

**UNIVERSITY OF VIRGINIA
BOARD OF VISITORS**

**Meeting of the
Buildings and Grounds
Committee**

September 14, 2017

BUILDINGS AND GROUNDS COMMITTEE

Thursday, September 14, 2017

1:15 - 2:45 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	Bryanna F. Miller, Student Member

AGENDA

	<u>PAGE</u>
I. REMARKS BY THE CHAIR (Mr. Clement)	1
II. CONSENT AGENDA (Ms. Sheehy)	
A. Namings	
1. Total Advising Center as Dathel and John Georges Student Center	2
2. Renaming Lewis House as Yen House	2
B. Demolition of 1939 Ivy Road	4
C. Architect/Engineer Selections	
1. Student Health and Wellness Building	4
2. Thornton Hall C Wing Clean Room Upgrades	5
3. Main Heat Plant New Boiler	6
D. Amended Capital Project Procurement Process	6
III. ACTION ITEMS (Ms. Sheehy)	
A. Plaque Commemorating the University's Bicentennial	8
B. Revision to the 2017 Capital Plan: Baseball Stadium Expansion, Revised Scope	10
IV. COMMITTEE DISCUSSION	12
• University Building Official (Ms. Sheehy)	
• Sustainability Report (Ms. Sheehy to introduce Ms. Cheryl Gomez and Mr. William M. Shobe; Ms. Gomez and Mr. Shobe to report)	
• Ivy Corridor Landscape Framework Plan (Ms. Raucher)	
• Lawn Accessibility Project (Ms. Raucher)	
• Jeffersonian Grounds Initiative (JGI) (Ms. Raucher)	

V. WRITTEN REPORTS

A.	Amended Capital Project Procurement Process	14
B.	2016-2017 University Building Official Annual Report	20
C.	2016-2017 Minor Capital Projects Report	26
D.	Pavilion Occupancy Status	27

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

BOARD MEETING: September 14, 2017

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.1. NAMING THE TOTAL ADVISING CENTER AS DATHEL AND JOHN GEORGES STUDENT CENTER

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.

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

NAMING OF THE TOTAL ADVISING CENTER AS DATHEL AND JOHN GEORGES STUDENT CENTER

WHEREAS, Dathel and John Georges of New Orleans, Louisiana are the parents of a current student and an alumna of the University of Virginia College of Arts & Sciences; and

WHEREAS, Mr. and Mrs. Georges have been active volunteers, serving on the UVA Parents Fund Committee and hosting and sponsoring events for students and families; and

WHEREAS, Mr. and Mrs. Georges are generous donors to the University, and supported in particular the construction of the Total Advising Center in Clemons Library;

RESOLVED, the Board of Visitors names the Total Advising Center in Clemons Library the *Dathel and John Georges Student Center*.

II.A.2. RENAMING LEWIS HOUSE AS YEN HOUSE

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.

Yan Huiqing, also known as W.W. Yen, was the first student from China to graduate from the University of Virginia, and the first international student to receive a Bachelor of Arts degree from UVA. Yen graduated from UVA in 1900 and then returned to Shanghai,

where he taught English at St. John's University for six years. During this time he also wrote and edited works including a first-of-its-kind English-Chinese dictionary.

Yen returned to the United States in 1908 to serve for a short while in the Chinese diplomatic mission in Washington, D.C. He was called back to China in 1909 in order to set up a press bureau for the foreign ministry in Beijing. Yen advanced quickly in his career, serving as Councillor to the Ministry of Foreign Affairs and Vice Minister of Foreign Affairs before his appointment as Minister in 1920.

Yen's exemplary political and diplomatic career included service as China's first ambassador to the Soviet Union as well as a delegate in the League of Nations, and culminated in his appointment as Premier for five terms; during his last premiership, he served as acting President. Yen was also influential in the founding and establishment of Tsinghua University in Beijing, and he remained a well-respected leader, highly sought-after for his diplomatic skill even after he retired from politics due to age and declining health. Yen died in 1950.

Lewis House, which was renovated this past summer, was originally named in 1984, prior to the founding of the International Residential College (IRC). The IRC opened in the fall of 2001 with a focus on exploring global and cross-cultural issues on Grounds. The mission of the IRC is to provide a vibrant, enriching, residential, and academic community for undergraduate students. The IRC has the largest international-to-domestic student ratio on Grounds, and its programs celebrate cultural diversity, study abroad opportunities, student governance, community outreach, academic excellence, and intellectual discourse between students and with faculty.

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

RENAMING LEWIS HOUSE AS YEN HOUSE

WHEREAS, Yan Huiqing, also known as W.W. Yen, was the first student from China to graduate from the University of Virginia, and the first international student to receive a Bachelor of Arts from the University; and

WHEREAS, Mr. Yen was a highly accomplished diplomat whose exemplary political career included service as China's Minister of Foreign Affairs, first ambassador to the Soviet Union, delegate in the League of Nations, Premier, and acting President; and

WHEREAS, Mr. Yen serves as a distinguished example of a true global scholar committed to cross-cultural exchange, peace, and goodwill;

RESOLVED, the Board of Visitors renames Lewis House as *Yen House*.

