

**UNIVERSITY OF VIRGINIA  
BOARD OF VISITORS**

**Meeting of the  
Buildings and Grounds  
Committee**

**September 11, 2020**

## **BUILDINGS AND GROUNDS COMMITTEE**

**Friday, September 11, 2020**

**8:00 – 8:30 a.m.**

**Pavilion Ballroom, Boar's Head Resort**

### **Committee Members:**

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

### **AGENDA**

<b>I.</b>	<b>REMARKS BY THE CHAIR</b>	<b>1</b>
<b>II.</b>	<b>SCHEMATIC DESIGN REVIEWS (Ms. Sheehy and Ms. Raucher)</b>	
	A. School of Data Science	2
	B. UVA Hotel and Conference Center	6
	C. Smith Hall Renovation	10
<b>III.</b>	<b>WRITTEN REPORTS</b>	
	A. Pavilion Occupancy Status	14
	B. 2019-2020 Minor Capital Projects Report	15
	C. 2020 UVA Capital Projects Awards and Features	16
	D. 2019-2020 University Building Official Annual Report	17

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

**BOARD MEETING:** September 11, 2020

**COMMITTEE:** Buildings and Grounds

**AGENDA ITEM:** I. Remarks by the Chair

**ACTION REQUIRED:** None

**BACKGROUND:** The Committee Chair will provide introductory remarks.

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

**BOARD MEETING:** September 11, 2020

**COMMITTEE:** Buildings and Grounds

**AGENDA ITEM:** II.A. Schematic Design Review: School of Data Science

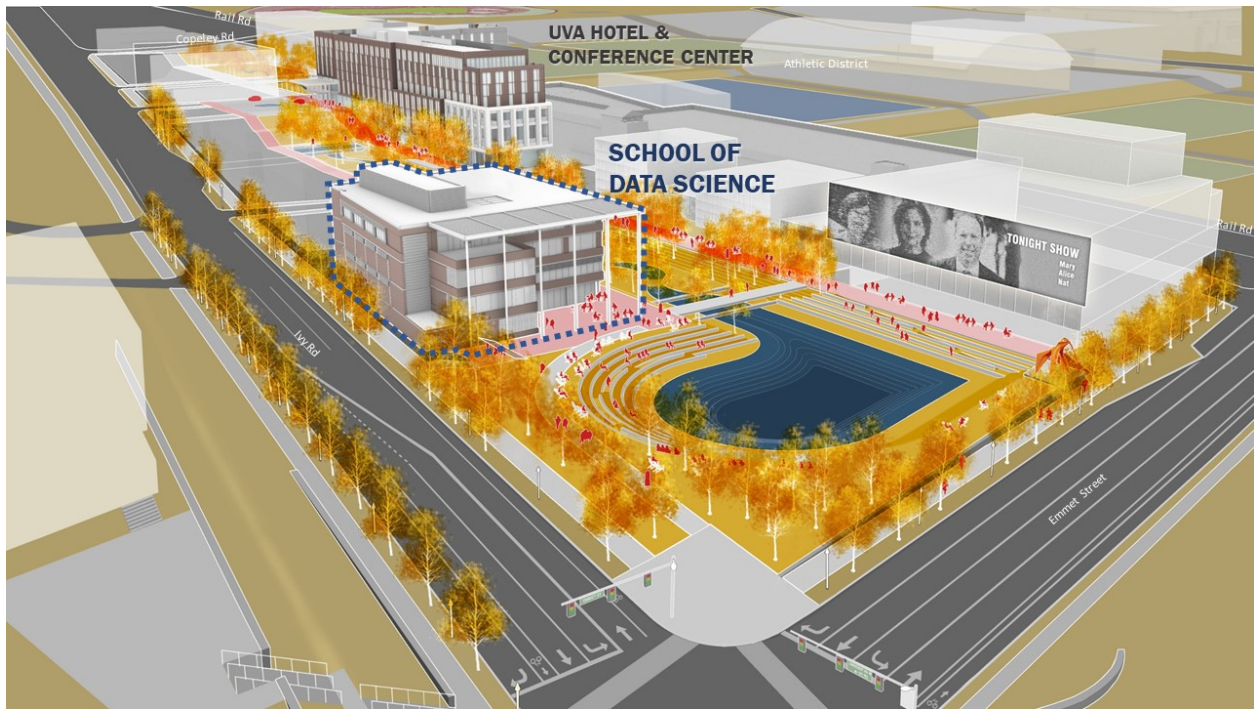
**ACTION REQUIRED:** None

**BACKGROUND:** Located at the southeast corner of the Ivy Corridor precinct, the approximately 60,000 SF School of Data Science (SDS) facility, approved by the Board of Visitors in June 2019, will be the first academic building constructed as part of the Ivy Corridor master plan. As an interdisciplinary field, Data Science is a “school without walls” and even with the construction of the new facility it will continue to teach and conduct research widely across Grounds. The four-story facility will include four “smart” classrooms, faculty offices, and a variety of meeting and research areas that will provide essential learning, research, and administrative spaces to support the SDS. The programs will interface with industry and other external partners in a “corporate commons” providing opportunities for the exchange of ideas and opportunities.

