



UNIVERSITY  
*of* VIRGINIA

**Board of Visitors Buildings & Grounds Committee**

**June 7, 2018**

# Agenda

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## Consent Agenda

- Renaming
  - UVA HealthSouth Rehabilitation Hospital to UVA Encompass Health Rehabilitation Hospital
- Architect/Engineer Selections
  - Inn at Darden
  - Physics Building Renewal

## Action Items

- 2018 Multi-Year Major Capital Plan
- Schematic Design Approval: Ivy Mountain Musculoskeletal Center

## Schematic Design Reviews

- Alderman Library Renewal
- Student Health and Wellness Center
- Softball Stadium

## Committee Discussion

- Athletics Precinct Master Plan

# Consent Agenda



# Consent Agenda

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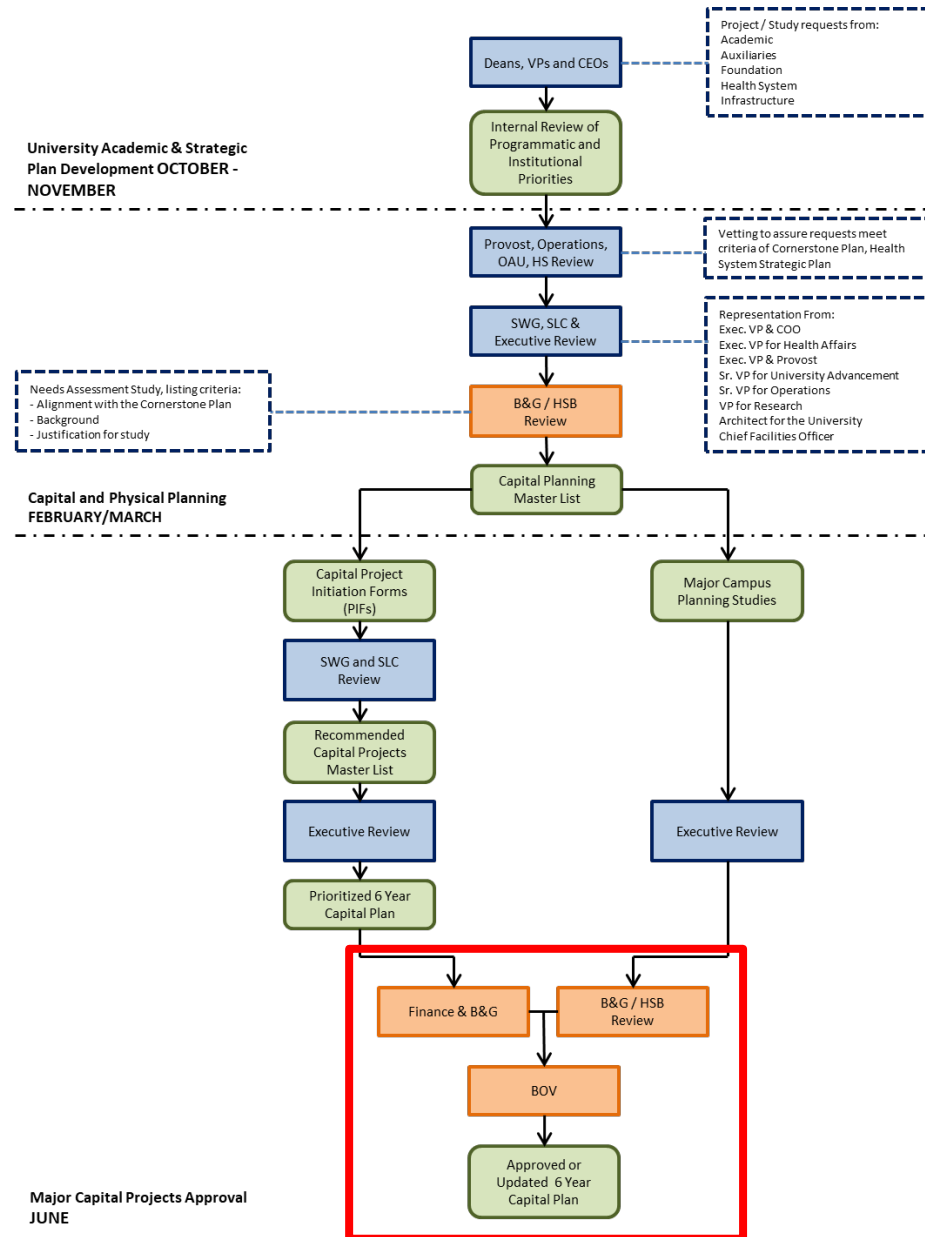
- Renaming: UVA HealthSouth Rehabilitation Hospital to UVA Encompass Health Rehabilitation Hospital
- Architect/Engineer Selections:
  - Inn at Darden: Cooper Carry of Atlanta, GA with Glavè & Holmes of Richmond, VA
  - Physics Building Renewal: Goody Clancy of Boston, MA

# Action Item: 2018 Multi-Year Capital Program



# 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



# Proposed 2018 Capital Program

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- Multi-Year Capital Plan approved in June 2017
- Revised plan includes 11 new projects, removes four projects that are no longer a priority, and aligns high-priority projects across timeframes based on when project will be initiated:
  - ***Near-term*** (2018-20)
  - ***Mid-term*** (2020-22)
  - ***Long-term*** (after June 30, 2022)
- Aligns with State-required Six-Year Capital Plan

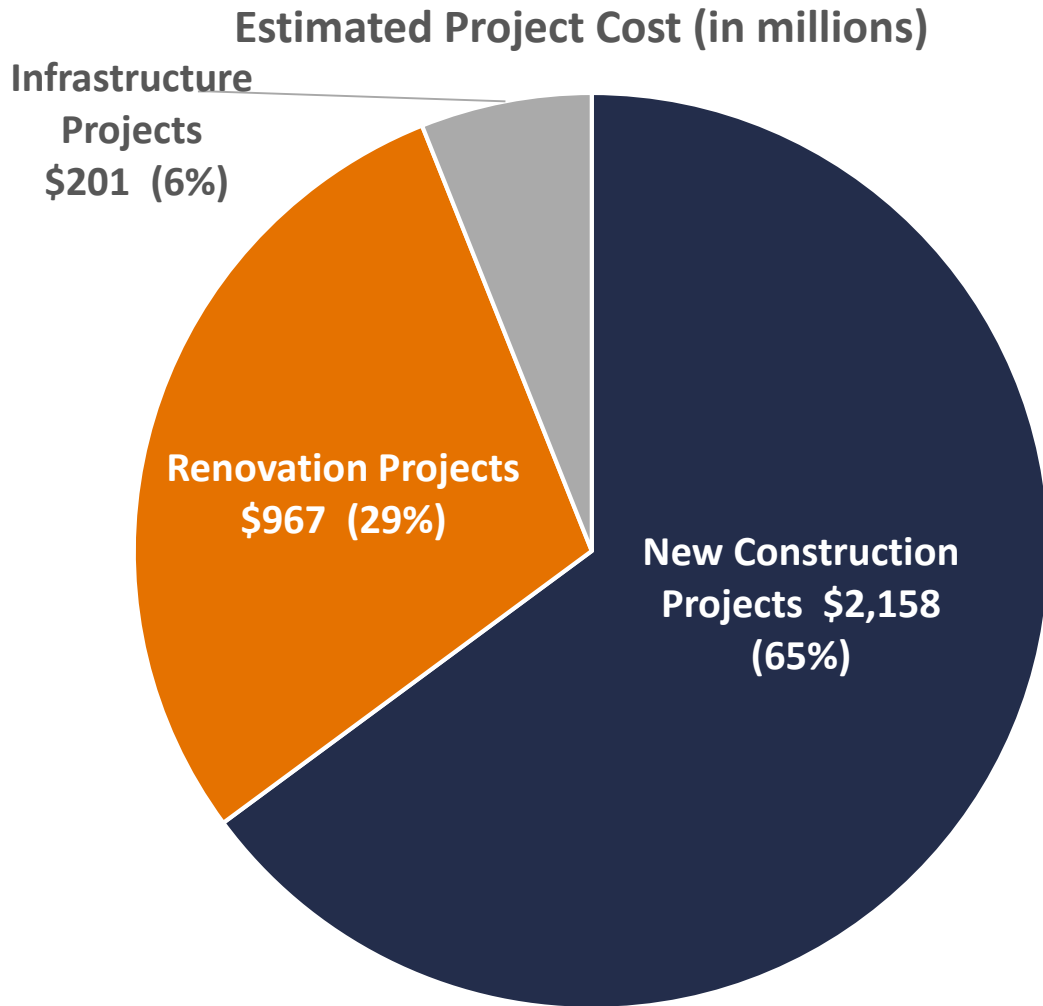
# Proposed 2018 Multi-Year Capital Program

Category (in millions)	Academic Division	Health System	College at Wise
Authorized projects under construction	\$ 485.7	\$ 478.2	\$ ---
Authorized projects in planning	\$ 301.7	\$ 178.8	\$ .8
Authorized projects not yet initiated	\$ 711.8	\$ 508.0	\$ 160.0
<b>SUBTOTAL (Program Approved June 2017)</b>	<b>\$ 1,499.2</b>	<b>\$ 1,165.0</b>	<b>\$ 160.8</b>
Proposed new projects	\$ 363.0	\$ 94.0	\$ 44.4
<b>TOTAL (Proposed 2018 Capital Program)</b>	<b>\$ 1,862.2</b>	<b>\$ 1,259.0</b>	<b>\$ 205.2</b>

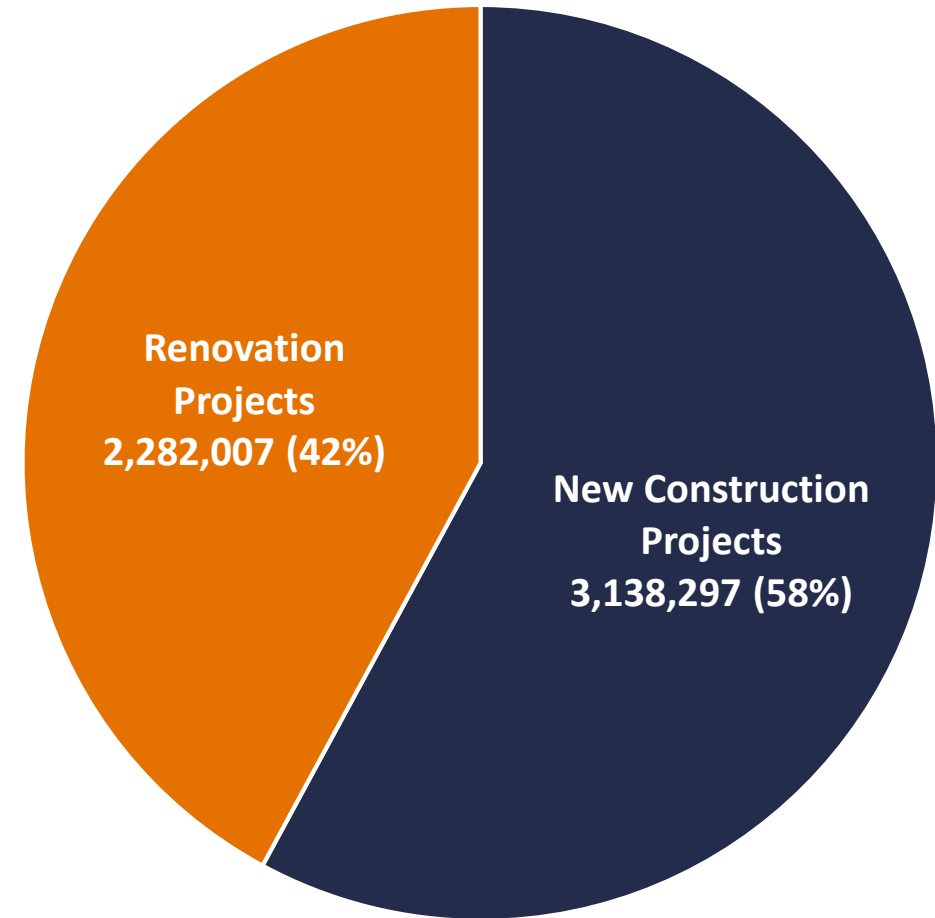
**GRAND TOTAL FOR UVA, HEALTH SYSTEM, COLLEGE AT WISE: \$3.33 BILLION**



# Proposed 2018 Multi-Year Capital Program by Type



Estimated GSF of New Construction & Renovation Projects\*



\*Excludes infrastructure projects

# 2018 Multi-Year Capital Program – Proposed Additions

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## Academic Division

Project	Budget
Brandon Avenue Upper-Class Residence Hall Phase II	\$65.0M - \$70.0M
Upper-Class Residence Hall (site to be determined)	\$60.0M - \$70.0M
Inn at Darden	\$80.0M - \$85.0M
UVA Museum	\$90.0M - \$110.0M
North Grounds Mechanical Plant & Infrastructure	\$11.0M - \$13.0M
West Grounds Chilled Water Capacity	\$6.0M - \$8.0M
North Plant Chillers 6 & 7 Replacement	\$6.0M - \$7.0M

# 2018 Multi-Year Capital Program – Proposed Additions

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## Health System

Project	Budget
Eye Center	\$40.0M - \$60.0M
Pinn Hall Building Envelope	\$19.0M - \$22.0M
Pinn Hall Nobel Laureate Atrium	\$10.0M - \$12.0M

