

**UNIVERSITY OF VIRGINIA  
BOARD OF VISITORS**

**Meeting of the  
Buildings and Grounds  
Committee**

**June 7, 2018**

## BUILDINGS AND GROUNDS COMMITTEE

Thursday, June 7, 2018  
1:30 - 3:00 p.m.  
Board Room, The Rotunda

### Committee Members:

Whittington W. Clement, Chair	John G. Macfarlane III
Robert D. Hardie, Vice Chair	James B. Murray Jr.
Mark T. Bowles	James V. Reyes
Elizabeth M. Cranwell	Frank M. Conner III, Ex-officio
Barbara J. Fried	Brendan T. Nigro, Student Member

### AGENDA

	<u>PAGE</u>
<b>I. REMARKS BY THE CHAIR</b> (Mr. Clement)	1
<b>II. CONSENT AGENDA</b> (Ms. Sheehy)	
A. Renaming: UVA HealthSouth Rehabilitation Hospital to UVA Encompass Health Rehabilitation Hospital	2
B. Architect/Engineer Selections:	
1. Inn at Darden	3
2. Physics Building Renewal	3
<b>III. ACTION ITEMS</b>	
A. 2018 Multi-Year Major Capital Plan (Ms. Sheehy)	4
B. Schematic Design Approval: Ivy Mountain Musculoskeletal Center (Ms. Sheehy to introduce Ms. Alice J. Raucher; Ms. Raucher to report)	12
<b>IV. SCHEMATIC DESIGN REVIEWS</b> (Ms. Raucher)	
A. Alderman Library Renewal	15
B. Student Health and Wellness Center	19
C. Softball Stadium	23
<b>V. COMMITTEE DISCUSSION</b> (Ms. Raucher)	28
• Athletics Precinct Master Plan	
<b>VI. WRITTEN REPORTS</b>	
• Sustainability Report	30
• Proposed Additions to the Capital Program	31

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

**BOARD MEETING:** June 7, 2018

**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.A. RENAMING: UVA HEALTHSOUTH REHABILITATION HOSPITAL TO UVA ENCOMPASS HEALTH REHABILITATION HOSPITAL**

University policy states that names for academic programs, centers, institutes, departments, physical structures, or parts thereof, on the University of Virginia Grounds or property owned by the University of Virginia Foundation or University-affiliated foundations, if used by the University, shall be forwarded to the Board of Visitors for final approval, including all open-air courtyards and other outdoor areas. The proposed name comes with the recommendation of the Committee on Names.

HealthSouth Corporation and The Rector and Visitors of The University of Virginia on behalf of its Medical Center established a 50/50 joint venture in 1996, opening the 50-bed UVA HealthSouth Rehabilitation Hospital on the Fontaine Campus of the University in 1998. On January 2, 2018, HealthSouth changed its name to Encompass Health Corporation. Based on the corporate branding change by HealthSouth, the UVA HealthSouth Rehabilitation Hospital nomenclature needs to be updated to reflect the correct name of the partner: UVA Encompass Health Rehabilitation Hospital

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

**RENAMING UVA HEALTHSOUTH REHABILITATION HOSPITAL TO UVA ENCOMPASS HEALTH REHABILITATION HOSPITAL**

WHEREAS, the UVA HealthSouth Rehabilitation Hospital is located on the Fontaine Campus of the University and is a 50/50 joint venture between the UVA Medical Center and HealthSouth Corporation; and

WHEREAS, in January 2018, HealthSouth Corporation changed its name to Encompass Health Corporation; and

WHEREAS, the Medical Center desires to change the name of the Rehabilitation Hospital to reflect the change in corporate name of its partner;

RESOLVED, the Board of Visitors renames the UVA HealthSouth Rehabilitation Hospital to the UVA Encompass Health Rehabilitation Hospital.

**II.B.1. ARCHITECT/ENGINEER SELECTION: INN AT DARDEN**

Consistent with the recommendations of the University Hospitality Task Force and the Darden School Foundation demand study by PHG Consultants, the new, redeveloped Inn at Darden will replace the existing Sponsors Hall with a 195,000 square foot full-service hotel with up to 225 guest rooms and up to 12,000 square feet of conference/meeting space. A joint selection committee from the Office of the Architect for the University, the Darden School of Business, the Darden School Foundation, and Facilities Management interviewed four architectural firms from a list of six firms that submitted letters of interest, all four with the required experience working on similar projects, to provide architectural services for this project. Based on the proposals and interviews, the University recommends the selection of Cooper Carry of Atlanta, GA with Glavè & Holmes Architecture of Richmond, VA for this contract. Cooper Carry and Glavè & Holmes Architecture were selected based on their qualifications, experience, and understanding of the specific challenges presented by the project.

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

**ARCHITECT/ENGINEER SELECTION FOR THE INN AT DARDEN**

RESOLVED, Cooper Carry of Atlanta, GA with Glavè & Holmes Architecture of Richmond, VA is approved for the performance of architectural services for the Inn at Darden.

**II.B.2. ARCHITECT/ENGINEER SELECTION: PHYSICS BUILDING RENEWAL**

The renewal of the Physics Building will renovate nearly 135,000 square feet of research and instructional space through upgrading mechanical systems; installing fire detection and suppression systems; repairing the exterior envelope and structure; and renewing interior systems, finishes, and furnishings. A joint selection committee from the Office of the Architect for the University, the College of Arts and Sciences, the Office of the Provost, and Facilities Management interviewed three architectural firms from a list of 19 firms that submitted letters of interest, all three with the required experience working on similar projects, to provide architectural services for this project. Based on the proposals and interviews, the University recommends the selection of Goody Clancy of Boston, MA for this contract. Goody Clancy was selected based on the firm’s qualifications, experience, and understanding of the specific programmatic needs and complex phasing schedule presented by the project.

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

**ARCHITECT/ENGINEER SELECTION FOR THE PHYSICS BUILDING RENEWAL**

RESOLVED, Goody Clancy of Boston, MA is approved for the performance of architectural services for the renewal of the Physics Building.

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

**BOARD MEETING:** June 7, 2018

**COMMITTEE:** Buildings and Grounds

**AGENDA ITEM:** III.A. 2018 Multi-Year Major Capital Plan

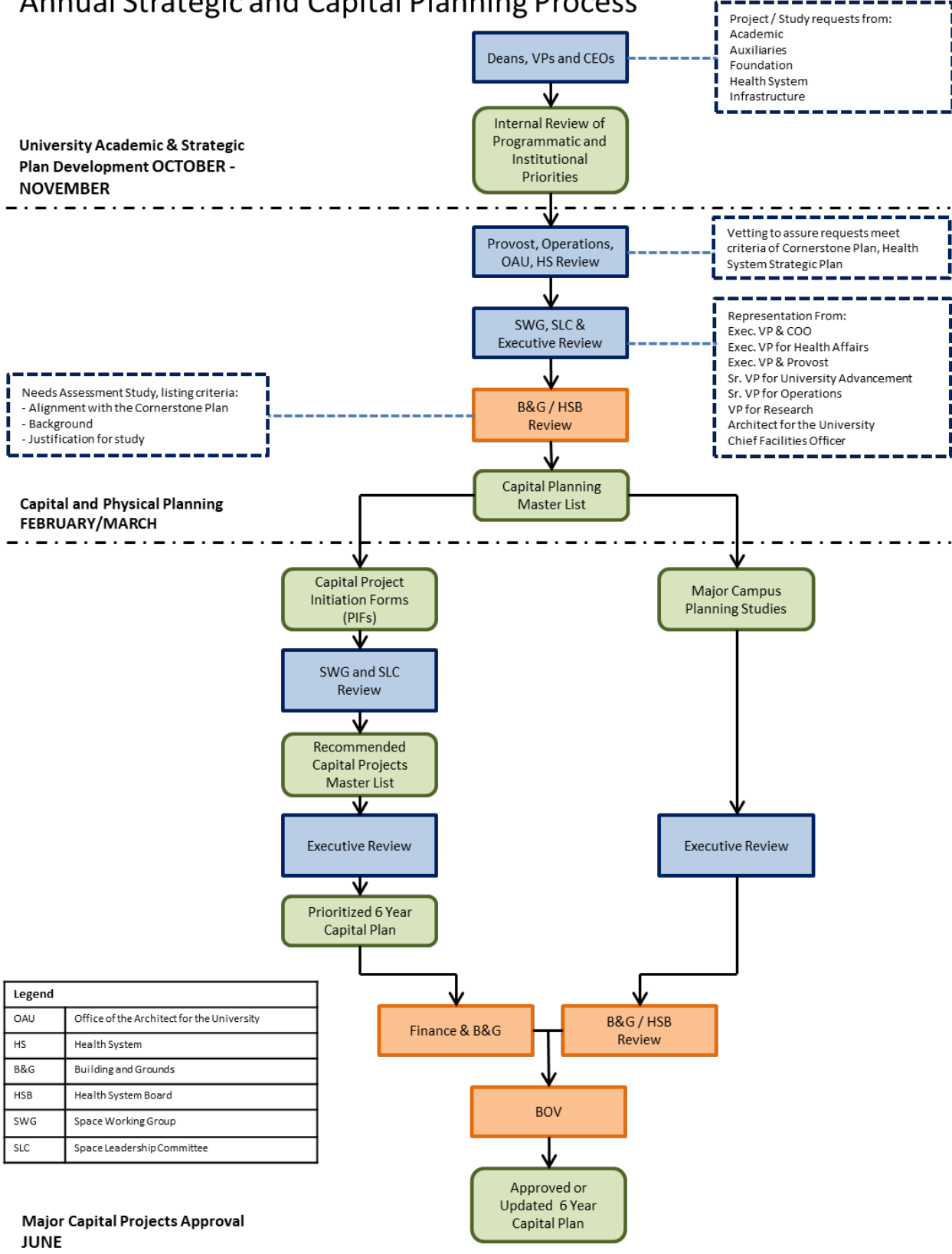
**BACKGROUND:** In November 2015, the Buildings and Grounds Committee endorsed a capital approval process to more actively engage the Board of Visitors throughout the capital planning process. As shown in the flowchart on the following page, projects proposed to be added to the capital planning master list are reviewed with the Buildings and Grounds Committee after being vetted by the Space Leadership Committee (SLC) and executive leadership to ensure alignment with institutional priorities, and a revised six-year capital plan is presented annually to the Board of Visitors for approval in June. The Buildings and Grounds Committee determines whether a project should be added to the Major Capital Projects Program, and the Finance Committee evaluates whether there is a sound financing plan to pay for the estimated project cost and additional operating costs that are expected once a project is complete.

