

**UNIVERSITY OF VIRGINIA
BOARD OF VISITORS**

**Meeting of the
Buildings and Grounds
Committee**

March 3, 2022

Buildings and Grounds Committee

**Thursday, March 3, 2022
2:00 - 3:00 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 Representative

AGENDA

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

BOARD MEETING: March 3, 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: March 3, 2022

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.A. Schematic Design Approval: UVA Encompass Rehabilitation Hospital

PROJECT BUDGET: \$35.0M

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 addition 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: At the December 2021 meeting, the Buildings and Grounds Committee reviewed the schematic design for the UVA Encompass Rehabilitation Hospital that was developed by the design team, led by Frederick & Associates Architects in collaboration with the Architect for the University and representatives from UVA Health and Encompass Health.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee

SCHEMATIC DESIGN FOR THE UVA ENCOMPASS REHABILITATION HOSPITAL

RESOLVED, the schematic design for the UVA Encompass Rehabilitation Hospital, prepared by Frederick & Associates Architects in collaboration with the Architect for the University and representatives from UVA Health and Encompass Health, is approved for further development and construction.



Current aerial view of Fontaine Research Park



Proposed new addition to the UVA Encompass Health Rehabilitation Hospital



Existing northwest view of the UVA Encompass Health Rehabilitation Hospital



Proposed northwest view of the UVA Encompass Health Rehabilitation Hospital, showing new stairs, accessible ramp, and two-story addition

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

BOARD MEETING: March 3, 2022

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.B.1. Renaming Maury Hall as John W. Warner Hall

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 approved by the Board of Visitors. The proposed name is recommended by the University's Naming and Memorials Committee and by President Ryan.

In 1941, the U.S. Navy initiated and funded the construction of a building for the Naval ROTC program on Grounds. Completed in 1942, the Navy named the building after the distinguished astronomer, oceanographer, meteorologist, and cartographer Matthew Fontaine Maury. No longer owned by the Navy, Maury Hall not only houses the Naval ROTC program, but it also provides general classroom instructional space.

DISCUSSION: Naval officer Matthew Fontaine Maury did not have any connection to UVA, other than giving a speech on Grounds supporting slavery in 1855. During the 1850s, Maury was an outspoken advocate for the policy that slave-holding states should establish a commercial slave network with Brazil and other parts of South America, so that plantation owners and their slaves might colonize that area, clearing the Amazon valley and subsequently farming the region with slaves they owned. Thus, by means of the forcible migration of U.S.-owned slaves into the Amazon, the plantation owners' capital investment in slaves could continue to yield wealth, whatever the uncertain fortunes of slavery in the United States might be. For these reasons, Maury does not meet the naming criteria established by the University.

The University recommends renaming Maury Hall in honor of John William Warner who was born on February 18, 1927, in Washington D.C. After serving in WWII as an enlisted man, he attended Washington and Lee University on the GI bill and was awarded a B.S. degree in 1949. He then entered UVA's School of Law, suspending his studies at the start of the Korean War in 1950 to commence a second tour of active military duty as an officer in the U.S. Marine Corps. Upon returning from the war, he successfully completed his law degree at UVA and began a celebrated career of public service.

In 1953, John Warner served as clerk for Chief Judge E. Barrett Prettyman of the U.S. Circuit Court of Appeals and was appointed an assistant U.S. attorney in 1956. After several years in private practice with Hogan & Hartson, Warner was confirmed to be Under Secretary of the Navy. He served as a representative for the Secretary of Defense to the Law of the Sea Talks in Geneva (1969-1973) and was principal negotiator and signatory

for the U.S. “Incidents at Sea Executive Agreement” between the United States and the former Soviet Union (1970–72). He then served as Secretary of the Navy from 1972–74 and was appointed by President Nixon to coordinate the celebration of the Bicentennial, directing the federal role at events in all 50 states and in 22 foreign countries.

Warner was first elected to the U.S. Senate in 1978, ultimately serving five terms and becoming the second-longest serving Virginia U.S. Senator. In addition to chairing the Senate Armed Services Committee, he served on the Environment and Public Works Committee; the Senate Committee on Health, Education, Labor, and Pensions; and the Senate Select Committee on Intelligence. Senator Warner was a regular figure on Grounds throughout his career in public service and in 2008 made the University Library the eventual home of his public papers. A distinguished public servant and faithful friend to UVA, John William Warner died in May 2021.

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

RENAMING MAURY HALL AS JOHN W. WARNER HALL

WHEREAS, in 1941, the building of a Naval ROTC building on Grounds was both initiated and funded by the U.S. Navy, with the cooperation of the University of Virginia. The building was completed in 1942 and named by the Navy after the distinguished astronomer, oceanographer, meteorologist, and cartographer Matthew Fontaine Maury; and

WHEREAS, Maury Hall, as well as Halsey Hall, has been the home for the Naval ROTC program ever since it was built; however, it is now owned by the University and is used for general classroom instruction as well as NROTC; and

WHEREAS, Matthew Fontaine Maury had no affiliation with the University and was an outspoken advocate for the policy that slave-holding states should establish a commercial slave network with Brazil (and other parts of South America), so that plantation owners and their slaves might colonize that area, clearing the Amazon valley and subsequently farming the region with slaves they owned; and

WHEREAS, the Maury name does not meet the naming criteria established by the University; and

WHEREAS, the Naming & Memorials Committee and President Ryan recommend renaming Maury Hall for John William Warner III, a graduate of the School of Law, Korean War veteran, Under Secretary of the Navy, Secretary of the Navy, and long-serving U.S. Senator representing the Commonwealth of Virginia; and

WHEREAS, Senator Warner passed away in May 2021;

RESOLVED, the Board of Visitors renames Maury Hall for John William Warner III, a distinguished public servant and faithful friend to the University of Virginia. The official name will be John W. Warner Hall.