## College at Wise

Project	Budget
Technology Classroom Building	\$44.4M

# Land-Use and Space Needs Studies

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

\* Study approved June 2017

# Schematic Design Approval: Ivy Mountain Musculoskeletal Center



# CONTEXT

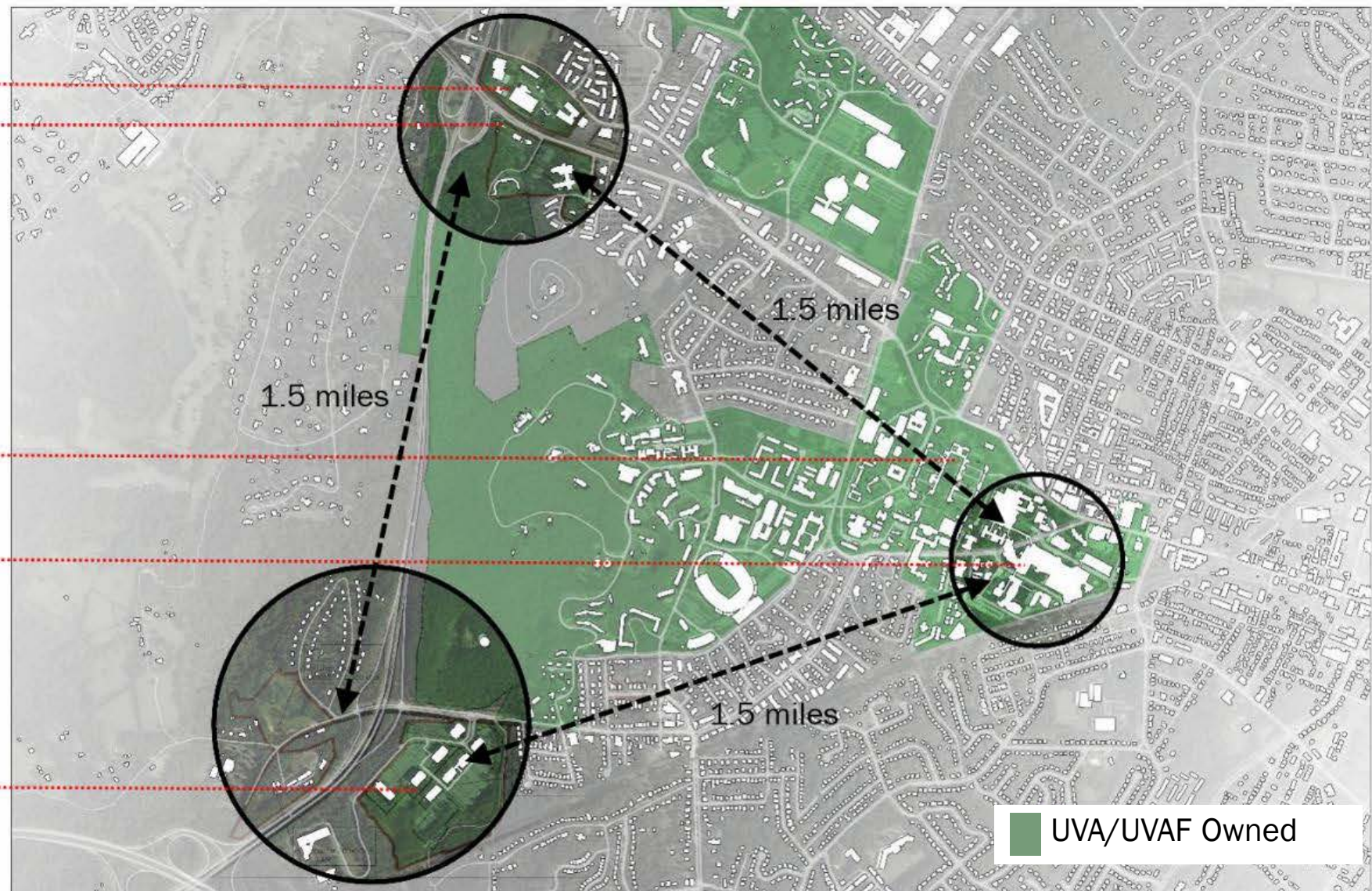
Old Ivy Road Site

Ivy Mountain Site

The Grounds

Medical Center

Fontaine

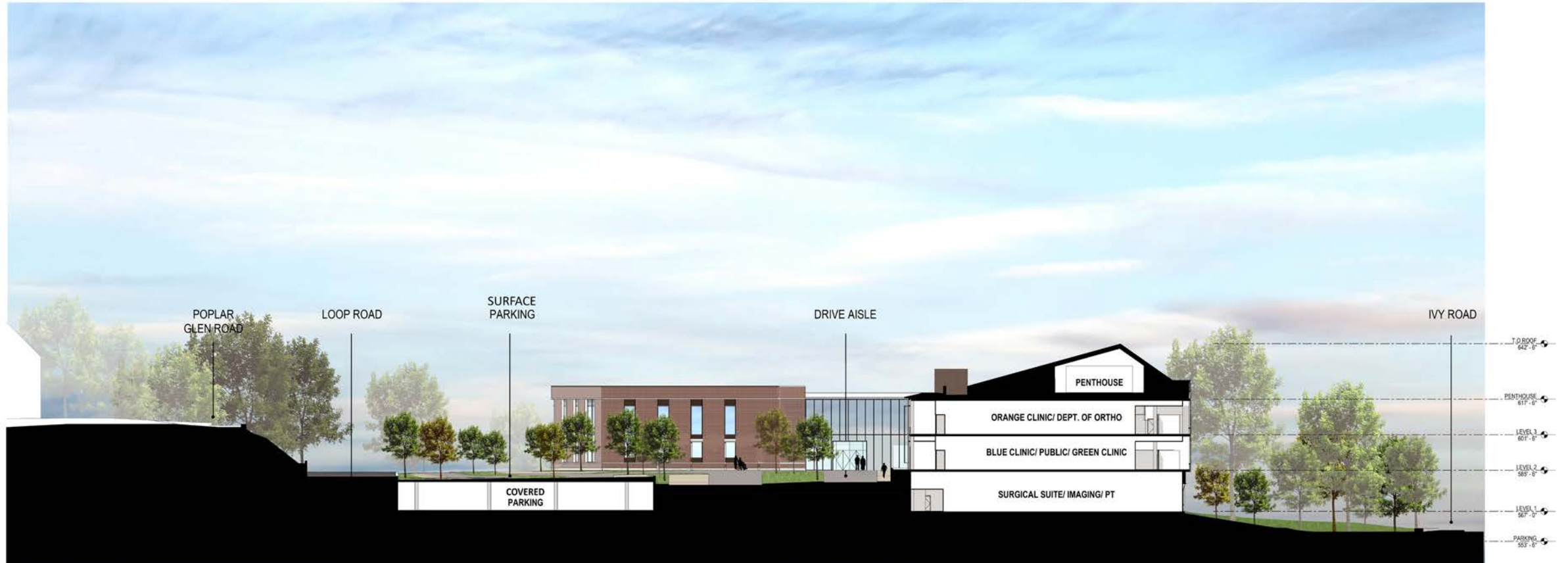


UVA/UVAF Owned

# SITE PLAN

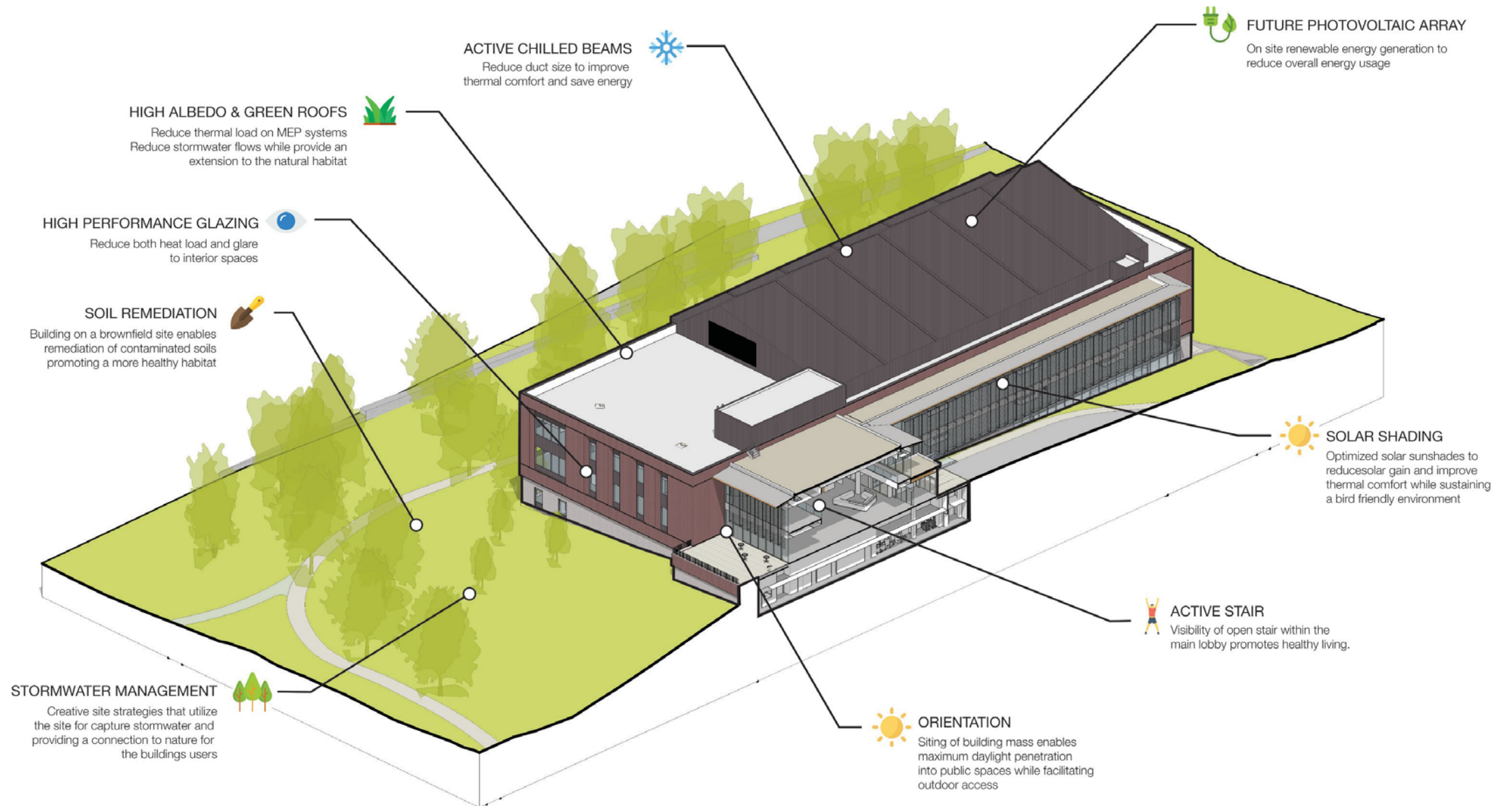


# SITE SECTION A





# SUSTAINABILITY OVERVIEW



# KEY TO PERSPECTIVE VIEWS



# CURRENT VIEW LOOKING SOUTHEAST



# PROPOSED VIEW LOOKING SOUTHEAST



# CURRENT VIEW LOOKING SOUTHWEST



# PROPOSED VIEW LOOKING SOUTHWEST



# CURRENT VIEW LOOKING WEST



# PROPOSED VIEW LOOKING WEST





# PROPOSED VIEW OF ENTRY LOBBY



# CURRENT VIEW LOOKING EAST



# PROPOSED VIEW LOOKING EAST

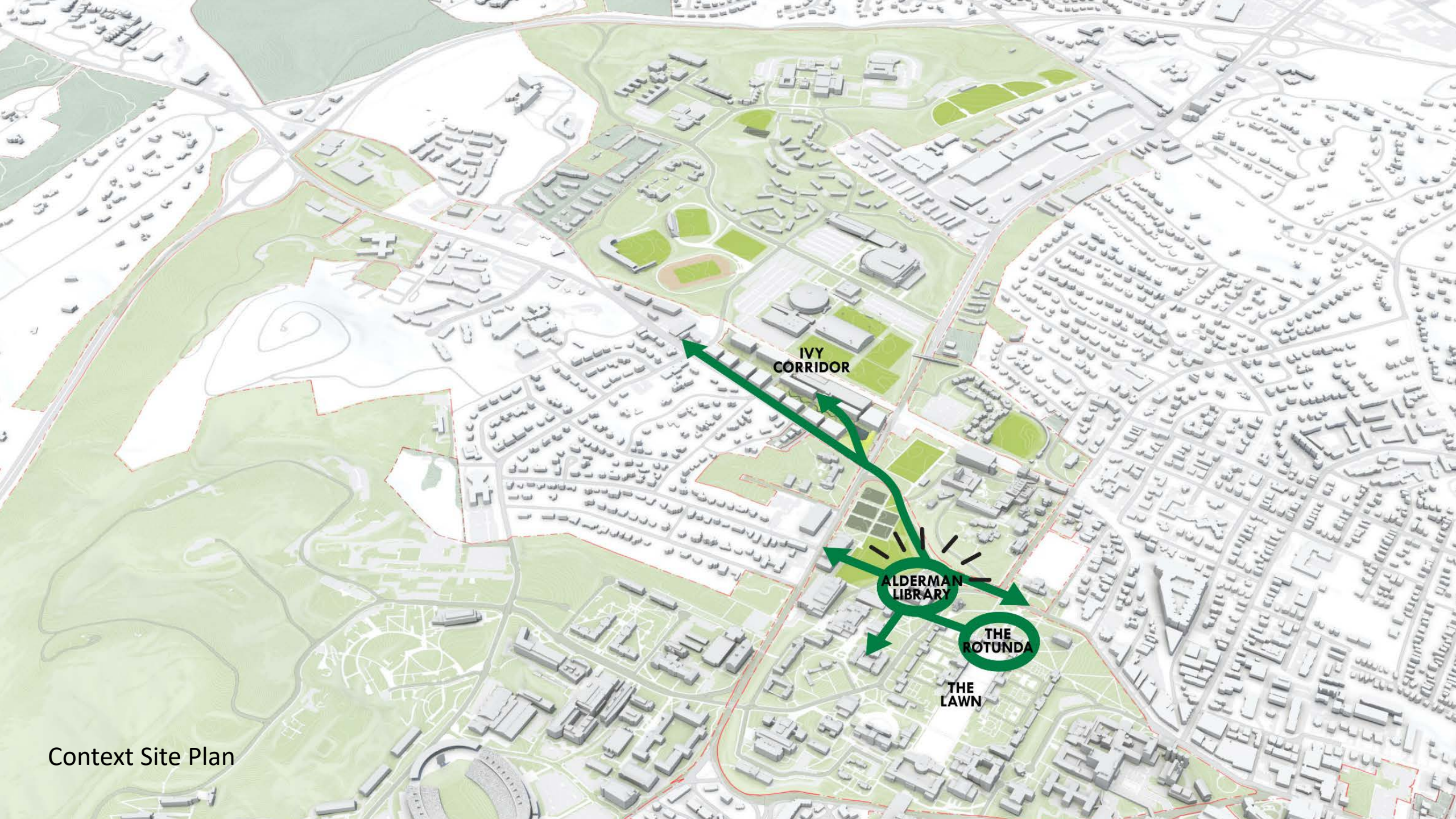