In June 2017, the Board of Visitors approved the 2017 Major Capital Plan for the Academic Division, Health System, and College at Wise. In accordance with the Strategic and Capital Planning Process, the University updates the Plan annually to add new projects, remove projects that are no longer a priority, and align projects across a six-year plus timeframe according to the level of work and resources expected to be dedicated to each project. The SLC used the following criteria to assist in identifying high-priority projects and determining where a particular project fits relative to the six-year timeframe:

- Responds to a legal, compliance, or regulatory mandate; addresses a life safety risk
- Addresses more than one function/unit
- Aligns with the strategic goals of the University
- Provides value to the customer
- Improves current conditions
- Complies with current land use master plans
- Presents a viable funding plan

The proposed 2018 Multi-Year Major Capital Plan was reviewed with the Buildings and Grounds Committee at the March 2018 meeting. No projects have been added to the Plan since that meeting. Key changes since March include updating and refining cost estimates for near-term projects.

# Annual Strategic and Capital Planning Process



Legend	
OAU	Office of the Architect for the University
HS	Health System
B&G	Building and Grounds
HSB	Health System Board
SWG	Space Working Group
SLC	Space Leadership Committee

**Major Capital Projects Approval JUNE**

**DISCUSSION:** The SLC evaluated previously-authorized projects, except those currently in construction and in planning, and all proposed projects based on how well each met the criteria noted above. The SLC prioritized projects to be added to the plan into three timeframes based on when the project is expected to be initiated: near-term (2018-2020), mid-term (2020-2022), and long-term (after June 30, 2022). Prioritizing in this manner also aligns with State requirement to submit a six-year capital plan.

The proposed 2018 Capital Plan, as shown on pages 7 through 10, updates the plan approved by the Board in June 2017 with current cost estimates, adds new projects, and removes projects no longer planned within the next six years. Seven new projects are proposed to the Academic Division plan; three to the Health System plan; and one to the College at Wise plan. Three Academic Division projects and one Health System project were removed from the 2017 Plan: (1) Bayly Building Addition/Renovation; (2) Music Building; (3) Alderman Road Residence Hall Building 8; and (4) 545 Ray C. Hunt Renovation – Clinic Space.

In addition to projects proposed to be added to the 2018 Capital Program, the University proposes to engage in several land-use planning and space needs studies that will inform future projects:

- Architecture School Space Needs
- College of Arts and Sciences - Arts Strategy Study
- Consolidated Clinical Labs
- Data Science Institute
- Engineering School Space Needs
- Environmental Health & Safety
- Fontaine Master Plan and Transportation
- North Grounds/Athletics Precinct
- Observatory Hill Dining Hall Expansion
- Parking and Transportation
- Parking and Transportation Replacement Facility
- Performing Arts Center
- Public Safety Space Needs
- Technological Village

Ms. Sheehy will review the proposed 2018 Multi-Year Capital Program. Write-ups describing proposed additions to the Capital Program were shared with the Committee in advance of the meeting and are included as written reports beginning on page 31.



## 2018 Multi-Year Major Capital Plan [excludes maintenance reserve]

### Academic Division Projects Under Construction and In Planning

Under Construction			In Planning		
	Budget	Source		Budget	Source
Baseball Stadium Expansion	\$18.8M	Gifts, Cash	Alderman Library Renewal (Planning)	\$7.5M	State GF
Brandon Avenue Green Street & Infrastructure	\$41.0M	Debt	Clean Room Upgrades	\$15.2M	Debt, Cash
Brandon Avenue Upper-Class Residence Hall	\$69.3M	Debt, Cash	Contemplative Sciences Center	\$67.0M-\$75.0M	Gifts
Carr's Hill Historic Rehabilitation	\$7.9M	Cash	Ivy Corridor Landscape and Infrastructure Phase I	\$36.2M	Debt
Gilmer Hall and Chemistry Building Renovation	\$186.8M	State GF, Debt, Cash	Ivy Mountain District Energy Development Zone	\$16.0M	Debt, Cash
Ivy Stacks Expansion	\$7.9M	Cash	Low Temperature Hot Water Conversion Phase I	\$20.0M	Debt, Cash
Laboratory Renovations	\$4.3M	State GF	Main Heat Plant - New Boiler	\$11.0M	Debt, Cash
McCormick Rd Residence Hall Renovation	\$104.7M	Debt, Auxiliary	Memorial to Enslaved Laborers	\$6.0M	Gifts
Old Ivy Road Office Building	\$30.5M	Debt	Physics Building Renewal (Planning)	\$2.0M	State GF
Golf Facility at Birdwood (UVAF)	\$5.5M	Gifts	Student Health and Wellness Center	\$100.0M	Gifts, University Sources
Squash Facility Expansion (UVAF)	\$9.0M	Gifts	Tennis Stadium at Boar's Head (UVAF)	\$12.8M	Gifts
<b>Total Under Construction</b>	<b>\$485.7M</b>		<b>Total In Planning</b>	<b>\$293.7M - \$301.7M</b>	

### Academic Division Authorized and **Proposed** Projects

Near-Term (2018-20)			Mid-Term (2020-22)			Long-Term (2022 and beyond)		
	Budget	Source		Budget	Source		Budget	Source
Alderman Library Renewal (Construction)	\$145.0M	State GF	Center for Politics	\$14.0M	Gifts	Alderman Road Residence Hall (Building 7)	\$58.0M-\$70.0M	Debt, Cash
Batten School Academic Building	\$53.0M-\$60.0M	Debt, Gifts	Football Operations Center	\$55.0M-\$60.0M	Gifts	Drama Building Phase II South Addition	\$17.9M	Gifts

**Academic Division Authorized and Proposed Projects**

Near-Term (2018-20)			Mid-Term (2020-22)			Long-Term (2022 and beyond)		
	Budget	Source		Budget	Source		Budget	Source
Darden Academic Building Addition & Facility Renovation	\$75.0M-\$85.0M	Gifts	Student Activities Building	\$16.0M-\$17.0M	Debt	Fiske Kimball Fine Arts Library Renewal	\$18.7M	State GF, Gifts
McIntire Academic Facility	\$70.3M	Gifts	Thornton Hall B Wing Renovation (SEAS)	\$12.0M-\$15.0M	State GF	Old Cabell Hall Renewal	\$41.8M	State GF, Gifts
Pavilion VIII Renovation	\$7.0M	Debt, Gifts	<span style="color: red;">North Plant Chillers 6 &amp; 7 Replacement</span>	<span style="color: red;">\$6.0M-\$7.0M</span>	<span style="color: red;">Debt</span>	Science & Engineering Plant: Replace Chemistry Chillers	\$23.1M	Debt, Auxiliary
Physics Building Renewal (Construction)	\$33.0M	State GF	<span style="color: red;">UVA Museum (Construction)</span>	<span style="color: red;">\$87.0M-\$107.0M</span>	<span style="color: red;">Gifts</span>			
Softball Stadium	\$18.0M-\$20.0M	Gifts, Cash						
U-Hall, Cage, Onesty Hall, Sports Medicine Decantation & Demolition	\$12.0M-\$14.0M	Debt Proceeds						
<span style="color: red;">Brandon Avenue Upper-Class Residence Hall Phase II</span>	<span style="color: red;">\$65.0M-\$70.0M</span>	<span style="color: red;">Debt, Cash</span>						
<span style="color: red;">Upper-Class Residence Hall (site to be determined)</span>	<span style="color: red;">\$60.0M-\$70.0M</span>	<span style="color: red;">Debt, Cash</span>						
<span style="color: red;">Inn at Darden</span>	<span style="color: red;">\$80.0M-\$85.0M</span>	<span style="color: red;">Gifts, Cash, Non-UVA Debt</span>						
<span style="color: red;">UVA Museum (Planning)</span>	<span style="color: red;">\$3.0M</span>	<span style="color: red;">Gifts</span>						
<span style="color: red;">North Grounds Mechanical Plant &amp; Infrastructure</span>	<span style="color: red;">\$11.0M-\$13.0M</span>	<span style="color: red;">Debt</span>						
<span style="color: red;">West Grounds Chilled Water Capacity</span>	<span style="color: red;">\$6.0M-\$8.0M</span>	<span style="color: red;">Debt</span>						
<b>Total Near-Term</b>	<b>\$638.3M-\$683.3M</b>		<b>Total Mid-Term</b>	<b>\$190.0M-\$220.0M</b>		<b>Total Long-Term</b>	<b>\$159.5M-\$171.5M</b>	

**Health System Authorized Projects Under Construction and In Planning  
(excludes \$73.96M for 10-Year Deferred Maintenance Master Plan)**

Under Construction			In Planning		
	Budget	Source		Budget	Source
Center for Human Therapeutics [agency 207]	\$8.2M	State GF	Emily Couric Clinical Cancer Center 4th Floor Fit-Out	\$14.8M	Cash
Hospital HVAC Phases III and IV; Emergency Power Phase III	\$26.4M	Cash	Ivy Mountain Musculoskeletal Center	\$164.0M	Debt
Pinn Hall Renovation Phase I [agency 207]	\$32.0M	Cash			
University Hospital Expansion	\$391.6M	Debt, Cash			
University Hospital Renovations (Levels 7 & 8)	\$20.0M	Cash			
<b>Total Under Construction</b>	<b>\$478.2M</b>		<b>Total In Planning</b>	<b>\$178.8M</b>	

**Health System Authorized and Proposed Projects<sup>1</sup>**

Near-Term (2018-20)			Mid-Term (2020-22)		
	Budget	Source		Budget	Source
Comprehensive Breast Center	\$12.0M	Cash	Multi-Disciplinary Ambulatory Clinic Building	\$135.0M- \$155.0M	Debt, Cash
Consumer-Based Ambulatory Clinic Building	\$70.0M- \$80.0M	Debt, Cash	Pinn Hall Renovation Phase II [Agency 207]	\$32.0M- \$38.0M	Debt, Cash
Medical Center Data Center	\$23.0M	Cash			
Translational Research Building [Agency 207]	\$150.0M- \$200.0M	Debt			
Eye Center	\$40.0M- \$60.0M	Debt, Cash			
Pinn Hall Building Envelope [Agency 207]	\$19.0M- \$22.0M	Cash			
Pinn Hall Nobel Laureate Atrium [Agency 207]	\$10.0M- \$12.0M	Cash			
<b>TOTAL</b>	<b>\$324.0M-\$409.0M</b>		<b>TOTAL</b>	<b>\$167.0M-\$193.0M</b>	