II.B. DEMOLITION OF 1939 IVY ROAD

The Board approved the Ivy Corridor Landscape Framework Plan in September 2016, and authorized planning of Phase I of the redevelopment effort including a recommendation to close the Cavalier Inn in May 2018. The future development of the Ivy Corridor will require the demolition of the brick structure located at 1939 Ivy Road that occupies valuable real estate fronting Ivy Road. The building has reached the end of its useful life, and demolition will allow for a comprehensive redevelopment of the area to include development of a central green space and water feature, widening of sidewalks, and the undergrounding and extension of utilities.

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

DEMOLITION OF 1939 IVY ROAD

WHEREAS, the redevelopment of property fronting Ivy Road will require the demolition of 1939 Ivy Road (#3480); and

WHEREAS, pursuant to the Management Agreement dated November 15, 2005, by and between the Commonwealth of Virginia and The Rector and Visitors of the University of Virginia, the Board of Visitors is authorized to approve the demolition of buildings, subject to such other laws as may be applicable;

RESOLVED, the demolition of 1939 Ivy Road is approved by the Board of Visitors, pending approval by the Art and Architectural Review Board and the Department of Historic Resources and in compliance with such other laws as may be applicable; and

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

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

II.C.1. ARCHITECT/ENGINEER SELECTION: STUDENT HEALTH AND WELLNESS BUILDING

The Student Health and Wellness Building will house a broad array of educational and clinical programs. Adopting a wellness focused approach, Student Health’s primary goals are to help students maintain health through evidence-based educational programs and prevention efforts and to restore health when necessary by appropriate treatment of

illness, injury, or stress. A joint selection committee from the Office of the Architect for the University, Facilities Management, Student Affairs, and Student Health interviewed three firms that submitted letters of interest, all with the required experience working on similar projects, to provide architectural services for this project. Based on the proposals submitted by the firms and the interviews, the University recommends the selection of VMDO of Charlottesville, VA and Duda Paine of Durham, NC for this contract. VMDO and Duda Paine were chosen based on their qualifications, extensive experience, and understanding of the complexities of this project.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee

ARCHITECT/ENGINEER SELECTION FOR THE STUDENT HEALTH AND WELLNESS BUILDING

RESOLVED, VMDO of Charlottesville and Duda Paine of Durham, NC are approved for the performance of architectural services for the Student Health and Wellness Building.

II.C.2. ARCHITECT/ENGINEER SELECTION: THORNTON HALL C WING CLEAN ROOM UPGRADES

The Thornton Hall C Wing renovation will preserve the historic building while replacing outdated internal infrastructure to create a space and resource that cannot be accomplished through minor piecemeal renovations. A joint selection committee from the Office of the Architect for the University, Facilities Management, and the School of Engineering and Applied Science interviewed three firms that submitted letters of interest, all with the required experience working on similar projects, to provide architectural services for this project. Based on the proposals submitted by the firms and the interviews, the University recommends the selection of Hodess Construction Corporation of Attleboro Falls, MA for this contract. Hodess Construction Corporation was chosen based on its qualifications, extensive experience, and understanding of the complexities of this project.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee

ARCHITECT/ENGINEER SELECTION FOR THE THORNTON HALL C WING CLEAN ROOM UPGRADES

RESOLVED, Hodess Construction Corporation of Attleboro Falls, MA is approved for the performance of architectural services for the Thornton Hall C Wing Clean Room Upgrades.

II.C.3. ARCHITECT/ENGINEER SELECTION: MAIN HEAT PLANT NEW BOILER

Installing a sixth boiler in the Main Heat Plant will increase capacity needed to meet the growing heat demand as a result of recent growth of University facilities and the expansion of the University Hospital. A selection committee from Facilities Management interviewed three firms from a list of 11 firms that submitted letters of interest, all with the required experience working on similar projects, to provide engineering services for this project. Based on the proposals submitted by the firms and the interviews, the University recommends the selection of Jacobs Engineering Group of Fort Worth, Texas for this contract. Jacobs Engineering Group was chosen based on its qualifications, extensive project experience at UVA, and understanding of the complexities of this project.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee

ARCHITECT/ENGINEER SELECTION FOR THE MAIN HEAT PLANT NEW BOILER

RESOLVED, Jacobs Engineering Group of Fort Worth, Texas is approved for the performance of engineering services for the Main Heat Plant New Boiler.

II.D. AMENDED CAPITAL PROJECT PROCUREMENT PROCESS

State guidelines regarding construction procurement favor competitive sealed bidding. Many projects at institutions of higher education have become complex; require special expertise and coordination in occupied spaces; and are highly technical in design, requiring the use of a construction manager who is often brought on board during the design phase to work with the owner and architect. During the 2016 Session, the General Assembly included Item 4-4.01 in the 2016-2018 biennial budget requiring institutions to define processes for procuring construction services when using methods other than competitive sealed bidding. Pursuant to the requirements of Item 4-4.01, the Board of Visitors approved the University’s Capital Project Procurement Process in December 2016.

During the 2017 Session, the General Assembly amended and codified the requirements of Item 4-4.01 of the 2016-2018 biennial budget by adding § 2.2-4381 to the Code of Virginia, requiring institutions to develop and submit to the Department of General Services (DGS) for review specific policies and procedures for using construction manager at-risk and design-build procurement methods. Section 2.2-4381 further requires approval of the University’s process, policies, and procedures by the Board of Visitors. An executive summary of the University’s capital project procurement process, as well as the specific policies for using construction manager at-risk and design-build procurement methods, begins on page 14.