# Schematic Design Review: Alderman Library Renewal





Context Site Plan



IVY  
CORRIDOR

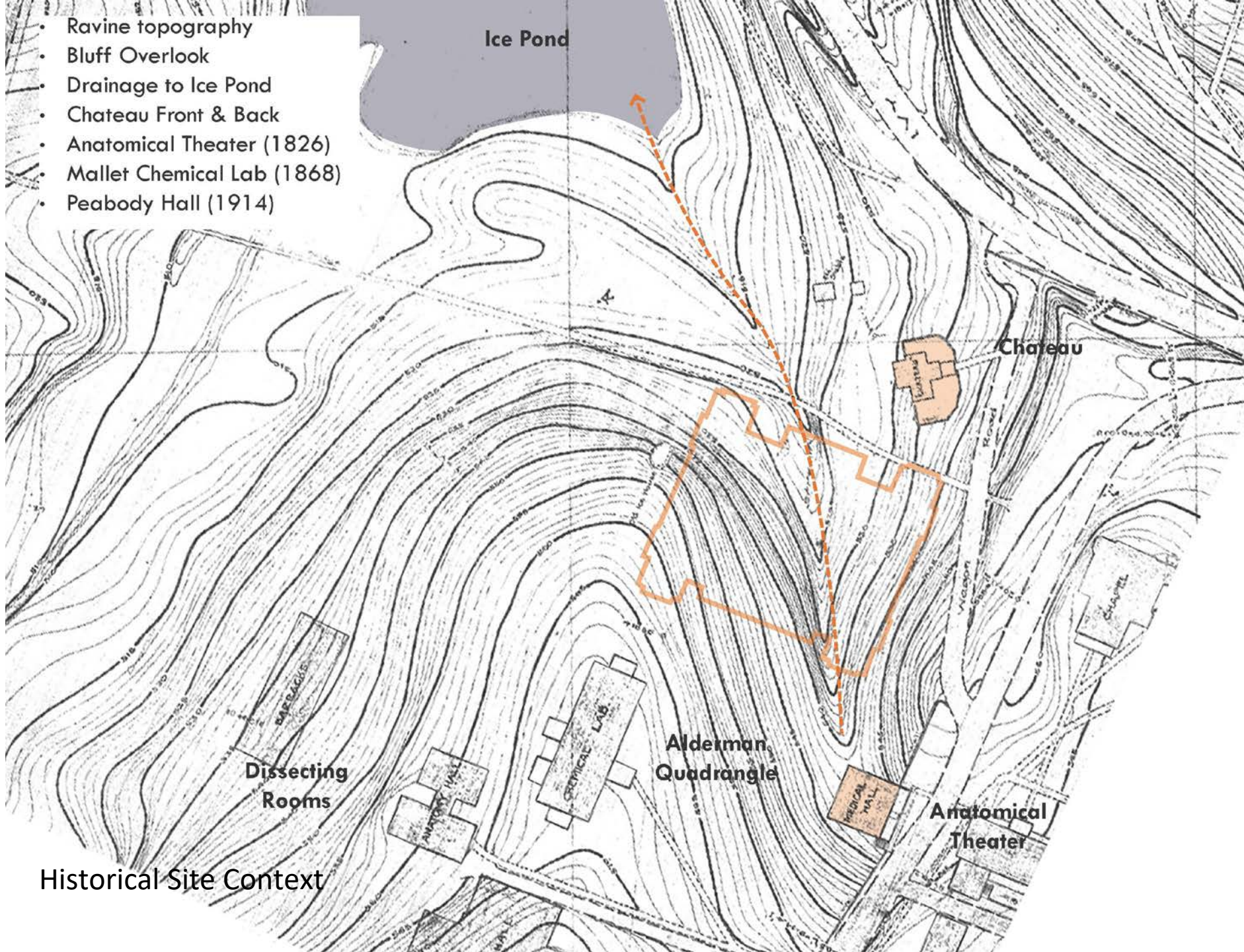
ALDERMAN  
LIBRARY

THE  
ROTUNDA

THE  
LAWN

Context Site Plan

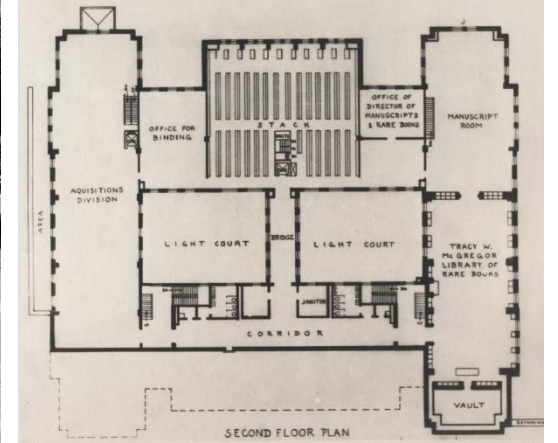
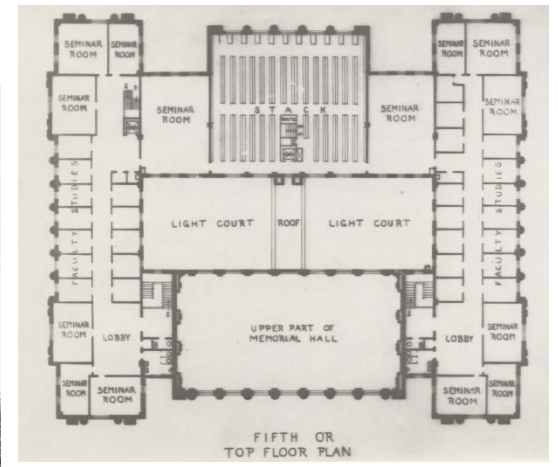
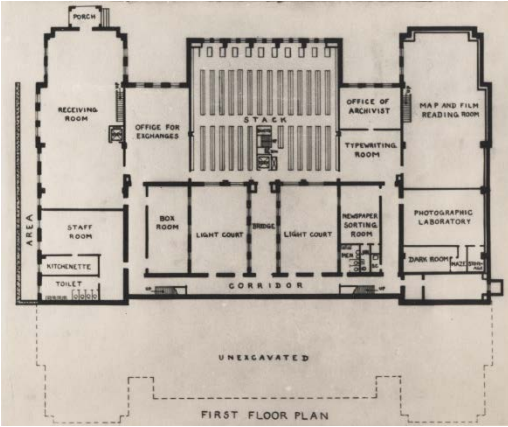
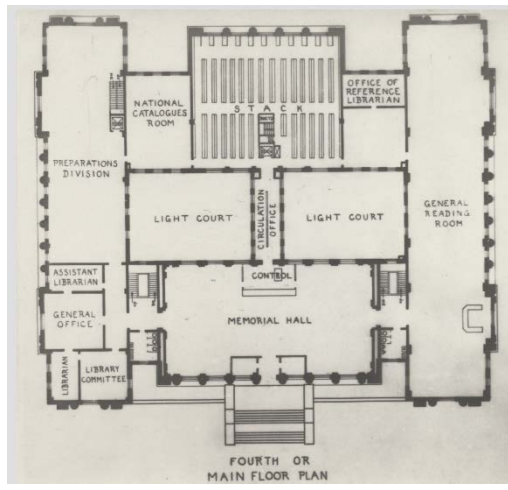
- Ravine topography
- Bluff Overlook
- Drainage to Ice Pond
- Chateau Front & Back
- Anatomical Theater (1826)
- Mallet Chemical Lab (1868)
- Peabody Hall (1914)



Historical Site Context



# ORIGINAL ALDERMAN LIBRARY





# BUILDING EVOLUTION – NORTH FAÇADE

HISTORIC



PRESENT DAY



# BUILDING EVOLUTION – EAST FAÇADE

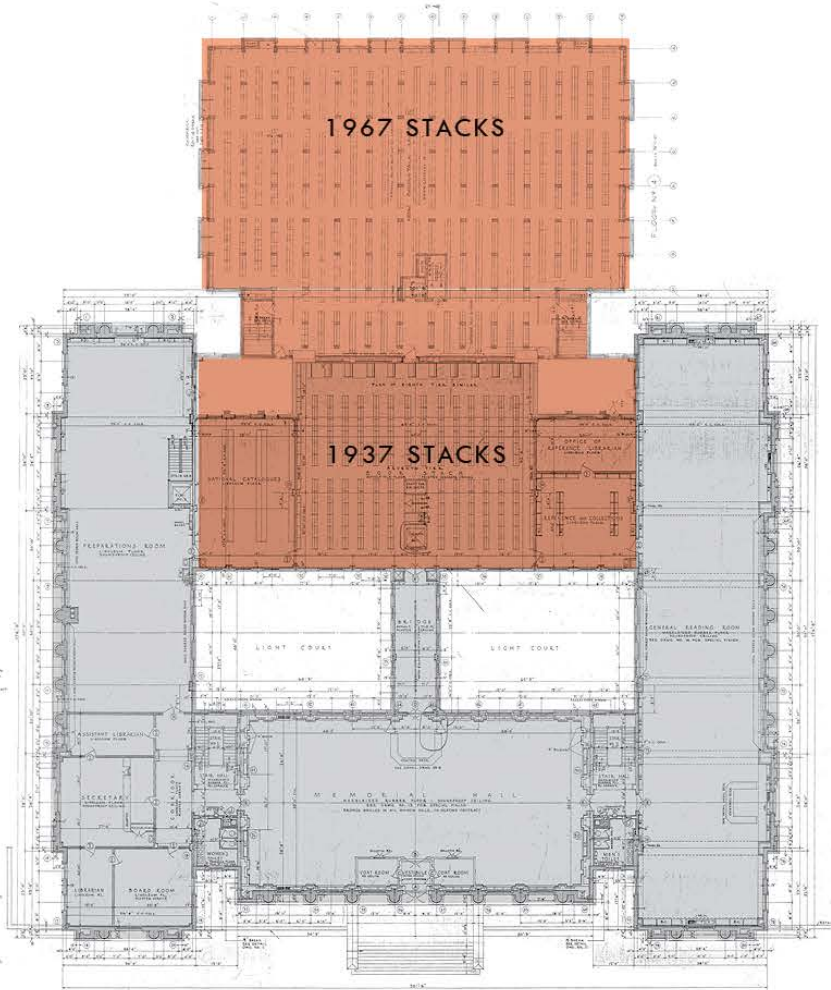
HISTORIC



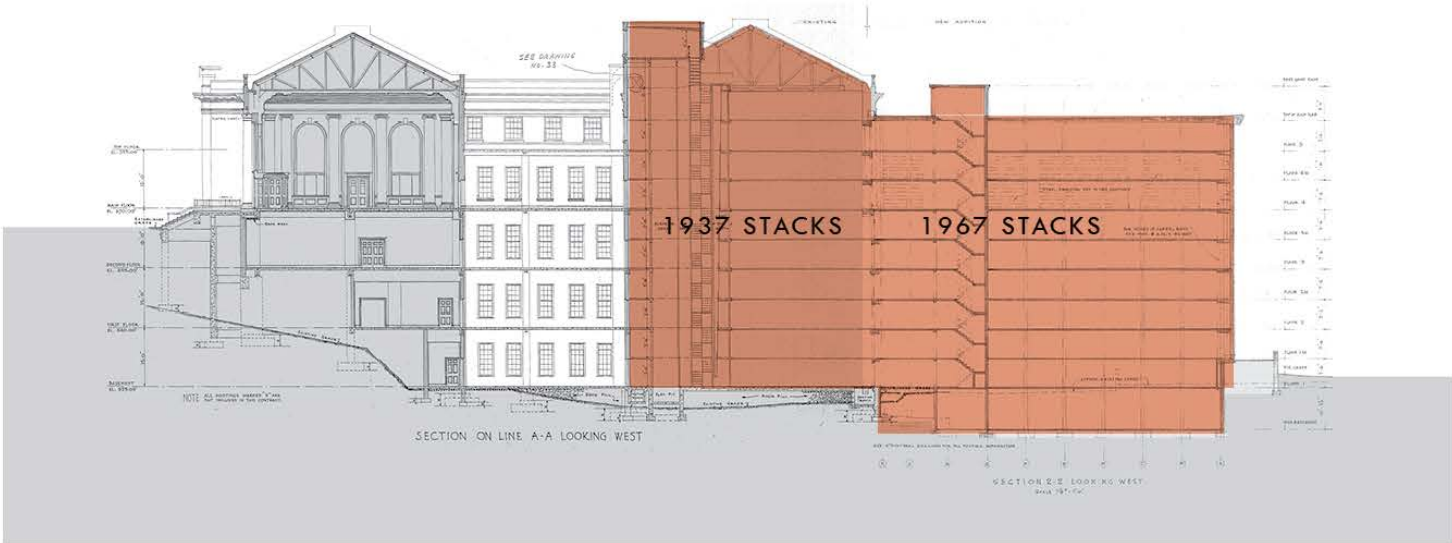
PRESENT DAY



# PROJECT SCOPE - PROPOSED AREA OF DEMOLITION

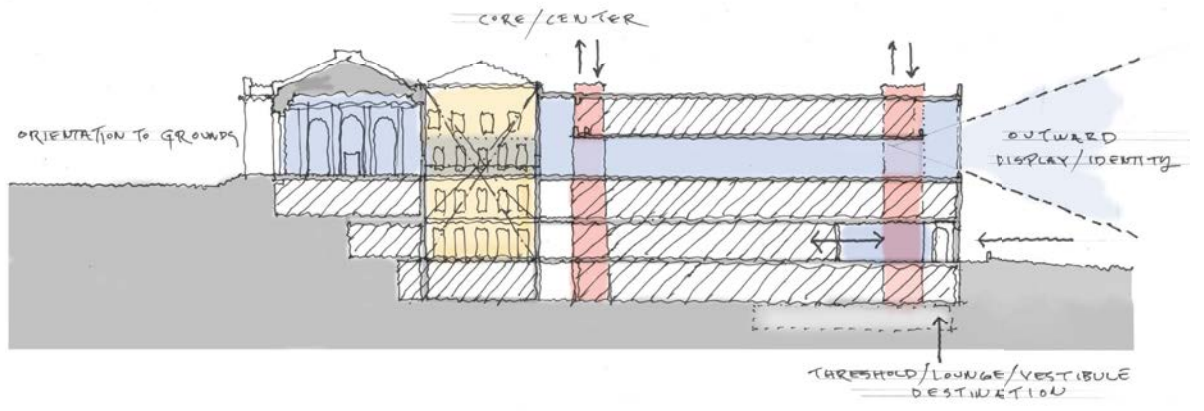
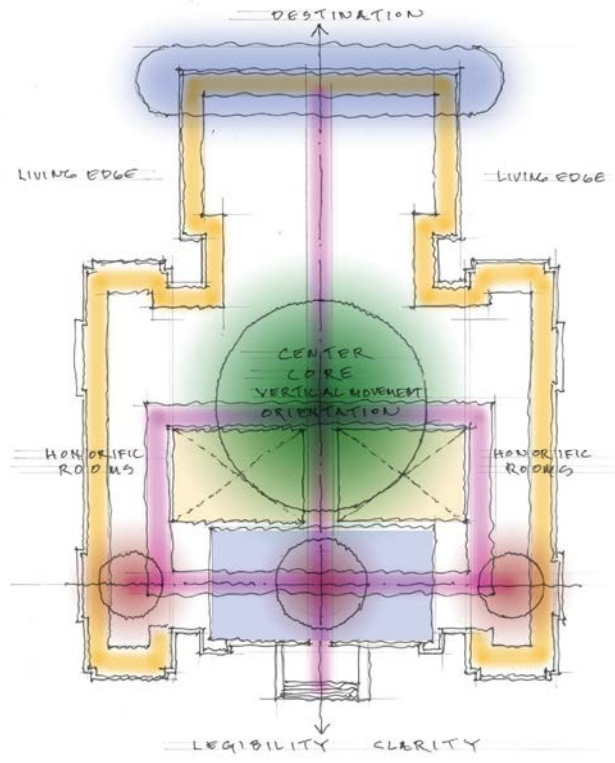


