



UNIVERSITY
of VIRGINIA

Board of Visitors Buildings & Grounds Committee
December 6, 2018

Agenda

Consent Agenda

- Architect/Engineer Selections
 - Brandon Avenue Upper-Class Residence Hall Phase II
 - North Grounds Mechanical Plant & Infrastructure
 - West Grounds Chilled Water Capacity

Action Items

- Schematic Design Approvals:
 - Ivy Mountain Central Utility Plant
 - Ivy Mountain Pump Station

Committee Discussion

- University of Virginia Foundation

Consent Agenda



Consent Agenda

- Architect/Engineer Selections:
 - Brandon Avenue Upper-Class Residence Hall Phase II:
Elkus Manfredi Architects of Boston, MA
 - North Grounds Mechanical Plant & Infrastructure:
Hammel, Green and Abrahamson (HGA) of Minneapolis, MN
 - West Grounds Chilled Water Capacity:
Affiliated Engineers of Chapel Hill, NC

Schematic Design Approval: Ivy Mountain Central Utility Plant



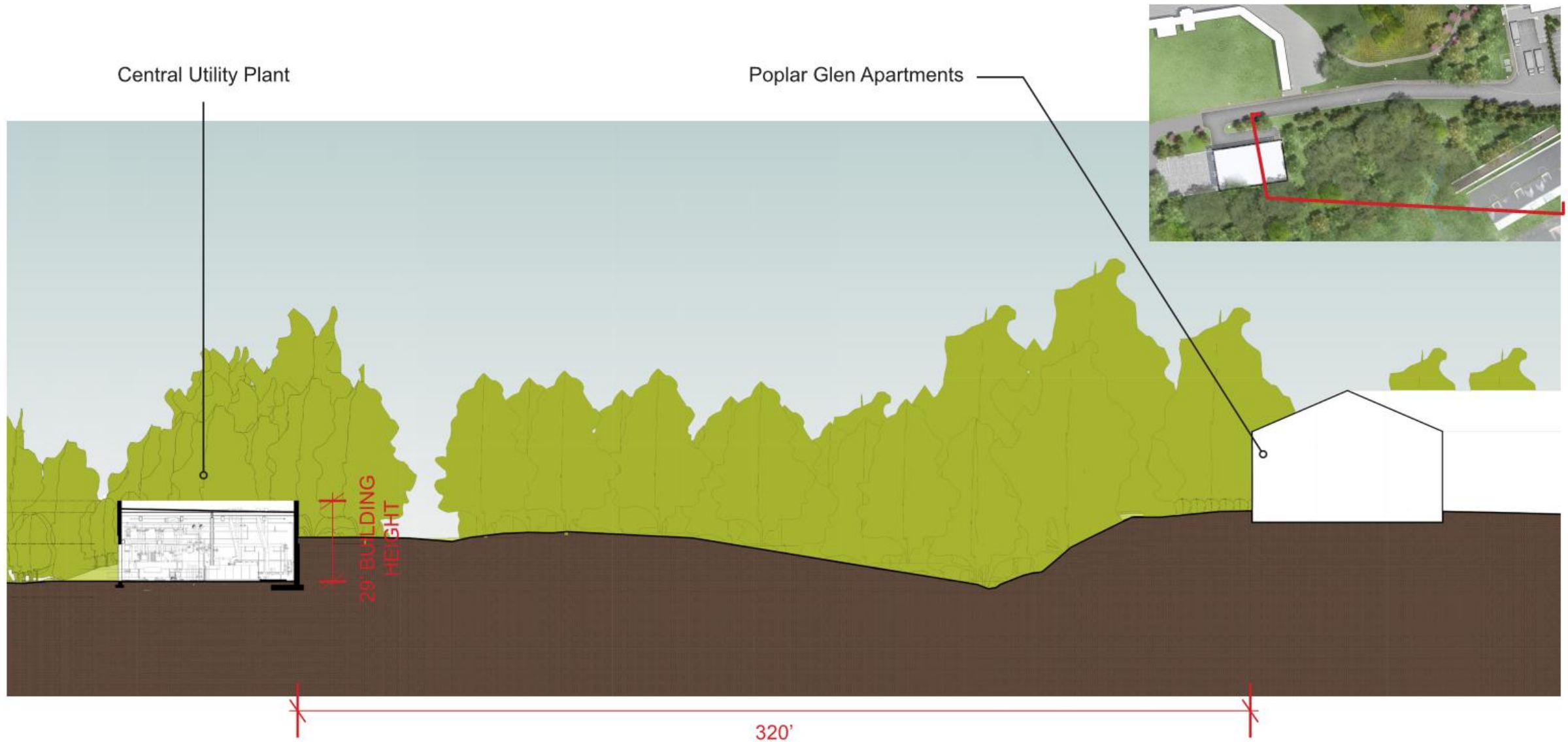
IVY MOUNTAIN

ILLUSTRATIVE SITE PLAN