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

BOARD MEETING: March 3, 2022

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.B.2. Naming: Keunen Garden in the Flagler Courtyard at Darden Grounds

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 approved by the Board of Visitors. The proposed name is recommended by the University's Naming and Memorials Committee and by President Ryan.

Charles G. Duffy III is an alumnus of the University of Virginia Darden School of Business (M.B.A., 1987). He is a longtime, generous supporter of the Darden School and the Jefferson Scholars Foundation and has served on the Jefferson Scholars Selection Committee. A resident of Buffalo, NY, and a self-employed philanthropist, he has endowed need-based scholarships at his undergraduate alma mater, Georgetown University, and he has supported Catholic causes and the arts in the Buffalo area. Duffy Boulevard and the Duffy-Leahy Garden, both located on the Darden School grounds, were named in recognition of his philanthropy to the Darden School.

Mr. Duffy became friends with Jeannine Keunen during their mutual classes in Fribourg, Switzerland, where they both studied abroad. Ms. Keunen earned an undergraduate degree from the University of Fribourg and later worked at Berlitz Schools of Languages in Switzerland, where she had occasion to meet many ambassadors to the United Nations. She married Pierre Brunet and had two children, Marc and Elisabeth. She died in 2009 at the age of 57, at her home in Chens-sur-Leman, France.

DISCUSSION: The Darden School of Business seeks the Board of Visitors' consideration and approval of a request to name Keunen Garden, in recognition of Mr. Duffy's philanthropy and his wish to honor Ms. Keunen as well as his continued friendship with her family. The garden faces the Flagler Courtyard fountain and is near the Duffy-Leahy Garden. These courtyard gardens offer members of the Darden community a space to gather, study, and reflect.

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

NAMING THE KEUNEN GARDEN AT THE DARDEN SCHOOL OF BUSINESS

WHEREAS, Charles G. Duffy III is a 1987 alumnus of the Darden School of Business;
and

WHEREAS, Mr. Duffy is a philanthropist and has been a longtime, generous supporter of the University of Virginia, including the Darden School and the Jefferson Scholars Foundation; and

WHEREAS, Mr. Duffy became friends with Jeannine Keunen during their mutual classes in Fribourg, Switzerland, where they both studied abroad; and

WHEREAS, Ms. Keunen died in 2009 at the age of 57, and Mr. Duffy wishes to honor her memory and their friendship; and

WHEREAS, the Darden School seeks to recognize Mr. Duffy's philanthropy and his wish to honor his friend by naming a garden in the Flagler Courtyard, a space where members of the Darden community gather, study, and reflect;

RESOLVED, the Board of Visitors approves the naming of Keunen Garden; and

RESOLVED FURTHER, the Board of Visitors offers profound thanks to Charles G. Duffy III for his generous support of the University.

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

<u>BOARD MEETING:</u>	March 3, 2022
<u>COMMITTEE:</u>	Buildings and Grounds
<u>AGENDA ITEM:</u>	III.A. Revisions to the Major Capital Plan
<u>ACTION REQUIRED:</u>	None

BACKGROUND: The revised multi-year major capital plan is presented annually to the Board of Visitors for review in March and approval in June. 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.

In June 2021, the Board of Visitors approved the 2021 Major Capital Plan for the Academic Division, UVA Health, and College at Wise. In accordance with the University's capital planning process, the University updates the Capital Plan annually to add new projects, remove projects that are no longer a priority, and evaluate/prioritize projects based on the following criteria:

- Aligns with institutional priorities/strategy and supports the University's long-term mission;
- Responds to a legal, compliance, or regulatory mandate;
- Addresses a life-safety risk;
- Addresses more than one school, unit, or function;
- Provides value and benefit and minimizes potential risk to the University and the community;
- Improves current conditions;
- Presents a viable funding plan for both construction and ongoing expenses;
- Is flexible to adapt to changing needs and/or can be repurposed for other University needs; and
- Has considered a plan for engaging and communicating with stakeholders.

Proposed revisions to the major capital plan are reviewed by the Space Leadership Committee and executive leadership to ensure alignment with institutional priorities and the 2030 Strategic Plan.

DISCUSSION: Ms. Sheehy will report on the major capital plan development process and review the proposed revisions to the Major Capital Plan. The proposed 2022 Major Capital Plan, as shown on the following pages, revises the plan approved by the Board in June 2021 to include current cost estimates, add new projects, and remove projects no longer planned within the next six years.

