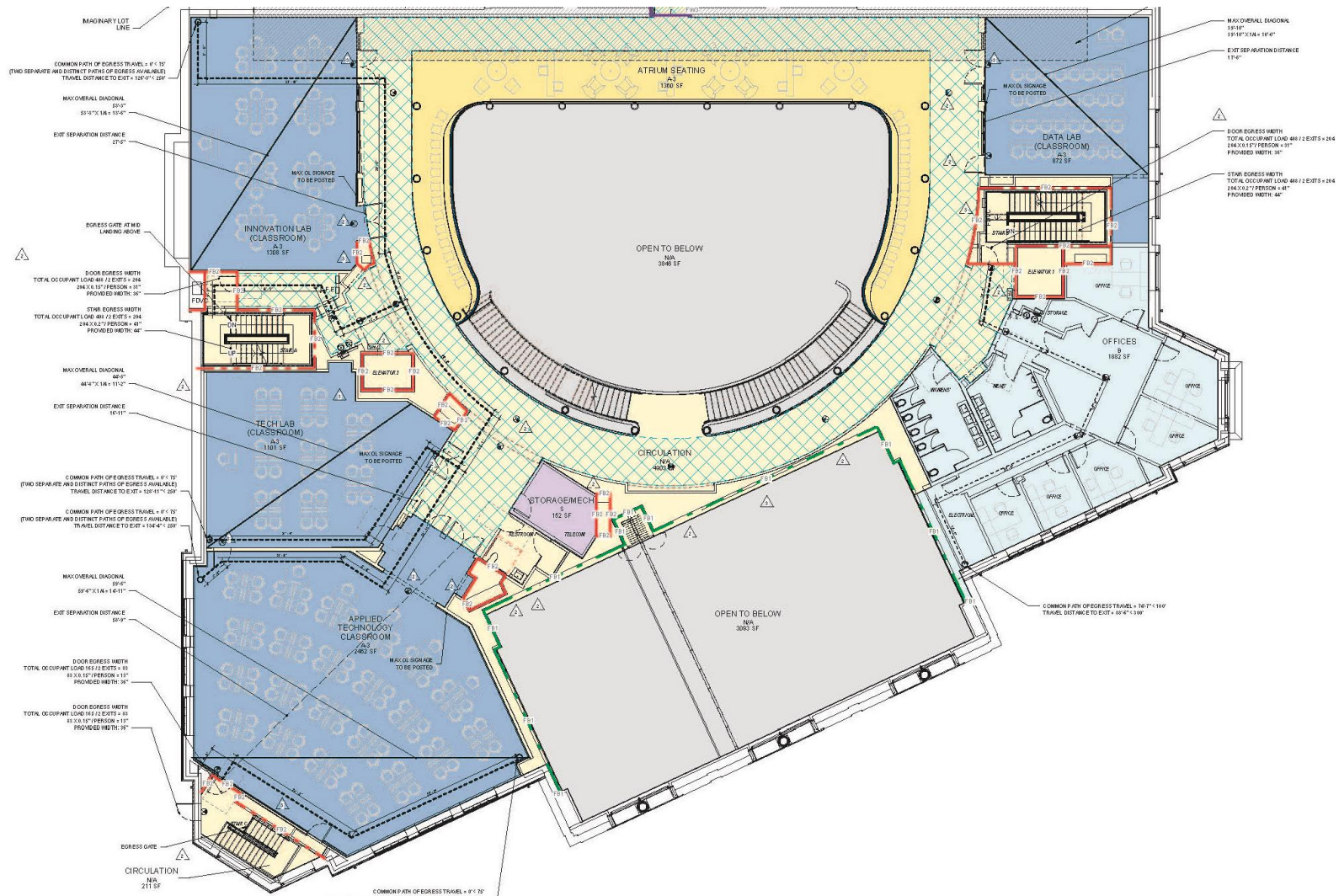
162 occupancies

for ongoing design and construction of

\$1.9 billion¹

Review

Our team reviews capital construction projects at several phases during the design process: schematic, preliminary, and construction documents. This iterative and collaborative review process helps ensure alignment between design professionals and adopted codes and standards, particularly when working on existing and historic buildings, like the McIntire expansion at Cobb Hall and Shumway Hall.



Review

Our review work this year included projects from all over the University: student housing at Brandon Avenue, an expansion to the Encompass Hospital at Fontaine, academic renovations at the Physics building, the repurposing of Wyllie Hall at UVA Wise, and the Football and Olympic Sports buildings in the Athletics Precinct.