<sup>1</sup> No long-term (2022 and beyond) projects

**College at Wise Authorized and Proposed Projects**

Near-Term (2018-20)			Mid-Term (2020-22)			Long-Term (2022 and beyond)		
Budget	Source		Budget	Source		Budget	Source	
Wyllie Library Renovation and Conversion <sup>2</sup>	\$11.7M	State GF	Athletic Building	\$15.7M	Gifts	Music Education Center <sup>3</sup>	\$41.3M	State GF
			Bowers-Sturgill Hall Renovation	\$5.9M	State GF			
			Campus Welcome Center/Public Safety Building	\$4.9M	State GF			
			Darden Hall Renovation	\$24.7M	State GF			
			Sandridge Science Center Lab Wing Renovation	\$32.2M	State GF			
			Zehmer Hall Renovation	\$23.6M	State GF			
			<span style="color: red;">Technology Classroom Building</span>	<span style="color: red;">\$44.4M</span>	<span style="color: red;">State GF</span>			
<b>TOTAL</b>	<b>\$11.7M</b>		<b>TOTAL</b>	<b>\$151.4M</b>		<b>TOTAL</b>	<b>\$41.3M</b>	

<sup>2</sup> Additional \$0.8M in project planning

<sup>3</sup> Previously included in 2018-20 biennium as Proscenium Theater (\$31.6M)

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

**2018 MULTI-YEAR MAJOR CAPITAL PLAN FOR THE ACADEMIC DIVISION, HEALTH SYSTEM, AND COLLEGE AT WISE**

WHEREAS, in accordance with the capital projects approval process endorsed by the Buildings and Grounds Committee in November 2015, major capital projects are vetted by the Space Leadership Committee and executive leadership, as well as by appropriate committees of the Board of Visitors, to ensure alignment with institutional priorities; and

WHEREAS, the projects included in the proposed 2018 Major Capital Plan are arrayed across a six-year plus timeframe based on the anticipated work related to each project; and

WHEREAS, the University is also engaging in several major capital planning studies that will result in specific projects in the future;

RESOLVED, the 2018 Multi-Year Major Capital Plan for the Academic Division, the Health System, and the College at Wise is approved.

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

- BOARD MEETING:** June 7, 2018
- COMMITTEE:** Buildings and Grounds
- AGENDA ITEM:** III.B. Schematic Design Approval: Ivy Mountain Musculoskeletal Center
- PROJECT BUDGET:** \$164.0 million [plus \$16.0 million for central utilities plant]

**BACKGROUND:** As approved in the Ivy Mountain Master Plan, the Ivy Mountain Musculoskeletal Center (IMMC) project includes an approximately 200,000 GSF facility that will provide modern, comprehensive orthopedic outpatient clinics and surgical services, as well as a central utilities plant to serve the IMMC and future redevelopment of the Ivy Mountain site. Demand for orthopedic services is expected to increase over the next several years, and the center will co-locate UVA’s outpatient orthopedic services and provide patients with a comfortable and accessible facility specializing in sports medicine, hand, spine, joint replacement, orthopedic trauma, and foot and ankle practices. This full-service, patient-centric center will also offer prosthetics and orthotics, diagnostic imaging, a pharmacy, physical therapy, and a surgery center with extended recovery beds. The building’s design and use of materials enhance the patient experience by connecting the natural beauty of the site, maximizing natural light, and providing views from all patient and public spaces.

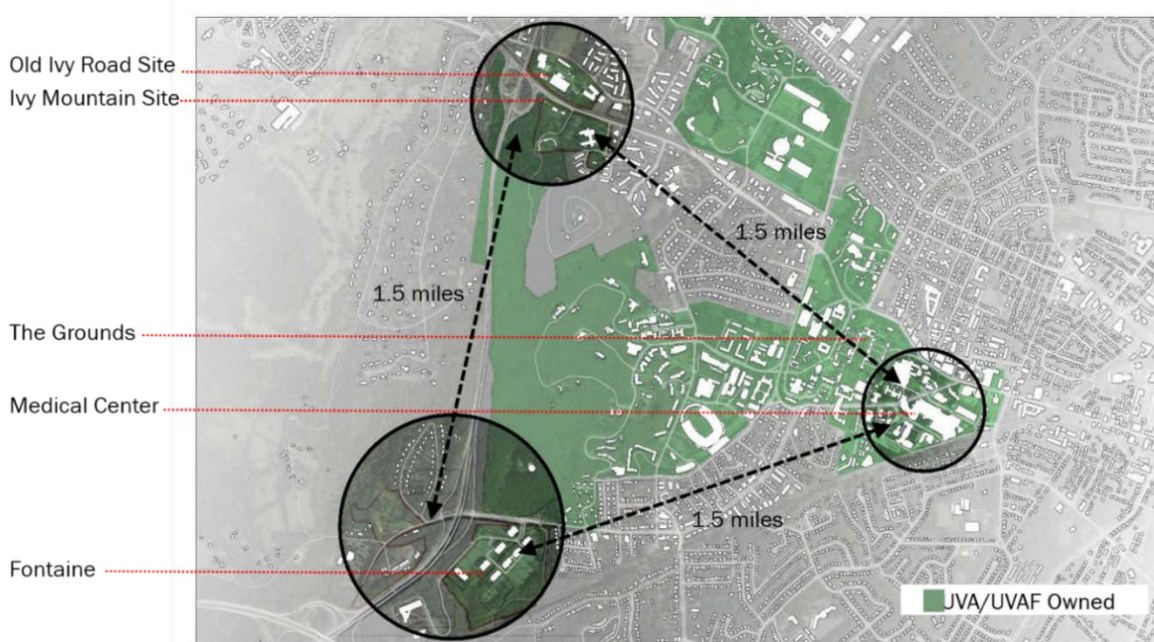
**DISCUSSION:** The design team, led by ZGF Architects in collaboration with the Architect for the University and representatives of the Health System and Facilities Management, has developed a schematic design that Ms. Raucher will review with the Committee.

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

**SCHEMATIC DESIGN FOR THE IVY MOUNTAIN MUSCULOSKELETAL CENTER**

RESOLVED, the schematic design for the Ivy Mountain Musculoskeletal Center, prepared by ZGF Architects in collaboration with the Architect for the University and representatives of the Health System and Facilities Management, is approved for further development and construction.





Health System Context



Ivy Mountain: Proposed Musculoskeletal Center Site Plan





View of existing conditions from corner of Route 250 and Stillfried looking west



Proposed view from corner of Route 250 and Stillfried looking west



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

<b><u>BOARD MEETING:</u></b>	June 7, 2018
<b><u>COMMITTEE:</u></b>	Buildings and Grounds
<b><u>AGENDA ITEM:</u></b>	IV.A. Schematic Design Review: Alderman Library Renewal
<b><u>ACTION REQUIRED:</u></b>	None
<b><u>PROJECT BUDGET:</u></b>	\$152.5 million

**BACKGROUND:** The history of the University of Virginia Library can be divided into three chapters: (1) the construction of the Rotunda, which served as the first library; (2) the construction of Alderman Library in 1937; and (3) the planned renovation of Alderman Library. For over 100 years, and symbolic of the central importance of knowledge to UVA, the Rotunda served as the University Library until the collections outgrew the building's capacity.

In response to faculty demand for adding to the collection and having access to materials critical for a research university, the University constructed Alderman Library in 1937 and committed to significant increases in annual spending on library collections. The Alderman stacks, which housed the collections, were originally laid out to maximize the storage of printed materials and closed to most patrons. At the time, the stacks were part of a state-of-the-art integrated book storage system with a conveyer that moved materials selected by librarians in the stacks to patrons at the circulation desk. Additional stacks with low ceilings and tightly-spaced shelving were constructed during the 1960s to house growing collections. These stacks now lack the flexibility to accommodate the needs of those using the library; many of the building systems – plumbing, wiring, heating, and air conditioning – are aging; and the building is not equipped with a sprinkler system.

The renovation of Alderman Library will begin the next chapter of the Library's service to the scholarly innovation and excellence that is the hallmark of the University of Virginia. Alderman is the University's main library and its renovation is essential to bring it up to contemporary standards of safety, accessibility, usability, and service. The expansion of Ivy Stacks and the renovation of the first floor of Clemons Library will enable 2.5 million items to be decanted from the Alderman collection. The stacks will be demolished to make way for a building addition and enhanced landscape that will establish an entry and presence on University Avenue. Browsing collections will return to Alderman upon completion of the renewal project. The new addition, like the Rotunda before it, will reflect thoughtful organization of resources, interspersed with space to use those resources.

**DISCUSSION:** The design team, led by HBRA Architects in collaboration with the Architect for the University and representatives from the UVA Library, Office of the Provost, and

Facilities Management, has developed a schematic design that Ms. Raucher will review with the Committee.



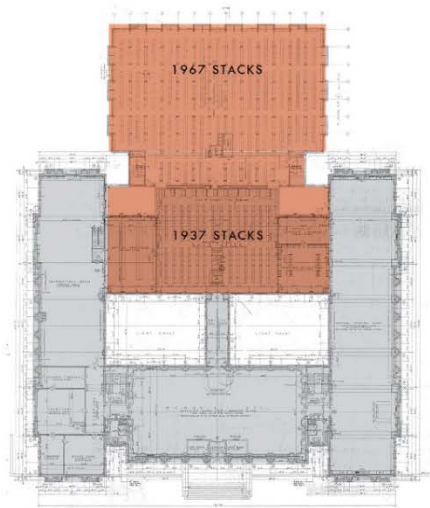
Aerial of Alderman Library and Central Grounds