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

AMENDMENT TO THE CAPITAL PROJECT PROCUREMENT PROCESS

WHEREAS, pursuant to § 2.2-4381 of the Code of Virginia, the University amended its capital project procurement process originally required by Item 4-4.01 of the 2016-2018 biennial budget; and

WHEREAS, § 2.2-4381 of the Code of Virginia further provides that the University seek approval of the process by the Board of Visitors after review by the Department of General Services (DGS);

RESOLVED, the Board of Visitors approves the University's Amended Capital Project Procurement Process.

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

BOARD MEETING: September 14, 2017

COMMITTEE: Buildings and Grounds

AGENDA ITEM: III.A. Plaque Commemorating the University's Bicentennial

BACKGROUND: In honor of the 200th anniversary of the laying of the cornerstone of the University, the Bicentennial Commission seeks to dedicate a plaque to recognize the historic importance of the founding of the University. The marker will serve as an active tribute to the vision of the University, and the proposed text is based on Jefferson's words in 1786 that apart from education, "no other sure foundation can be devised for the preservation of freedom and happiness." The plaque will also set the future vision of the University, as laid out by the Bicentennial Commission Envisioning the Future Advisory Group, and serve as a permanent physical reminder that the University exists to "advance the human condition and ensure the flourishing of democracy."

Installing the plaque at Pavilion VII will provide a lasting physical imprint of the Bicentennial Celebrations at the University for generations to come. Unlike many historical markers, this will recognize that the great work of the University continues today and will continue tomorrow, and that it is the work of many – alumni, faculty, staff, students, and friends. By boldly proclaiming the continuation of the University's vision in the middle of the Academic Village, the plaque will serve as a reminder of the remarkable founding of the University, and also as a source of inspiration for the future.

DISCUSSION: In celebration of the University's Bicentennial, the University proposes a new plaque be placed at Pavilion VII, reading as follows

ON THE TWO-HUNDREDTH ANNIVERSARY OF THE LAYING
OF THE CORNERSTONE OF THE UNIVERSITY OF VIRGINIA,
THE BOARD OF VISITORS AND PRESIDENT
UNVEILED THIS PLAQUE IN AFFIRMATION OF THE BELIEF
THAT NO OTHER SURE FOUNDATION, SAVE EDUCATION,
CAN ENSURE THE PRESERVATION OF FREEDOM AND HAPPINESS.
TOGETHER WITH THE ALUMNI, STUDENTS, FACULTY,
STAFF, AND FRIENDS OF THE UNIVERSITY,
IN CELEBRATION OF THE BICENTENNIAL,
THEY MADE FIRM THE UNIVERSITY'S COMMITMENT TO
ADVANCE THE HUMAN EXPERIENCE
AND ENSURE THE FLOURISHING OF DEMOCRACY.

PRESENTED BY
THE COMMISSION ON THE BICENTENNIAL
PRESIDENT TERESA A. SULLIVAN
RECTOR FRANK M. CONNER III

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

PLAQUE COMMEMORATING THE UNIVERSITY'S BICENTENNIAL

WHEREAS, the University of Virginia will mark the 200th anniversary of the laying of the University's cornerstone at Pavilion VII on October 6, 2017; and

WHEREAS, the commemoration will continue through the 200th anniversary of the University's charter on January 25, 2019; and

WHEREAS, the Bicentennial will celebrate the achievements of the University's first two centuries while articulating aspirations for its next two centuries;

RESOLVED, the Board of Visitors authorizes the placement of a plaque at Pavilion VII to commemorate the University's Bicentennial.

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

BOARD MEETING: September 14, 2017

COMMITTEE: Buildings and Grounds

AGENDA ITEM: III.B. Revision to the 2017 Capital Plan: Baseball Stadium Expansion, Revised Scope

BACKGROUND: 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 Annual Strategic and Capital Planning Process. When significant changes to the scope and cost of approved projects are proposed outside the annual update cycle, review and approval by the Buildings and Grounds Committee, the Finance Committees, and the full Board of Visitors are required.

The expansion of the baseball stadium at Davenport Field, as approved by the Board of Visitors, provides for a 40,000 gross square foot expansion to the existing stadium with over 1,400 new grandstand and club seats; new restrooms and concession areas on the upper concourse level; and new entry plaza and parking lot to enhance the game day experience and improve ADA parking.

DISCUSSION: The University recommends the following revision to the capital program:

Baseball Stadium Expansion (revised scope)	Gifts	\$14.66 million
	Cash	\$3.5 million

Recent planning and design efforts resulted in a recommendation to expand the initial scope of the project to include 3,450 GSF for an administrative office area and 5,370 GSF for a pitching development center, both of which will be located under the new grandstand. This scope, originally envisioned as part of phase 2 development, will be accelerated in order to address additional program elements. Currently, coaching and operations staff do not have a permanently-assigned office space and are scattered throughout various suites at the stadium. The addition of an administrative area provides greater cohesion to the program and better support player development and recruiting efforts. The pitching development center will provide an indoor climate-controlled training facility to support year-round practice for players. The proposed expanded scope will increase the cost of the project by an estimated \$2 million, resulting in a projected total cost of \$18.16 million to be funded by private philanthropy.