FLOOR PLAN



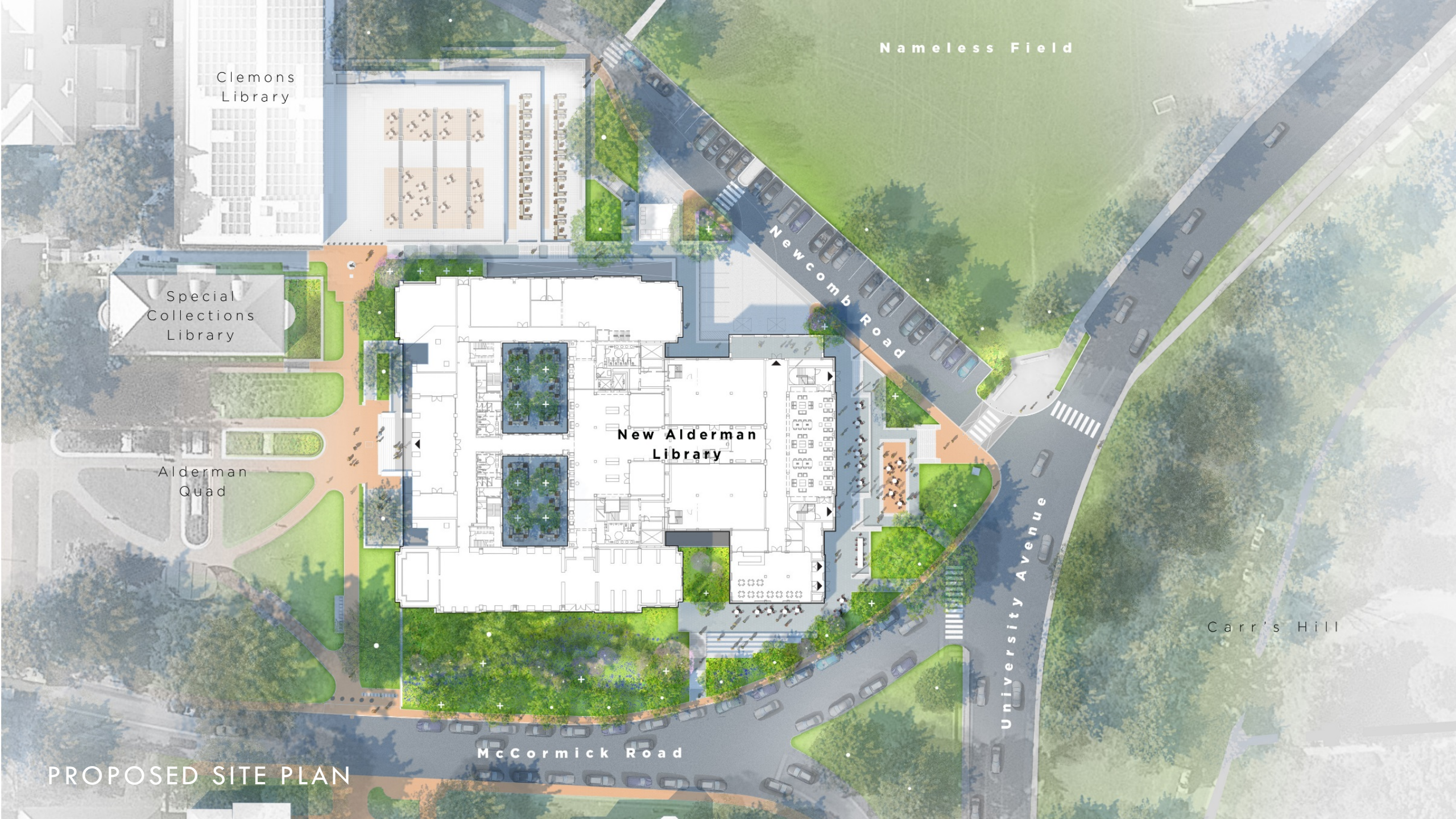
LONGITUDINAL BUILDING SECTION

# EXISTING ALDERMAN – CHALLENGES AND OPPORTUNITIES





EXISTING SITE PLAN



Clemons  
Library

Nameless Field

Special  
Collections  
Library

Newcomb Road

New Alderman  
Library

Alderman  
Quad

University Avenue

Carr's Hill

McCormick Road

PROPOSED SITE PLAN

# WEST SIDE – ACCESS TO CLEMONS

PRESENT DAY



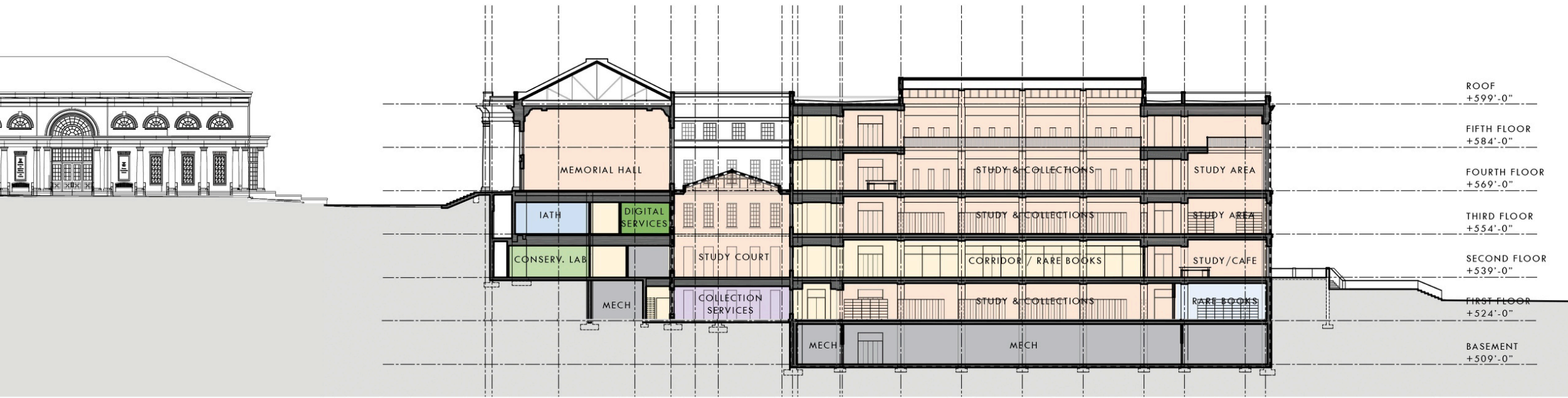
PROPOSED



# LONGITUDINAL SECTION

## LEGEND

- LIBRARY ADMINISTRATION
- LIBRARY FACILITIES
- PUBLIC SERVICES
- COLLECTION SERVICES
- TECHNICAL SERVICES
- PRESERVATION SERVICES
- DIGITAL SERVICES
  
- RARE BOOKS SCHOOL
- IATH
- SHANTI
- MADISON PAPERS
- WASHINGTON PAPER
- CIRCULATION HORIZONTAL
- CIRCULATION VERTICAL
- CORE/BUILDING SUPPORT
- STUDY/COLLECTIONS/INSTRUCTION
- CAFE
- PROGRAM/USE VERIFICATION REQ'D.





