



UNIVERSITY
of VIRGINIA

Board of Visitors Buildings & Grounds Committee
February 28, 2019

Agenda

Consent Agenda

- Architect/Engineer Selection: McIntire School of Commerce Academic Building
- Naming: Brandon Avenue Upper-Class Residence Hall Phase I as Bond House

Committee Discussion: Revisions to the Major Capital Plan

- Action item: Addition of the Augusta County Multi-Specialty Ambulatory Clinic, Biocomplexity Institute, University Hotel and Conference Center to the Capital Plan

Action Items

- Delegation of Authority for Architect/Engineer Selections
- Concept, Site, and Design Guidelines: University Hotel and Conference Center; Inn at Darden

Schematic Design Review

- Inn at Darden

Committee Discussion

- Construction Procurement and Process

Consent Agenda



Consent Agenda

- Architect/Engineer Selection
 - McIntire School of Commerce Academic Building:
Robert A.M. Stern Architects (RAMSA) of New York, NY with
Glavé & Holmes Architecture of Richmond, VA
- Naming
 - Brandon Avenue Upper-Class Residence Hall Phase I as Bond House

Committee Discussion: Major Capital Program Revisions



Proposed 2019 Multi-Year Capital Program

Category (in millions)	Academic Division	Health System	College at Wise
Authorized projects under construction	\$ 630.1	\$ 628.8	\$ ---
Authorized projects in planning	\$ 331.2	\$ 34.0	\$ ---
Authorized projects not yet initiated	\$ 1,191.5	\$ 288.0	\$ 205.2
SUBTOTAL (Program Approved June 2018)	\$ 2,152.8	\$ 950.8	\$ 205.2
Proposed new projects	\$ 534.0	\$ 64.4	\$ ---
TOTAL (Proposed 2019 Capital Program)	\$ 2,686.8	\$ 1,015.2	\$ 205.2

GRAND TOTAL FOR UVA, HEALTH SYSTEM, COLLEGE AT WISE: \$3.9+ BILLION

2019 Multi-Year Capital Program – Proposed Additions

Academic Division

Project	Budget
Campbell Hall Addition (School of Architecture)	\$25.0M - \$30.0M
Data Science Facility	\$43.0M
Engineering Academic/Research Building	TBD
Environmental Health & Safety Facility	\$28.0M - \$32.0M
Virginia Autonomous Systems Testing (VAST) Facility	\$9.0M - \$22.0M
Performing Arts Center	\$120.0M - \$144.0M
University Hotel & Conference Center (third-party developer)	\$100.0M - \$105.0M
Fontaine Research Park Infrastructure & Parking Garage	\$65.0M - \$87.0M
Fontaine Research Park Central Energy Plant & Utilities	\$25.0M - \$30.0M
North Grounds Parking Garage	\$30.0M - \$35.0M

2019 Multi-Year Capital Program – Proposed Additions

Health System

Project	Budget
Augusta County Multi-Specialty Ambulatory Clinic	\$8.0M - \$12.0M
Biocomplexity Institute	\$12.9M
Consumer-Based Ambulatory Clinic	\$13.0M - \$15.0M
Cancer Center – MRI LINAC	\$6.5M - \$8.0M
Focused Ultrasound MRI Expansion	\$13.5M - \$16.5M

Action Item – Additions to Major Capital Program

Augusta County Multi-Specialty Ambulatory Clinic

- Tenant fit-out for 28,000 SF leased space that will house primary and specialty care clinics offering a wide-range of clinical services
- Project budget: \$8.0 million-\$12.0 million (funded via Health System operating cash)

Biocomplexity Institute

- Tenant fit-out and structural changes to accommodate programmatic needs of the Biocomplexity Institute in Town Center Four at the UVA Research Park
- Project budget: \$12.9 million (funded via Health System operating cash)

University Hotel and Conference Center

- Construction of 220,000 GSF hotel with 225 guest rooms & 25,000 SF of conference center space
- Proposed site, adjacent to Ivy-Emmet Parking Garage, is centrally located and will provide convenient access from future buildings and program on the Ivy Corridor
- Current estimated project cost is \$100-\$105M (pursuing partnership with third party to develop and operate hotel and conference center)