**DISCUSSION:** The design team, led by Hopkins Architects in collaboration with the Architect for the University and representatives of the School of Data Science, the Office of the Provost, and Facilities Management, has developed a schematic design that Ms. Raucher will review with the Committee.



Site Plan



View of the School of Data Science and the Ivy Corridor Precinct



East and North elevations proposed view



East and South elevations proposed view



North and West elevations proposed view

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

**BOARD MEETING:** September 11, 2020

**COMMITTEE:** Buildings and Grounds

**AGENDA ITEM:** II.B. Schematic Design Review: UVA Hotel and Conference Center

**ACTION REQUIRED:** None

**BACKGROUND:** A hotel with a state-of-the-art conference center geared towards University events and gatherings will be one of the key anchoring places along the Ivy Corridor. A mixed-use hospitality, convening, and social destination in this central location will provide a catalyst to achieve the strategic goals set by the President’s Emmet Ivy Task Force:

- Create and ensure a welcoming, inviting, and inclusive place where local residents, visitors, and the University community interact.
- Gather a community around a shared commitment to creativity, discovery, curiosity, and service at the intersection of the arts and sciences, technology and practice, scholarship, and policy.
- Support the University’s aspirations for existing democracy and global studies research initiatives affording new opportunities for exchange and influence.

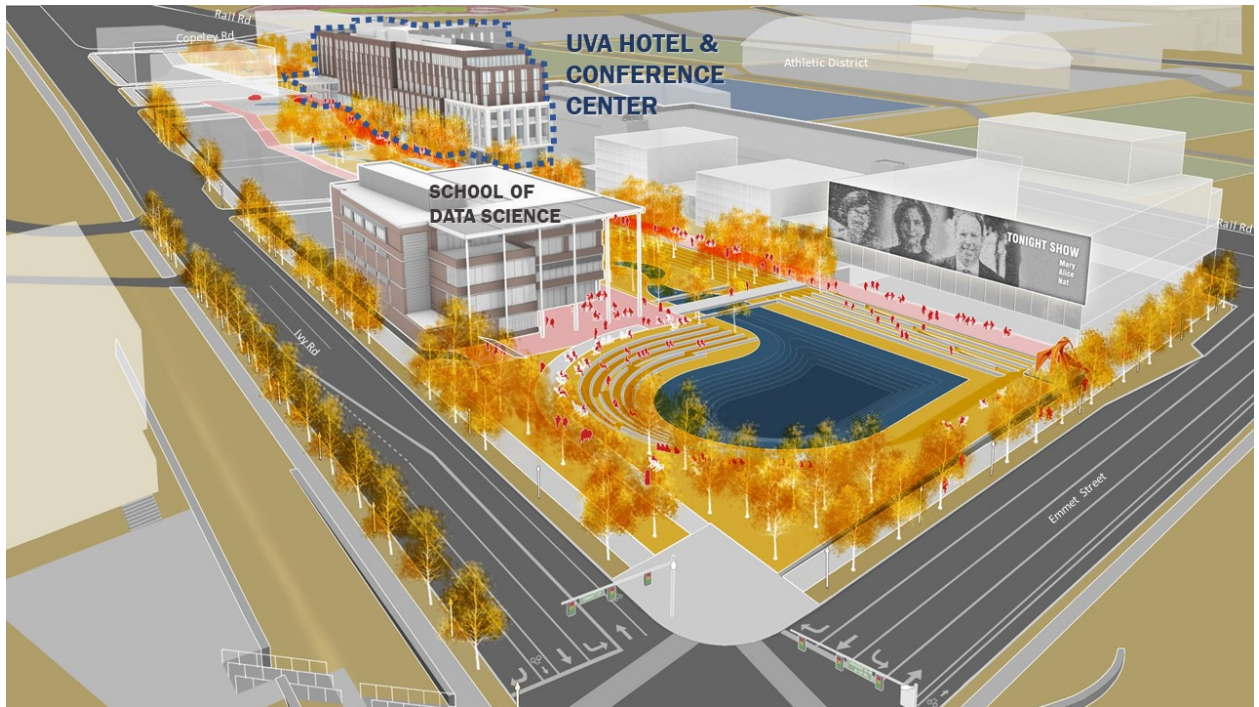
The 223,000 GSF UVA Hotel and Conference Center will be sited along the southwest corner of the existing Emmet/Ivy parking garage and will define the northern edge of the Ivy Corridor. This hotel and conference center will be open to the public, but its proximity to planned academic and arts programs amplifies the potential impact of the hotel. Available to all units at the University, the 215-room hotel with more than 28,000 SF of conference center space will provide UVA central and convenient accommodations for visiting scholars and lecturers, prospective faculty and students, returning alumni, and career recruiters, among many others. The adjacency to the existing parking garage will maximize the shared-use potential of the garage. The communal spaces will encourage visitors to learn more about the University and its programs.