# ENCLOSED COURTYARD

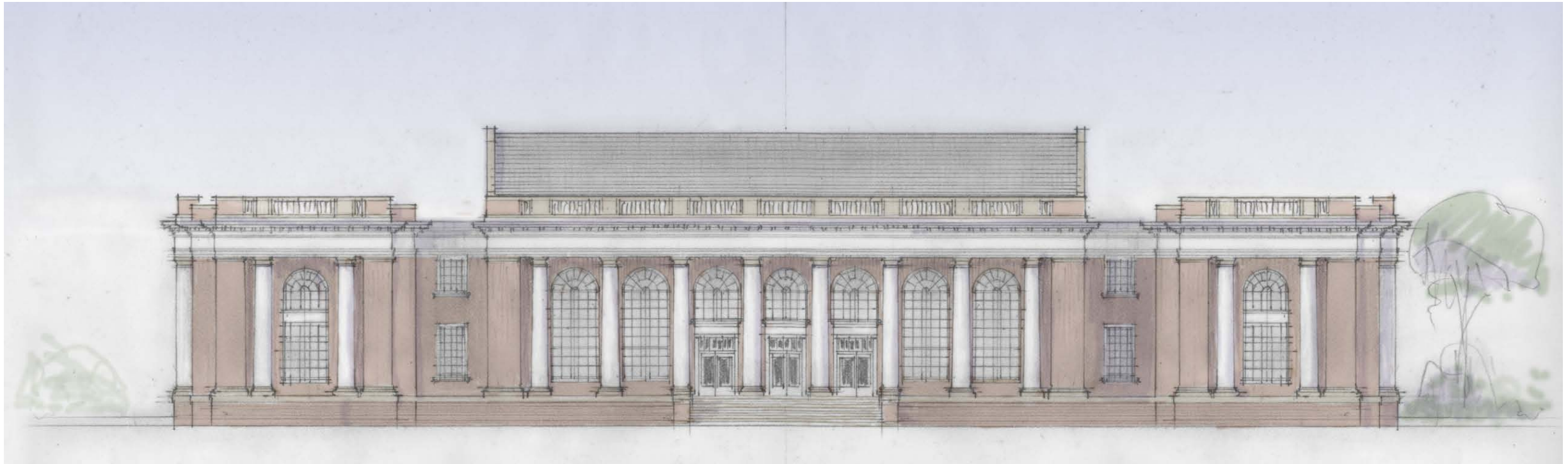
PRESENT DAY



PROPOSED STUDY COURT



# ENTRANCE FROM PLAZA : EXISTING AND EXPANDED SOUTH DOORS



NORTH AND EAST FAÇADE DESIGN PROPOSALS – OPTION A



EAST FAÇADE



NORTH FAÇADE

# NORTH AND EAST FAÇADE DESIGN PROPOSALS – OPTION B



EAST FAÇADE



NORTH FAÇADE

# NORTH AND EAST FAÇADE DESIGN PROPOSALS – OPTION C



EAST FAÇADE



NORTH FAÇADE

NORTH AND EAST FAÇADE DESIGN PROPOSALS – OPTION D



EAST FAÇADE



NORTH FAÇADE



EXISTING NORTH-EAST VIEW: OPAQUE, UNWELCOMING, UNDEVELOPED SITE



OPTION A FROM NORTH-EAST







OPTION B FROM NORTH-EAST





OPTION C FROM NORTH-EAST





OPTION D FROM NORTH-EAST: DAYTIME VIEW





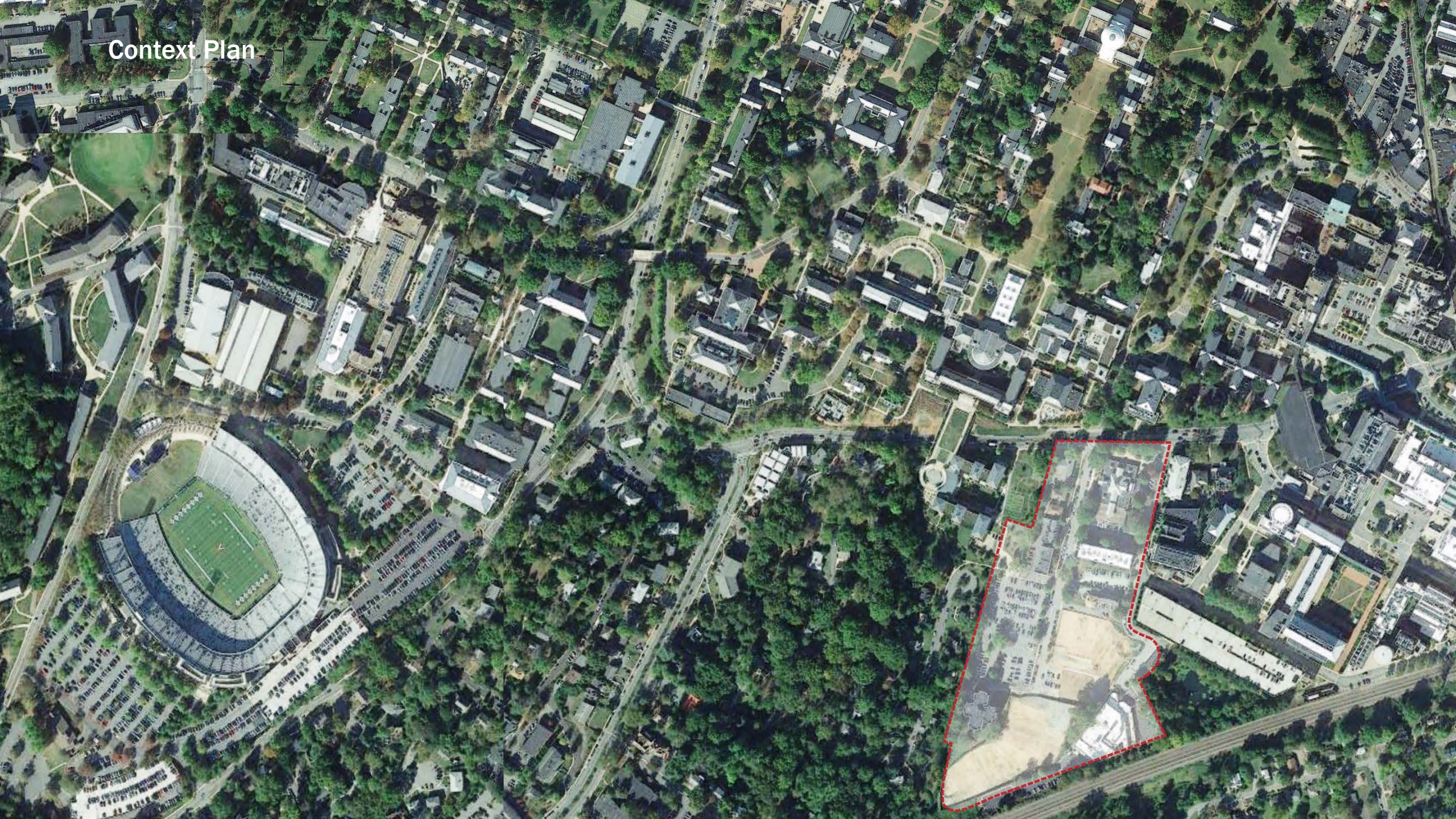
OPTION D FROM NORTH-EAST: EVENING VIEW



# Schematic Design Review: Student Health and Wellness Center



# Context Plan



# Grounds Connectivity





Brandon Avenue current view looking south





Brandon Avenue proposed view looking south

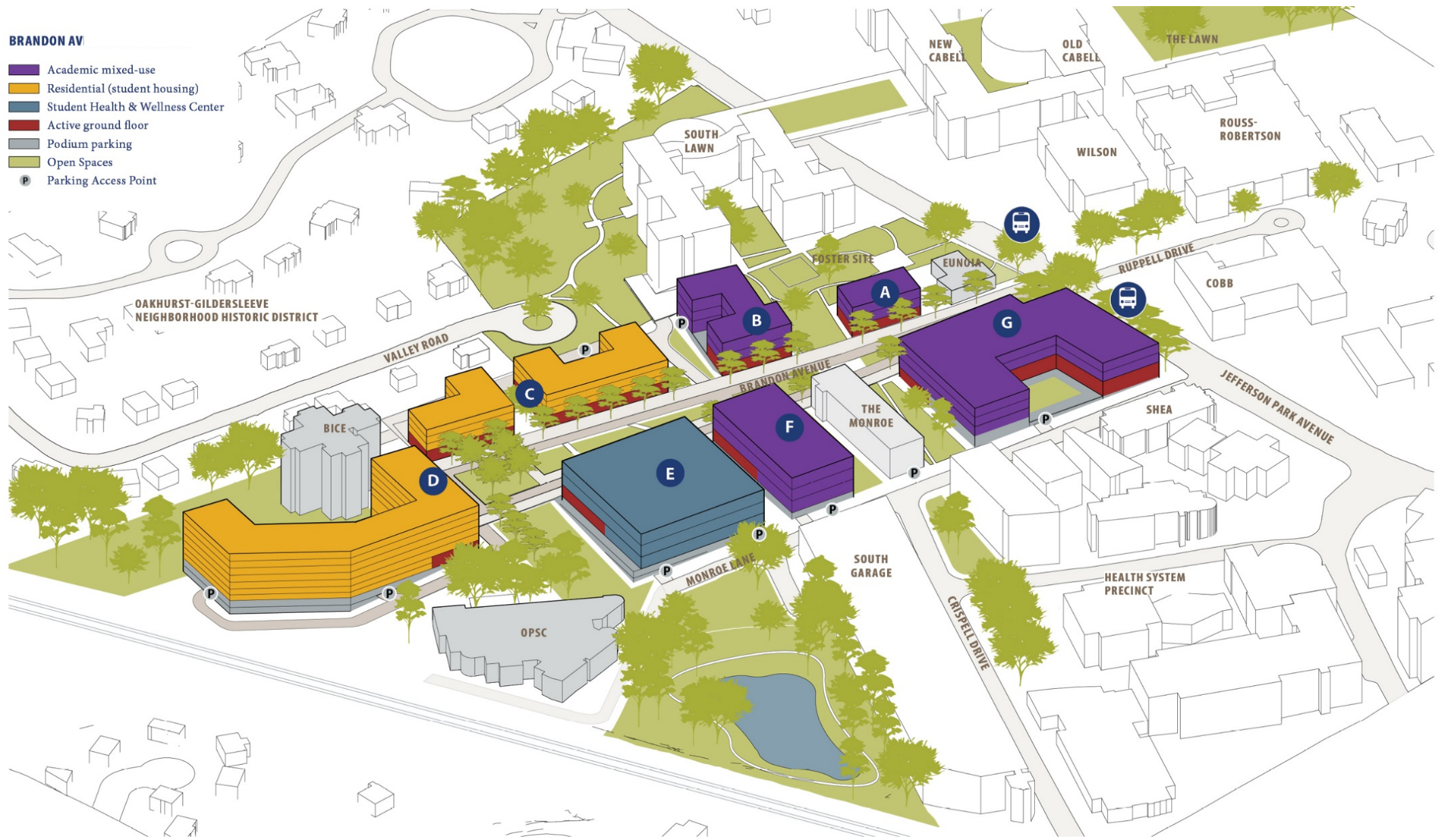


Brandon Avenue, mid-block current view looking south

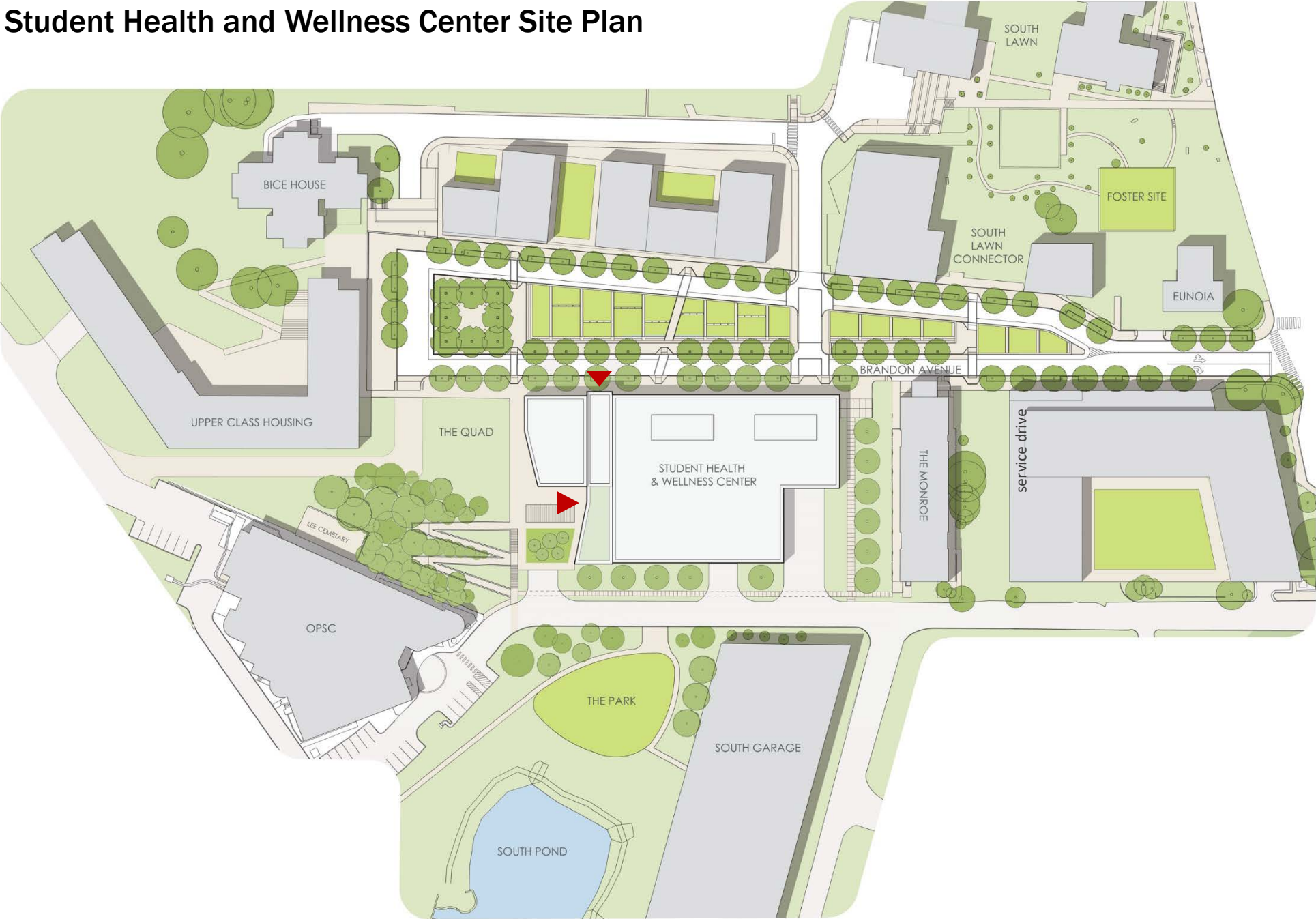


Brandon Avenue, mid-block proposed view looking south

# Brandon Avenue Green Street - Future Uses



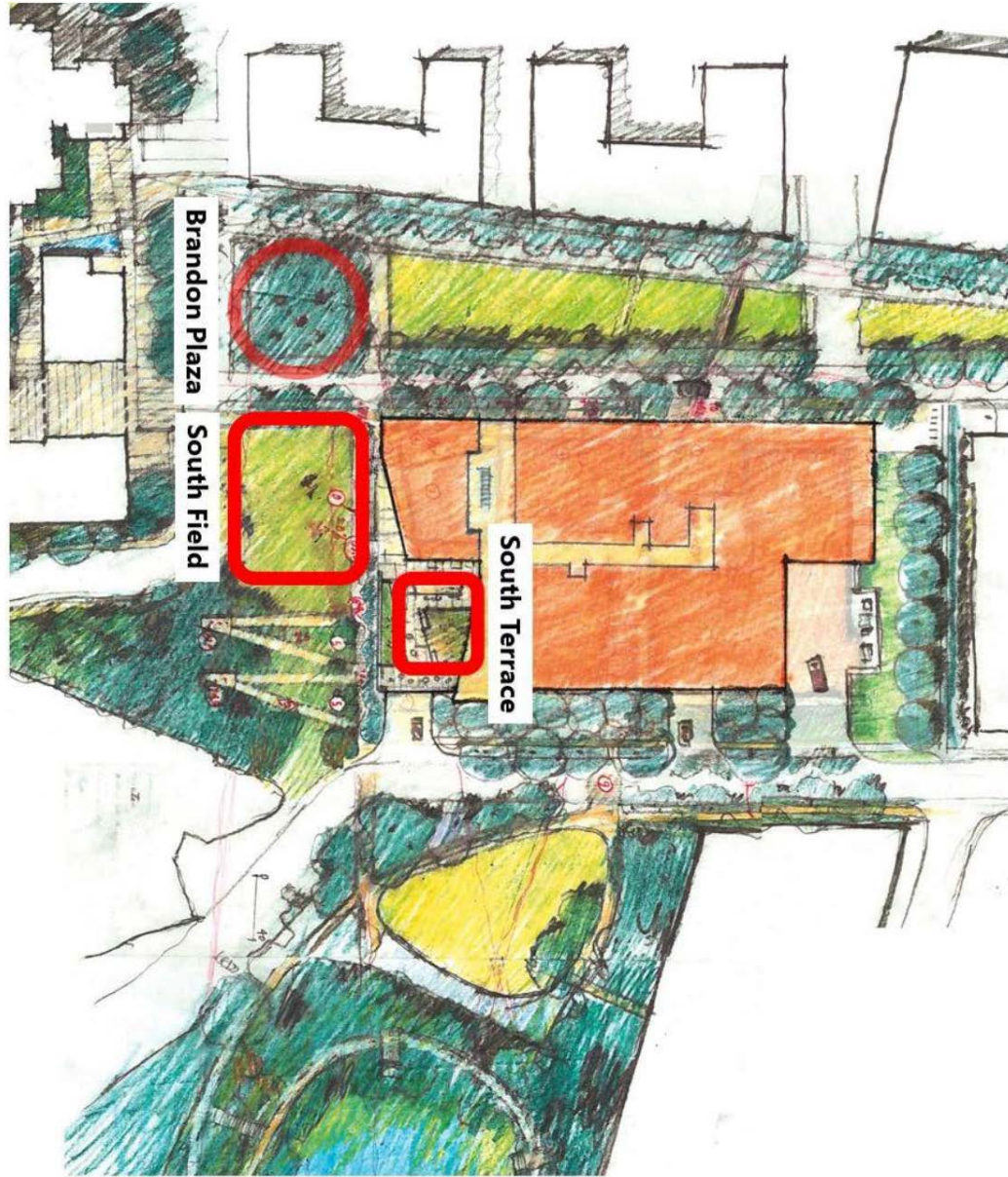
# Student Health and Wellness Center Site Plan