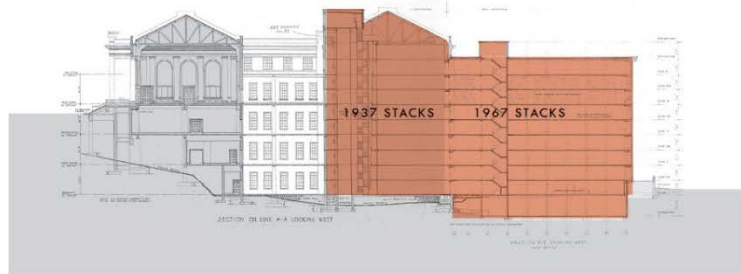
Historic Alderman Library



Present-day view of existing portion of building to be demolished



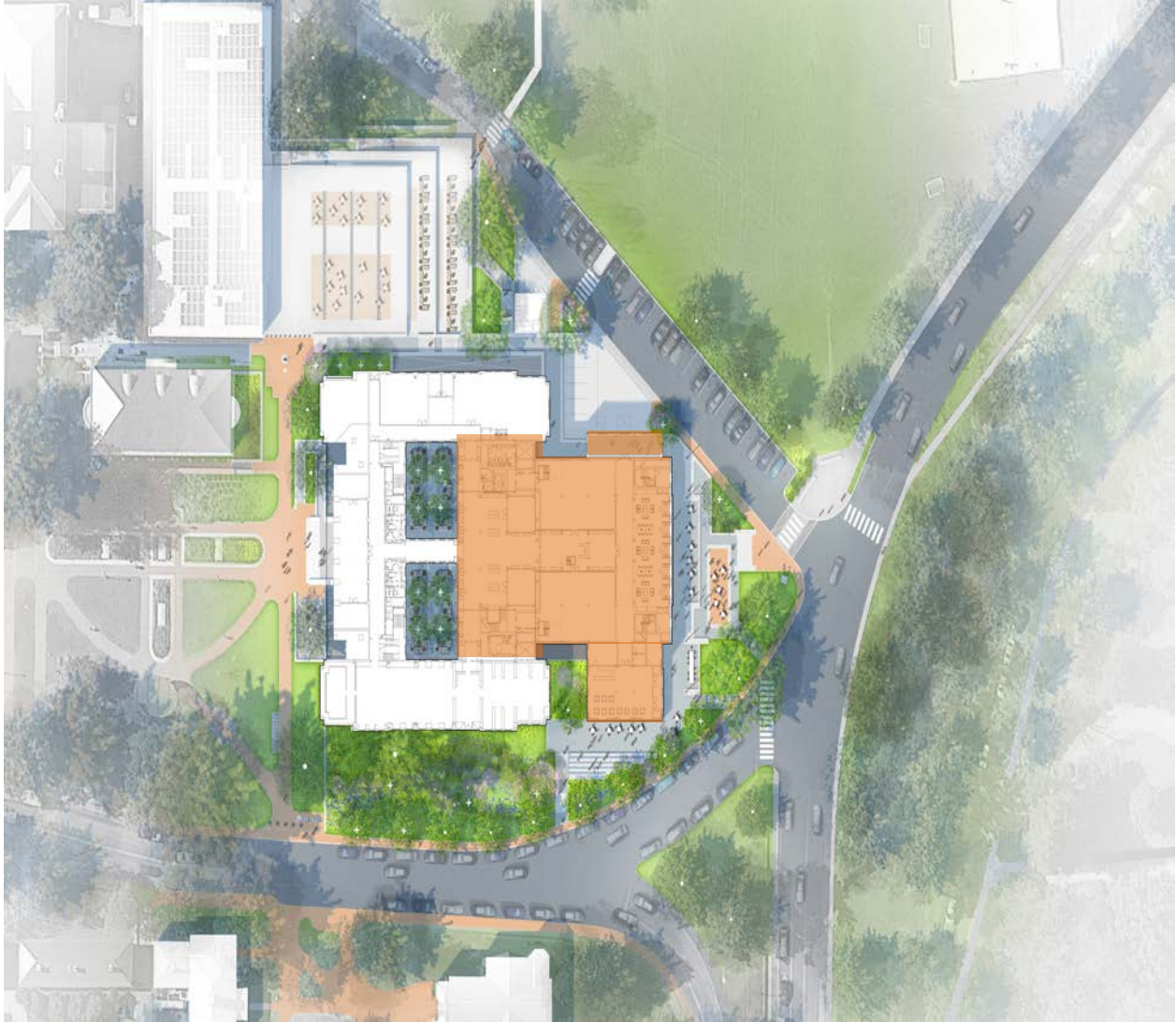
FLOOR PLAN



LONGITUDINAL BUILDING SECTION

Shaded area indicates proposed demolition





Alderman Library Renewal Proposed Site Plan  
Shaded area indicates proposed addition

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

<b><u>BOARD MEETING:</u></b>	June 7, 2018
<b><u>COMMITTEE:</u></b>	Buildings and Grounds
<b><u>AGENDA ITEM:</u></b>	IV.B Schematic Design Review: Student Health and Wellness Center
<b><u>ACTION REQUIRED:</u></b>	None
<b><u>PROJECT BUDGET:</u></b>	\$100.0 million

**BACKGROUND:** The current Elson Student Health Center (Student Health) is a Joint Commission fully-accredited healthcare facility providing students with high-quality, confidential health care. Student Health’s primary goals are to help students maintain their health through evidence-based educational programs and prevention efforts and to restore their health when necessary by appropriate treatment of illness, injury, or stress. In addition to a pharmacy and laboratory, core service units in Student Health include (1) Counseling and Psychological Services (CAPS), (2) General Medicine, (3) Health Promotion, (4) Gynecology, and (5) Student Disability Access Center (SDAC).

The Student Health building, located at 400 Brandon Avenue, opened in 1989 and was expanded and renovated in 1999. A 2017 review of services, staffing, and through-put assessed the building for current operations and revealed a space deficit that cannot be addressed through interior renovations or building additions. The current space configuration and stacking of services also hinder Student Health’s ability to achieve its health and wellness objectives.

Significant growth has been driven by the paradigm shift to a “whole student” approach to care. In this model, a student’s complete health includes physical, psychological, and social well-being, rather than merely the absence of disease or infirmity. Over the past decade, demand for student health services has grown due to increases in the total student population served; number of students with chronic medical conditions; demand for SDAC services; students entering with anxiety and depression; students traveling to locations with unique health risks; and the offering of additional services (e.g., substance abuse programs, sexual assault nurse examiners).

Currently, all office and clinic spaces in the building are fully occupied with no flexibility to expand personnel or necessary services and with constraints that prevent the efficient use of resources. In addition, future joint ventures that could benefit both the student population and other entities (e.g., UVA Health System, athletics, and research) cannot be initiated at Student Health due to space shortage. These ventures are integral to other student health facilities at peer institutions.

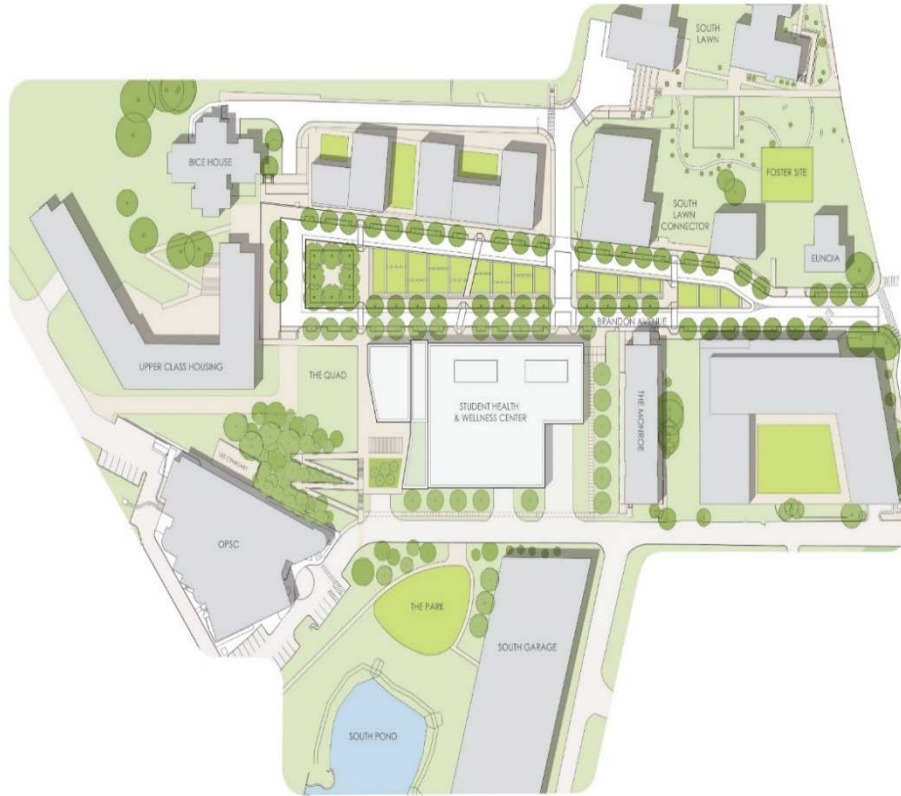
The Kinesiology Department in the Curry School of Education will also be located in the new facility. The program advances the discovery, development, interpretation, dissemination, and application of knowledge that relates the study of human movement and physical activity to human well-being. Graduates find careers in occupational and physical therapy as athletic administrators, educators, public policy makers, clinicians, and researchers. The Department is currently housed in a wing of Memorial Gymnasium in space that is very constrained for current activities and cannot support future programmatic needs. Curriculum and research focused on exercise as medicine, exercise physiology, and kinesiology for individuals with disabilities is a beneficial compliment for the Student Health and Wellness program.

**DISCUSSION:** The design team, led by Duda Paine and VMDO Architects in collaboration with the Architect for the University and representatives from the Office of the Vice President for Student Affairs, Student Health, the Office of the Provost, the Curry School of Education, the Department of Kinesiology, and Facilities Management, has developed a schematic design that Ms. Raucher will review with the Committee.

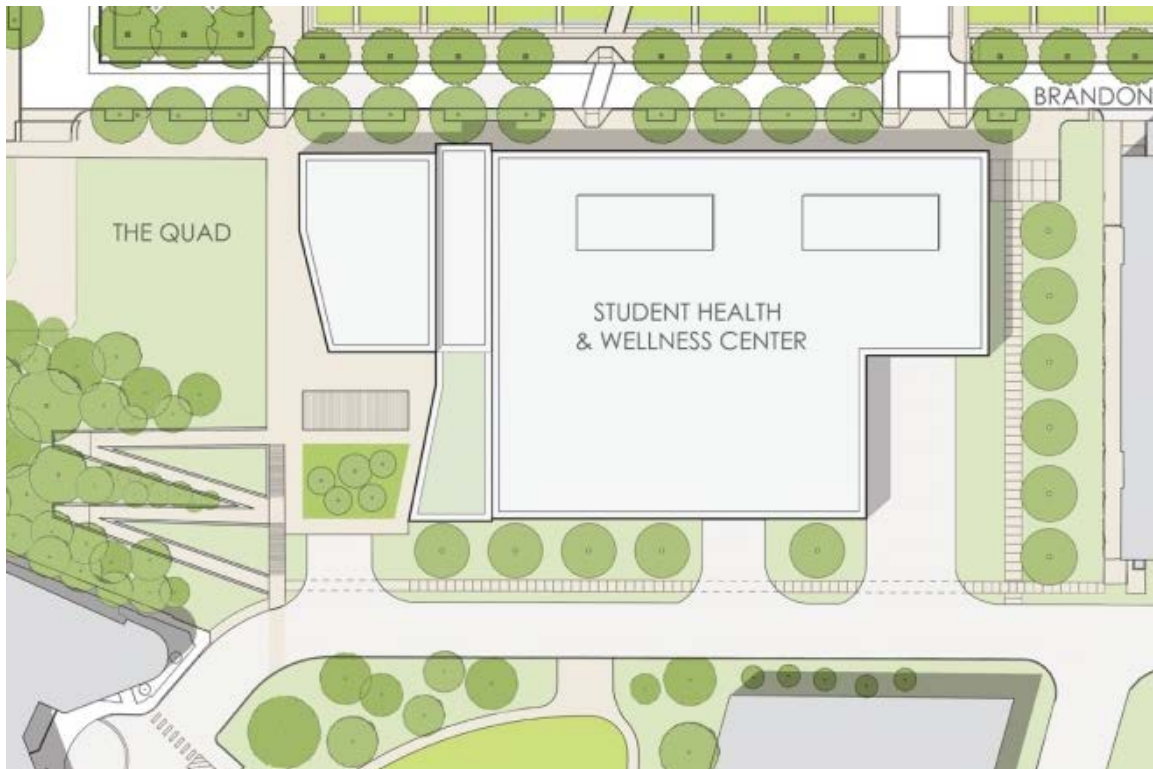


Student Health and Wellness Location Plan





Brandon Avenue Green Street



Student Health and Wellness - Proposed Site Plan



Existing Bice House to remain



New Upper Class Student Housing (under construction)