CENTRAL UTILITY PLANT

BUILDING SECTION



CENTRAL UTILITY PLANT

CURRENT and PROPOSED VIEW LOOKING WEST



CENTRAL UTILITY PLANT

CURRENT and PROPOSED VIEW LOOKING EAST



CENTRAL UTILITY PLANT

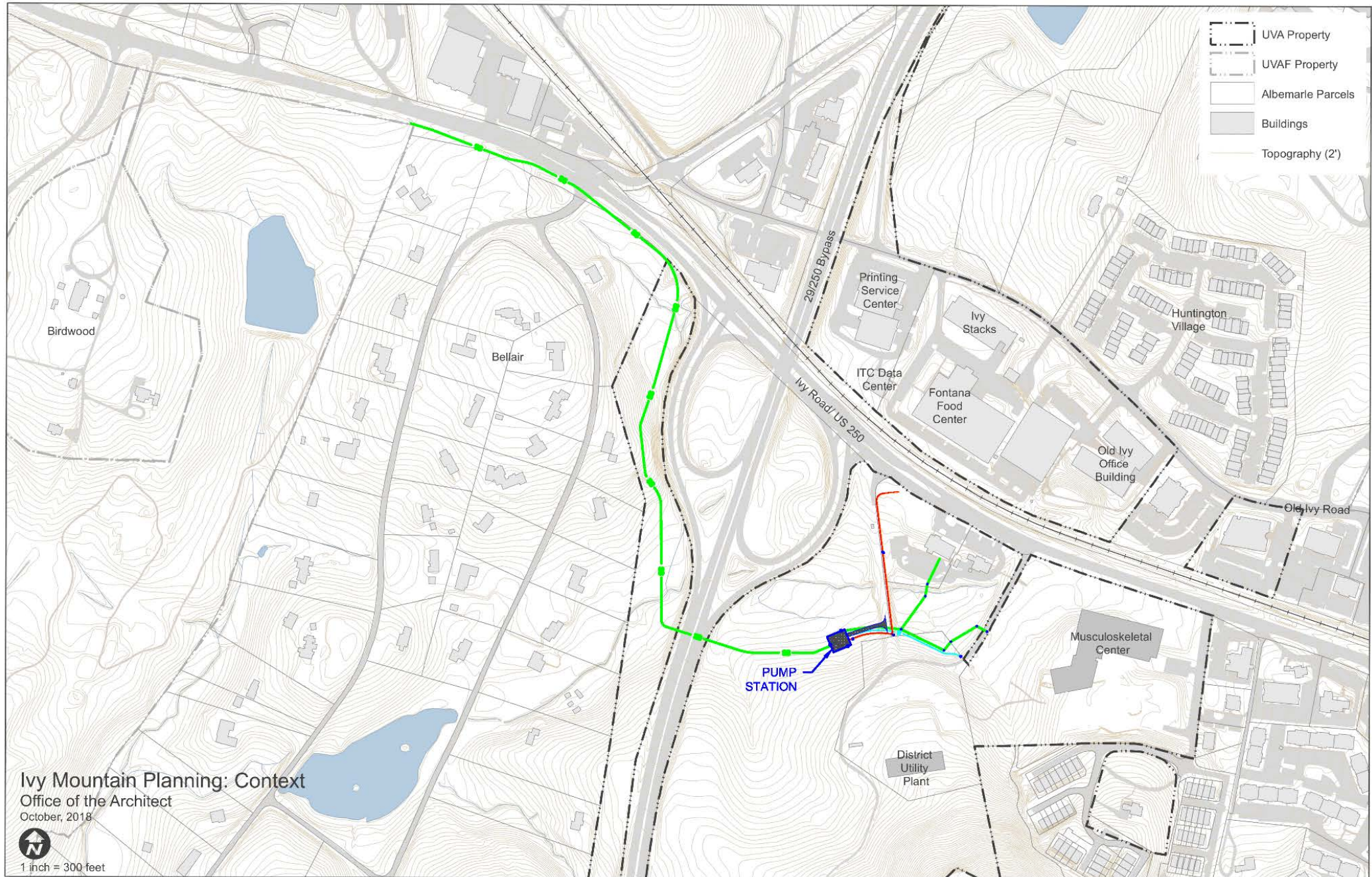
CURRENT and PROPOSED VIEW LOOKING EAST



Schematic Design Approval: Ivy Mountain Sanitary Pump Station



PROJECT SCOPE OF WORK



AERIAL VIEW OF PUMP STATION LOCATION



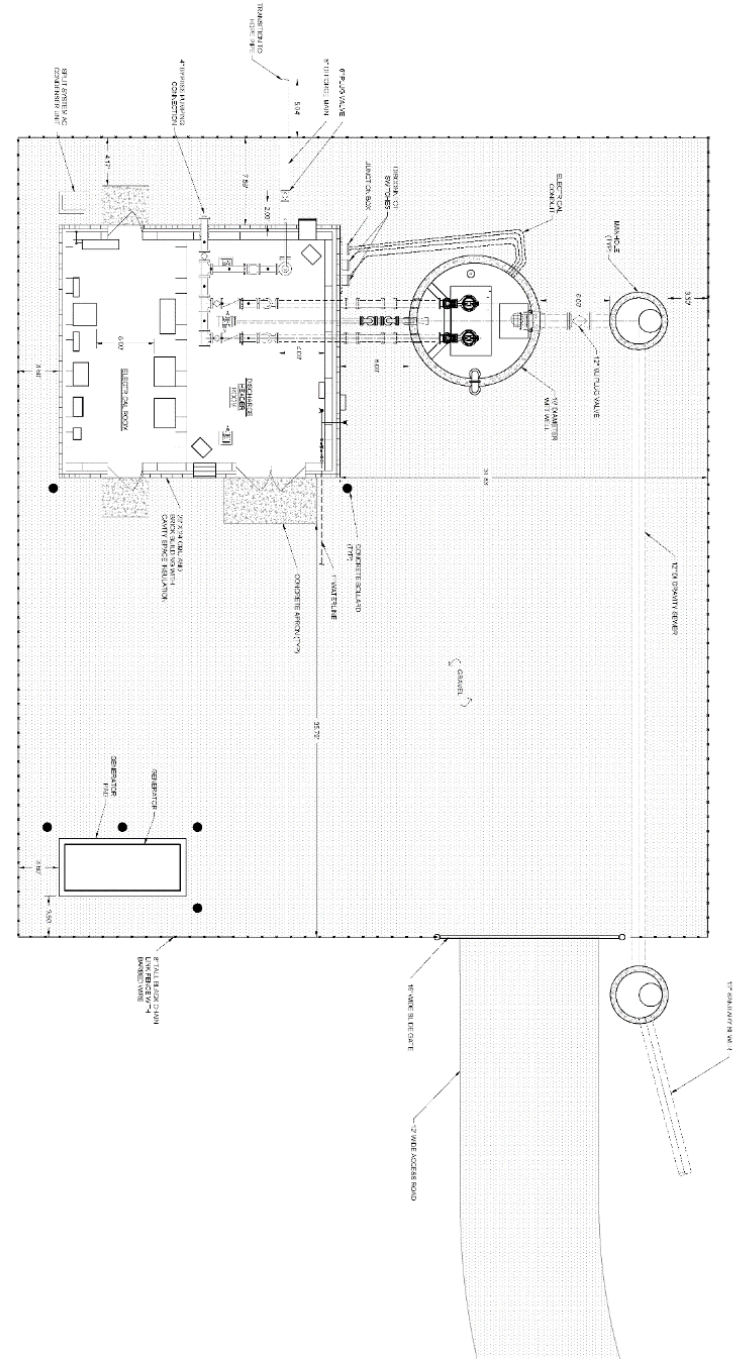
PUMP STATION – SITE PLAN AND VIEWS



STANDING SEAM METAL
WALL & ROOF PANEL



GROUND FACE CONCRETE BLOCK



University of Virginia Foundation





West Main Street c. 1970s



UVA Hospital Construction



Continuous Electron Beam Accelerator Facility

ULI

UNIVERSITY OF VIRGINIA



Urban Land Institute Recommendations

UVA Policy

Opportunities

UVA
Foundation

UVA Foundation

Recommendation

- Be an active player in real estate
- Acquire land for long-term growth
- Acquire land for immediate use
- Upgrade fraternity & sorority houses

Result

- » UVA Foundation
- » UVA Foundation
- » UVA Foundation
- » Historic Renovation Corporation

UVA Policy

Recommendation

- Be sensitive to City tax issues
- Be sensitive to County land issues
- Update UVA land use plan
- Create Community Affairs Officer
- Organize master planning

Result

- » Three Party Agreement
- » Planning & Coordination Council
- » Grounds Plan
- » UVA Dept. of Community Relations
- » UVA Master Planning Council

Opportunities

Recommendation

- Create an incubator
- Help develop West Main
- Develop a research park
- Develop a retirement community
- Create a hotel & conference center

Result

- » UBIC
- » West Main Street Study
- » North Fork Research Park
- » The Colonnades
- » Purchased Boar's Head

MISSION AND BOARD STRUCTURE

- To handle real estate matters on behalf of the University
- To provide administrative and financial services to University-related entities