**DISCUSSION:** The design team, led by Deborah Berke Partners & Hanbury in collaboration with the Architect for the University and representatives of the University of Virginia Foundation and Facilities Management, has developed a schematic design that Ms. Raucher will review with the Committee.

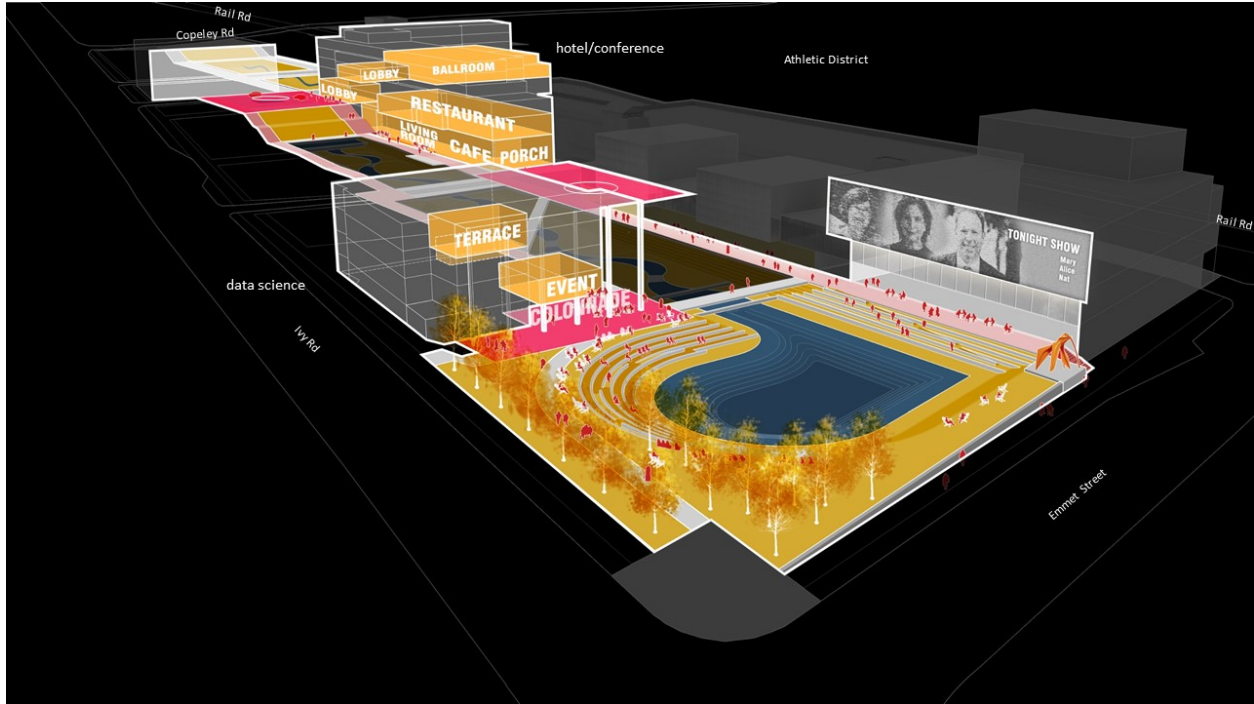




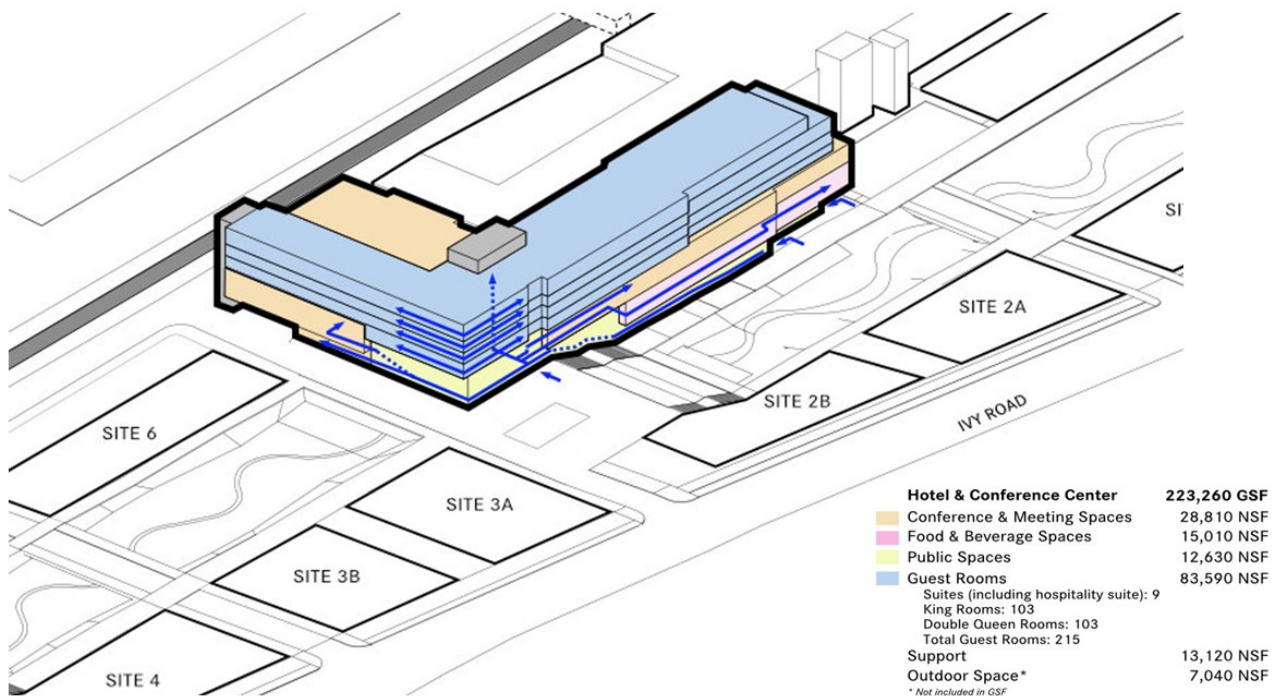
Site Plan



Aerial view of the UVA Hotel and Conference Center in context of the Ivy Corridor



Aerial diagram highlighting public spaces throughout the Ivy Corridor



Program Diagram for the UVA Hotel and Conference Center



Rendering of the proposed UVA Hotel and Conference Center looking northwest across the stream corridor from the future School of Data Science

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

**BOARD MEETING:** September 11, 2020

**COMMITTEE:** Buildings and Grounds

**AGENDA ITEM:** II.C. Schematic Design Review: Smith Hall Renovation

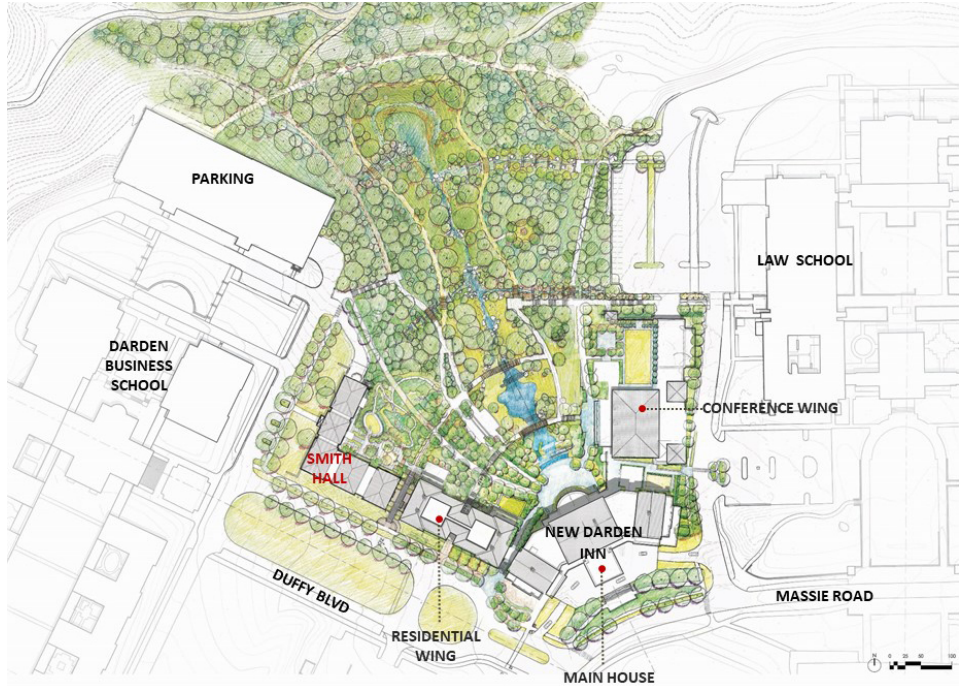
**ACTION REQUIRED:** None

**BACKGROUND:** The planned redevelopment of the Inn at Darden consists of two distinct construction phases: (1) partial demolition of the existing Sponsors Hall and (2) construction of the new Inn at Darden. Upon completion of the partial demolition a new stand-alone structure will remain, the C. Ray Smith Hall (Smith Hall), consisting of five pavilions that currently house offices, meeting spaces, the Darden Bookstore, and approximately 50 hotel rooms as part of the existing Inn at Darden. The Smith Hall renovation project will repurpose the facility for academic, administrative, and programmatic spaces. Executive education, lifelong learning, and alumni engagement are critical areas that will be housed in Smith Hall to support Darden’s global brand and influence.

Smith Hall, also known as part of Sponsors Hall West, was completed in 2001 as part of the overall Sponsors Hall and Inn at Darden. The purpose of Smith Hall was to provide hospitality rooms, along with learning team spaces and a bookstore. The construction of the new Inn at Darden eliminates the need for these hospitality spaces, and the space will need to be renovated to convert it into offices, administrative, and program spaces. Darden will also use this renovation as an opportunity to improve the flow and functionality of existing office space in the building.