Action Items



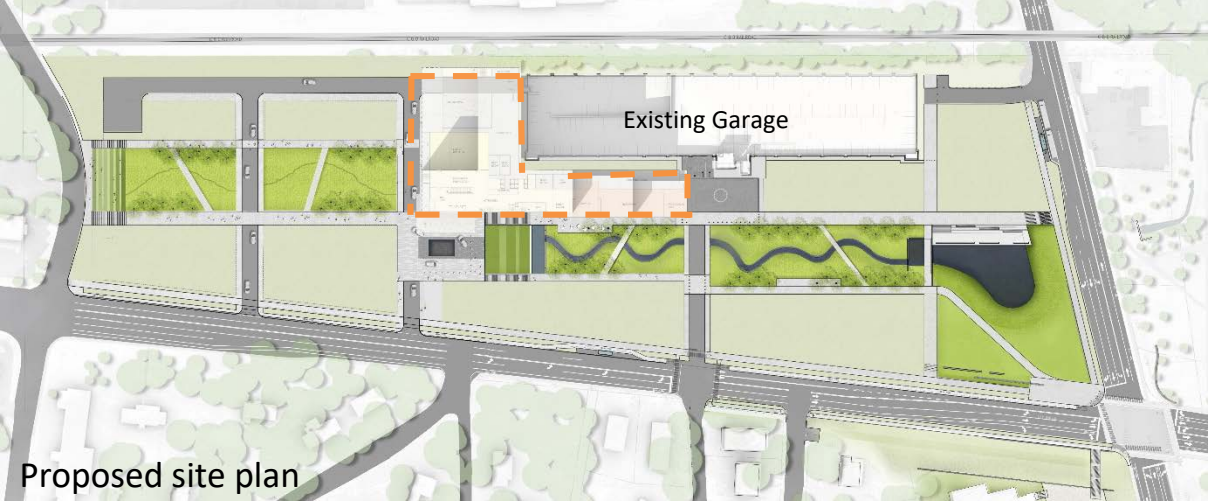
Delegation of Authority for Architect/Engineer Selections

- Buildings and Grounds Committee has authority to select architects/engineers (A/E) for capital projects
- Propose delegation of this authority to the Senior Vice President for Operations to
 - Streamline work of the Buildings and Grounds Committee
 - Improve efficiency of planning/design phase for a capital project