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

REVISION TO THE 2017 CAPITAL PLAN – BASEBALL STADIUM EXPANSION, REVISED SCOPE

WHEREAS, the University recommends a revision in the originally approved scope for the Baseball Stadium Expansion to include an administrative office area and pitching development center, planned as part of phase 2, located on the ground floor below the new grandstand at a projected cost of \$2 million;

RESOLVED, the Board of Visitors approves expanding the scope of the Baseball Stadium Expansion by adding 8,820 GSF to the project bringing the total project cost to \$18.16 million.

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

BOARD MEETING: September 14, 2017

COMMITTEE: Buildings and Grounds

AGENDA ITEM: IV. Committee Discussion

University Building Official

Ms. Sheehy will highlight major accomplishments outlined in the FY 2016-2017 University Building Official Annual Report, beginning on page 20, and introduce Benjamin J. Hays, who was recently appointed as the University Building Official.

Sustainability Report

Ms. Cheryl Gomez, co-chair of the Committee on Sustainability, and Mr. William M. Shobe, co-chair of the Committee on Sustainability's Teaching and Research Subcommittee, will highlight major accomplishments and progress during FY 2016-2017 in advancing the University's commitment to sustainability; review the key goals of the 2016-2020 Sustainability Plan; and discuss the major areas of focus for FY 2017-2018.

Ivy Corridor Landscape Framework Plan

Ms. Raucher will review progress on the Ivy Corridor Landscape Framework Plan, phase I of the redevelopment effort, including an update on the project schedule and progress on schematic design of the project infrastructure and landscape.

Lawn Accessibility Project

Ms. Raucher will discuss a project to complete an accessible route on the west side of the Lawn, including the installation of ADA-compliant ramps adjacent to the steps south of Pavilion V and north of Pavilion IX, that will allow universal access to all terraces of the Lawn for persons with disabilities.

Jeffersonian Grounds Initiative

Ms. Raucher will review recent renovation projects in the Academical Village, and report on the status of the Jeffersonian Grounds Initiative (JGI). Additional information on the JGI is available at <http://giving.virginia.edu/jgi/>.

WRITTEN REPORTS

**Buildings and Grounds Committee
University of Virginia**

September 14, 2017

AMENDED CAPITAL PROJECT PROCUREMENT PROCESS

Executive Summary

Purpose: Pursuant to Chapters 699 and 704 of the 2017 Acts of Assembly, the following updated process is provided to the University's Board of Visitors for approval. Any subsequent changes to these procedures will be submitted to the Department of General Services (DGS) for review and comment, and to the Board of Visitors for approval.

Procedure: In accordance with Chapters 699 and 704 of the 2017 Acts of Assembly, and subject to Subchapter 3 of the Restructuring Act and the associated Management Agreement between the Commonwealth of Virginia and the University of Virginia, the University shall have and shall exercise all authority relating to the procurement of construction. Documentation adopted by the University and approved by the Board of Visitors identifies procurement procedures for capital construction.

The University of Virginia Associate Vice President and Chief Facilities Officer (AVP & CFO) shall approve construction delivery methods, and any exceptions, in writing on a project specific basis.

A written recommendation for the construction delivery method will be provided to the AVP & CFO through the Director of Facilities Planning & Construction (FP&C) in consultation with the University management team comprised of the University Project Manager, the FP&C Division Director, and the Construction Services and Contract Administration Director. FP&C completes a risk analysis for each project, and if competitive sealed bidding is not selected, the written recommendation will justify why sealed bidding is not practicable and/or fiscally advantageous to the University. Written documentation will be in a Determination and Findings (D&F) format.

Risk Analysis: The following critical components will be considered in recommending the appropriate construction delivery method for each project:

- Risk management and overall benefit to the University
- Technical complexity and building use
- Required experience with specialty systems or equipment/prequalification
- Schedule, schedule challenges, schedule efficiencies, and critical completion dates
- Coordination of phased or fast-track construction to expedite overall project completion
- Early procurement of long lead time materials or equipment
- Continuity of University operations and utility systems
- Ability to manage impact to patient care
- Minimizing disruption to academic and research programs
- Campus security and limited access to restricted areas
- Cost and cost efficiencies
- Cost estimating during design

- Cost control during design and construction
- Design phase constructability analysis for improved quality, safety, cost savings, and quality control
- Continuous value management to balance value, cost, quality, and schedule during design and construction
- Project staffing requirements by contractor and the University
- Single point of responsibility

FP&C will submit documentation for the construction delivery method for each project to DGS for a five-day review. Upon receipt of DGS recommendations, UVA will make any amendments to address DGS' comments, document UVA action in the project file, and submit to DGS.

Related Requirements of Chapter 699 and 704 of the 2017 Acts of Assembly:

- Licensed Architect or Engineer employed or under contract to advise in use of construction management (CM) and design/build (D/B).
- Cost is critical component of the D/B selection process.
- CM contracts shall be entered into no later than the completion of the schematic phase of design unless prohibited by authorization of funding restrictions.
- Two step Request for Qualifications (RFQ)/Request for Proposals (RFP) process allowed.
- Written justification that sealed bidding is not practicable and/or fiscally advantageous shall be stated in the RFQ used to procure CM and D/B services.
- Criteria for evaluation included in RFQ & RFP.
- Prior CM, D/B, and/or DGS Bureau of Capital Outlay Management (BCOM) experience not a prerequisite for award.
- RFQ shall be posted in accordance with current Code of Virginia requirements for a minimum of 30 days.
- Two to five offerors in short list.
- D/B cost proposals remain sealed until ranking of technical proposals is complete.
- Ninety percent of CM construction work subcontracted through publicly advertised competitive sealed bidding to maximum extent practicable.
- CM fixed price for construction established at construction drawings.
- Interim fixed prices for early packages permitted.