Planning/design authorization is proposed for three projects:

- Center for the Arts
- School of Architecture Center for Design
- Engineering Academic Building

Four major capital projects are proposed to be added to the Capital Plan:

- Institute for Biotechnology
- Ivy Corridor Landscape and Infrastructure Phase IIA
- Memorial Gym Infrastructure and Accessibility Renewal
- Monroe Hall Addition HVAC Renewal

The University recommends removing one project previously approved by the Board of Visitors: Batten School Academic Building as space for the Batten School is being designed into the Karsh Institute of Democracy.

In addition, the University plans to initiate two strategic planning and space needs studies that will inform future capital projects:

- Child Development Center Feasibility Study
- School of Nursing Instructional Space Study

One-page descriptions for each of the seven proposed new projects and two studies listed above begin on page 19.

UVA PROPOSED 2022 MAJOR CAPITAL PLAN

Academic Division					
Project (\$ in millions)	Budget	State GF	Gifts	Debt	Cash
<i>Projects under construction</i>					
Alderman Library Renewal	\$ 152.50	\$ 132.50	\$ 20.00		
Brandon Avenue Upper-Class Residence Hall	\$ 114.00			\$ 63.02	\$ 50.98
Contemplative Commons	\$ 69.00		\$ 49.00	\$ 15.00	\$ 5.00
Gilmer Hall and Chemistry Building Renovation	\$ 197.03	\$ 146.70		\$ 42.53	\$ 7.80
Inn at Darden	\$ 135.00		\$ 30.00	\$ 91.50	\$ 13.50
Ivy Corridor Landscape & Infrastructure Phase I	\$ 60.00			\$ 56.00	\$ 4.00
Lambeth Field Apartments HVAC Improvements	\$ 14.50			\$ 14.50	
Low Temperature Hot Water Conversion	\$ 35.00			\$ 34.50	\$ 0.50
Massie Road Utility Extension	\$ 11.00			\$ 6.00	\$ 5.00
School of Data Science	\$ 53.50		\$ 5.50	\$ 48.00	
Smith Hall Renovation (Darden)	\$ 14.00		\$ 7.20	\$ 6.80	
West Grounds Chilled Water Capacity	\$ 8.00			\$ 8.00	
<i>Projects in planning/design</i>					
Athletics Complex Phase III - Football Operations Center	\$ 70.00		\$ 70.00		
Athletics Complex Phase IV - Olympic Sports Center	\$ 60.00		\$ 60.00		
Chemistry Building Fume Exhaust Renewal	\$ 8.50				\$ 8.50
Karsh Institute of Democracy (includes Batten)	\$ 80.00		\$ 5.00	\$ 75.00	
McIntire Academic Facility (Shumway Hall)	\$ 101.00		\$ 7.50	\$ 93.50	
Physics Building Renewal	\$ 58.20	\$ 58.20			
Tech Talent Investment Program Phase I	\$ 3.00	\$ 3.00			
UVA Hotel & Conference Center	\$ 133.50		\$ 3.00	\$ 110.50	\$ 20.00

Academic Division

Project (\$ in millions)	Budget	State GF	Gifts	Debt	Cash
Projects not yet initiated (proposed projects in red text)					
Near-term initiation (2022-24)					
Center for the Arts (planning/design)	\$ 11.10		\$ 11.10		
School of Architecture Center for Design (planning/design)	\$ 4.00		\$ 4.00		
Engineering Academic Building (planning/design)	\$ 5.00		\$ 5.00		
Fontaine Central Energy Plant & Utilities	\$ 35.00			\$ 35.00	
Fontaine Infrastructure & Parking Garage	\$ 87.00			\$ 87.00	
Institute for Biotechnology	\$ 350.00	\$ 175.00	\$ 100.00	\$ 75.00	
Ivy Corridor Landscape & Infrastructure Phase IIA	\$ 11.80				\$ 11.80
Mem Gym Infrastructure & Accessibility Renewal	\$ 20.50			\$ 20.50	
Monroe Hall Addition HVAC Renewal	\$ 9.00			\$ 4.50	\$ 4.50
Mid-term initiation (2024-2026)					
Environmental Health & Safety Facility	\$ 28.00		\$ -	\$ 28.00	
Pinn Hall Renovation Phase II	\$ 38.00			\$ 38.00	
UVA Museum (planning)	\$ 3.00		\$ 3.00		
Long-term initiation (2026-beyond)					
Center for Politics	\$ 14.00		\$ 14.00		
Darden Academic Building	\$ 85.00		\$ 85.00		
Old Cabell Hall Renewal	\$ 60.00	\$ 60.00			
Student Activities Building	\$ 17.00			\$ 17.00	

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Academic Division planning studies

In progress:

- Chemistry Addition Chillers Replacement
- Grounds Plan Update
- Massie Road Utility Plant Expansion
- Strategic Thermal Energy
- Tech Talent Investment Program Programming

Proposed:

- Child Development Center Feasibility Study
- School of Nursing Instructional Space