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

<b><u>BOARD MEETING:</u></b>	June 7, 2018
<b><u>COMMITTEE:</u></b>	Buildings and Grounds
<b><u>AGENDA ITEM:</u></b>	IV.C. Schematic Design Review: Softball Stadium
<b><u>ACTION REQUIRED:</u></b>	None
<b><u>PROJECT BUDGET:</u></b>	\$18.0 million – \$20.0 million

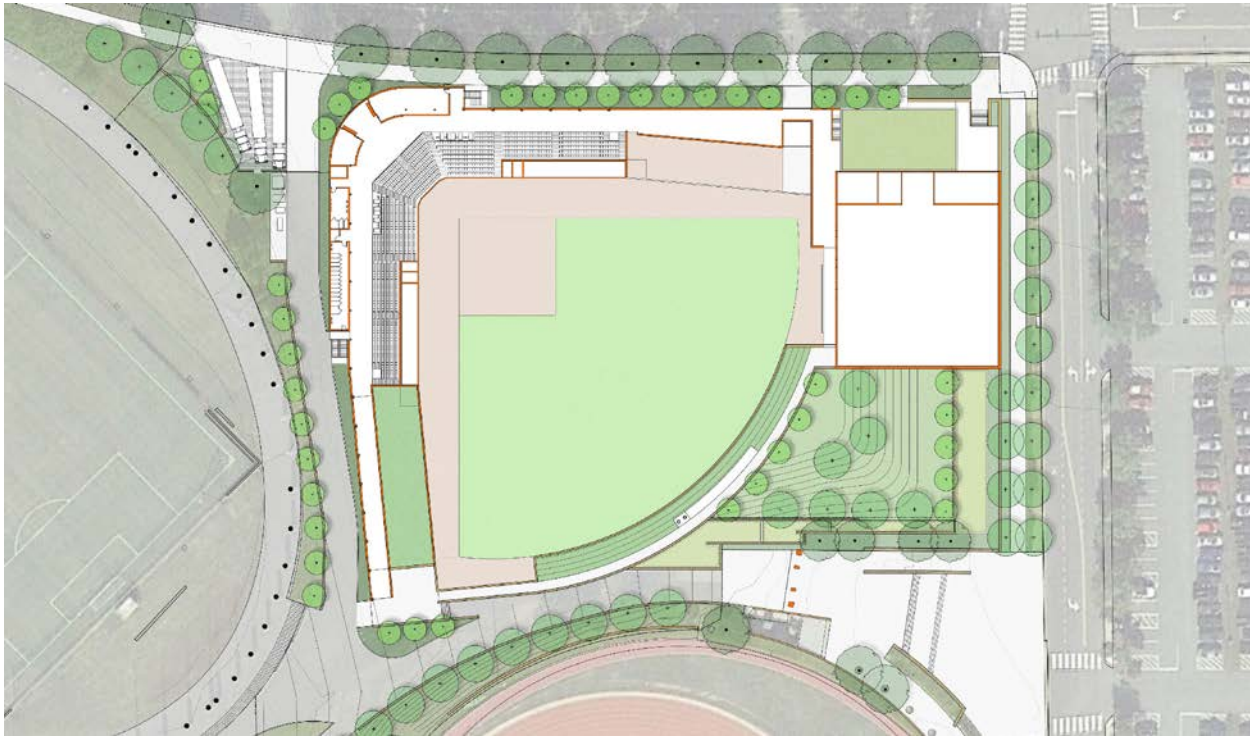
**BACKGROUND:** The University plans to construct a new softball stadium in the Athletics Precinct of North Grounds. The project was previously presented to the Buildings and Grounds Committee for Concept, Site, and Design Guidelines approval on March 1, 2018.

**DISCUSSION:** University of Virginia Athletics desires to construct a new softball stadium at the southwest corner of Massie and Copeley Roads. Currently, this site is a grass practice field flanked by Klöckner Stadium to the west and Lannigan Field to the south. The goal is to create a compelling team and spectator experience in the core of the Athletics Precinct's varsity competition venues. Key programmatic components of the new ballpark include a flexible indoor practice facility, locker rooms, lounge/meeting area, sports medicine room, bullpens, field maintenance, and coaches' offices. A new press box, located above the concourse, will accommodate the PA/scoreboard system; replay booth; and spaces for TV, radio, and print media.

The design team, led by VMDO and DLR Group in collaboration with the Architect for the University and representatives of the Athletics Department and Facilities Management, has developed a schematic design that Ms. Raucher will review with the Committee.



Softball Stadium - Location Plan



Softball Stadium - Proposed Site Plan





Photo of existing grass practice field (future distant view from the grandstand)



Overhead view of the Softball Stadium looking West toward Klöckner Stadium.



View from the existing entry gate at Copeley Road



View from center field grass berm seating





View from the concourse behind home plate



View of the Player Development Center from the intersection of Massie and Copeley Roads

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

**BOARD MEETING:** June 7, 2018

**COMMITTEE:** Buildings and Grounds

**AGENDA ITEM:** V. Committee Discussion: Athletics Precinct Master Plan

**BACKGROUND:** The Athletics Precinct Master Plan is an extension of a precinct-wide planning effort initiated in 2017 with the North Grounds Planning Study. The primary goals of this effort are to identify space needs for UVA Athletics and to propose a comprehensive planning framework that will accommodate future facilities and enhance pedestrian and vehicular connectivity. Through broad stakeholder engagement, the design team developed a detailed program analysis for the various athletic teams and associated administrative units and explored optimal facility adjacencies. The final recommendations include a phased near-term and long-term master planning vision for Athletics.

The design team, led by DumontJanks and HOK in collaboration with the Architect for the University and representatives of the Athletics Department and Facilities Management, has developed a Master Plan for the Athletics Precinct that Ms. Raucher will review with the Committee.

**WRITTEN REPORTS**

**Buildings and Grounds Committee  
University of Virginia**

**June 7, 2018**

# SUSTAINABILITY

**ENGAGING OUR COMMUNITIES, STEWARDING RESOURCES, AND DISCOVERING SOLUTIONS FOR A BETTER TOMORROW**

# UPDATE

The University of Virginia has earned a **STARS Gold rating** in recognition of its sustainability achievements, from the Association for the Advancement of Sustainability in Higher Education (AASHE). STARS, the Sustainability Tracking, Assessment & Rating System, measures and encourages sustainability in all aspects of higher education. UVA is one of 101 gold-certified institutions in the world.

## ENGAGE



### Sustainability Alumni Network

Open to all UVA Alumni, the Sustainability Alumni Network brings together alumni to connect with each other and advance a collaborative vision for sustainability at UVA in partnership with current students, staff, and faculty. The UVA Sustainability Alumni Network, a pan-university partnership, represents an exciting opportunity to actively connect alumni to UVA's collaborative and interdisciplinary sustainability networks to further enhance UVA's leadership in the multi-faceted realm of sustainability.



### Bicentennial Sustainability Leadership Summit

Bicentennial funding has been granted to host a pan-university summit in October. This event will connect UVA affiliates in developing a shared vision for sustainability at UVA.



### Earth Week 2018

The 9th annual Earth Week hosted 25+ free community events and over 1,000 participants to celebrate the planet we all share. Events focused on environmental service and justice, supporting community-based food systems, exploring innovative decarbonization strategies and recognizing our community's accomplishments.



### Sustainability Leadership Forum

UVA Sustainability and the UVA Career Center hosted its first Sustainability Leadership Forum, a free, open event for emerging sustainability leaders interested in social justice issues.

## DISCOVER



### New Interdisciplinary Faculty Fellows

An inaugural cohort of 5 Sustainability Faculty Fellows were selected from across disciplines.

### Continuing Fellowships and Grants

13 sustainability research seed grants & 15 course development grants were awarded during AY 17-18.

## STEWARD



### Governor's Environmental Excellence Award – Gold

UVA received a Governor's Environmental Excellence Award Gold Medal in April 2018 for fostering a culture of environmental sustainability, recent accomplishments reducing environmental footprint, and maintaining a commitment to future sustainability-oriented actions.



### Green Building Standards

New Green Building Standards, which apply to all projects at UVA, have been included in the updated Faculty Design Guidelines. These will standardize best practices and align projects with UVA's sustainability goals.



### Blended Burger

UVA Dining is the first university dining program in Virginia to replace all burgers served in dining rooms – serving close to 800 pounds of beef per week – to a locally sourced blended burger. The UVA Dining Blended Burger is inspired by the James Beard Foundation's Blended Burger Project, replacing 20% of each burger with mushrooms to provide a healthier option and lessen ecological impacts associated with beef.



SUSTAINABILITY · UVA  
From the Grounds Up





# University of Virginia

## BRANDON AVENUE UPPER CLASS HOUSING PHASE II

### Program Background

On-Grounds upper class housing last experienced growth with the 1992 construction of the Hereford College buildings. The conversion of Gooch/Dillard to first-year student housing removed approximately 600 beds from the upper class inventory. Current housing application numbers and enrollment growth indicate the need for increasing the current upper class undergraduate housing options.

To ensure that this important redevelopment zone and the planned projects provide maximum long-term value to the University, the Brandon Avenue Strategic Master Plan was developed and approved by the Board of Visitors in September 2016. This development, known as the Green Street, proposes a vibrant student-oriented, mixed-use (academic, student housing, and student services) community connected by green space. The proposed buildings will frame the Green Street - a reconfigured Brandon Avenue that provides green space, a working landscape addressing storm water, a new streetscape that prioritizes pedestrian activity, and an improved intersection at Brandon Avenue and Jefferson Park Avenue.