Reporting: The University will report on completed capital projects in excess of \$2 million in construction cost annually as requested by DGS.

References:

- University of Virginia Management Agreement
- University of Virginia Higher Education Capital Outlay Manual
- Chapter 780, § 4-4.01 (2016-18 Biennial Budget)
- Chapters 699 and 704 (2017 Session)

Approval and Revisions:

- July 2016: UVA construction method selection process submitted to DGS.
- August 2016: DGS comments provided to UVA and recommendations incorporated into the selection process.
- December 2016: Approved by the Board of Visitors.
- August 2017: Revised to include language pursuant to Chapters 699 and 704 of the 2017 Acts of Assembly, and Revised UVA Capital Construction Management and Design-Build Process Requirements submitted to DGS.
- September 14, 2017: Review by the Board of Visitors.

UVA Policy for Construction Management at Risk (CM at Risk)

In accordance with the provisions of §§ 2.2-4378, 2.2-4379, and 2.2-4381 of the Code of Virginia, UVA has adopted the following Policy for the use of CM at Risk. For convenience of use, UVA will replace SECTION 11.3 of the UVA Higher Education Capital Outlay Manual with this new policy. However, this is a stand-alone policy, approved and recorded by the Board of Visitors, and will not be modified without Board of Visitors' approval.

1. Criteria for Use:

- a. Provide a written determination that competitive sealed bidding is not practicable or fiscally advantageous (§ 2.2-4381.C.1). The AVP & CFO is the approving authority for requests to use CM at Risk.
- b. Written determination shall include the basis of determination including one or more of the following:
 - i. Construction Cost (§§ 2.2-4381.B.1 and 2.2-4381.D.3)
 - ii. Project Complexity (§§ 2.2-4381.B.1 and 2.2-4381.D.4)
 - iii. Building Use (§§ 2.2-4381.B.1 and 2.2-4381.D.3)
 - iv. Project Timeline (§§ 2.2-4381.B.1 and 2.2-4381.D.3)
 - v. Project Phasing (§ 2.2-4381.D.5)
 - vi. Necessity of Value Management and/or Constructability Analysis Concurrent with Design (§ 2.2-4381.D.5)
 - vii. Quality Control/ Vendor Prequalification Needs (§ 2.2-4381.D.5)
 - viii. Cost/ Design Control Needs (§ 2.2-4381.D.5)
- c. A licensed architect or engineer shall be employed or under contract to advise in use of CM at Risk (§ 2.2-4381.C.2).

2. DGS Review of Procurement Method (§§ 2.2-4381.D through 2.2-4381.F):

- a. Submit the following to DGS for review:
 - i. Written determination for each project.
 - ii. Completed DGS CM at Risk Procurement Review Submittal Form identifying project characteristics relevant to CM at Risk procurement.
- b. Upon receipt of DGS Recommendation within 5 working days, UVA shall:
 - i. Address DGS comments as necessary.
 - ii. Document UVA action in project file and submit to DGS.

3. Procurement Procedures:

- a. AVP & CFO shall appoint a selection committee consisting of at least three members from UVA, including a licensed design professional, if possible.
- b. Enter into contract no later than the completion of the schematic phase of design unless prohibited by authorization of funding restrictions (§ 2.2-4381.C.4).
- c. Use a two-step RFQ/RFP process (§ 2.2-4381.C.7).
- d. Prepare a RFQ containing UVA's project overview and justification for use of CM at Risk (§ 2.2-4381.C.1). All offerors shall have a licensed Class "A" Contractor registered in the Commonwealth of Virginia as part of the project team.
- e. RFQ shall include evaluation criteria and be posted in accordance with current Code of Virginia requirements for a minimum of 30 days (§ 2.2-4381.C.3).
- f. Selection committee evaluates the firms' RFQ responses and any other relevant information and recommends those best qualified with respect to criteria established in RFQ. The AVP & CFO shall approve the best qualified CMs to receive an RFP.
- g. RFQ process shall result in short list of 2-5 offerors to receive RFP (§ 2.2-4381.D.5).
- h. RFP shall include evaluation criteria and be posted in accordance with the current requirements in the Code of Virginia.
- i. Offerors who were not selected for the short list shall be provided written notification and the reasons for such decision.
- j. Selection committee shall evaluate and rank the firms' proposals. Prior CM at Risk or BCOM experience shall not be a prerequisite for award (§ 2.2-4381.C.5).
- k. The AVP & CFO shall approve the CM deemed fully qualified and providing best value in response to the RFP, and the contract shall be awarded to that offeror.
- l. UVA shall notify all offerors who submitted proposals which offeror was selected for the project. When so provided in RFP, awards may be made to more than one offeror.
- m. Upon request, a debriefing of the selection process will be made available to any offeror.

4. Contracting Requirements:

- a. CM preconstruction/document review phase services shall be contracted as a non-professional service (§ 2.2-4301).
- b. Fixed price of construction will be established at completion of construction drawings based on actual subcontractor pricing (§ 2.2-4381.A). If UVA and the CM cannot agree on a fixed price, UVA may competitively bid the project with the other prequalified CM offerors or enter into competitive negotiations with the other prequalified CM offerors in accordance with the requirements of the Code of Virginia.
- c. Interim fixed prices for early release packages are permitted.
- d. Ninety percent of construction work must be subcontracted through publicly advertised, competitive sealed bidding to the maximum extent practicable (§ 2.2-4381.C.6).