The project was created based on the recommendations of a program study to enhance and repurpose Smith Hall to serve as a new Alumni and Lifelong Learning Center for the Darden community. The Center will provide greater flexibility, allowing for the collocation of alumni engagement, advancement, executive education and lifelong learning, and marketing and communications, as well as others who currently reside in four different buildings on the Darden Grounds. The renovated Smith Hall will provide an opportunity to create dynamic welcoming and support spaces for alumni, participants in executive education programs, and corporate sponsors.

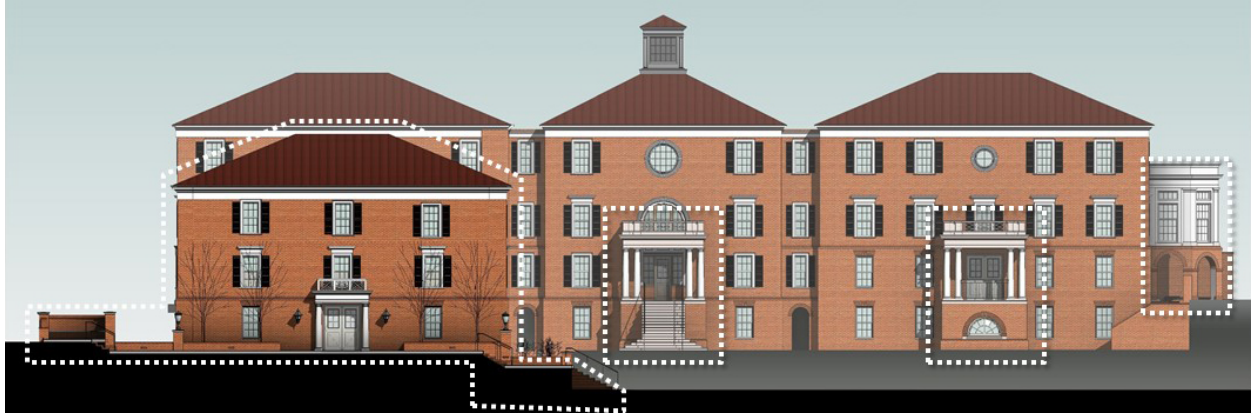
**DISCUSSION:** The design team, led by Glavé & Holmes Architects in collaboration with the Architect for the University and representatives of the Darden School of Business and Facilities Management, has developed a schematic design that Ms. Raucher will review with the Committee.



Site Plan



Aerial view of Smith Hall and the existing Inn at Darden



Proposed east elevation of Smith Hall (new additions outlined)



Proposed south elevation of Smith Hall (new plaza entry outlined)



Proposed west elevation of Smith Hall (new addition outlined)

**WRITTEN REPORTS**

**Buildings and Grounds Committee  
University of Virginia**

**September 11, 2020**

**UNIVERSITY OF VIRGINIA  
PAVILION OCCUPANCY STATUS AS OF AUGUST 31, 2020**

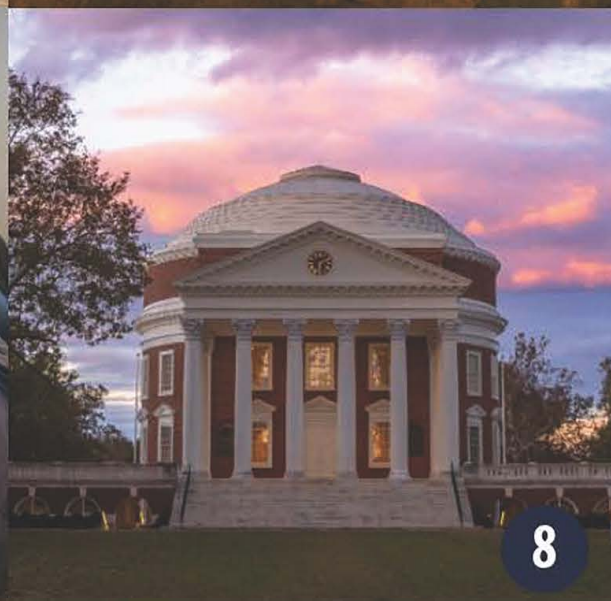
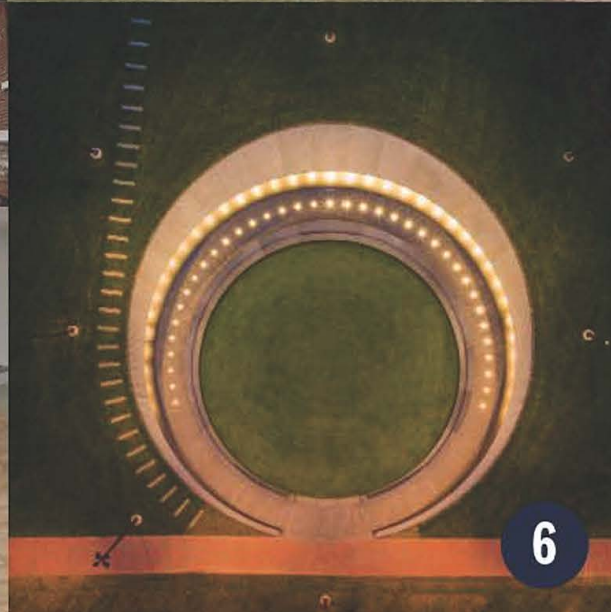
<b>Pavilion</b>	<b>Occupants</b>	<b>Assigned</b>	<b>Available</b>
<b>I</b>	Scott C. Beardsley	Summer 2015	Summer 2025
<b>II</b>	John M. Unsworth	Spring 2017	Spring 2022
<b>III</b>	Michael F. Suarez	Summer 2020	Summer 2025
<b>IV</b>	Larry J. Sabato	Fall 2002	Summer 2023
<b>V &amp; Annex</b>	Vacant	Under renovation until early 2021	
<b>VI</b>	Ila Berman	Summer 2017	Summer 2022
<b>VII</b>	Colonnade Club	N/A	N/A
<b>VIII</b>	Vacant	Under renovation until spring 2022	
<b>IX</b>	K. Craig Kent, M.D.	Summer 2020	Summer 2025
<b>X</b>	Ian H. Solomon	Summer 2020	Summer 2025
<b>Montebello</b>	Craig H. Benson	Summer 2015	Summer 2021
<b>Sunnyside</b>	Vacant	N/A	N/A
<b>Sprigg Lane House</b>	Teresa A. Sullivan	Summer 2018	Summer 2023