UVA Health					
Project (\$ in millions)	Budget	State GF	Gifts	Debt	Cash
<i>Project under construction</i>					
Cancer Center - MRI LINAC	\$ 8.00				\$ 8.00
<i>Project in planning/design</i>					
Consumer Ambulatory Clinic (tenant fit-out)	\$ 15.00				\$ 15.00
Multi-Disciplinary Ambulatory Clinic Building	\$ 155.00			\$ 77.50	\$ 77.50
UVA Encompass Rehabilitation Hospital Renovation and Expansion	\$ 35.00				\$ 35.00
<i>Projects not yet initiated</i>					
<i>Near-term initiation (2022-24)</i>					
Focused Ultrasound Expansion	\$ 16.50				\$ 16.50
<i>Mid-term initiation (2024-2026)</i>					
Data Center	\$ 23.00				\$ 23.00

UVA Health planning studies in progress:

- Clinic Lab Building
- Hospital Façade Replacement

College at Wise

Project (\$ in millions)	Budget	State GF	Gifts	Debt	Cash
<i>Project in planning/design (proceed to construction when design complete)</i>					
Wyllie Library Renovation and Conversion	\$ 16.60	\$ 16.60			
<i>Projects not yet initiated</i>					
<i>Near-term initiation (2022-24)</i>					
Darden Hall Renovation	\$ 31.22	\$ 31.22			
Technology Classroom Building	\$ 52.00	\$ 52.00			
<i>Mid-term initiation (2024-2026)</i>					
Sandridge Science Center Lab Wing Renovation	\$ 39.10	\$ 39.10			
<i>Long-term initiation (2026-beyond)</i>					
Athletic Building	\$ 24.70		\$ 24.70		
Bowers-Sturgill Hall Renovation	\$ 5.90	\$ 5.90			
Campus Welcome/Public Safety Facility	\$ 5.60	\$ 5.60			
Music Education Center	\$ 45.20	\$ 22.60	\$ 22.60		
Zehmer Hall Renovation	\$ 23.10	\$ 23.10			

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

BOARD MEETING: March 3, 2022

COMMITTEE: Buildings and Grounds

AGENDA ITEM: III.B. 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**

March 3, 2022

Student Sustainability Leadership from the Grounds Up

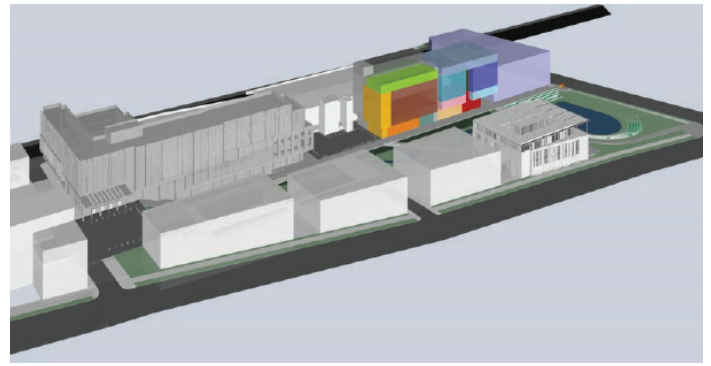
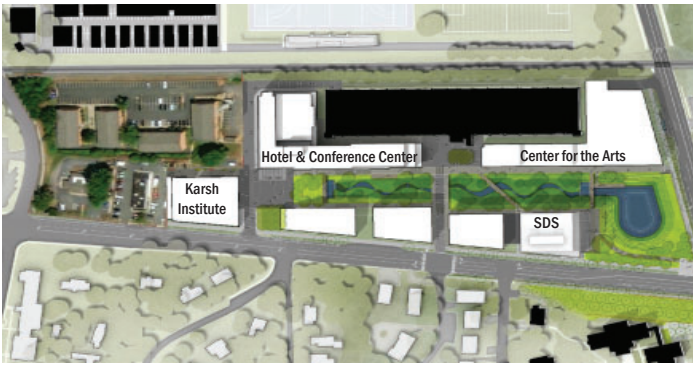
UVA students continue to deeply engage in sustainability leadership opportunities including many initiatives on Grounds, aligned with the University's sustainability goals. These programs involve collaboration across the University and many of these programs will be linked to UVA's new Public Service Pathways Program, launching in fall 2022.

UVA Sustainability Student Programs

- **Sustainability Student Employees** in the Office for Sustainability have been developing student-focused communication tools, building initiatives at the intersection of equity and the environment, and hosting events.
- **Student Sustainability Advocates** are using project-based learning to raise awareness of the 2030 Sustainability Plan goals by organizing clothing swaps, harvest giveaways, carbon neutrality tabling, and more.
- **Student Eco-Leaders** are educating fellow residents in dormitories about green living, energy conservation, and water conservation by organizing a Dorm Energy Race, food donation drive, and Sustainability 101 presentations.
- **Student Zero Waste Ambassadors** are increasing composting across Grounds by sorting through exterior compost bins daily and educating peers about UVA's waste minimization efforts including at a new composting station at the Amphitheatre. They collected approximately 60 totes of compost during the fall semester.
- **10 zero waste trainings** were led by students in the fall, helping over 250 students learn how to take action to reduce waste. Training will continue in the spring with 12 sessions scheduled to date.
- **At UVA's 11th annual Green Game** during the October 16 football game versus Duke, 88 student volunteers diverted more than 3,000 pounds of compostable materials and more than 9,000 pounds of recyclable materials such as glass, aluminum, and plastic from landfills.
- **84 volunteers** picked up litter near Grounds at two Corner Clean-ups, which will occur monthly.
- **44 fall workdays at UVA's Student Garden** engaged students in hands-on learning about food. Students harvested produce, repaired garden beds, and crafted new signage for the garden.
- Student, staff, and faculty researchers participating in UVA's Green Labs **Shut the Sash Challenge saved an estimated \$34,000 in energy costs** in one month last fall. Shut the Sash is an annual competition hosted by the UVA Office for Sustainability's Green Labs program to promote safe and sustainable fume hood management practices in labs across Grounds.
- This year, and each December since 2018, the student group Cville Solar Project installed four photovoltaic panels to power 11,000 lights for Lighting of the Lawn.