UVA Policy for Design-Build (D/B)

In accordance with the provisions of §§ 2.2-4378, 2.2-4379, and 2.2-4381 of the Code of Virginia, UVA has adopted the following Policy for the use of Design-Build (D/B). For convenience of use, UVA will replace SECTION 11.2 of the UVA Higher Education Capital Outlay Manual with this new policy. However, this is a stand-alone policy, approved and recorded by the Board of Visitors, and will not be modified without Board of Visitors' approval.

1. Criteria for Use:

- a. Provide a written determination that competitive sealed bidding is not practicable or fiscally advantageous (§ 2.2-4381.C.1). The AVP & CFO is the approving authority for requests to use D/B procedures.
- b. Written determination shall include the basis of determination including one or more of the following:
 - i. Construction Cost (§§ 2.2-4381.B.1 and 2.2-4381.D.3)
 - ii. Project Complexity (§§ 2.2-4381.B.1 and 2.2-4381.D.4)
 - iii. Building Use (§§ 2.2-4381.B.1 and 2.2-4381.D.3)
 - iv. Project Timeline (§§ 2.2-4381.B.1 and 2.2-4381.D.3)
 - v. Need for Single Point of Responsibility
- c. A licensed architect or engineer shall be employed or under contract to advise in use of D/B (§ 2.2-4381.C.2).

2. DGS Review of Procurement Method (§§ 2.2-4381.D through 2.2-4381.F):

- a. Submit the following to DGS for review:
 - i. Written determination for each project.
 - ii. Completed DGS D/B Procurement Review Submittal Form identifying project characteristics relevant to D/B procurement.
- b. Upon receipt of DGS Recommendation within 5 working days, UVA shall:
 - i. Address DGS comments as necessary.
 - ii. Document UVA action in project file and submit to DGS.

3. Procurement Procedures:

- a. AVP & CFO shall appoint a selection committee consisting of at least three members from UVA, including a licensed design professional, if possible.
- b. Use a two-step RFQ/RFP process (§ 2.2-4381.C.7).
- c. Prepare a RFQ containing UVA's project overview and justification for use of D/B (§ 2.2-4381.C.1). All offerors shall have a licensed Class "A" Contractor and an architect or engineer registered in the Commonwealth of Virginia as part of the project team.
- d. RFQ will include evaluation criteria and be posted in accordance with current Code of Virginia requirements for a minimum of 30 days (§ 2.2-4381.C.3).
- e. Selection committee evaluates the firms' RFQ responses and any other relevant information and recommends those best qualified with respect to criteria established for project in RFQ. Prior D/B or BCOM experience shall not be a prerequisite for award (§ 2.2-4381.C.5). The AVP & CFO shall approve the best qualified D/B's to receive an RFP.

- f. RFQ process shall result in short list of 2-5 offerors to receive RFP (§ 2.2-4381.D.5).
- g. RFP shall include evaluation criteria and be posted in accordance with the current requirements in the Code of Virginia. Cost shall be a critical component of selection process.
- h. Offerors who were not selected for the short list shall be provided written notification and the reasons for such decision.
- i. Sealed technical proposals as described in the RFP shall be submitted to the selection committee. Separately sealed cost proposals shall be submitted to UVA's Virginia Construction Contracting Officer (VCCO), and shall be secured and kept sealed until evaluation of the technical proposals is completed (§ 2.2-4381.A).
- j. Selection committee shall evaluate the firms' technical proposals based upon the criteria contained in the RFP. It shall inform each D/B offeror of any adjustments necessary to make its technical proposal fully comply with the requirements of the RFP. In addition, UVA may require that offerors make design adjustments necessary to incorporate project improvements and/or additional detailed information identified by the selection committee during design development (§ 2.2-4381.A).
- k. Based upon any adjustments requested by the selection committee, the offeror shall provide a revised technical proposal and cost proposal as necessary. In addition, an offeror may submit cost modifications to its original sealed cost proposal which are not based upon revisions to the technical proposals (§ 2.2-4381.A).
- l. Selection committee shall evaluate and rank the firms' technical proposals and open any revised cost proposals and apply the criteria for award as specified in the RFP (§ 2.2-4381.A).
- m. After evaluation and ranking, the Committee may conduct additional negotiations with two or more offerors submitting the highest-ranked proposals and provide their recommendation to the AVP & CFO (§ 2.2-4381.A).
- n. Prior D/B or BCOM experience shall not be a prerequisite for award (§ 2.2-4381.C.5).
- o. The AVP & CFO shall approve the D/B deemed fully qualified and providing best value in response to the RFP, and the contract shall be awarded to that offeror.
- p. UVA will notify all offerors who submitted proposals, which offeror was selected for the Project. When so provided in the RFP, awards may be made to more than one offeror.
- q. Upon request, a debriefing of the selection process will be made available to any offeror.