## 2019-2020 Minor Capital Projects Report

School/ Unit	Project Description	Approved	Scope	Fund Source			Total	Total Project Budget Range	
				Maintenance Reserve	Utility Reserves	Other NGF: EG/FA or Medical		Low	High
<b>ACADEMIC DIVISION</b>									
Information Technology Services	Michie North & South Renovations	July 2019	33,250 SF	\$ -	\$ -	\$ 4,900,000	\$ 4,900,000	\$ 4,800,000	\$ 4,900,000
Facilities Management	Main Heat Plant Electrical Infrastructure	Dec 2019	2 Switch Gears	\$ 2,250,000	\$ 1,750,000	\$ -	\$ 4,000,000	\$ 3,800,000	\$ 4,000,000
<b>TOTAL</b>				<b>\$ 2,250,000</b>	<b>\$ 1,750,000</b>	<b>\$ 4,900,000</b>	<b>\$ 8,900,000</b>	<b>\$ 8,600,000</b>	<b>\$8,900,000</b>

# 2020 UVA AWARDS & FEATURES



**1. UNIVERSITY HOSPITAL EXPANSION:** ENR MidAtlantic 2020 Best Project, Health Care; Features in Architectural Record and ENR

**2. BRANDON AVENUE GREEN STREET:** ENR MidAtlantic 2020 Best Project, Landscape/Urban Development

**3. IVY CORRIDOR LANDSCAPE FRAMEWORK PLAN:** SCUP 2020 Excellence Awards, Excellence in Landscape Architecture - Honor for Open Space Planning

**4. WEST LAWN ACCESSIBILITY:** American Society of Landscape Architects – Potomac Chapter, Merit Award for Social Impact, feature in The Chronicle of Higher Education

**5. NEW CABELL HALL, OLD IVY ROAD OFFICE BUILDING, BONNYCASTLE AND KENT/DABNEY:** USGBC Virginia Leadership Awards

**6. MEMORIAL TO ENSLAVED LABORERS:** Features in Architectural Record and The New York Times

**7. UVA EDUCATIONAL & GENERAL CUSTODIAL SERVICES:** APPA's Effective and Innovative Practices Award

**8. ROTUNDA RESTORATION:** American Institute of Architects 2019 Institute Honor Awards for Architecture

# Office of the University Building Official

2019-2020 Annual Report



**Benjamin Hays, PE, LEED AP, CBO**

# Contents

**Our Year - Highlights & Work - page 3**

**Our Value - Mission & Team - page 9**



# Background

The Office of the University Building Official (OUBO) was created as part of the 2006 Higher Education Restructuring Act. It is charged with administering the Virginia Uniform Statewide Building Code (VUSBC) for all construction activities on the University's Central Grounds, the Health System, the College at Wise, Blandly Farm, and other UVA properties around the Commonwealth.

**Mission:** The Office of the University Building Official promotes a high quality, healthy, safe, and accessible built environment for the University community by way of our technical expertise and our professional, customer-focused, and timely service.

**Vision:** We strive to be a valued and creative partner in the ongoing physical development of the University.



# Our Year

By the close of FY20 the world, and especially our world at UVA, had changed dramatically. Students left the University in March. Our team transitioned to remote work for many of our duties. Uncertainty was prevalent. Notwithstanding these shifts, building design and construction at the University continued. Our numbers reflect one of our busiest years.