### Project Drivers

Given the projected need for on-Grounds undergraduate housing, plans have been completed for a new upper class building on Brandon Avenue with 300 beds and 11 resident staff spaces, construction is beginning, and Phase I is scheduled to open to students in Fall 2019. This project seeks to construct the second phase of the proposed upper class complex on Brandon Avenue. The Phase II building will provide approximately 300 additional beds in an apartment-style facility with single rooms and amenities comparable to the off-Grounds market.

### Criteria in Support of the Cornerstone Plan

The Brandon district will support the development of upper class housing in an ideal location within Central Grounds, strengthening the University's distinctive residential culture.

### Status and Recommendation

This project proposes planning for an approximately 300 bed, 150 parking space residence hall on Brandon Avenue.

**Estimated Project Cost:** \$65.0M-\$70.0M

**Funding Source:** 100% bonds/debt service

**Projected Occupancy:** Fall 2021



# University of Virginia

## BRANDON AVENUE UPPER CLASS HOUSING PHASE II

### Program Background

On-Grounds upper class housing last experienced growth with the 1992 construction of the Hereford College buildings. The conversion of Gooch/Dillard to first-year student housing removed approximately 600 beds from the upper class inventory. Current housing application numbers and enrollment growth indicate the need for increasing the current upper class undergraduate housing options.

To ensure that this important redevelopment zone and the planned projects provide maximum long-term value to the University, the Brandon Avenue Strategic Master Plan was developed and approved by the Board of Visitors in September 2016. This development, known as the Green Street, proposes a vibrant student-oriented, mixed-use (academic, student housing, and student services) community connected by green space. The proposed buildings will frame the Green Street - a reconfigured Brandon Avenue that provides green space, a working landscape addressing storm water, a new streetscape that prioritizes pedestrian activity, and an improved intersection at Brandon Avenue and Jefferson Park Avenue.

### Project Drivers

Given the projected need for on-Grounds undergraduate housing, plans have been completed for a new upper class building on Brandon Avenue with 300 beds and 11 resident staff spaces, construction is beginning, and Phase I is scheduled to open to students in Fall 2019. This project seeks to construct the second phase of the proposed upper class complex on Brandon Avenue. The Phase II building will provide approximately 300 additional beds in an apartment-style facility with single rooms and amenities comparable to the off-Grounds market.

### Criteria in Support of the Cornerstone Plan

The Brandon district will support the development of upper class housing in an ideal location within Central Grounds, strengthening the University's distinctive residential culture.

### Status and Recommendation

This project proposes planning for an approximately 300 bed, 150 parking space residence hall on Brandon Avenue.

**Estimated Project Cost:** \$65.0M-\$70.0M

**Funding Source:** 100% bonds/debt service

**Projected Occupancy:** Fall 2021





# University of Virginia

## INN AT DARDEN REDEVELOPMENT PROJECT

### Program Background

The Inn at Darden (Sponsors Hall) was developed in 4 phases (1978, 1980, 1998, 2001). The 177-guest room property provides accommodations for various University and Darden stakeholders such as executive education students, current students, prospective students, employers, alumni, employees, visitors and transient guests. The condition of the facility is such that it no longer provides the desired guest experience and brand associated with Darden and the University.

Between 2015 and 2016, Darden completed a study (Horwath International & VMDO Architects) and activated a project to renovate the Inn with Glave & Holmes Architecture. Escalating renovation costs and unacceptable financial ROI led Darden to reconsider this renovation and instead, study redeveloping the property recommended in the Master Facility Plan concept launched with Robert A. M. Stern Architects in 2016 and completed in 2017. The Darden School Foundation Board of Trustees endorsed the Master Plan in 2017 and charged the Darden Foundation Grounds, Hospitality & Technology Committee with conducting a planning study for a new, redeveloped Inn at Darden. A program, projected cost range, and an early conceptual architecture for a new facility were developed.

### Project Drivers

The Inn at Darden is an integrated and strategic part of our academic mission, not just a standalone hotel facility. The Inn at Darden is an essential element of the world-class experience offered to executive education learners, executive and other format degree students, and the many other guests of Darden, North Grounds, and the University – including existing students, faculty, staff, prospective students, recruiters, our board and alumni leaders, parents, and other guests. The Inn at

Darden is also a central part of the school's brand, and world-class facilities are essential to a competitive world-class business school. The Inn at Darden is a key component of Darden's #1-ranked educational experience, and an enabler of our strategy.

The existing Inn no longer supports this mission because of mechanical deficiencies, lack of amenities, and its aged finishes. In order for Darden to remain a leader among top business schools in the world, a new facility must be designed and constructed so the school can continue attracting and developing future leaders.

### Status and Recommendations

In June 2017, President Sullivan commissioned a University Hospitality Task Force. Specific to Darden and the North Grounds, the task force recommended replacing the existing Inn at Darden with a full-service hotel with up to 225 guest rooms and up to 12,000 square feet of conference/meeting space. The University Hospitality Task Force recommendation for Darden aligns with a Darden School Foundation demand study by PHG Consultants and an internal Darden demand driver analysis. In 2017, PHG Consultants conducted a demand study that recommended a new full service hotel with up to 225 guest rooms and 16,000 square feet of conference/meeting space.

**Estimated Project Cost:** \$80.0M - \$85.0M

**Funding source:** Business plan continues to be developed.

**Year project to be initiated:** 2019 (second half of calendar year for construction)



# University of Virginia

## UNIVERSITY ART MUSEUMS

The Fralin Museum of Art and The Kluge-Ruhe Aboriginal Art Collection

### Program Background

In 2013, the Fralin Museum undertook a study that led to expansion plans for the Bayly Building. While this was seen as a viable solution to the space needs at the time, in the ensuing years the programs offered by The Fralin have greatly expanded and visitation has grown. The analysis showed an 83% growth in UVA class visits to the museum (1,889 students) and an 80% increase in the number of departments served (44). Beyond the UVA student population served, The Fralin is an important bridge between the University and the wider community. K-12 and community programs served over 9,000 visitors last year. Moving the Kluge-Ruhe to Central Grounds will make its world-class Aboriginal Art collection better available and address several program deficits. The current building is away from Grounds, and difficult for students to reach without a car. Its size and ceiling height restrict the number and size of objects that can be displayed and prevent the Kluge-Ruhe from accepting gifts that would enhance the collection. Like the Fralin, the Kluge-Ruhe has K-12 and community programs that are limited by the building's capacity.

### Project Drivers

A University Museums building would allow the Fralin and the Kluge-Ruhe to better collaborate both programmatically and logistically, and will enhance the Museums' abilities to enrich the student experience. Bringing the two Museums together would create a dynamic nexus of transdisciplinary discourse. Scholarship and research will be better enabled through object-based learning and analysis. The Fralin is the only comprehensive art collection in this part of Virginia, with close to 14,000 objects that span global cultures and periods, and the Kluge-Ruhe is the most important museum dedicated to Aboriginal Art outside of Australia. UVA, with the mission of guiding the global citizen leaders of tomorrow through its unique residential experience, is best served by robust University museums that have the capacity to bring the world to Charlottesville.

More robust Museums with a global view have been identified as a key priority by the faculty. There is a great deal of synergy now among the Museums, the College and Graduate School of Arts and Sciences, and the Vice-Provost for the Arts for an expanded vision of the Museums and the broader Arts at UVA to better serve the faculty, students, and community; this project will help to realize those goals.

### Status and Recommendations

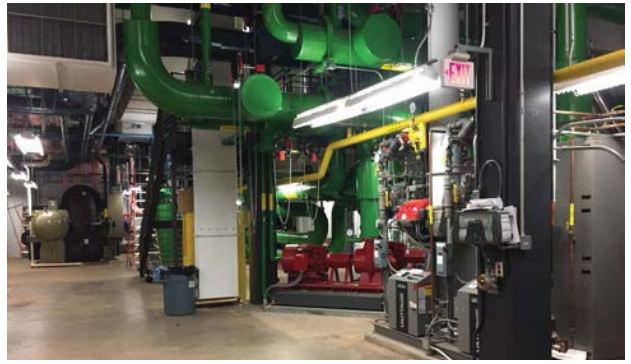
The Vice Provost for the Arts, on behalf of the Provost, and in cooperation with the Architect for the University and the Directors of The Fralin Museum of Art and The Kluge-Ruhe Aboriginal Art Collection, has recently completed a programmatic and space analysis study to investigate the vision, case, space programs, and site for a new building that would house the two University art museums. The study, concluded that the Fralin and the Kluge-Ruhe are woefully lacking in space for their current programs and in relation to their peer institutions (approximately 2/3 below the benchmarked size), and recommended construction of a new building of up to 95,000 square feet located in the Ivy Corridor Development Precinct.

**Estimated Project Cost:** \$90.0M-\$110.0M

**Funding Source:** Gifts/Philanthropy

**Project Initiation:** TBD





---

# University of Virginia

## **NORTH GROUNDS MECHANICAL PLANT AND INFRASTRUCTURE**

---

### **Background**

As building level utilities reach the end of life, typically the most cost effective and sustainable replacement is via central plant and distribution. Building out the North Grounds Plant will allow the replacement of Darden's aging/inefficient utilities with innovative and highly-efficient central plant equipment and distribution. This build out will also provide capacity for planned growth and future retirement of building level utilities in the North Grounds Zone, and allow the valuable building space to be repurposed to support Darden's mission.

### **Criteria in Support of the Cornerstone Plan**

This project is aligned with Pillars 2 and 5 of the Cornerstone Plan. The additional utility capacity will insure that the academic and entrepreneurial facilities maintain an environment which fosters an excellent experience and outcome.

### **Status and Recommendation**

Additional chilled water capacity is required to meet the increased cooling demand of University buildings.

This project scope includes building out the North Grounds Mechanical Plant (installation of one 1,000 ton centrifugal chiller, two 150 ton heat recovery chillers, and two 6,000 MBH condensing boilers), connecting Darden to the plant, and providing a utility backbone for planned growth.

**Estimated Project Cost:** \$11.0M-\$13.0M

**Funding Source:** Debt

**Project Initiation:** FY2019



---

# University of Virginia

## WEST GROUNDS CHILLED WATER FACILITY

---

### Background

The West Grounds Chilled Water Facility serves the Newcomb Plant and McCormick Road loops. Over the past several years, old/inefficient building level chillers serving Gooch/Dillard, Runk, and Hereford College have been retired. These buildings have been connected to the McCormick chilled water loop. Additionally, the renovation of McCormick Road Dorms and International Residential College added new cooling load to McCormick and Central chilled water loops.