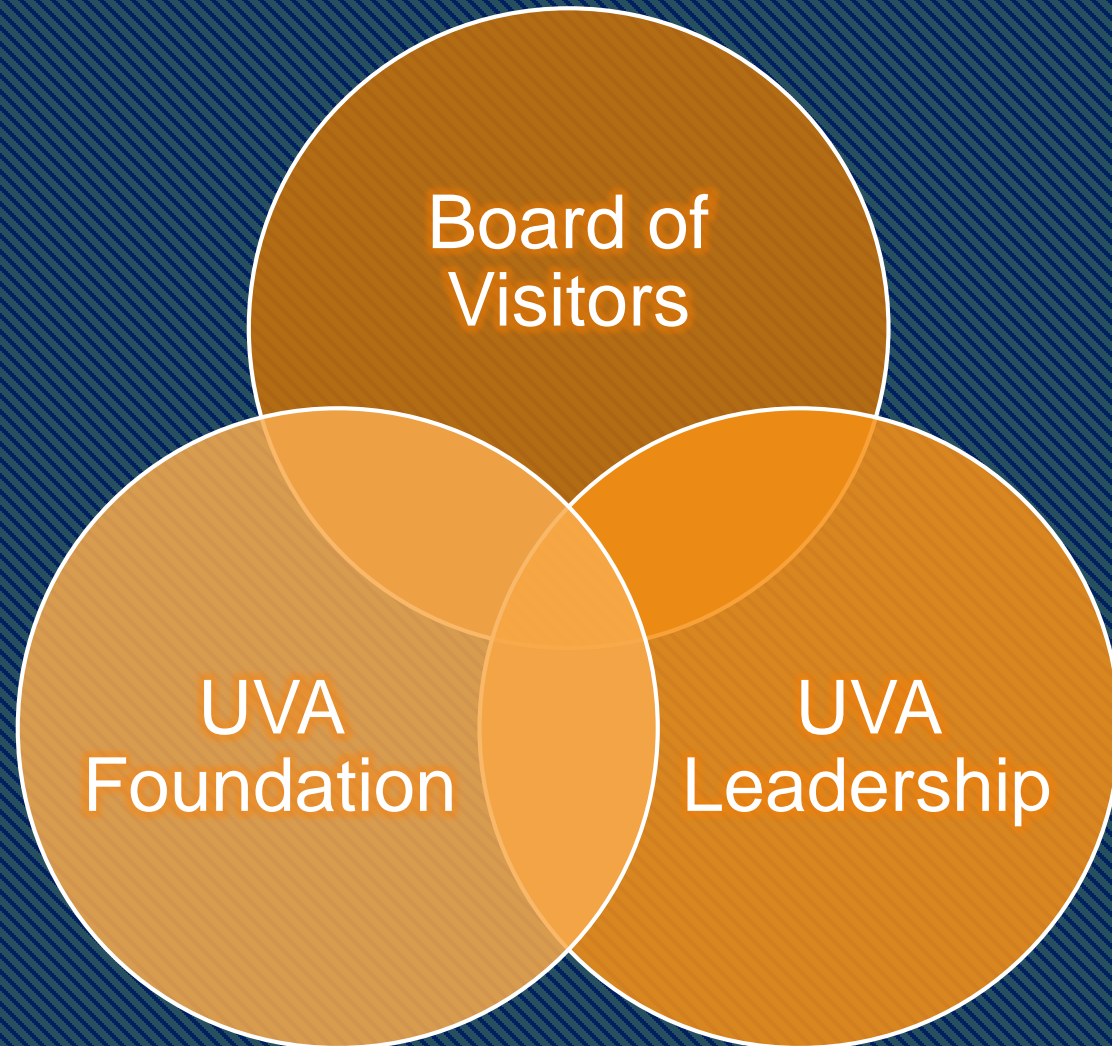
UVA Directors

Rector or Designee
Buildings & Grounds Chair, Board of Visitors
Finance Chair, Board of Visitors
President
Exec. Vice President & Chief Operating Officer
Vice President for Advancement
Vice President for Research

Public Sector Directors

Real Estate Developer
Attorney & Mortgage Insurance Executive
Real Estate Investor
Hospitality REIT Chief Financial Officer
Attorney & Investor
Real Estate Developer
Investment Management President
Global Hospitality Design & Construction Executive
Construction Company President
Construction Company Chief Executive Officer
Real Estate Investor
Real Estate Chief Executive Officer
Real Estate Attorney

ONLY ONE CUSTOMER: UNIVERSITY OF VIRGINIA



- Board Overlap
- Staff Relationships
- Property Acquisitions
- Project Funding
- Land Planning & Use
- Architectural Design
- Debt Management



430
employees

71
properties

5,200
acres

1,700,000
sq ft improved real estate

\$400,000,000
tax assessed value

Phase One - \$33M Quick Start

c. 1985-1992



Western Ring

Phase Two - Capital Campaign

c. 1993-2000



North Fork Opening

SHARED SERVICES CLIENTS

ALUMNI BOARD
OF TRUSTEES



CURRY SCHOOL
OF EDUCATION
FOUNDATION

LEIFUR
EIRIKSSON
FOUNDATION



SCHOOL OF
ARCHITECTURE
FOUNDATION



UVA COLLEGE
AT WISE
FOUNDATION

UVA HEALTH
FOUNDATION




UVA MEDICAL
SCHOOL
FOUNDATION

PRESIDENTS
FUNDS (6)