# Landscape Concepts and Views



# Landscape Concepts and Uses





Current view looking southeast





Proposed view looking southeast



Proposed view looking east



Current view looking southeast



Proposed view from lobby looking southeast

# Schematic Design Review: Softball Stadium

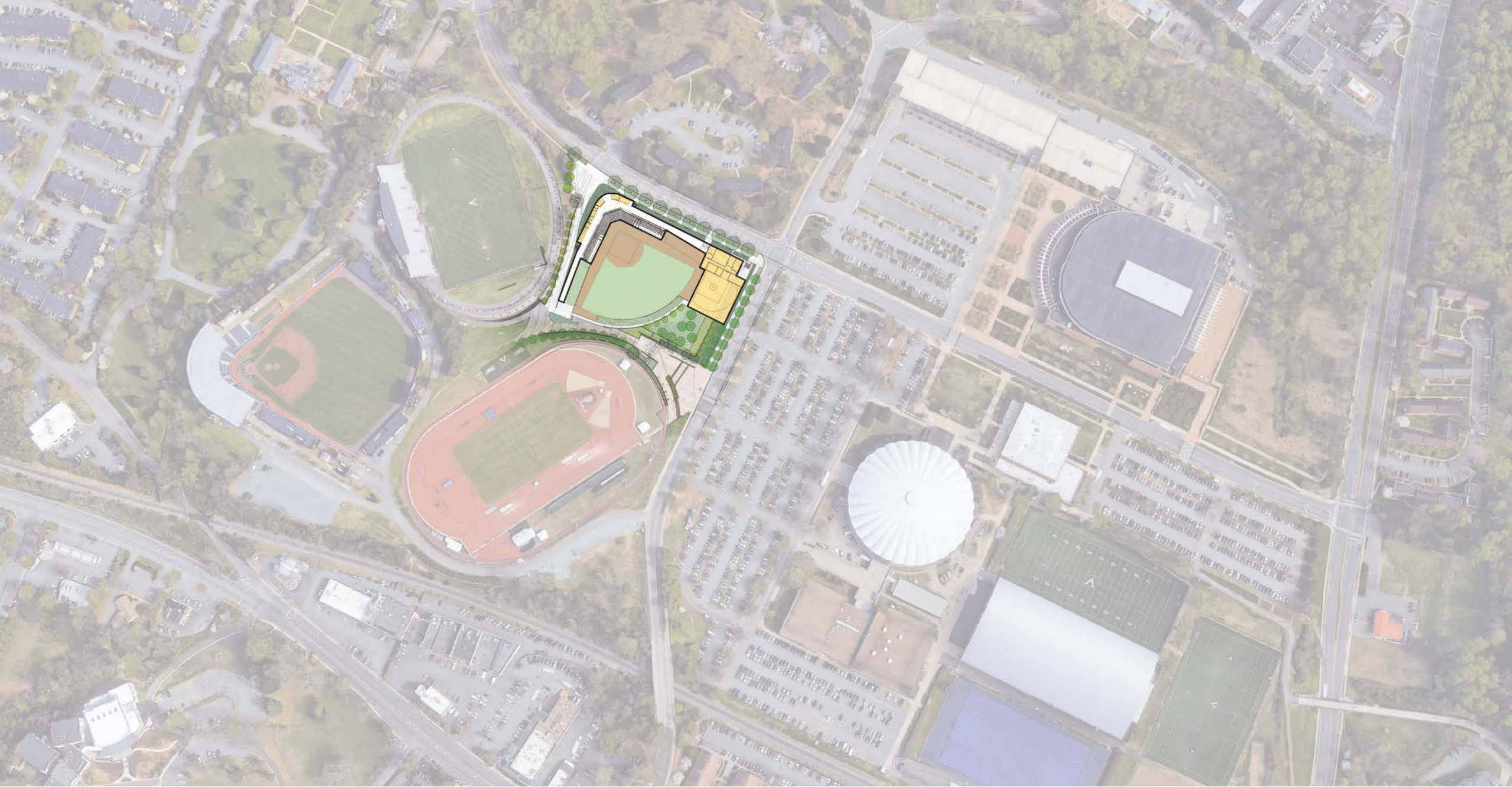




Site Context

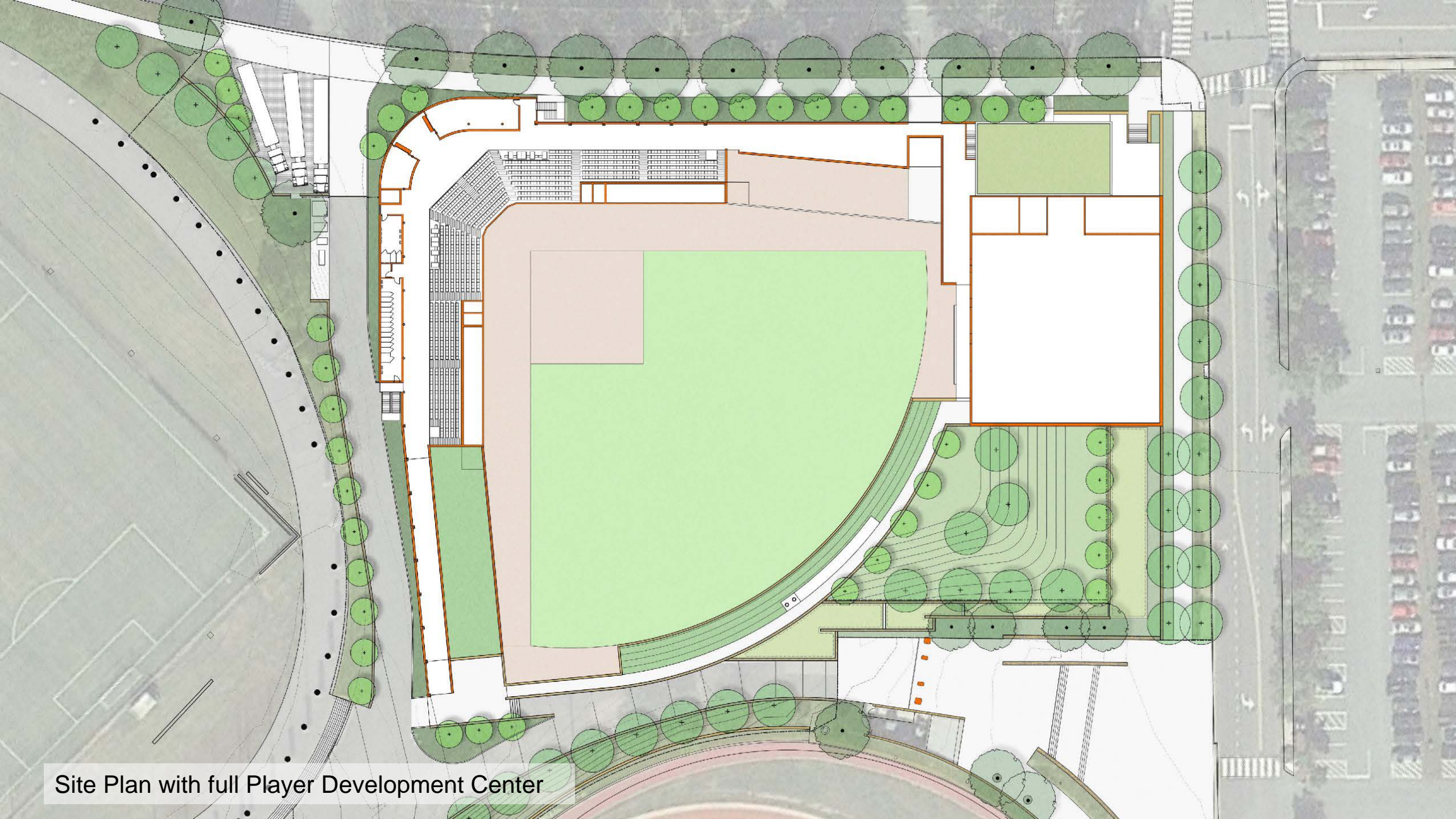


Approved site at the southwest corner of Massie and Copeley Roads

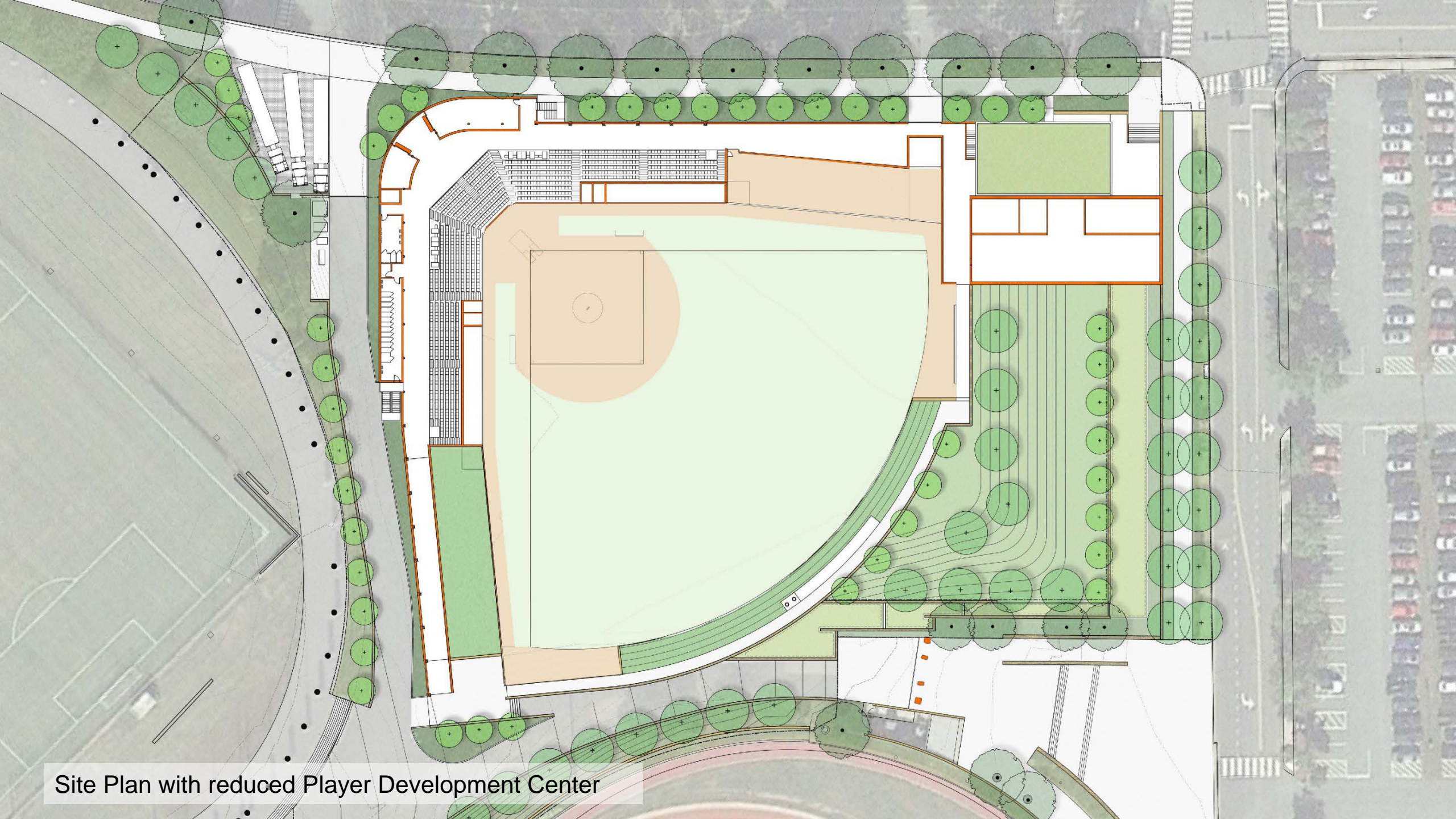


Revised field orientation on approved site





Site Plan with full Player Development Center



Site Plan with reduced Player Development Center



# BALLPARK ORIENTATION

← DIRECTION →

THE BATTER IS FACING

IN ALL

## ACC + TOP 25

SOFTBALL PARKS

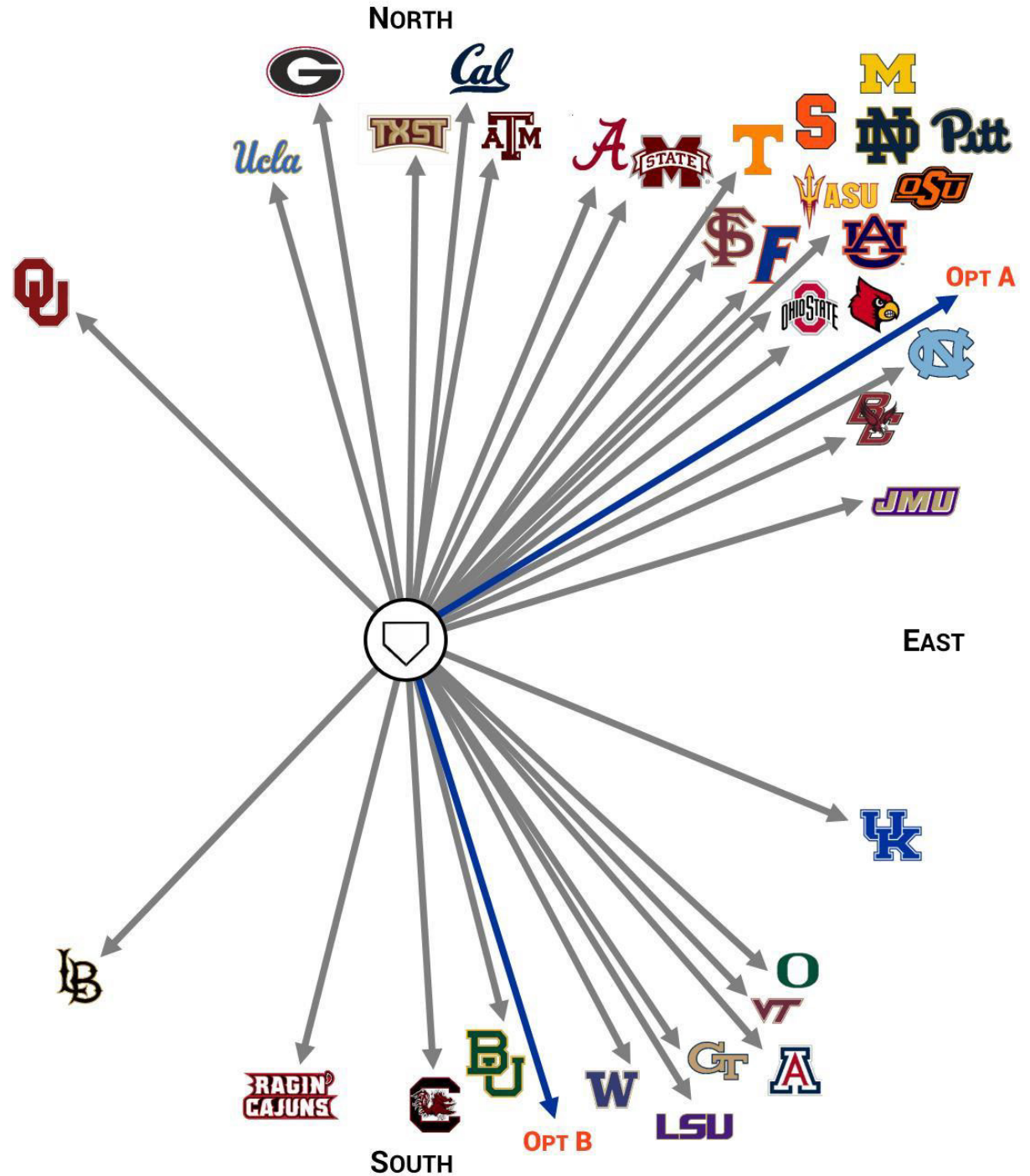
APRIL 2018

WEST

EAST

NORTH

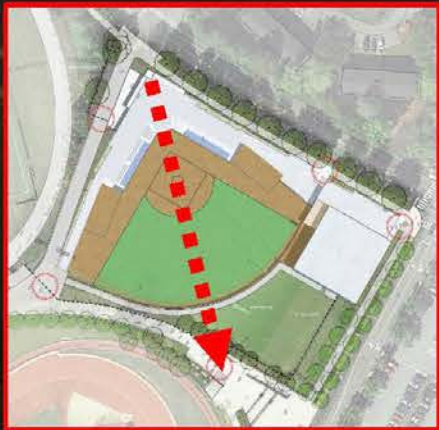
SOUTH



## Fan Engagement and Stadium Design Differentiators:

- Proximity to field of play
- Open concourse
- Views
- Variety of experience





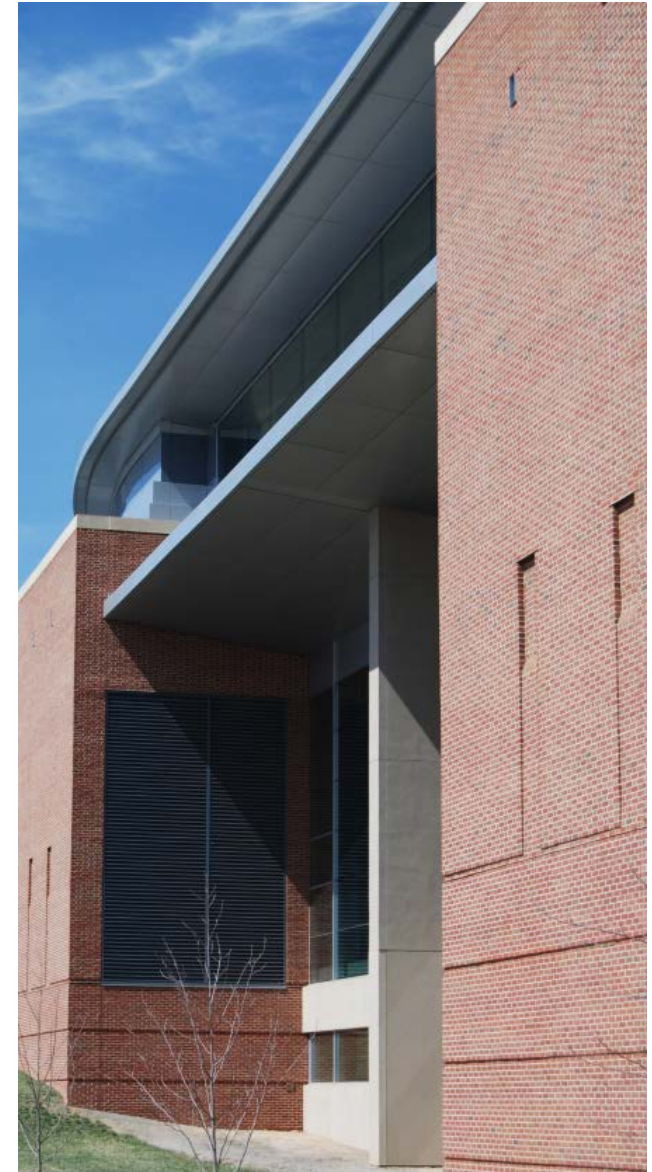
View from future grandstand



Davenport Stadium at Disharoon Park



Memorial Gymnasium



John Paul Jones Arena



Klöckner Stadium



John Paul Jones Arena

## Material Precedents



Aerial view looking northwest



Current view looking west





Proposed view looking west



Stadium entry looking north



Aerial view looking northeast



Proposed view towards home plate



Proposed view from the surrounding berm



Aerial view looking south



Existing view at intersection of Copeley and Massie Roads looking southwest



Proposed view at intersection of Copeley and Massie Roads looking southwest



**NATIVE PLANTS**  
Water saving native shrubs and groundcovers to be used within small beds at building edges.

**SHADE STRUCTURE**  
Performative roof form and materials effectively shade players and visitors.

**SOLAR ARRAY**  
Rooftop photovoltaics generate enough renewable energy to meet 100% of the facility's electricity needs