Permit

After extension demolition and site development at the Emmet-Ivy corridor, both the School of Data Science and the Hotel and Conference Center were permitted for construction this past year. A significant utility project that brings low-temperature heating and chilled water as well as electrical and data to the Emmet-Ivy site was also permitted.



Permit

Our approach to permitting responds to current design and construction practices, including design-build and construction-management delivery models. We regularly issue permits for early site or structural packages; we also review and permit changes after the start of construction when design changes are made in response to owner requests.



Inspect

Our team of architects, engineers, and inspectors perform field-inspections on the projects that they review. This approach facilitates both detailed and streamlined inspections since we are familiar with the code and constructability challenges that arose during the design process.



Inspect

With large capital projects, we are frequently on-site performing inspections multiple times a week. This provides the project team a consistent inspection time that can be tailored to the work they completed in a given week. We find this method works best for multi-year projects and is characteristic of how we are inspecting the Inn at Darden, Alderman Library, and Contemplative Commons this year.



Occupy

Issuing a Certificate-of-Use-and-Occupancy (CUO) is an exciting moment in the life of a project. After years of planning, design, and construction, the CUO represents that the building is code-compliant and ready for public use. This past year the Student Health building on Brandon Avenue received its initial temporary CUO shortly before students returned for the fall semester.



Occupy

Large capital projects are not always completed on all levels or in all areas at the same time; equipment may take months to set up and test or portions of a building may be shelled for future build-out. We have a flexible approach to issuing occupancy for portions of buildings that ensures code compliance for public-areas at the same time recognizing these nuances to modern, complex buildings.



2030 Plan Alignment

Our location - physically situated on Central Grounds in Charlottesville - enables us to align with the Vision and Strategic Goals of the University's 2030 Plan. The snapshots below illustrate some of the many ways we are integrated into this Great and Good University.

Strengthen our Foundation

Attract and support talented and passionate staff

Coming to work at OUBO means joining a team that is committed to continuous improvement as part of our daily job. Whether we are taking courses to cross-train in technical disciplines other than our primary discipline or are learning about updates when the Building Code changes to a new edition (as it did last year), we are constantly growing in knowledge and talent to support our broad customer base.

Cultivate Community

Welcoming and Inclusive + Living our Values

Throughout the year, our team participated in the development of the Inclusive Excellence Plan within the Senior Vice President for Operations' portfolio. We also partnered with Facilities Management to give input into their new mission statement.

We live our mission to "promote a high quality, healthy, safe, and accessible built environment." Toward that end, every three years the University's Facility Design Guidelines (FDG) are updated to reflect best practices in design, operation, and maintenance at UVA. Our team acts as the general editor of the FDG, which means we solicit, consolidate, edit, and publish the hundreds of suggestions from across the University each cycle.

FACILITY DESIGN GUIDELINES

University of Virginia Facilities Management & University Building Official



Thirteenth Edition – December 2021



Enrich and Improve Lives

Working across departments, schools, and disciplines

Given our role in ensuring code compliance for all academic and UVA health buildings, we are always working across departments for the betterment of the University. This includes collaborating with the UVA Health Facilities team to streamline their life-safety plans, partnering with the Office for Sustainability to ensure projects' early engagement with the Green Building Standards, or connecting students with UVA masons to learn historic techniques for constructing a brick arch.

Synonymous with Service

Cultivate Community

Individuals on our team serve the University, the surrounding community, the state, and others in a variety of ways. Several of our engineers sit on technical committees within Facilities Management. Architects serve on the International Code Council's *Evaluation Service* to help evaluate new products for building code compliance. We act as the liaison to the State Fire Marshall in order to help projects coordinate with requirements from that agency. And we serve on a variety of both national and local organizations, the *Construction History Society of America* and *Land-Use and Environmental Planning Committee* to name a few.

Images & Credits

Location

UVA Orthopedic Center
UVA Orthopedic Site
McIntire Life Safety Drawing
Physics Interior Rendering
School of Data Science
Contemplative Commons
Lambeth HVAC
Inn at Darden
Student Health
UVA Orthopedic Center
Facility Design Guidelines
ARCH 7616 student project
Alderman Library

Credit

UVA Facilities Management
UVA Facilities Management
UVA Facilities Management
UVA Facilities Management
UVA Facilities Management
UVA Facilities Management
UVA Facilities Management
Michael Matthews
UVA Facilities Management
UVA Facilities Management
Benjamin Hays
Benjamin Hays
UVA Facilities Management

Footnotes

1. UVA Facilities Management annual report
2. *Realizing High-Performance Buildings by Engaging Code Officials Early in the Process*. White paper by the National Institute of Building Sciences National Council on Building Codes and Standards. 2018.