Grounds-Engaged Sustainability Coursework

- This spring, students in Professor Ben Laugelli's **Science, Technology, and Contemporary Issues: Designing for a Sustainable World** will propose design concepts for technologies to help the University make progress towards the United Nations' Sustainable Development Goals, in conjunction with UVA's sustainability goals and initiatives.
- Additionally, courses **Designing a Carbon-Neutral Future, Sustainability Leadership: From the Grounds Up, and Write Climate**, are using on-Grounds projects connected to UVA's Sustainability Plan goals to engage the UVA community through projects proposed or installed on Grounds.
- Last fall Professor Kate Stephenson's **Writing about Food Justice** class focused on the UVA student garden as a space for conversations related to equity, sustainability, and food accessibility.
- Also, last fall, undergraduate student Neha Awasthi taught **Climate Engineering** as part of the Engineering Student Council course series, which was an introduction to complex systems and technologies and connected students to opportunities for learning from, and getting involved, on Grounds.



University of Virginia

CENTER FOR THE ARTS (PLANNING/DESIGN)

Executive Summary

As reflected in the Open Grounds at Emmet-Ivy initiative, the University plans to enhance community and encourage cross-disciplinary discoveries in an active and engaging environment on the Emmet-Ivy Corridor through three interrelated nexuses: Creativity, Democracy, and Discovery. The anchor of the Creativity nexus will be a new Center for the Arts that will also support other institutional strategies including the student experience; recruiting and sustaining excellent faculty; research; and community service and engagement. The University plans to seek both philanthropic and state support to fund the new Center for the Arts, which will combine elements needed to support commercial concerts and road shows aimed at a regional audience with elements needed to support student shows, Music Department programs, and creative arts.

2021 at \$195.5M, will be updated when the program and scope are final. The University has secured a leadership gift of \$50.0M.

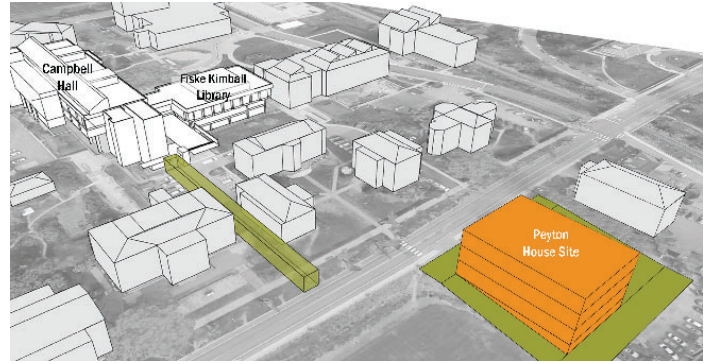
Financial Information

Estimated planning/design cost: \$11.1M funded via private gifts

Project Background

The University will continue to refine the building's programming and scope during the planning process, but preliminary planning efforts ideally envision an approximately 120,000 GSF facility that will create important new spaces for academics and for student organizations including, but not limited to: a large capacity theater, recital hall, black box theater, white box multi-function space, and rehearsal rooms.

In 2019 the Vice Provost for the Arts and University Architect completed an extensive market and feasibility study for the project, including a cost estimate, using the consultant Dumont-Janks and others. Facilities Management is currently refreshing construction estimates, and the project team is also exploring benchmarks and peer reviews of other performing arts centers. The total project budget, estimated in fall



University of Virginia

SCHOOL OF ARCHITECTURE CENTER FOR DESIGN (PLANNING/DESIGN)

Executive Summary

The School of Architecture (SARC) seeks to construct a collaborative teaching and research hub that will house the UVA Center for Design. The proposed 37,300 GSF building, potentially located on Rugby Road at the current Peyton House site, is consistent with findings from a 2021 space needs and feasibility study and will help SARC address growing sponsored research, instructional, and office needs. Enrollment has grown by 18% since 2014-15, primarily in the design disciplines; faculty sponsored research also continues to grow, requiring additional collaborative research space. Finally, SARC needs a collaborative space to support design thinking research and curriculum in the areas of digital media, collaborative community storytelling, augmented reality for virtual reality (VR) and head-mounted display (HMD), and advancing architectural space with interactive 3D elements. The Center for Design will be accessible to faculty and students working in this space across Grounds.