### Criteria in Support of the Cornerstone Plan

This project is aligned with Pillars 2 and 5 of the Cornerstone Plan. The additional chilled water capacity will insure that the residential and research facilities maintain an environment which fosters an excellent experience and outcome.

### Status and Recommendation

Additional chilled water capacity is required to meet the increased cooling demand of University buildings.

This project includes installing one 1,200 ton chiller in an available bay at the Newcomb Chiller Plant, and connecting the McCormick and Central chilled water loops to fully leverage plant capacity of the five existing chiller plants connected to these two loops.

**Estimated Project Cost:** \$6.0M-\$8.0M

**Funding Source:** Debt to be repaid from utility rates

**Project Initiation:** FY2019



---

# University of Virginia

## **NORTH PLANT CHILLERS 6 & 7 REPLACEMENT**

---

### **Background**

As central utilities reach the end of life, the most cost effective and sustainable replacement options are considered. Chillers 6&7 will be twenty-five years old in 2020, and will require replacement. These two chillers are the least efficient chillers on the loop. By replacing this capacity with a single, highly-efficient chiller in an existing bay in the East Plant, the overall loop efficiency will be increased, and plant operations consolidated.

### **Criteria in Support of the Cornerstone Plan**

This project is aligned with Pillars 2 and 5 of the Cornerstone Plan. The additional utility capacity will insure that the Health System facilities maintain an environment which fosters an excellent experience and safe outcome.

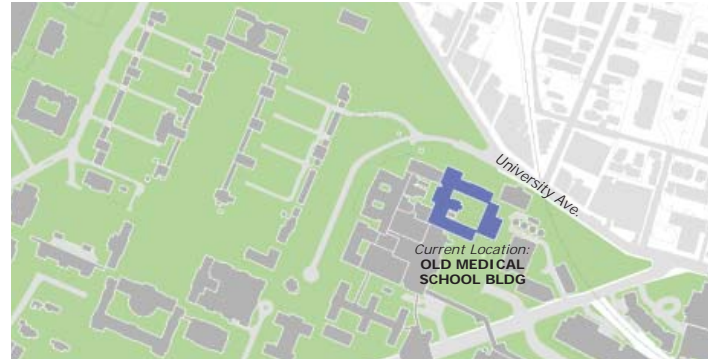
### **Status and Recommendations:**

Additional chilled water capacity is required to meet the increased cooling demand of University buildings.

**Estimated Project Cost:** \$6.0M-\$7.0M

**Funding Source:** Debt to be repaid from utility rates

**Project Initiation:** FY2020



# University of Virginia

## EYE CENTER

### Program Background

UVA is a regional leader in providing tertiary Ophthalmologic care in the region. Forecasts are for ophthalmic clinic visits and surgeries to increase at a rate of over 3% annually over a ten year period. This is due in large part to an aging population coupled with significant increases in eye diseases like glaucoma and macular degeneration and the prevalence of chronic conditions like diabetes and heart disease.

The main Ophthalmology Clinic located in the Old Medical School (OMS) dates to 1980. The clinical capacity in the OMS was augmented in 2012 when adjacent space was renovated for clinic use. A satellite clinic exists at the Northridge facility on Route 250 which dates to 1988. The age of the facilities and increases in volume have stretched the capacity limits of the space. Current wait times for appointments are averaging 3 months. The primary OMS clinic space is failing on several fronts including patient experience and flow, efficient utilization, and adaptability for new technology. Having clinics in 3 non-contiguous locations also requires duplication of certain functions and equipment and is not conducive to highly efficient utilization.

### Criteria in Support of the Cornerstone Plan

The establishment of an Eye Center supports Pillar 2 of the Cornerstone Plan. The center will help further the mission of providing world class patient care in service to the Commonwealth, nation and the world.

### Project Drivers

Sustained clinic growth in Ophthalmology has averaged more than 10% annually over the last 10 years. This is driven by an aging population and a dramatic shift away from inpatient stays towards outpatient procedures. In spite of the expansion in 2012, the clinical platform cannot accommodate current or predicted patient volumes in an efficient manner or provide the high quality patient experience UVA is committed to delivering on a consistent basis. Additionally, UVA Ophthalmology has excellent capture rates for tertiary and complex procedural market share, but does not provide robust comprehensive eye clinic services. This project would allow for new space to

deliver a full-service ophthalmic platform by significantly enhancing comprehensive eye care offerings for patients in the Primary Service Area and Secondary Service Area. Providing comprehensive eye care to an increased number of patients will yield additional tertiary and procedural volume as the population ages and requires increasingly more complex care throughout their lives.

### Status and Recommendation

Following on the model adopted for Orthopedics at Ivy Mountain, the new Eye Center will bring together the three part mission of the Department - clinical care, education & administration, and clinical trials research into a single location.

The Health System Integrated Space Plan highlighted the need to relocate clinics out of the West Complex and into new or renovated facilities elsewhere. The creation of a new comprehensive eye center at UVA is assumed to be outside the confines of the current West Complex and would therefore be in alignment with this core ISP construct of moving out of the under-performing and substandard care delivery platforms.

**Estimated Project Cost:** \$40.0M-\$60.0M

**Funding Source:** Business plan continues to be developed.

**Project Initiation:** FY19





# University of Virginia

## **PINN HALL RENOVATION**

### **ENVELOPE IMPROVEMENTS & INFRASTRUCTURE REPLACEMENT**

#### **Program Background**

Pinn Hall is a seven-story, biomedical research building. The original building was built in 1971 and the Pinn Annex was built in 1995. Pinn Hall underwent a partial infrastructure renovation in 2013 including replacement of most of the building's central mechanical equipment and emergency power system. This renovation provided new equipment associated with the HVAC and emergency power systems including new supply air handling units, exhaust fans, pumps, steam generators, steam-to-hot water heat exchangers, switchgear, generators and transformers. The remaining building systems, however, are generally still original to the building and are anticipated to be included in the proposed infrastructure upgrades. A number of studies have been performed to determine the scope and prioritized need of the envelope, masonry repairs and building infrastructure upgrades.

#### **Criteria in Support of the Cornerstone Plan**

The renovation of Pinn Hall is the first investment identified in the Health System Integrated Space Plan (ISP) that supports the research mission. As a result of key investments, collaborating with other units, and operating more efficiently, the Health System will be able to exist in a more efficient footprint. As the Health System proceeds through this transformation, prominent spaces to showcase current and former celebrated research will anchor the scientific and healthcare communities around the tripartite mission of enhancing research, education, and patient care.

#### **Project Drivers**

The original portion of Pinn Hall received infrastructure updates in 2010-2013, supported by state funding. However, much of the space was not updated and remains in its original state. Combining essential masonry envelope and utility system repairs into one replacement project will allow the University to realize efficiencies in cost due to both schedule coordination and system-focused design while still supporting the full renovation of the research space on a floor by floor basis.

#### **Status and Recommendation**

The proposed envelope improvements would address all identified masonry repair needs, replace and enlarge the existing windows (at select locations), and provide air and vapor barriers for better building performance. Serious code and operating cost issues will be addressed by replacing aged components of electrical, life safety and plumbing systems, as well as addressing failing and leaking building envelope concerns.

**Estimated Project Cost:** \$19.0M-\$22.0M

**Funding Source:** Cash



# University of Virginia

## PINN HALL NOBEL LAUREATE ATRIUM RENOVATION

### Program Background

A multi-phased renovation of Pinn Hall was identified as an initial investment opportunity in the Health System Integrated Space Plan. The atrium renovation project is a continuation of this investment. Recently renamed for Dr. Vivian Pinn, the project continues the tradition of celebrating and honoring School of Medicine research and scholars. The Nobel laureate atrium will provide the School of Medicine and the University with a prominent location to showcase both the University-affiliated Nobel Prize winners and current, relevant, on-going research in the School. The atrium project will create community space that will enhance the social fabric of the entire Health System and invite others to participate in the celebration of research. The project will encompass the renovation of two currently underutilized areas and a re-envisioning of the entrance courtyard off of Jefferson Park Avenue (JPA), providing better accessibility, gathering areas, and access to amenities (food, meeting spaces, etc.). A possible next phase of the atrium project will address the Pinn Hall JPA entrance lobby and adjacent outdated tiered classrooms, creating much needed modern meeting, education and community space adjacent to the atrium.

### Criteria in Support of the Cornerstone Plan

The renovation of Pinn Hall is the first investment identified in the Health System Integrated Space Plan (ISP) which supports the research mission. As a result of key investments, collaborating with other units, and operating more efficiently, the Health System will be able to exist in a more efficient footprint. As the Health System proceeds through this transformation, prominent spaces to showcase celebrated research will anchor the scientific and healthcare communities around the tripartite mission of enhancing research, education, and patient care. The atrium renovation project will provide this opportunity, as well as much needed community and respite space on the Health System campus.

### Project Drivers

Pinn Hall was built in 1971 with an addition in 1995. At almost 450,000 GSF, Pinn Hall is the largest single research building in the University.

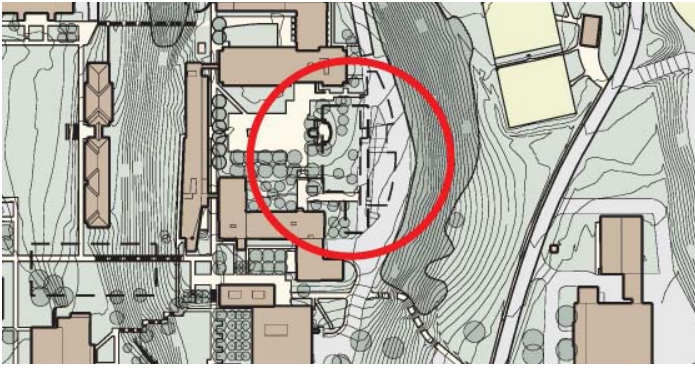
The original portion of Pinn Hall received infrastructure updates in 2010-2013, supported by state funding. However, much of the space was not updated and remains in its original state: small, compartmentalized areas lacking the flexibility needed in today's collaborative research environments. This program would create open collaboration space and provide productive meeting and community areas where trailblazing work will be showcased. Post renovation, Pinn Hall is expected to increase utilization by over 25%.

### Status and Recommendation

The atrium renovations will be comprised of three areas: the courtyard along Jefferson Park Avenue, the Health System Library north-facing corridor and the corridor at the intersection of old and new Pinn.