UNIVERSITY of VIRGINIA
SCHOOL OF ARCHITECTURE





Phase Three - Expansion

c. 2000-2010

BRANDON AVENUE



FRATERNITIES AT UVA

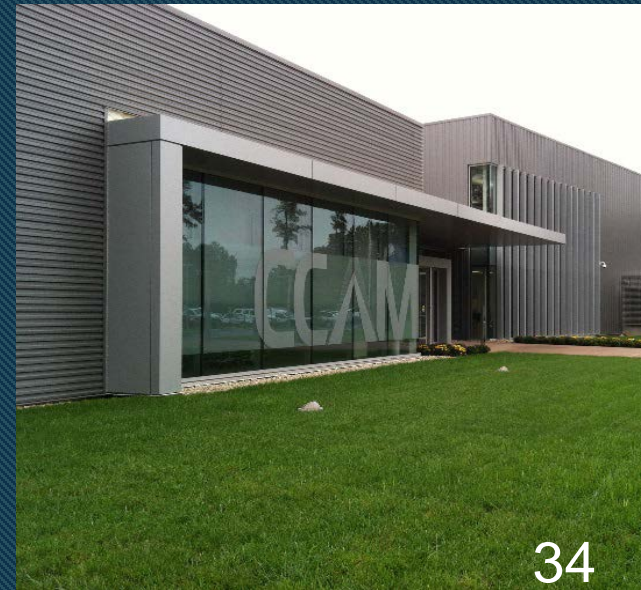
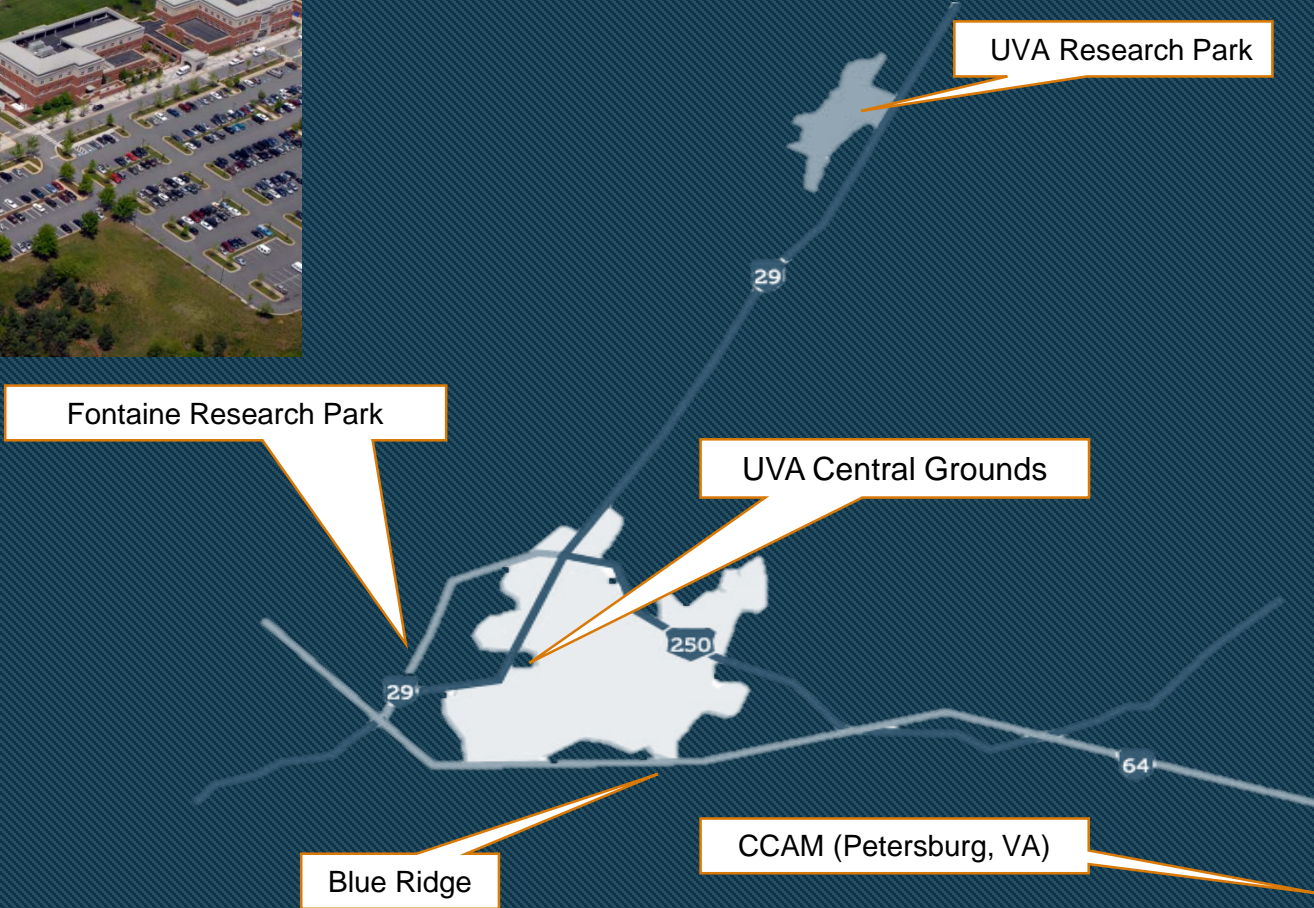


RECENT ACQUISITIONS

THE COLONNADES



RESEARCH PARKS



FONTAINE RESEARCH PARK



UVA RESEARCH
PARK ENTRANCE

UVA RESEARCH
PARK ENTRANCE

AIRPORT ROAD

U.S. ROUTE 29

U.S. ROUTE 29

UVA RESEARCH PARK MASTER PLAN



agenus

Battelle
The Business of Innovation

Booz | Allen | Hamilton
strategy and technology consultants

CACI
EVER VIGILANT®

SpermCheck

DSA
EMPLOYEE-OWNED, MISSION-DRIVEN

DELTABRIDGE

Dynetics

ESC
EDGE SYSTEMS CORPORATION

kp klöckner pentaplast

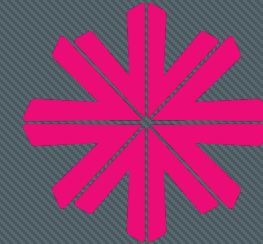
leidos

MDA

MITRE



THE VALUE OF PERFORMANCE
NORTHROP GRUMMAN



PRAHEALTHSCIENCES

SIEMENS

signature
science LLC

SRC

TBG
Executive Search
Recruitment
Consulting

UNIVERSITY OF VIRGINIA
APPLIED RESEARCH
INSTITUTE

UNIVERSITY OF VIRGINIA
CENTER FOR APPLIED
BIOMECHANICS

UNIVERSITY OF VIRGINIA
HEALTH SYSTEM

UVA Research Park

A 562-acre master-planned Research Park located eight miles north of Grounds on Rt. 29, and home to over 25 businesses with approximately 1,300 employees.