Project Background

This proposal is the result of a multi-year assessment through which SARC evaluated several options for space additions, including three potential locations for additions to Campbell Hall. Two primary drivers for this project are (1) an increase in funded research and cross-Grounds collaboration requiring research hubs; and (2) the need for additional office space for faculty and staff.

The proposed project is the optimal choice among the options considered and will contribute to both SARC's and the University's missions in several critical ways, while enabling more cost-effective construction:

- Elevate the University's arts corridor on Rugby Road
- Increase visibility of the University's design innovation, applied research, and community engagement through rotating public engagement labs making design and visualization facilities available to all UVA students and faculty, and enabling more student/faculty collaboration and partnerships across Grounds and with the broader community
- Add innovative active learning spaces for research and teaching
- Provide much-needed office space for faculty and staff

Financial Information

Estimated planning/design cost: \$4.0M funded via private gifts



University of Virginia

ENGINEERING ACADEMIC BUILDING (PLANNING/DESIGN)

Executive Summary

In support of needs identified in recent space studies, the School of Engineering and Applied Science (Engineering) seeks to construct a large new academic instructional and laboratory building, ideally on Whitehead Road just west of Rice Hall. A new, modern facility will address a significant portion of Engineering's documented space deficit while also serving important programmatic goals.

Project Background

Engineering faces an acute space shortage due to rapid growth of faculty, graduate student enrollment, and research programs, as well as increasing demand for technical training in computer and data science methods across the University. Currently, many existing programs are housed in poor-quality or misfit space due to lack of available alternatives. One-third of Engineering's space is rated as "poor condition" based on its current use.

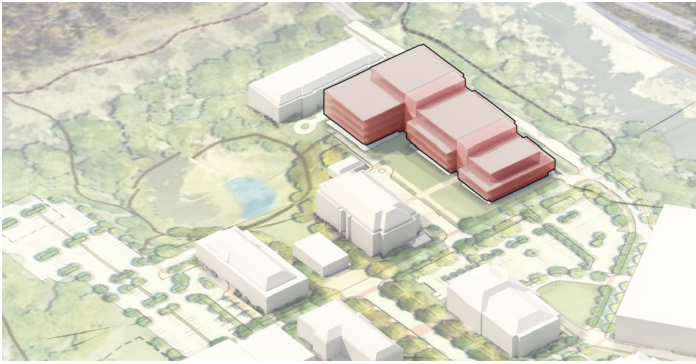
The 2015 STEM precinct study and the 2018 Engineering Integrated Space Plan (ISP) recommend replacing the current 6,300 assignable square foot (ASF) Albert Small Building on Whitehead Road. The 2018 ISP suggests that up to 100,000 ASF could be realized, substantially meeting Engineering's identified needs of an additional 120,000-150,000 ASF of new space. The proposed project will focus on high-value features that are not available in current facilities, including wet and dry research and instructional laboratories in proximity to computational modeling space, which has become integrated with experimental work in recent years. The large-scale feature of the proposed building will enable broad cross-discipline integration and take advantage of the multi-functional nature of engineering scholarship.

Anticipated program elements include:

- Computational research and academic program space to support initiatives from computational disciplines, including artificial intelligence, data security, and the Tech Talent Initiative
- Computer Science and Computer Engineering programs
- Entrepreneurial programming for students, collaboratively produced with the Darden Graduate School of Business and the McIntire School of Commerce

Financial Information

Estimated planning/design cost: \$5.0M funded via private gifts



University of Virginia

INSTITUTE FOR BIOTECHNOLOGY

Executive Summary

The University of Virginia has a longstanding reputation for conducting quality, fundamental biomedical research and has earned national and international acclaim for innovations in cancer, cardiovascular disease, infectious disease, bioengineering, and neurosciences. To further advance these efforts, UVA seeks to establish an Institute for Biotechnology, a state-of-the-art and first-of-its-kind translational research program in the Commonwealth that will create an environment that inspires, supports, accelerates, and promotes cutting-edge and out-of-the box discoveries and translates these from the research laboratory to clinical care. The ultimate outcome is to ensure that no Virginian needs to leave the Commonwealth to obtain high quality health care.

Project Background

Establishing the UVA Institute for Biotechnology will require construction of a state-of-the-art facility, as well as recruitment of new faculty researchers. The 350,000 GSF Institute will include a 20,000 SF CGMP/viral vector unit that will have the capacity to manufacture both cell and protein-based investigational therapies, as well as viral vectors for researchers and partnering biotechnology companies.

The proposed new facility will enable the University to catalyze cutting-edge research capable of creating new and innovative clinical therapies and of making Virginia a national leader in research discovery, translation, and clinical care by:

- Further expanding the overall research portfolio at UVA.
- Developing translational “cores” including cellular therapy, gene therapy and viral vectors, and drug delivery technologies, among others.

- Significantly enhancing UVA’s infrastructure for entrepreneurship, innovation, and translation.
- Investing in clinical trials infrastructure and new facilities.
- Recruiting new, experienced faculty and research scientists to the Commonwealth.

The ability to translate these discoveries to clinical therapies serves as an engine for regional and statewide economic growth and development. Patients with access to clinical trials benefit by receiving new, innovative therapies and the most up-to-date clinical care.