## Between July 2019 and June 2020 OUBO:

### Reviewed

*1149 design documents*

### Issued

*227 building permits*

### Performed

*1040 inspections*

### and Evaluated

*309 occupancy requests*

*for ongoing design and construction of*

*\$1.943 billion\**

*\*from Facilities Management annual report*



# Highlights

Beyond the numbers, the Office of the University Building Official supports the goals and initiatives in the University's 2030 Strategic Plan. For FY20 this included hiring and developing new staff, cultivating community and research initiatives by supporting project schedules, and collaborating with teams around the University in response to the COVID-19 pandemic.



**This year Our Office:**

**Supported project schedules by completing**

***99% of reviews on time***

**Embodied fiscal stewardship by preserving**

***service rates for the 4<sup>th</sup> year***

**Responded to the COVID-19 pandemic by**

***collaborating across the University***

**Welcomed four new team members as former staff**

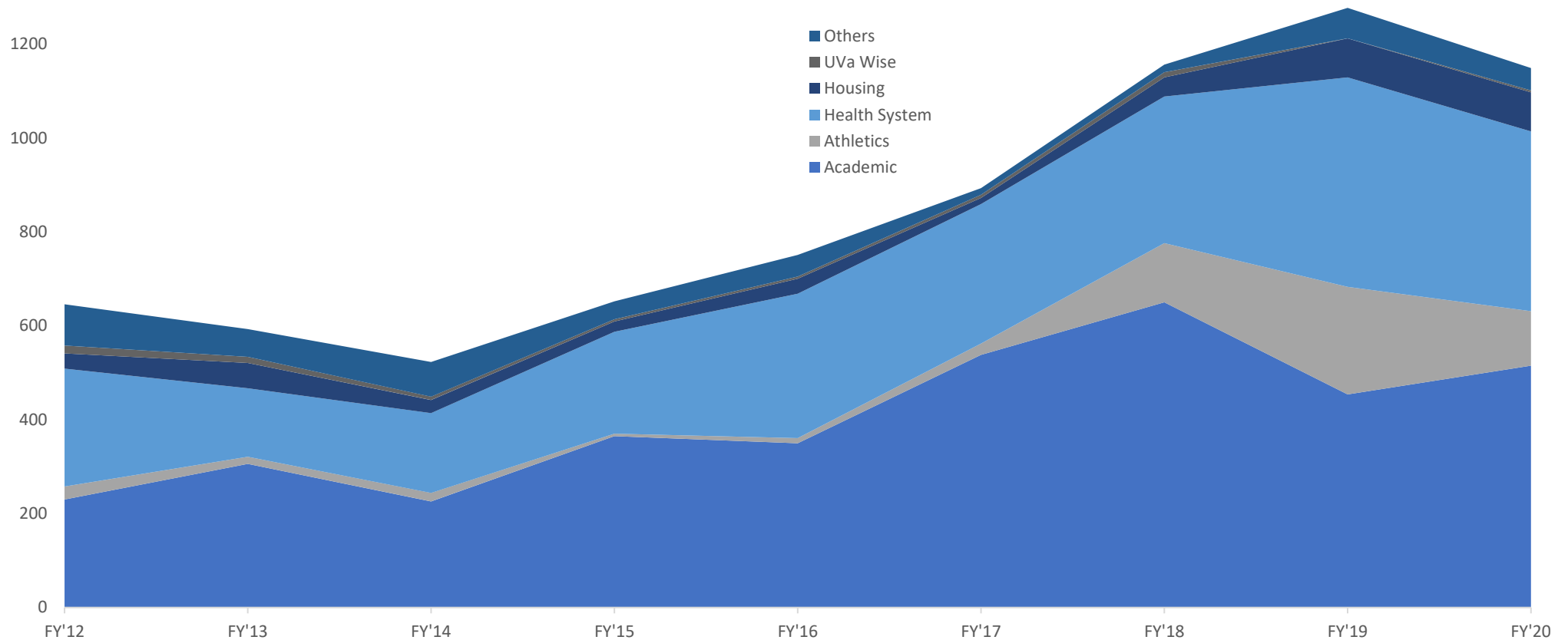
***retired or took promotions***

**Created team liaison roles to**

***increase internal redundancy***

# Reviewing Design Documents

We collaborate with Facilities' project managers, design architects and engineers, and University schools and units to ensure complex designs meet the equally complex requirements of various codes. This inherently iterative process allows us to share our technical expertise and institutional knowledge throughout the design process.





# Issuing Permits

While most building permits that we issue are for new construction or renovation work, we frequently permit early-site or structural work to help streamline the design and construction processes. This year, we issued our first early Mechanical-Electrical permit on the Ivy Mountain project (pictured below) to help the team capture market pricing earlier in the process.



# Inspecting Construction

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OUBO often begins inspecting construction projects before the building's design is complete. This enables projects to proceed more rapidly, which in turn supports our customers' goals. Responding to feedback from last year's survey, we hired a combination inspector - allowing for multiple inspections to be completed by one certified individual. We also continued efforts to cross training existing staff.