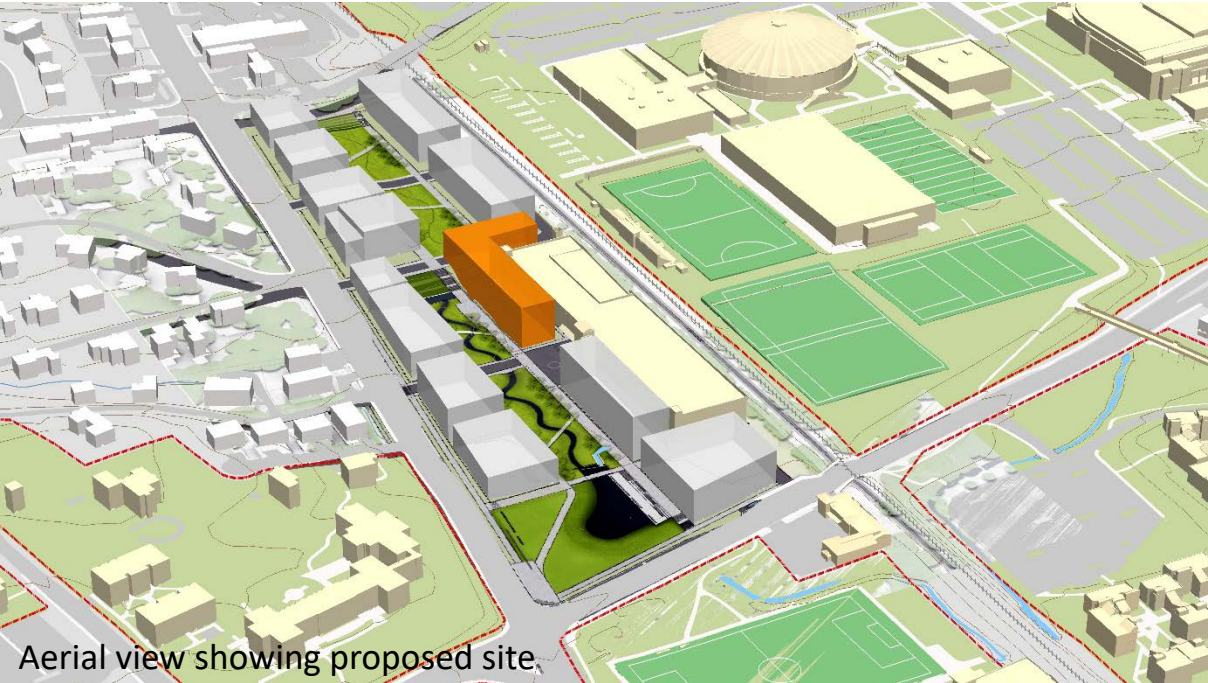
Concept, Site, and Design Guidelines



Concept, Site and Design Guidelines: University Hotel and Conference Center



- September 2016 - The Ivy Corridor Landscape Framework Plan was approved by the BOV
- Fall 2017 - Hospitality Task Force recommended a hotel and conference center to replace the Cavalier Inn
- Fall 2018 - Emmet Ivy Task Force supported the development of a new University Hotel and Conference Center on the Ivy Corridor
- A hospitality feasibility study analyzed the sites and proposed Parcel 7 on the approved Framework Plan as the preferred site
- The proposed site is centrally located to provide convenient access from all future buildings and program on the Ivy Corridor, and enables direct access to, and screens the existing Ivy-Emmet Parking Garage