Proposed Timeframes

Planning/Design: Summer 2022

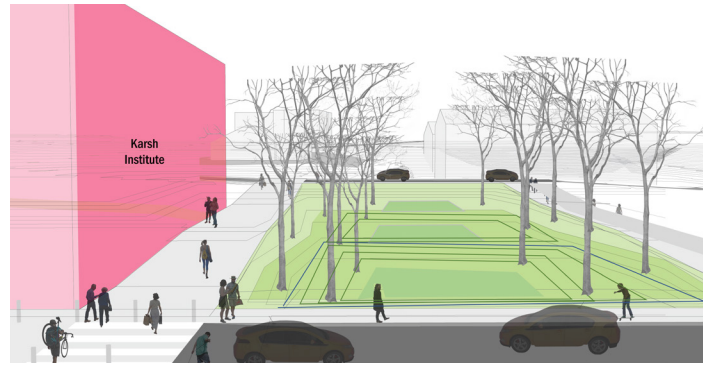
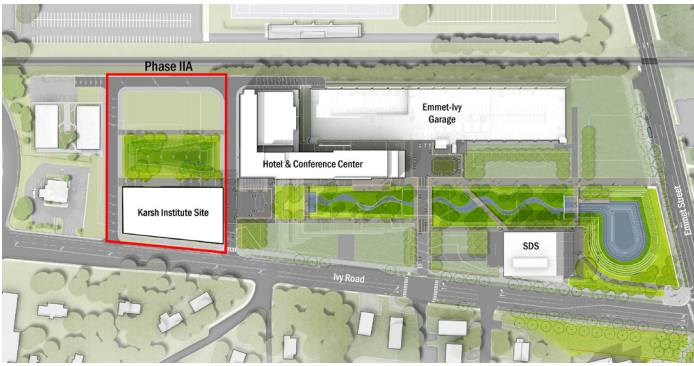
Construction: Fall 2023

Expected Completion: Summer 2026

Financial Information

Estimated project cost: \$350.0M

Fund sources: State general funds (\$175.0M), private gifts (\$100.0M), debt (\$75.0M)



University of Virginia

IVY CORRIDOR LANDSCAPE AND INFRASTRUCTURE PHASE IIA

Executive Summary

The Ivy Corridor Landscape Framework Plan identified several parcels for redevelopment from Emmet Street to Copeley Road. The first phase, currently under construction with anticipated completion in spring 2023, encompasses property east of Cameron Lane to Emmet Street. The School of Data Science and the University Hotel and Conference Center are the first two buildings to be constructed on the Ivy Corridor. Phase IIA will continue the vision of the Ivy Corridor Landscape Framework Plan through redevelopment of property west of Cameron Lane up to 2033 Ivy Road which currently houses Athletics operations functions. The timing of the redevelopment effort has been accelerated to prepare the site, including all necessary utilities and infrastructure, for the Karsh Institute of Democracy and future redevelopment along the site.

Project Background

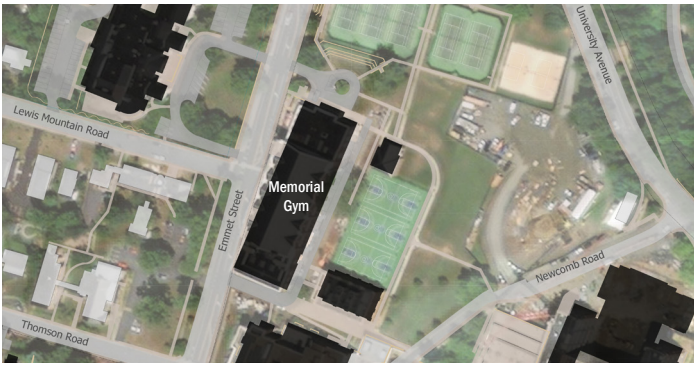
The Ivy Corridor Landscape Framework Plan, prepared in 2019, guides the redevelopment of the four-block, 14.5-acre parcel located between Ivy Road and the railroad tracks. The eastern corner at the intersection of Emmet Street (Route 29) and Ivy Road (Route 250) presents an opportunity of symbolic importance to the University. Given the size of the parcel and other factors, the redevelopment was divided into two phases. Phase I includes all property east of Cameron Road and is currently under construction. Phase IIA will support the redevelopment of a significant portion of the remainder of the Ivy Corridor site including the demolition of existing facilities and grading, utilities, infrastructure, landscaping, and stormwater management necessary to support future buildout of the site. To complete this work, the University must also purchase certain parcels of land from the UVA Foundation.

Proposed Timeframes

Planning/Design: Summer 2022
 Construction: Summer 2023
 Expected Completion: Summer 2025

Financial Information

Estimated project cost: \$9.8M-\$11.8M (plus \$10.5M in property acquisitions from the UVA Foundation)
 Fund source: Cash



University of Virginia

MEMORIAL GYMNASIUM INFRASTRUCTURE AND ACCESSIBILITY RENEWAL

Executive Summary

In operation for nearly 100 years, the 83,000 gross square foot Memorial Gymnasium (Mem Gym) has several significant deferred maintenance needs. In 2017, the University replaced the slate roof on the center portion of the building, and in 2018, installed air conditioning in the main gymnasium space. The brick exterior is currently undergoing an extensive renovation. Significant work will be required to address the outdated and deficient mechanical, electrical, and fire suppression systems, as well as the building's lack of accessibility. This project will upgrade deteriorating building systems and extend Mem Gym's long history of supporting academic course work and University community activities.