COMMONWEALTH CENTER FOR ADVANCED MANUFACTURING

BLUE RIDGE





HOSPITALITY



NEW ENTRY ROAD



BIRDWOOD MANSION



GOLF PRACTICE FACILITY



BIRDWOOD GOLF COURSE

BOAR'S HEAD TENNIS STADIUM



MCARTHUR SQUASH EXPANSION





BOAR'S HEAD



MORVEN

FOXHAVEN

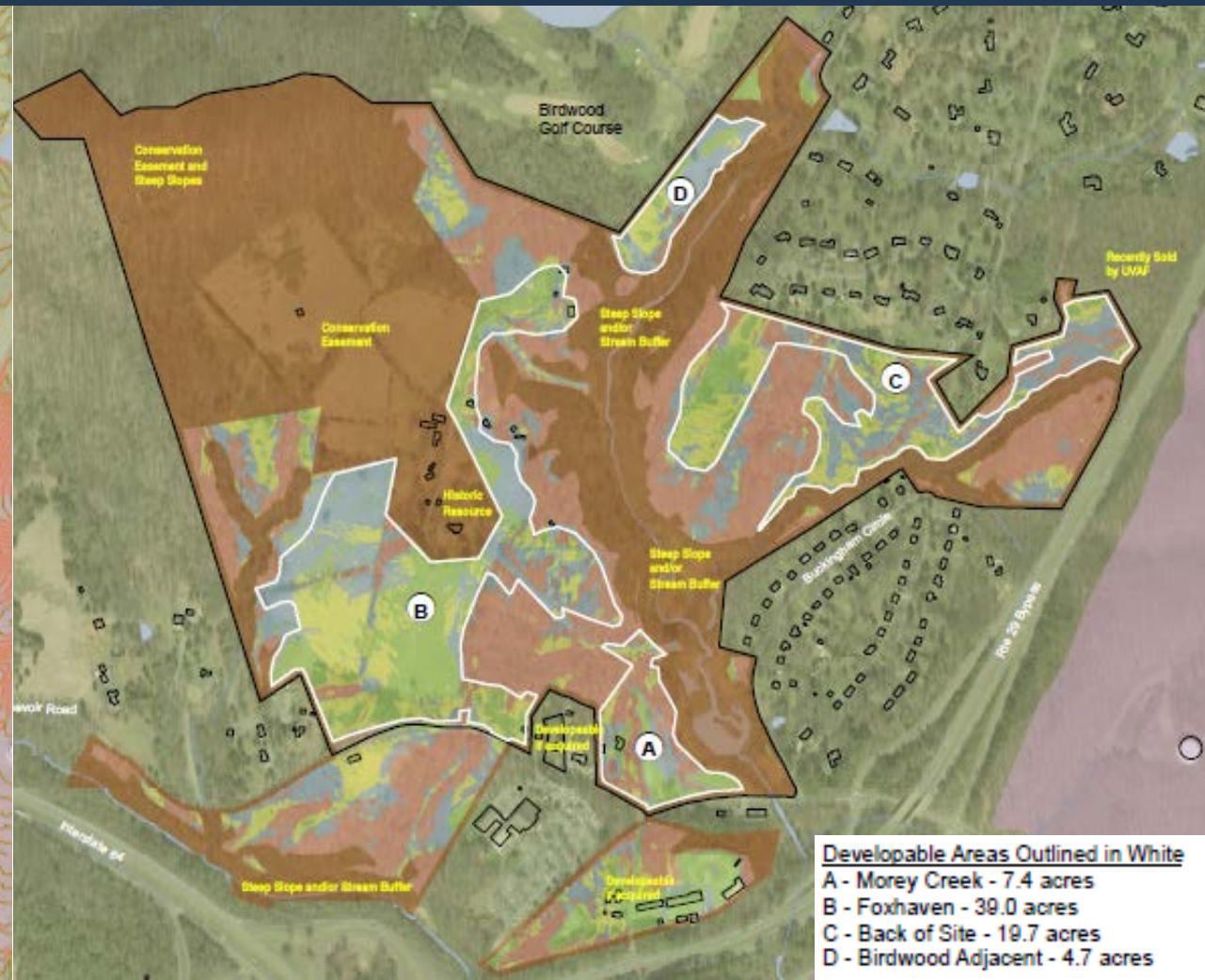
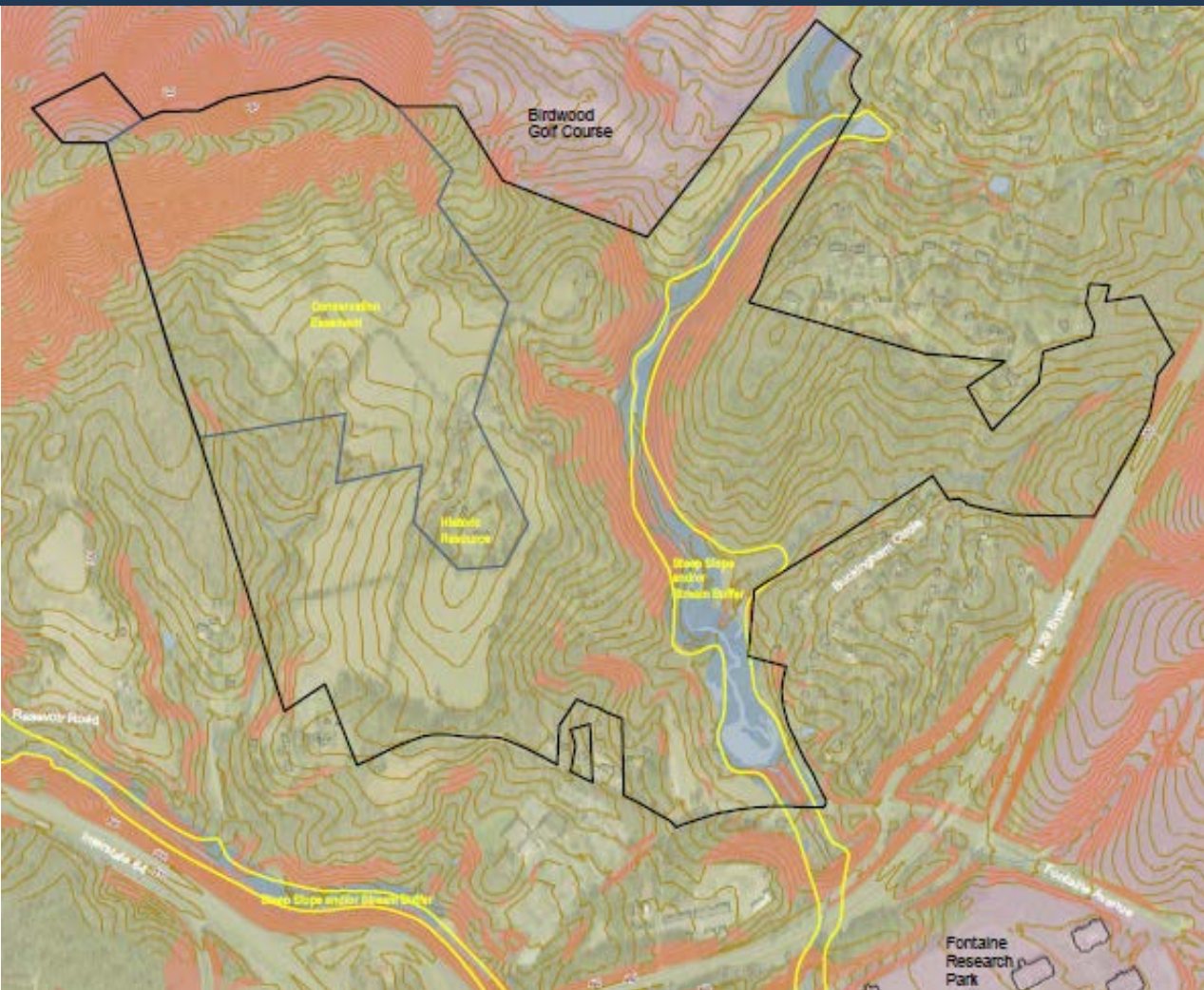
Total Acreage: 278