Concept, Site and Design Guidelines: Inn at Darden and Arboretum



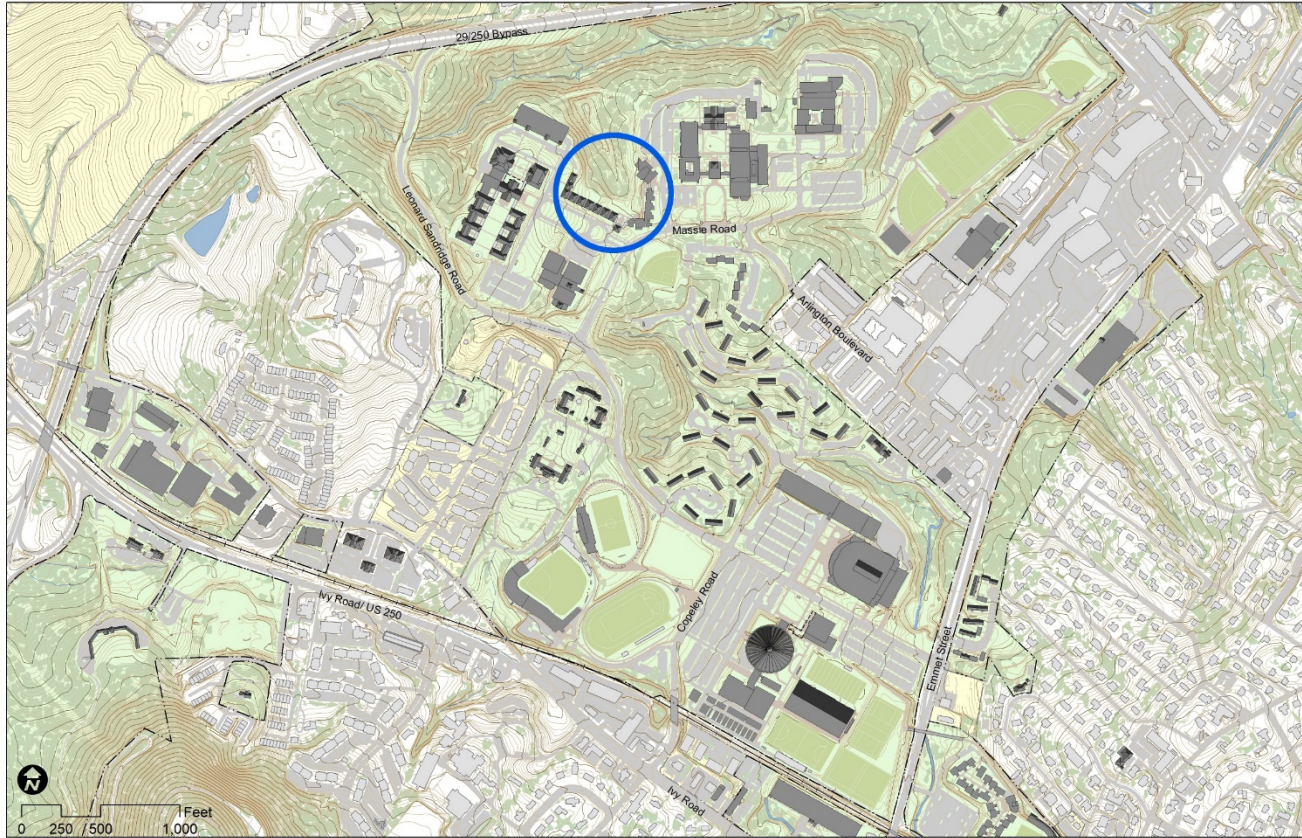
- The Inn at Darden will be partially demolished and will serve as the site for the new Inn.
- The architecture and landscape will be developed to establish a compatible relationship with the adjoining buildings.
- The adjacent five-acre wooded site will be developed into an arboretum that will expand the educational opportunities of the new Inn, and connect the North Grounds precinct with the Rivanna Trail.
- The Arboretum will provide pathways from the existing parking facility, enhancing the facility user's connection to the site, the Inn and the parking garage.