**SAFE MATERIALS**  
Construction materials assessed for effects on human and ecological health.

**HIGH PERFORMANCE CONSTRUCTION**  
Buildings, systems and landscapes designed for efficient water and energy use

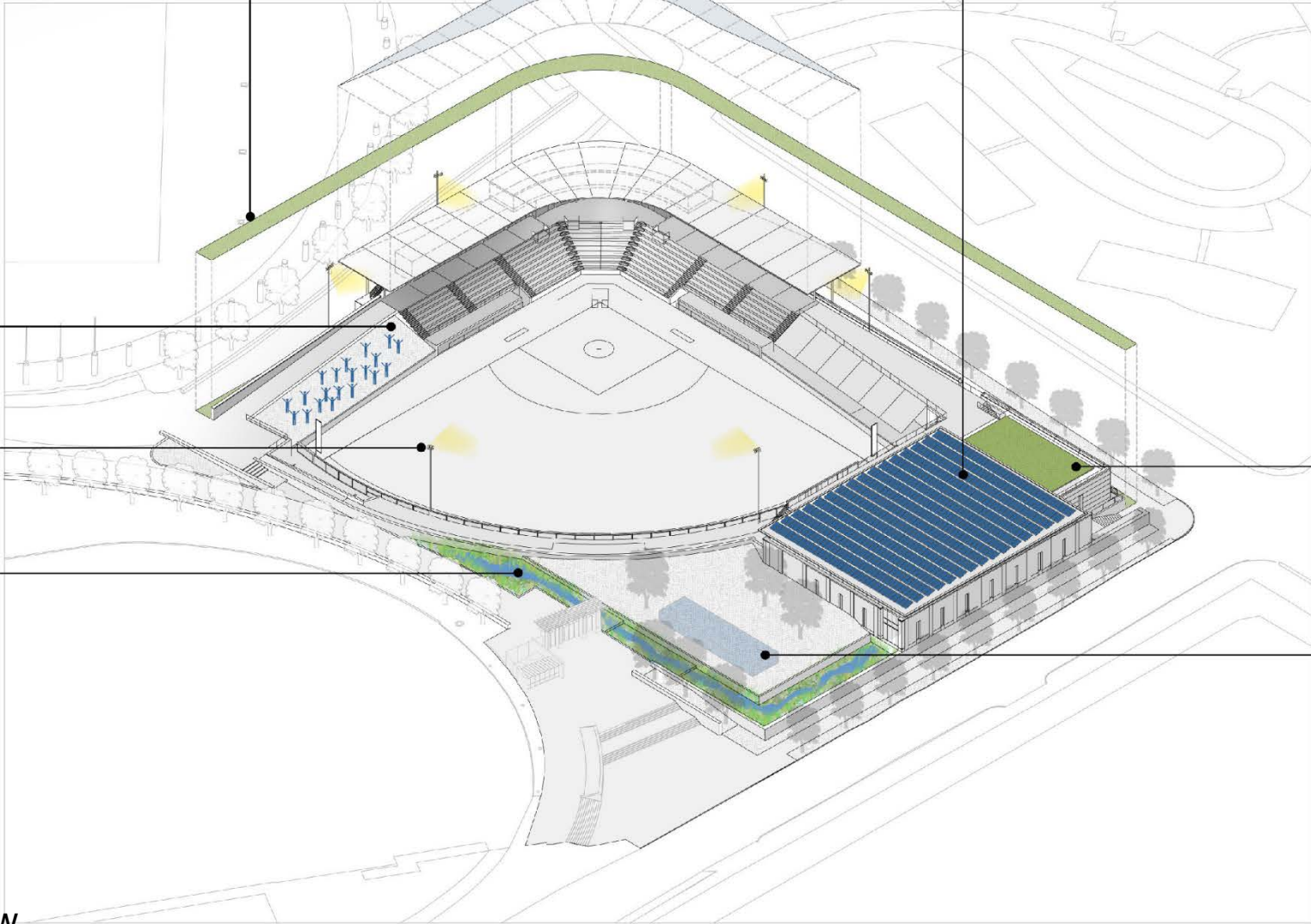
**GREEN ROOF**  
Vegetation reduces heat island effect, and captures and cleans rainwater.

**RAINWATER HARVESTING**  
Runoff is captured for field irrigation, meeting 60% of the annual demand.

**ZERO WASTE**  
Integrated recycling infrastructure and signage raises occupant awareness and facilitates recycling operations.

**LED FIELD LIGHTING**  
High performance fixtures reduce energy use while also preserving the night sky

**BIOSWALES**  
Rain gardens slow and cleanse water as it moves through the site.





Aerial view looking northwest with full Player Development Center



Aerial view looking northwest with reduced Player Development Center

# Committee Discussion: Athletics Master Plan



# PROJECT GOALS

- Existing facilities and program assessment
- Establish future needs and program growth
- Propose sequence to achieve Athletics' priorities
- Maximize pedestrian connectivity through the Athletics area

## Key Programmatic Drivers (Near and Long term)

- Critical Football adjacencies and overall program efficiencies
- Utilize McCue for renovation
- Promote connectivity of North and Central Grounds
- Expanded practice field inventory
  - 2 Outdoor Football fields (grass)
  - 2 Soccer fields (grass)
  - 2 Lacrosse (1 grass + 1 turf)
- New Field Hockey Stadium (turf)
- Accommodation of parking

# ATHLETICS AREA – Existing conditions



# INTERIM CONDITIONS



# SITE

Site Acreage= 82.35 acres

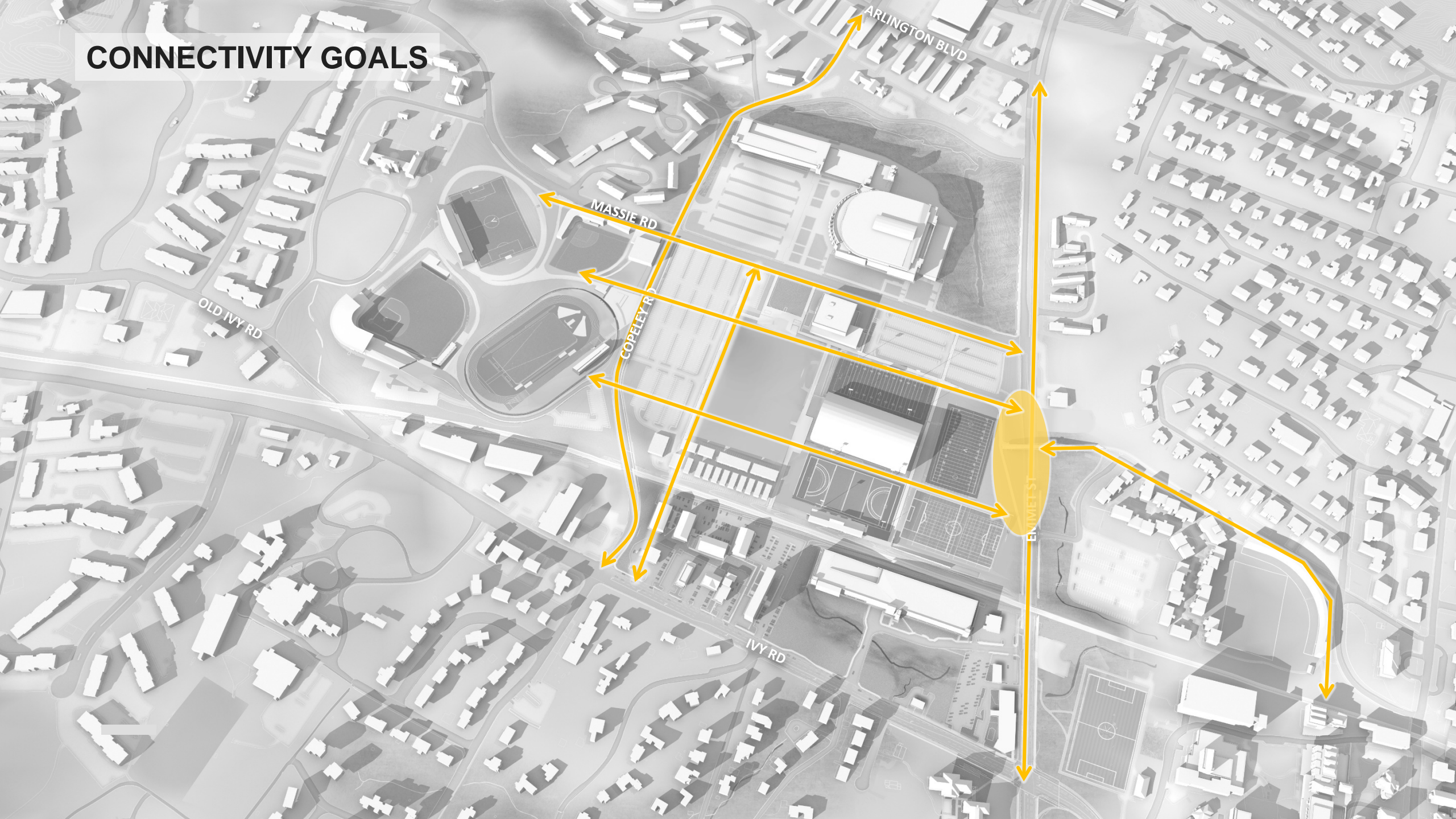
Parking spaces = 2327

Surface parking spaces = 1595

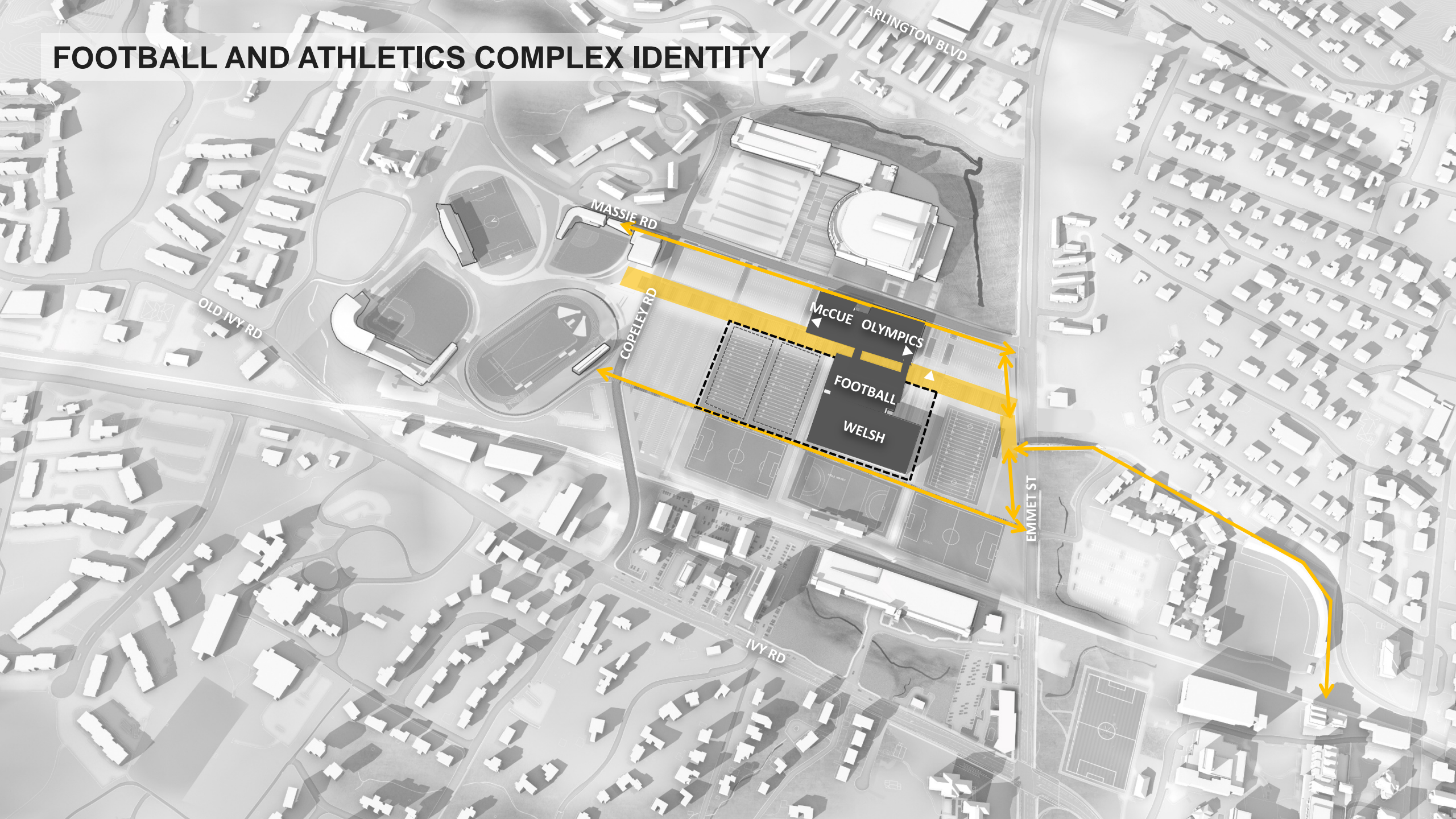




# CONNECTIVITY GOALS



# FOOTBALL AND ATHLETICS COMPLEX IDENTITY



OLD IVY RD

MASSIE RD

COPELEY RD

McCUE OLYMPICS

FOOTBALL

WELSH

IVY RD

EMMET ST

ARLINGTON BLVD

# PROPOSED MASTER PLAN – NEAR TERM

Parking spaces = 2382 (+55)