Existing Structures: 18

Acquisition Year(s): 1988-2018

Zoning Designation: R1, R4

Planned Development Mixed Commercial





FOXHAVEN



50

WESTOVER

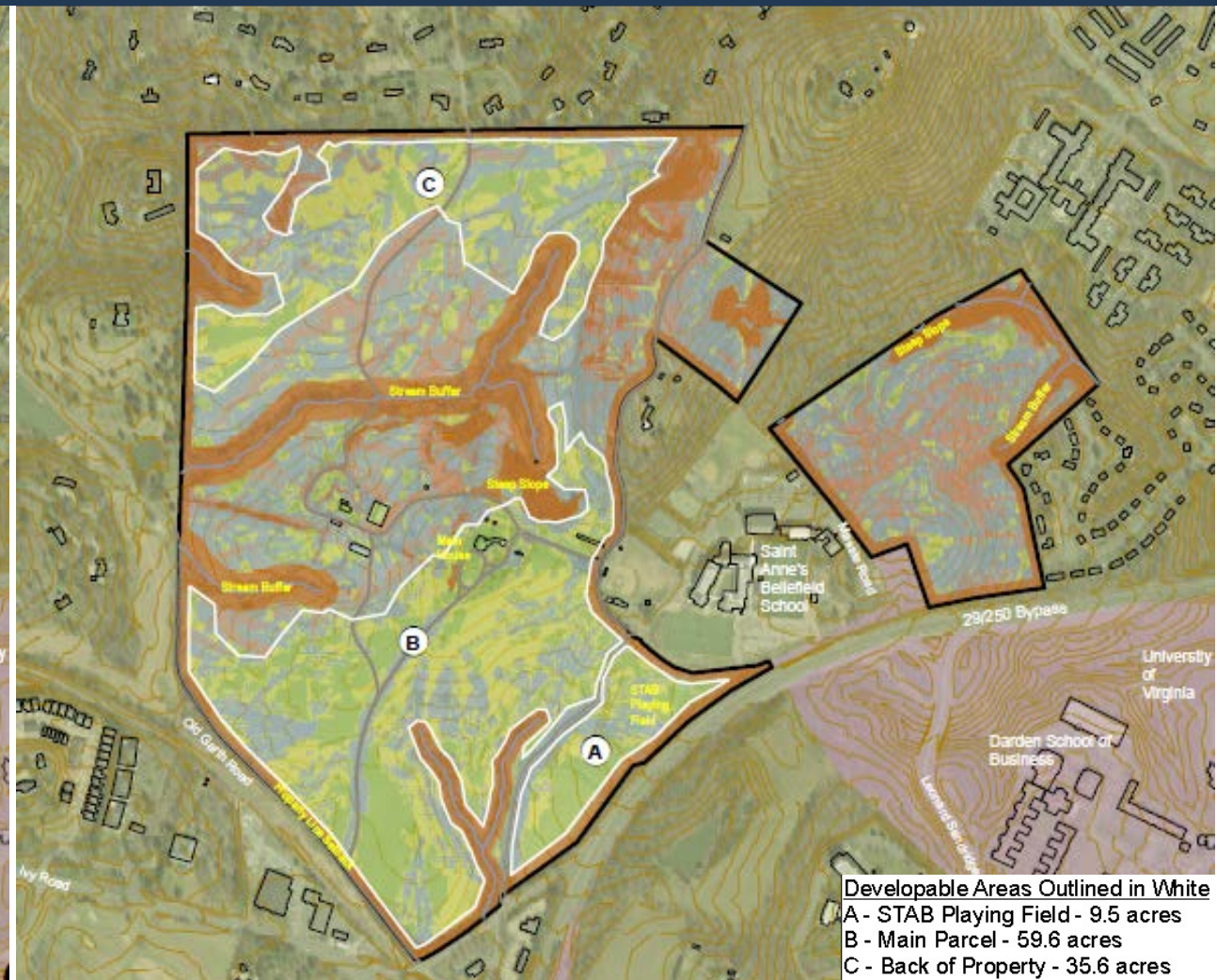
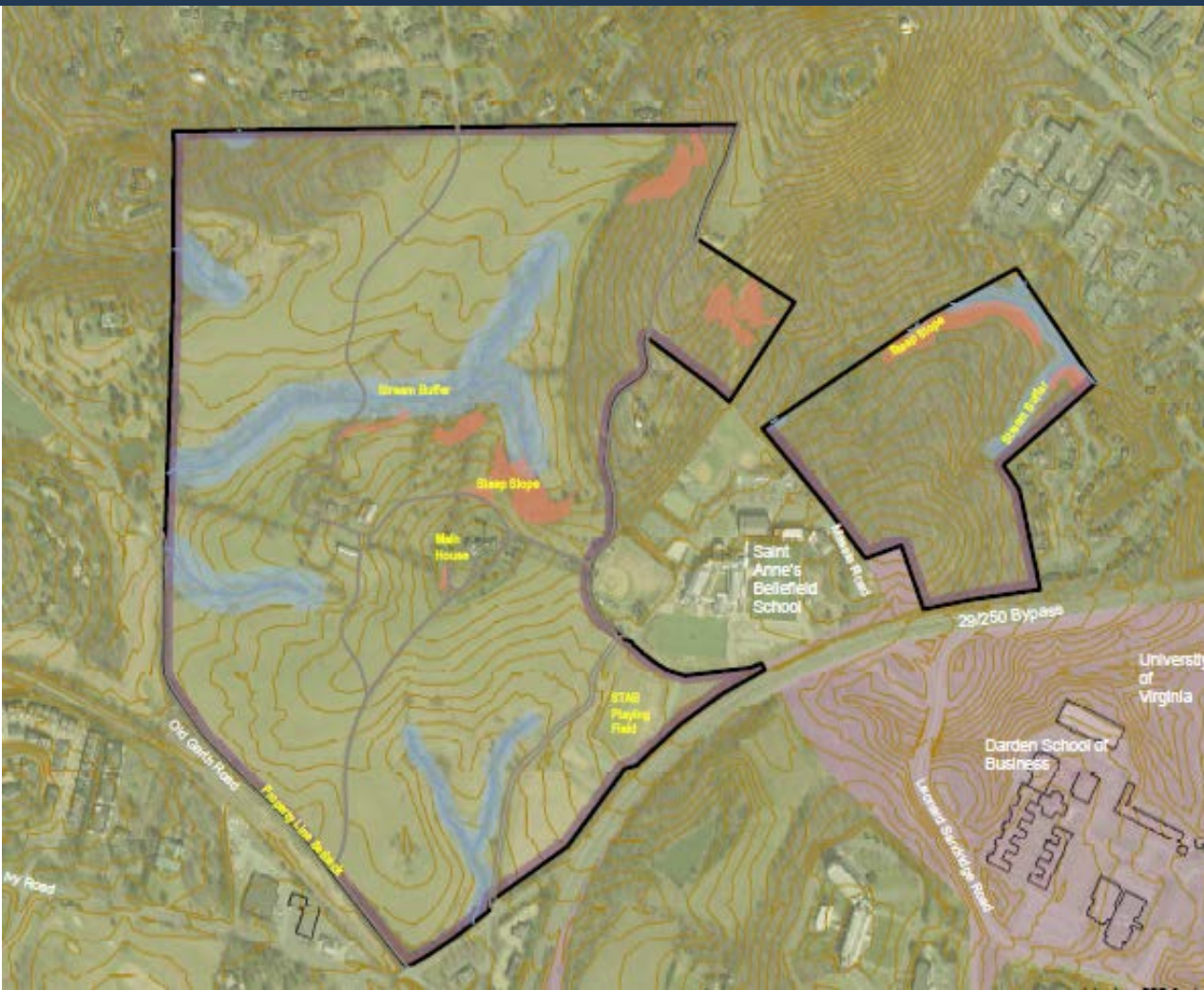
Total Acreage: 265.62

Existing Structures: 12

Acquisition Year: 1986

Zoning Designation: RA, R1, R4

Primary: R4 Residential Secondary: R1 Residential



Developable Areas Outlined in White

A - STAB Playing Field - 9.5 acres

B - Main Parcel - 59.6 acres

C - Back of Property - 35.6 acres



WESTOVER