**Estimated Project Cost:** \$10.0M-\$12.0M

**Funding Source:** Cash



---

# University of Virginia

## COLLEGE AT WISE

### Technology Classroom Building

---

#### Executive Summary

The Technology Classroom Building would be a newly constructed facility, approximately 52,000 square feet in size, and located on the upper academic campus of The College at Wise.

The building will offer classrooms and technology-focused lab spaces to become the integrated location for both new growth programs offering Bachelor of Science degrees in Integrated Science and Technology and Master of Computer Science degrees; as well as established Bachelor degree programs in Mathematics, Computer Science, and Software Engineering.

Offering planned spaces and labs for work in areas such as virtual reality, cyber security, robotics, animation, and visualization will ensure that the building blocks for 21st century success in technology education are in place.

In addition, centralizing all of these closely related programs in a focused facility, sharing all the needed facets for full program utilization, will offer the greatest opportunity for academic collaboration and success across each program. The physical location of the building will also be the final piece in establishing an upper campus academic quadrant adjacent to the Sandridge Science Center and Zehmer Hall and opposite Darden Hall.

#### Status and Recommendations

The newly planned academic programs, necessary for growth at The College at Wise and to facilitate economic development in Southwest Virginia, require both adequate and appropriate educational spaces to foster success. In addition, at present, the closely affiliated, already established programs in Mathematics, Computer Science, and Software Engineering are located in different facilities, scattered across campus, and this new building will address the often stated concern that such closely linked programs should be in proximate academic space.

**Estimated Project Cost:** \$44.4M

**Funding Source:** State General Fund

**Project Initiation:** 2020



---

# University of Virginia

## PROPOSED PLANNING STUDIES

---



### School of Architecture

The School of Architecture is seeking to expand its current facilities to meet instructional, office space and research needs of the school. Specifically, the school needs to expand its fabrications space and capabilities, provide adequate office space to meet its current and future needs and to increase space for studios to ensure that the school can meet its long-term enrollment goals. The school's need for office space has been documented in a September 2016 space study. If current office space on the first floor, west wing is used for fabrications, this need for office space would increase.



### College of Arts & Sciences-Arts Strategy Study

At UVA, faculty, staff, and students are engaging together in collaborative projects around Grounds, and this work extends to communities near and far. Projects cross disciplinary boundaries of arts, humanities, social sciences, and sciences. Students and faculty are increasingly engaged in both curricular and extracurricular interdisciplinary work in STEAM and in Art and Design. Existing UVA arts facilities, stretched to breaking point in meeting basic disciplinary instructional demands, are inadequate to the curricular work underway, and cannot be further stretched to meet the enormous additional curricular and extracurricular demand. The A&S and Brightspot Arts Planning Study nearing completion has started to define program space needs, and has begun to define a range of potential facility needs from modest to ambitious. Included are interdisciplinary academic, exhibition, and performance spaces in support of the experimental arts, and increased counts of base program spaces in support of both traditional and experimental arts activities. A&S proposes to initiate a follow up study to further develop programming planning, and to define project scope, scale, and siting options for dynamic and exciting new interdisciplinary experimental arts facilities.





### **Medical Center Consolidated Clinical Labs**

The UVA clinical labs provide 24 hour, 365 day a year access to diagnostic clinical laboratory services in the Core Lab building on West Main St.. While the Core lab has functioned well in meeting the demands of the Medical Center, the consolidation of existing clinical labs in the West Complex into new space was never realized. The Health System is undertaking a study to evaluate options for the location of a new, consolidated clinical lab building to serve the expanding needs of the UVA Medical Center. The effort to evaluate the feasibility of a new consolidated clinical lab building will incorporate findings from two previous studies that analyzed the clinical lab's current and future business lines. Those studies looked programmatically at both current and future state testing modalities and volumes, space requirements, staffing, TAT (turnaround time), technology, and impacts of increased needs for Stat testing in University Hospital.



### **Data Science Institute**

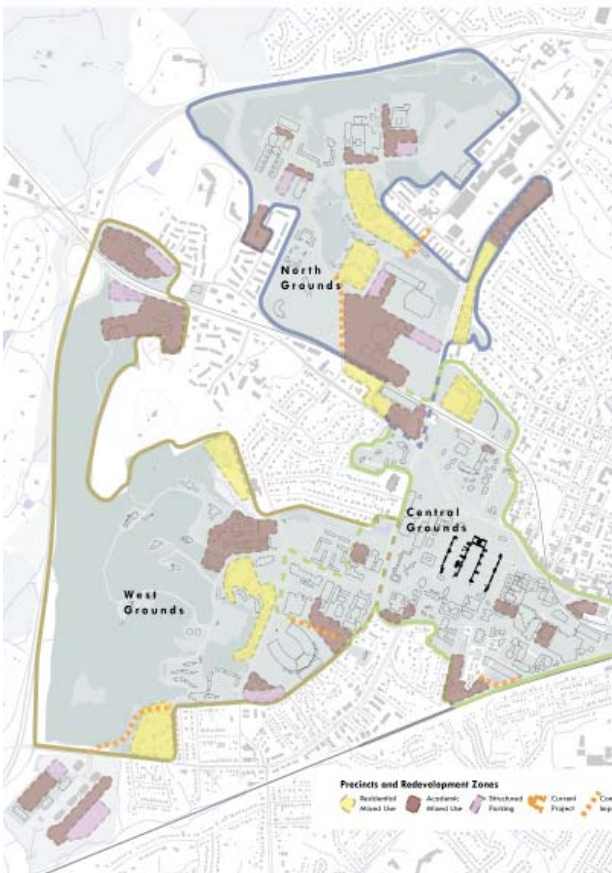
The Data Science Institute requires a medium-term solution to match rapidly expanding faculty, staff, and student populations and programs. This will require a study of temporary spaces followed by a comprehensive programming, architectural, and environmental study of the ideal permanent location. The studies and planning for permanent space will require \$2 million to fund, while rental of temporary space will be a separate cost over the period until permanent space comes online.



### School of Engineering and Applied Sciences Strategic Space Plan Implementation Study

SEAS is in the midst of an integrated space planning process, with the assistance of architectural consultants Ayers Saint Gross, as well as the Office of the Executive Vice President and Provost, and the Office of the Architect. Preliminary findings from this effort are clear: SEAS will need to renovate and expand into new space in order to meet strategic goals for research and educational program growth. Current metrics and comparison with peer data show that the school is already at a space deficit in several important areas, and recent growth trend is likely to be limited within the next year by a shortage of quality space with which to recruit faculty.

In order to avoid losing momentum, SEAS would like to immediately prepare for a detailed physical implementation study for the renovations and new construction recommendations that will be produced at the conclusion of the integrated space plan process, in the spring of 2018.



### Parking and Transportation Study

The Office of the Architect and Department of Parking & Transportation propose an update to the parking and transportation component of the Grounds Plan. The scope will include all of Grounds plus Fontaine Research Park, and Ivy Mountain, and Northridge. The goal of the study is to develop an updated plan addressing parking, transportation demand management (TDM) options, and innovations in transportation to better optimize UVA systems. The plan will identify a set of strategies and alternatives to meet and influence the transportation and parking demand for the University. The plan will present existing conditions, future conditions, and outline recommendations for investment in the parking supply, technology, and TDM strategies and anticipate the impacts on future parking demand and supply.

Key outcomes of the study will be:

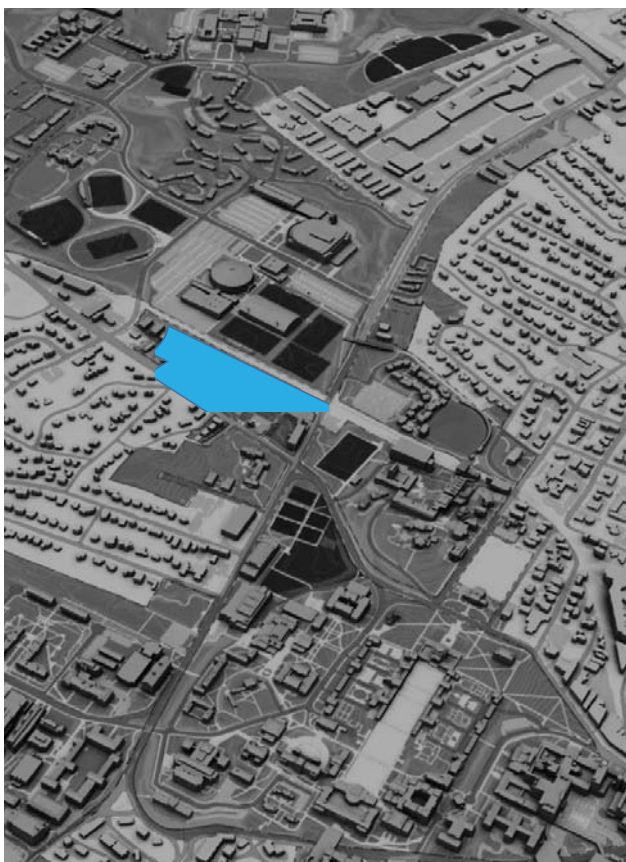
- Strategies for the University's approach to providing parking to meet future demands including intercept parking
- A presentation of the opportunities and challenges facing the current transportation system relative to its multi-modal vision, both as a whole and for each mode serving Grounds.
- A vision for the future of multimodal campus transportation to address the function of parking, transit systems, and transportation modes.





### **Parking & Transportation Replacement Facility**

The Department of Parking & Transportation proposes to commence the process to create a replacement operational and administrative facility for department operations. The first step will be a feasibility study to identify and quantify program needs, explore applicable industry best practices, analyze best in class examples of existing facilities around the country, review of potential locations within the University's real estate holdings, and calculate order of magnitude costs. The results of the study will be used to define the capital replacement of the Parking & Transportation facility.



### **Performing Arts Center**

The Vice Provost for the Arts proposes a study to investigate the vision, activity and space programs, site, and financial feasibility for a University Performing Arts Center, tentatively located within the Emmet-Ivy Development Precinct which extends along the north side of Ivy Road between Emmet St. and Copeley Rd.

The University will engage a specialized consultant team to work with key stakeholders and the Office of the University Architect, the Office of the Executive Vice President and Provost, and the College and Graduate School of Arts & Sciences to develop an overarching mission, vision and strategy for the future performance hall. Work would include understanding users and use cases, as well as desired and required future activities. A room-by-room space program would be developed, as well as space adjacency models. A blocking and stacking workshop would be conducted in collaboration with an architecture firm to ensure feasibility of targeted sites within the Ivy Corridor. Concurrently, initial models will be developed for: governance, interpreting the mission and vision into protocols for the use of the resources and for decision-making; operation, expressed in a business plan and pro forma; and for financing capital costs.