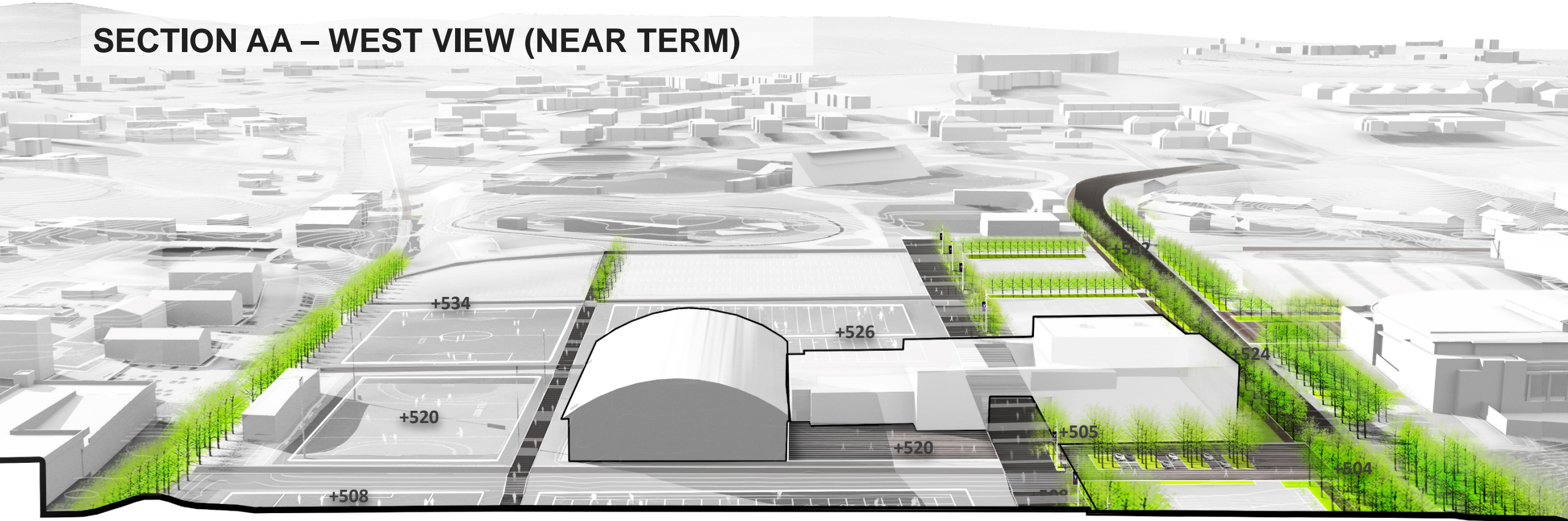
Surface parking spaces = 1650



# PROPOSED MASTER PLAN – LONG TERM



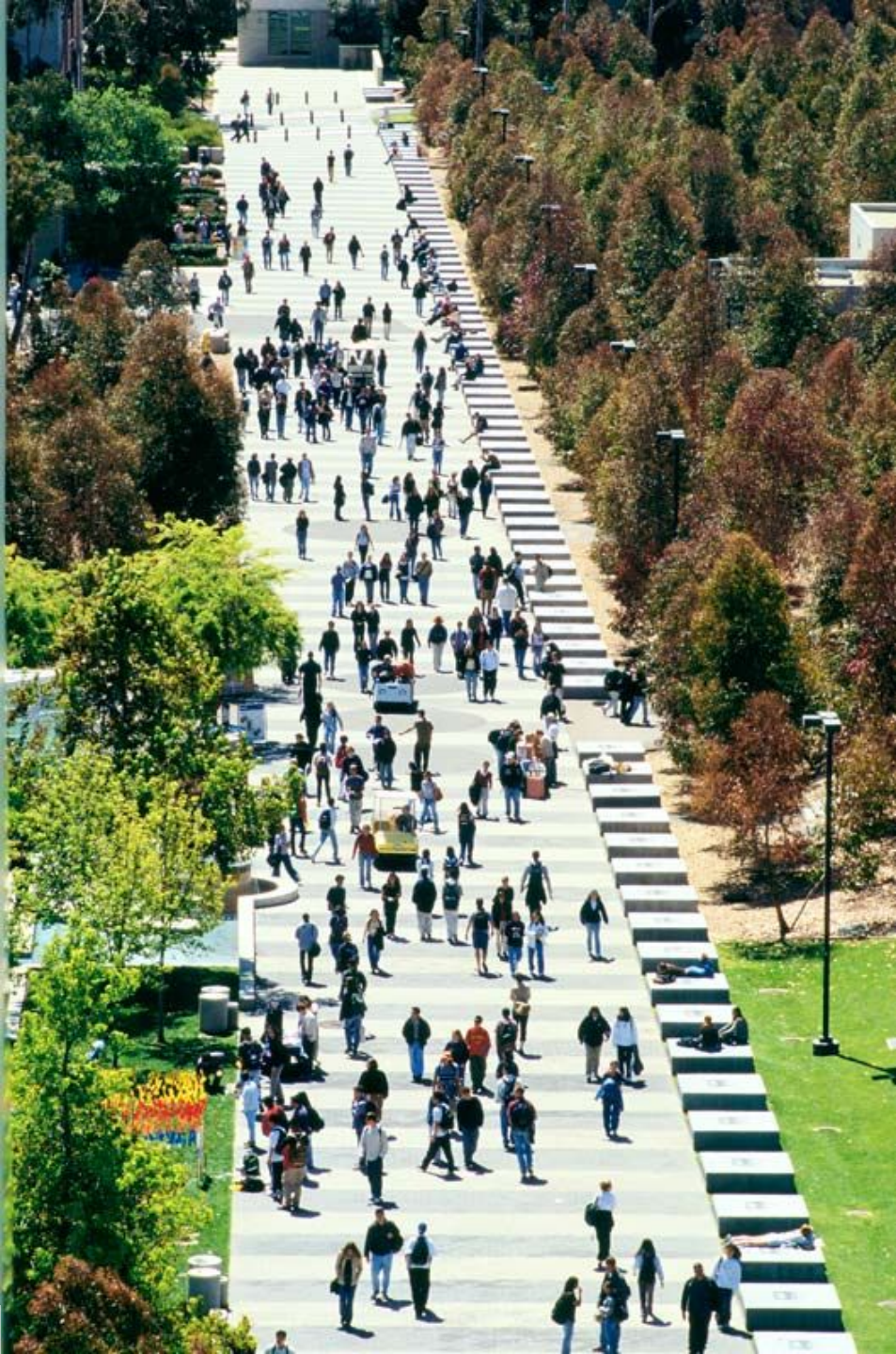
# SECTION AA – WEST VIEW (NEAR TERM)



# ATHLETICS PROMENADE



QUEEN ELIZABETH OLYMPICS PARK



UNIVERSITY OF CALIFORNIA

# CURRENT VIEW AT GOODWIN BRIDGE



# PROPOSED VIEW AT GOODWIN BRIDGE





# CURRENT VIEW AT PROPOSED PROMENADE



# PROPOSED VIEW OF ATHLETICS PROMENADE



# CURRENT VIEW ALONG MASSIE ROAD



# PROPOSED VIEW ALONG MASSIE ROAD



# Next Steps

- Propose Athletics Master Plan for approval in September
- Athletics Complex Building Project
  - Revise project on Capital Plan from Football Operations
  - Propose A/E selection for approval
  - Propose Concept, Site, Design Guidelines for approval



# Appendix



# Academic Division Projects Under Construction & In Planning

Projects Under Construction	Budget	Source	Projects In Planning	Budget	Source
Baseball Stadium Expansion	\$18.8M	Gifts, Debt	Alderman Library Renewal (Planning)	\$7.5M	State GF
Brandon Avenue Green Street & Infrastructure	\$41.0M	Debt	Clean Room Upgrades	\$15.2M	Debt, Cash
Brandon Ave. Upper-Class Residence Hall	\$69.3M	Debt, Gifts	Contemplative Sciences Center	\$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, Gifts, Cash	Ivy Mountain District Energy Development Zone	\$16.0M	Debt, Cash
Ivy Stacks Expansion	\$7.9M	Debt, Cash	Low Temperature Hot Water Conversion Phase I	\$20.0M	Debt
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, Debt
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>\$301.7M</b>	



# Academic Division Authorized & Proposed Near-Term Projects

Project	Budget	Source
Alderman Library Renewal (Construction)	\$145.0M	State GF
Batten School Academic Building	\$53.0M - \$60.0M	Debt, Gifts, Cash
Darden Academic Building Addition & Facility Renovation	\$75.0M - \$85.0M	Gifts
McIntire Academic Facility	\$70.3M	Gifts
Pavilion VIII Renovation	\$7.0M	Debt, Gifts
Physics Building Renewal (Construction)	\$33.0M	State GF
Softball Facility Renovation	\$18.0M - \$20.0M	Cash, Gifts
U-Hall, The Cage, Onesty Hall, Sports Medicine Decantation & Demolition	\$12.0M - \$14.0M	Debt Proceeds
Brandon Avenue Upper-Class Residence Hall Phase II*	\$65.0M - \$70.0M	Debt, Cash
Upper-Class Residence Hall (site to be determined)*	\$60.0M - \$70.0M	Debt, Cash
Inn at Darden*	\$80.0M - \$85.0M	Gifts, Cash, Non-University Debt
UVA Museum (Planning)*	\$3.0M	Gifts
North Grounds Mechanical Plant & Infrastructure*	\$11.0M - \$13.0M	Debt
West Grounds Chilled Water Capacity*	\$6.0M - \$8.0M	Debt
<b>TOTAL NEAR-TERM PROJECTS</b>	<b>\$638.3M – \$683.3M</b>	

\* Proposed addition to the 2018 Capital Plan

# Academic Division Authorized & Proposed Mid/Long-Term Projects

Biennium	Project	Budget	Source
Mid-Term (2020-2022)	Center for Politics	\$14.0M	Gifts
Mid-Term (2020-2022)	Football Operations Center	\$55.0M - \$60.0M	Gifts
Mid-Term (2020-2022)	Student Activities Building	\$16.0M - \$17.0M	Debt
Mid-Term (2020-2022)	Thornton Hall B Wing Renovation	\$12.0M - \$15.0M	State GF
Mid-Term (2020-2022)	North Plant Chillers 6 & 7 Replacement*	\$6.0M - \$7.0M	Debt
Mid-Term (2020-2022)	UVA Museum (Construction)*	\$87.0M - \$107.0M	Gifts
Long-Term (2022 and beyond)	Alderman Road Residence Hall (Building 7)	\$58.0M - \$70.0M	Debt, Cash
Long-Term (2022 and beyond)	Drama Building Phase II South Addition	\$17.9M	Gifts
Long-Term (2022 and beyond)	Fiske Kimball Fine Arts Library Renewal	\$18.7M	State GF, Gifts
Long-Term (2022 and beyond)	Old Cabell Hall Renewal	\$41.8M	State GF, Gifts
Long-Term (2022 and beyond)	Science & Engineering Plant: Replace Chemistry Chillers	\$23.1M	Debt, Auxiliary
<b>TOTAL MID-TERM &amp; LONG-TERM PROJECTS</b>		<b>\$349.5M – \$391.5M</b>	

# Health System Projects Under Construction & In Planning

Projects Under Construction	Budget	Source	Projects In Planning	Budget	Source
Center for Human Therapeutics	\$8.2M	State GF	Emily Couric Clinical Cancer Center 4th Floor Fit-Out	\$14.8M	Cash
Hospital HVAC, Phases III and IV	\$26.4M	Cash	Ivy Mountain Musculoskeletal Center	\$164.0M	Debt
Pinn Hall Renovation, Phase I	\$32.0M	Cash			
University Hospital Expansion	\$391.6M	Debt, Cash			
University Hospital Renovations	\$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

Biennium	Project	Budget	Source
Near-Term (2018-2020)	Comprehensive Breast Center	\$12.0M	Cash
Near-Term (2018-2020)	Consumer-Based Ambulatory Clinic Building	\$70.0M - \$80.0M	Debt, Cash
Near-Term (2018-2020)	Medical Center Data Center	\$23.0M	Cash
Near-Term (2018-2020)	Translational Research Building	\$150.0M - \$200.0M	Debt
Near-Term (2018-2020)	Eye Center*	\$40.0M - \$60.0M	Debt, Cash
Near-Term (2018-2020)	Pinn Hall Building Envelope*	\$19.0M - \$22.0M	Cash
Near-Term (2018-2020)	Pinn Hall Nobel Laureate Atrium*	\$10.0M - \$12.0M	Cash
Mid-Term (2020-2022)	Multi-Disciplinary Ambulatory Clinic Building	\$135.0M - \$155.0M	Debt, Cash
Mid-Term (2020-2022)	Pinn Hall Renovation Phase II	\$32.0M - \$38.0M	Cash, Debt
<b>TOTAL AUTHORIZED AND PROPOSED PROJECTS</b>		<b>\$491.0M - \$602.0M</b>	

\* Proposed addition to the 2018 Capital Plan

# College at Wise Authorized and Proposed Projects

Biennium	Project	Budget	Source
Near-Term (2018-2020)	Wyllie Library Renovation and Conversion	\$12.5M	State GF
Mid-Term (2020-2022)	Athletic Building	\$15.7M	Gifts
Mid-Term (2020-2022)	Bowers-Sturgill Hall Renovation	\$5.9M	State GF
Mid-Term (2020-2022)	Campus Welcome Center/Public Safety Facility	\$4.9M	State GF
Mid-Term (2020-2022)	Darden Hall Renovation	\$24.7M	State GF
Mid-Term (2020-2022)	Sandridge Science Center Lab Wing Renovation	\$32.2M	State GF
Mid-Term (2020-2022)	Zehmer Hall Renovation	\$23.6M	State GF
Mid-Term (2020-2022)	Technology Classroom Building*	\$44.4M	State GF
Long-Term (2022 and beyond)	Music Education Center	\$41.3M	State GF
<b>TOTAL AUTHORIZED AND PROPOSED PROJECTS</b>		<b>\$205.2M</b>	

\* Proposed addition to the 2018 Capital Plan