Schematic Design Review: Inn at Darden and Arboretum



Inn at Darden and Arboretum



Site Location on Grounds

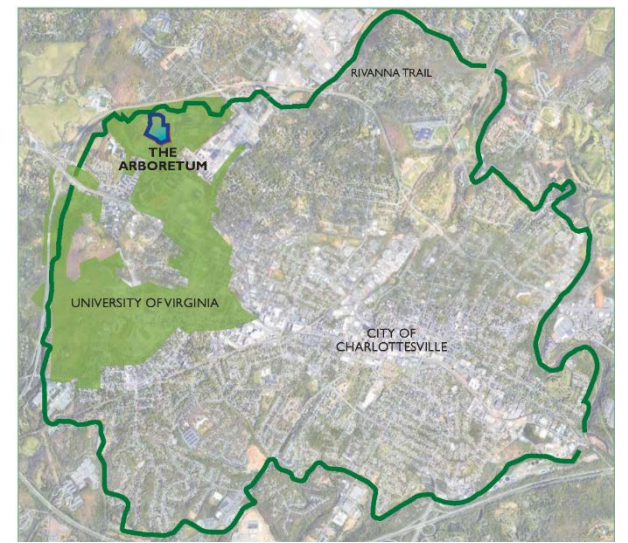


Site Plan

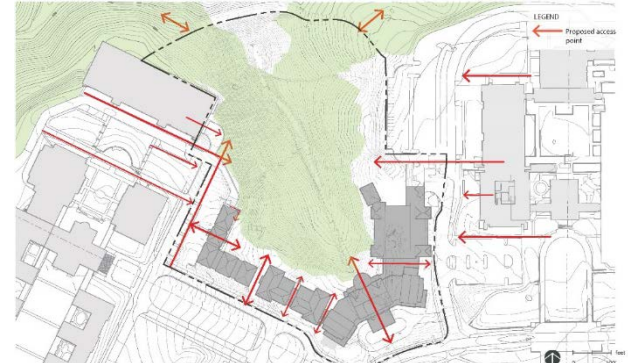
Inn at Darden and Arboretum



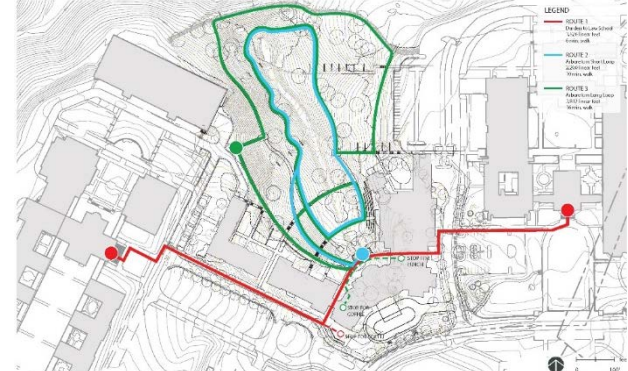
Concept Site Plan



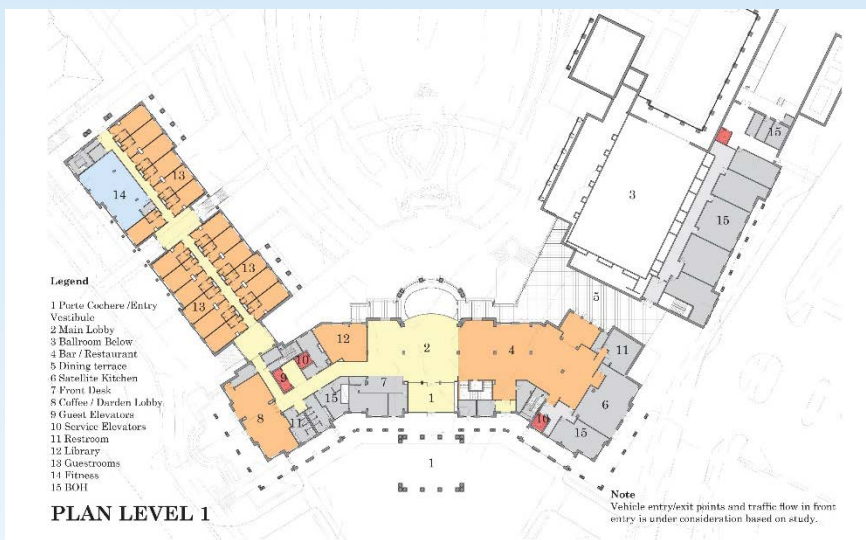
Context plan



Proposed pedestrian access



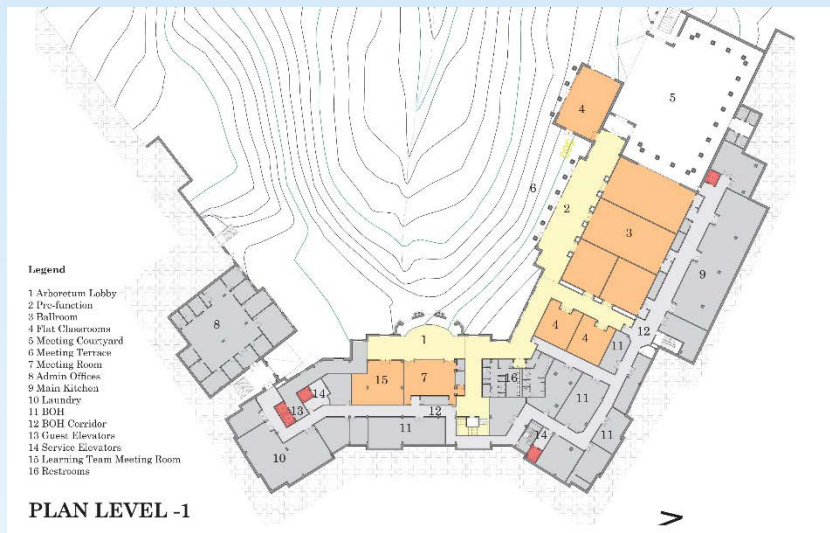
Proposed arboretum walks



Key Plan



Massie Road Elevation



Key Plan



Arboretum Elevation



Current aerial view of the Inn at Darden looking north



Proposed aerial view of the Inn at Darden looking north



Current aerial view of the Inn at Darden looking south



Proposed aerial view of the Inn at Darden looking south



Current view from Massie Road looking northeast



Proposed view from Massie Road looking northeast

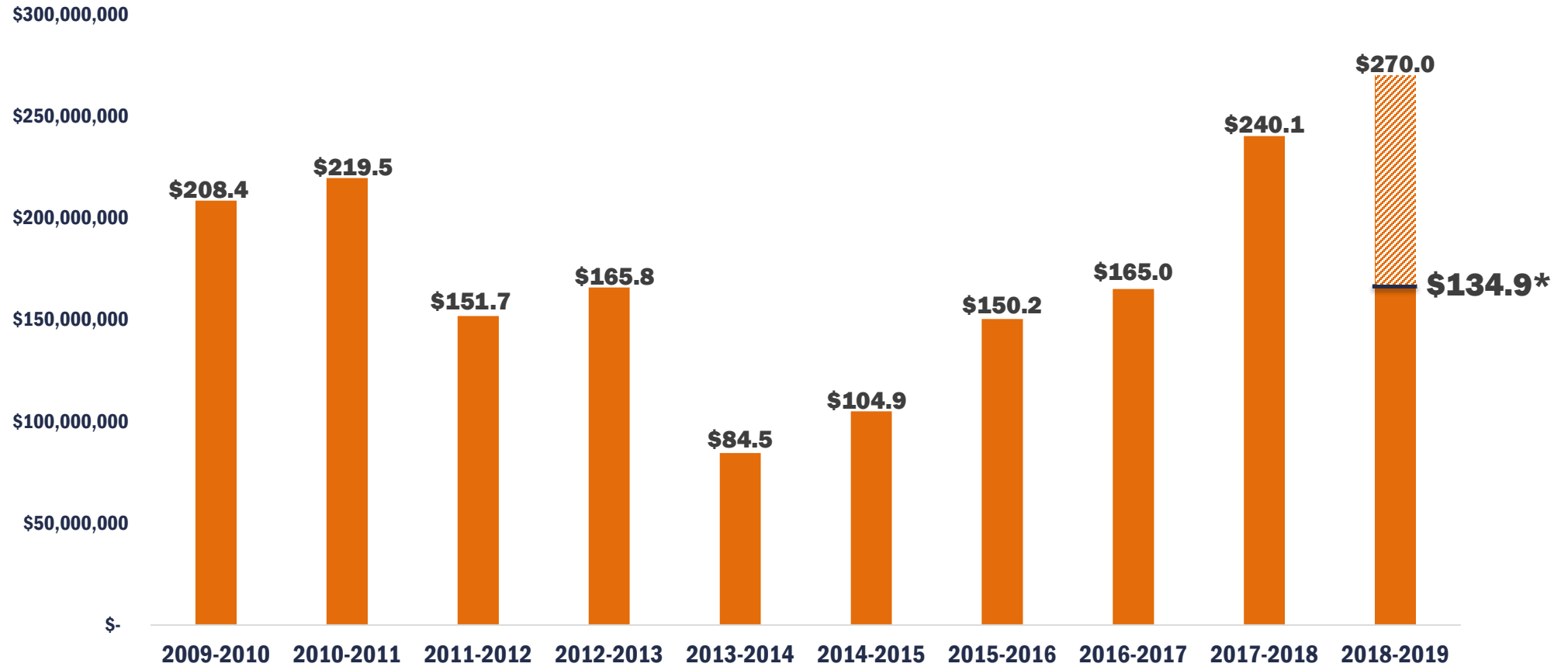


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Construction Procurement Process



CONSTRUCTION SPENDING



*Q1-Q2 Actuals

PROCUREMENT CRITERIA

**Project
Size**

Complexity

Phasing

Schedule

Cost

Risk

PROCUREMENT OPTIONS