Project Background

Mem Gym was constructed in 1924 in memory of the 80 University alumni who lost their lives during World War I. The brick and concrete structure, based on the Roman Baths of Diocletian, was designed by Fiske Kimball, founding dean of the School of Architecture, and is classified as "Essential to the University" in the Historic Preservation Framework Plan. Additionally, the building is individually listed on the Virginia Landmarks Register and National Register of Historic Places. Approximately 50 academic courses are held in Mem Gym each semester, and it also supports the Kinesiology program in the School of Education and Human Development, the UVA volleyball and wrestling teams, intramural and recreational sports, and University major events including Final Exercises and reunion weekends.

Major repairs and improvements, to date, have been one-off projects including the slate roof replacement, air conditioning of the main gymnasium, and the

brick exterior renovation. The proposed project will holistically address the building infrastructure by:

- Replacing the domestic water and sanitary sewer lines throughout the building
- Installing ADA-compliant restrooms on the 1st floor
- Modernizing the HVAC system to provide conditioned air throughout the building and eliminate window a/c units
- Repairing all windows
- Installing fire suppression throughout the facility
- Upgrading electrical and lighting systems
- Replacing the Emmet Street sidewalk to improve accessibility and usability of the main gymnasium space
- Enhancing ADA accessibility to entrances and the streetscape

Proposed Timeframes

Planning/Design: Summer 2022

Construction: Summer 2023

Expected Completion: Summer 2025

Financial Information

Estimated project cost: \$19.0M-\$20.5M

Fund sources: Debt (debt service covered by deferred maintenance funds)



University of Virginia

MONROE HALL ADDITION HVAC RENEWAL

Executive Summary

The addition to Monroe Hall was completed in the mid-1980s. The HVAC system installed in the addition is nearing the end of its useful life and was designed in a way that causes high indoor humidity during mid-summer weather. This HVAC renewal project replaces the aging HVAC components, improves the system's ability to dehumidify in mid-summer, and improves the system's ability to respond to variable heating/cooling needs during the transitional weather of the spring and fall. This project will provide more comfortable teaching and faculty office spaces, and will incorporate energy recovery aligning with the University's sustainability goals.

Project Background

The Monroe Hall addition totals over 34,000 gross square feet, and provides spaces for more than 200 classes, discussion sections, and other credit-bearing activities, as well as some supporting offices. The addition was designed to visually integrate into the original structure and has a prominent façade that forms the south side of the Alderman Quad. Monroe Hall is classified as "Important to the University" in the Historic Preservation Framework Plan.

The proposed project will replace the three air handling units that serve the addition and will significantly improve the fan coil units. The new equipment will include new controls for improved operations; where feasible, existing ducts and pipes will be reused. The construction work is proposed to be phased over two summers to minimize disruption to academic activities during the fall and spring semesters.

Proposed Timeframes

Planning/Design: Summer 2022
Construction: Spring 2023
Expected Completion: Spring 2025

Financial Information

Estimated project cost: \$7.5M-\$9.0M
Fund sources: Debt (\$3.25M-\$4.5M) and cash (\$3.25M-\$4.5M)
Debt service and cash provided by deferred maintenance funds



University of Virginia

CHILD DEVELOPMENT CENTER FEASIBILITY STUDY

The University contracts its child development/care services for the operation of two academic centers: the Copeley Center facility owned by the University and the Earhart Center leased by the contract provider. Combined, the two centers serve 179 children, supporting Academic Division faculty/staff and full-time students with child development/care needs. The centers run at capacity and enrollment openings are in high demand.

The centers need additional space to bring the University's child development program closer to an ideal early education learning environment. The current centers lack indoor motor skills developmental space, as well as space to accommodate UVA faculty/student research activities. In addition, a lack of office/conference space for parent meetings and planning makes it challenging to operate efficiently. Modernizing the centers will assist in attracting and retaining high-quality early education staff and in elevating offerings for students during their early developmental years.

In addition to space needs, the study will consider the feasibility of consolidating the two centers which could potentially offer continuity for providers, for children as they advance through the classes/age groups, and for families; and possible efficiencies in staffing and rotational roles.

Other key drivers to help determine the appropriate size of a new facility will include Commonwealth of Virginia Departments of Education and Social Services licensing requirements and NAEYC licensing and accreditation requirements for early childhood development. Compliance with these requirements is critical for accreditation and ensures the space will meet child-to-care provider ratios, among other factors.



University of Virginia

SCHOOL OF NURSING INSTRUCTIONAL SPACE STUDY

With the renovation of the Clinical Simulation Learning Center taking three classrooms offline permanently, the School of Nursing needs additional classroom space, especially for larger classes like Pharmacology and Pathophysiology. The proposed space study will explore options to increase instructional spaces and classrooms to better serve the School's students and faculty, focusing specifically on opportunities on the first floor of McLeod Hall and the current auditorium space.