University Building Official Annual Report

Annual Report
July 2016 – June 2017

Elaine B. Gall, P.E., CBO
University Building Official

INTRODUCTORY INFORMATION

The Office of the University Building Official (OUBO) has the responsibility of ensuring that buildings at the University of Virginia are compliant with state and federal regulations. Highly trained and experienced engineers and architects evaluate the University's many complex structures being constructed or renovated to meet the University's mission and future growth. Our staff specializes in structural engineering, accessibility, and modern and historic construction, as well as fire protection, electrical, and mechanical systems.

OUBO is responsible for the review and approval of construction documents, issuance of building permits, construction inspections, and approval of occupancy. Our professionals also provide technical assistance in support of building construction and renovation. Reviews and inspections are based on state regulations governing health and safety, as well as federal standards for accessibility and the UVA Facility Design Guidelines. Elaine Gall, University Building Official since 2009, retired on August 24, 2017. Ben Hays, who has been part of the OUBO since 2011, assumed leadership of the OUBO team effective August 25, 2017.

The Office of the University Building Official was formed in 2006 as part of the Management Agreement between the University and the Commonwealth of Virginia under the Higher Education Restructuring Act. As such, the University Building Official reports to the University's Board of Visitors.

PLANS REVIEWED

Reviews were performed on 893 submittals in FY2016-2017, which is 16 percent above last year's totals. Some of the significant increase is due to OUBO's ability to quickly review changes in documents, making it easier to make design changes throughout the construction process. In addition, the number of small rapid projects continues to grow.

Every submittal is analyzed for compliance with state building and safety regulations. Health Systems projects are also reviewed for federally-required life safety codes. In addition to these, OUBO reviews each project against the Facility Design Guidelines to ensure buildings meet the safety, quality, and sustainability goals set by the University.

The table below provides data from the last five years and provides a breakdown in number of submittals from the most common clients. Despite the record number of submittals, OUBO successfully met or beat desired turnaround times for 99 percent of all submittals. OUBO continuous focus on improvements, and efficiencies have allowed us to effectively manage increased workload.

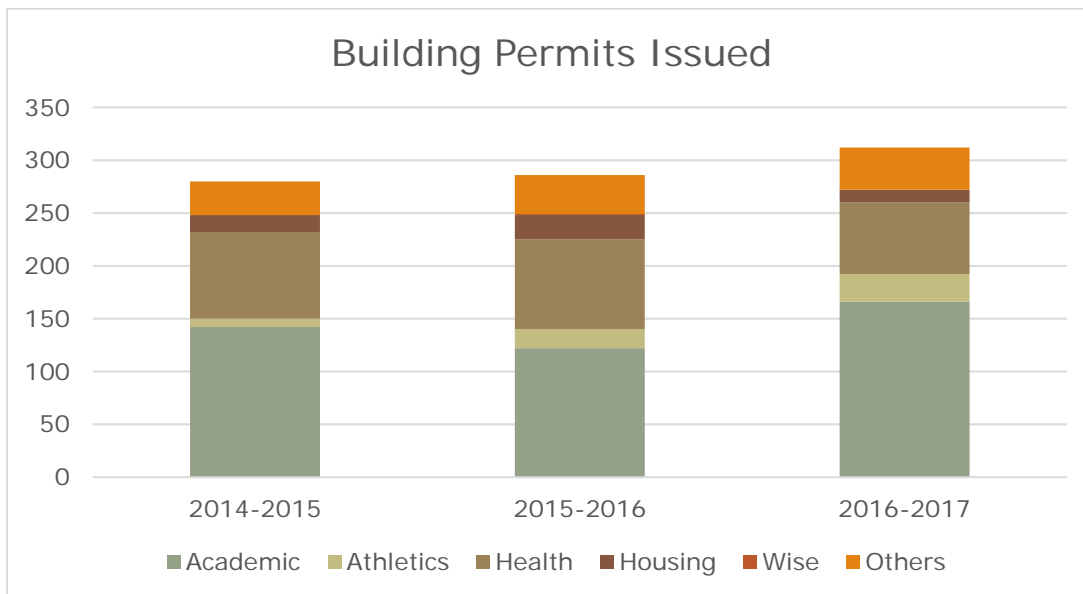
<u>FY</u>	<u>Academic</u>	<u>Athletics</u>	<u>Health</u>	<u>Housing</u>	<u>Wise</u>	<u>Others</u>	<u>Total</u>
2012-13	306	15	146	54	13	59	593
2013-14	226	18	170	28	7	74	523
2014-15	365	5	217	22	5	38	652
2015-16	350	11	307	32	5	46	751
2016-17	538	24	297	13	7	14	893

BUILDING PERMITS

OUBO issued 312 building permits during the fiscal year reporting period, which equates to an increase of eight percent over FY2015-2016. In addition to construction and renovations, OUBO issued permits for temporary stages, bleachers, and modular structures for use in various large-scale events including Reunions Weekend and Final Exercises. Permits issued during FY2016-2017 included:

Academic:	166
Athletics:	26
Health:	68
Housing:	12
Others:	40

The chart that follows compares the number of permits issued this year to the two previous years. Similar to plans reviewed, OUBO issued more permits in 2016-17 than in any year since OUBO's inception in 2006.



OUBO performs inspections at construction sites regularly to confirm proper installation and operation of various engineered systems. Staff take part in the testing of fire suppression and fire alarm systems, measuring accessibility features, checking emergency power and electrical systems, and evaluating egress components. OUBO also provides guidance and recommendations to project teams based on experiences and lessons learned to avoid having last minute issues that could delay occupancy.