Competitive Negotiation (RFP) Process	Construction Management – At Risk with Design Phase Services	University Hospital Expansion, Gilmer Hall & Chemistry, Softball Stadium
	Competitive Negotiation Contractor – Fixed Price	Upper Class Housing Phase I, Ivy Stacks
	Construction Management – Agency with Design Phase Services	Lee Street MC Hospital Bed Expansion, JPJ Arena
	Design Build	Upper Class Housing Phase II, U-Hall Abatement/Demo

PROCUREMENT OPTIONS

Competitive Sealed Bid	Health System & Academic On-Demand Invitation for Bids	East Range Stormwater Improvements
	Select Bidders for Competitive Sealed Bid	UH8 Bone Marrow Transplant Unit
	Prequalification for Competitive Sealed Bid	Memorial to Enslaved Laborers
Special Circumstances	Sole Source	UH Emergency Power Ph III – Lee St. Utilities to Skanska
	Emergency	Baseball Netting for Davenport Field

CM SELECTION: REQUEST FOR PROPOSAL

PROCESS & CRITERIA



Technical Selection Criteria:

- Key Personnel Experience and Qualifications 30%
- Past Performance and Experience 20%
- Management Capability/Project Plan 20%
- BIM Experience 10%
- Project Safety Record & Proposed Plan 10%
- SWaM Firm Utilization 10%

Competitive Negotiation

- Technical 50%
- Price 50%

CM At Risk

- Technical 75%
- Price 25%

*Actions by Selection Committee