# Evaluating Occupancy

Many occupancy evaluations we conduct enable users to occupy portions of the building while other parts are still under construction. At the Old Ivy Office building (shown below), several phased occupancies were requested by the project team working for the UVA Foundation. While these evaluations are often more challenging than a full-building turnover, they afford the University greater flexibility.



# Our Value to the University

Our Mission to promote "a high quality, healthy, safe, and accessible built environment for the University community by way of our local technical expertise and our professional, customer-focused, and timely service" means that we strive to bring value to the University while promoting code-compliance...even amid a global pandemic. We were able to quickly transition to remote work (pictured below).

**In response to COVID-19 we**

**Met with the US Army Corps and Facilities Management**

*to evaluate alternate care sites*

**Collaborated with the UVA Hospital**

*to create "negative air" rooms*

**Worked across the University**

*to develop space safety standards*

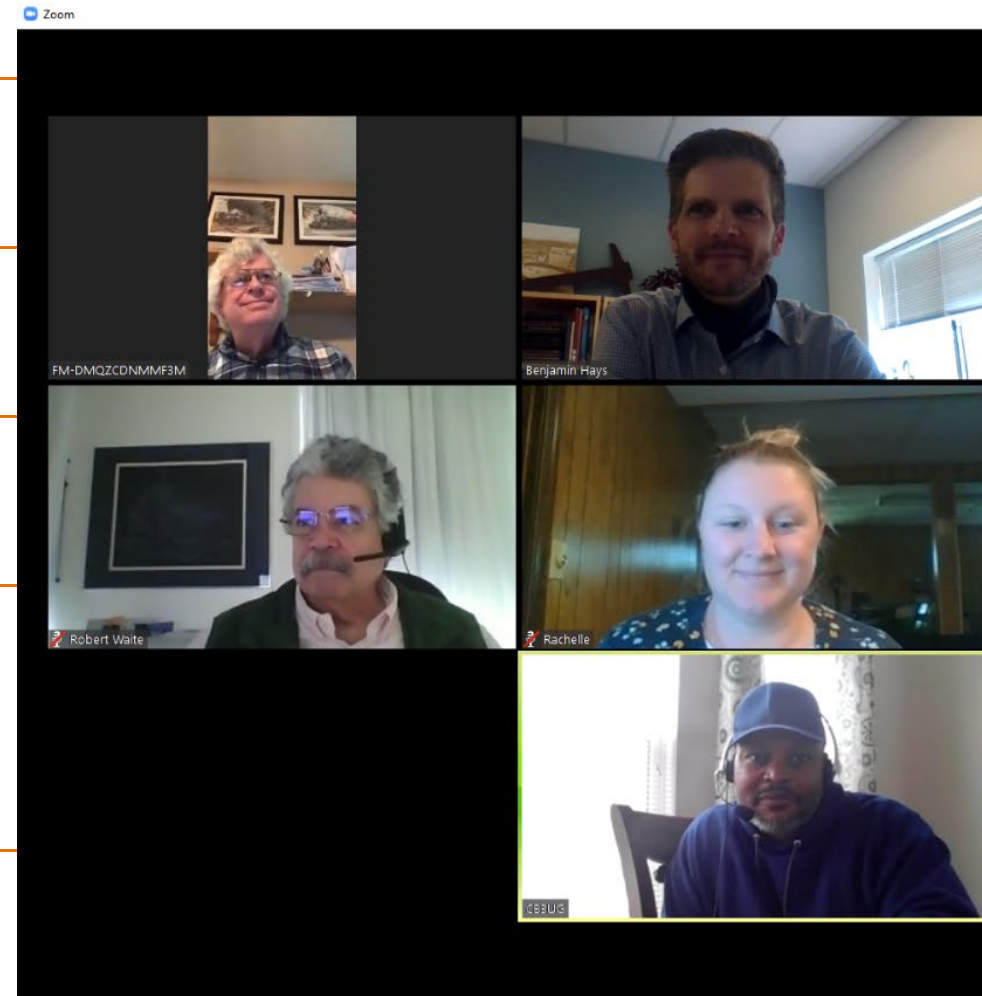
**Assisted schools, units, and auxiliaries**

*to evaluate their buildings*

*as students return to Grounds*

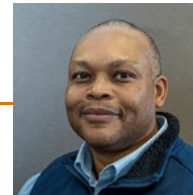
**Researched Code requirements for the storage of**

*large quantities of hand sanitizer!*



# Our Team

OUBO welcomed four new team members this year as several former staff retired and took promotions around the University. With a team of ten, this represented a significant change for our long-stable group! We were fortunate to find incredible individuals for each position and have continued to build culture and have fun in our regular Zoom team meetings. This year our office welcomed:



**Senior Fire-Protection Engineer**

*Chris Barfield*



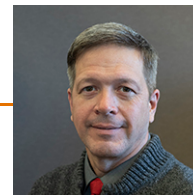
**Combination Inspector**

*Darin Clements*



**Associate Fire-Protection Engineer**

*Rachelle Hermes*



**Senior Electrical Engineer**

*David Jones, PE*