PROJECTS COMPLETED:

OUBO approved 145 projects for occupancy or reoccupancy this year. We also issued Temporary Occupancy approvals for 38 buildings for use as emergency evacuation shelters in case of large-scale emergency events. Major projects approved this year include:

- ❖ Rotunda
- ❖ Blandy Farm Cottages
- ❖ Hotel A Renovation
- ❖ MR-6 Biorepository
- ❖ Wilson Hall Renewal
- ❖ Gooch-Dillard Phase II
- ❖ Newcomb Road Chiller Plant Capacity Replacement

UNIVERSITY BUILDING OFFICIAL STAFF



(left to right)

David Cooper, CBO
Senior Fire Protection Engineer

Nathan Lawson, EIT
Civil Engineer/Inspector

Ronald Herfurth, PE, CBO
Senior Mechanical Engineer

Scott Clough, PE, LEED AP
Senior Electrical Engineer

Katherine Grove, AIA, CBO, LEED AP
Senior Review Architect

Elaine Gall, PE, CBO, CFO
University Building Official

Betty Bowman
Permit Technician

Ben Hays, PE, CBO, SE, LEED AP
Senior Civil/Structural Engineer

Robert Waite, AIA, CBO
Review Unit Managing Architect

2016-17 Minor Capital Projects Report

The following projects with costs up to \$5 million have been approved by the Executive Vice President and Chief Operating Officer and the Chair of the Buildings and Grounds Committee under the delegated authority enacted by the Board of Visitors on November 13, 2015.

School/ Unit	Project Description	Approval Date	Scope	BOV Maintenance Reserve	Utility Reserves	Other: Gift/ Grant	Other: Auxiliary	Other NGF: EG/FA or Medical	Total Submitted
ACADEMIC DIVISION									
Engineering School	SEAS Link Lab in Olsson Hall	Oct-2016	17,000 gsf	\$ -	\$ -	\$ -	\$ -	\$ 4,310,000	\$ 4,310,000
Facilities Management	Ivy Mountain Electrical Duct Bank	Oct-2016	13kV electric duct bank extension	\$ -	\$ 4,900,000	\$ -	\$ -	\$ -	\$ 4,900,000
Facilities Management	IRC Plant Connections	Oct-2016		\$ -	\$ 3,300,000	\$ -	\$ -	\$ -	\$ 3,300,000
Athletics	JPJ Video Upgrades	Oct-2016		\$ -	\$ -	\$ -	\$ 4,999,000	\$ -	\$ 4,999,000
School of Medicine	Pinn Hall Masonry Repairs	Nov-2016		\$ 4,900,000	\$ -	\$ -	\$ -	\$ -	\$ 4,900,000
A&S-Chemistry	Chemistry Addition Fume Hood Exhaust Manifolding Project	Mar-2017		\$ 4,900,000	\$ -	\$ -	\$ -	\$ -	\$ 4,900,000
Vice President for Finance	Carruthers Hall Renovation	Mar-2017	25,600 gsf	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000	\$ 4,000,000
Facilities Management	Ivy Corridor Utilities Infrastructure	Jun-2017	4,500 ft pipe; 3kV duct bank	\$ -	\$ 4,800,000	\$ -	\$ -	\$ -	\$ 4,800,000
Athletics	Mem Gym Cooling System	Jun-2017	17,175 gsf	\$ -	\$ -	\$ -	\$ -	\$ 2,500,000	\$ 2,500,000
Athletics	New JPJ Scoreboard	Jun-2017	19' x 31' center-hung 4mm LED scoreboard	\$ -	\$ -	\$ -	\$ 3,500,000	\$ -	\$ 3,500,000
MEDICAL CENTER									
	Women's Oncology Breast Health Center	Jan-2017	10,000 gsf	\$ -	\$ -	\$ -	\$ -	\$ 2,250,000	\$ 2,250,000
	Cancer Services-Infusion Center	Jan-2017	8,000 gsf	\$ -	\$ -	\$ -	\$ -	\$ 2,500,000	\$ 2,500,000
	Cytotherapy Laboratory Expansion	Mar-2017	2,175 gsf	\$ -	\$ -	\$ -	\$ -	\$ 2,500,000	\$ 2,500,000
TOTAL				\$ 9,800,000	\$ 13,000,000	\$ -	\$ 8,499,000	\$18,060,000	\$49,359,000

**UNIVERSITY OF VIRGINIA
PAVILION OCCUPANCY STATUS AS OF AUGUST 31, 2017**

Pavilion	Occupants	Assigned	Available	Comments
I	Scott Beardsley	Summer 2015	Summer 2020	
II	John M. Unsworth	March 2017	February 2022	
III	Carl P. Zeithaml	January 2017	July 2020	
IV	Larry J. Sabato	October 2002	Spring 2018	
V & Annex	Patricia Lampkin	Spring 2008	August 2018	
VI	Ila Berman	Summer 2017	Summer 2022	
VII	Colonnade Club			
VIII Upper Apartment	Vacant			Undergoing renovation
VIII Terrace Apartment	Vacant			Undergoing renovation
IX	Dorrie Fontaine	July 2011	June 2021	
X	Ian Baucom	Spring 2015	Spring 2020	
Montebello	Craig H. Benson	July 2015	June 2020	
Sunnyside	Vacant			
Weedon House	Vacant			