



UNIVERSITY
of VIRGINIA

Board of Visitors Buildings & Grounds Committee
March 5, 2021

Agenda

- Remarks by the Chair
- Schematic Design Approvals:
 - UVA Hotel and Conference Center
 - Athletics Complex
- Major Capital Plan: Lambeth Field Apartments HVAC Improvements
- Committee Discussion
 - Revisions to the 2020 Major Capital Plan
 - Report on the Major Capital Projects Cost Review/Assessment

Schematic Design Approval: UVA Hotel & Conference Center





JPJ

LAMBETH FIELD RESIDENTIAL

NORTH GROUND ATHLETIC

EMMET/IVY GARAGE

HOTEL

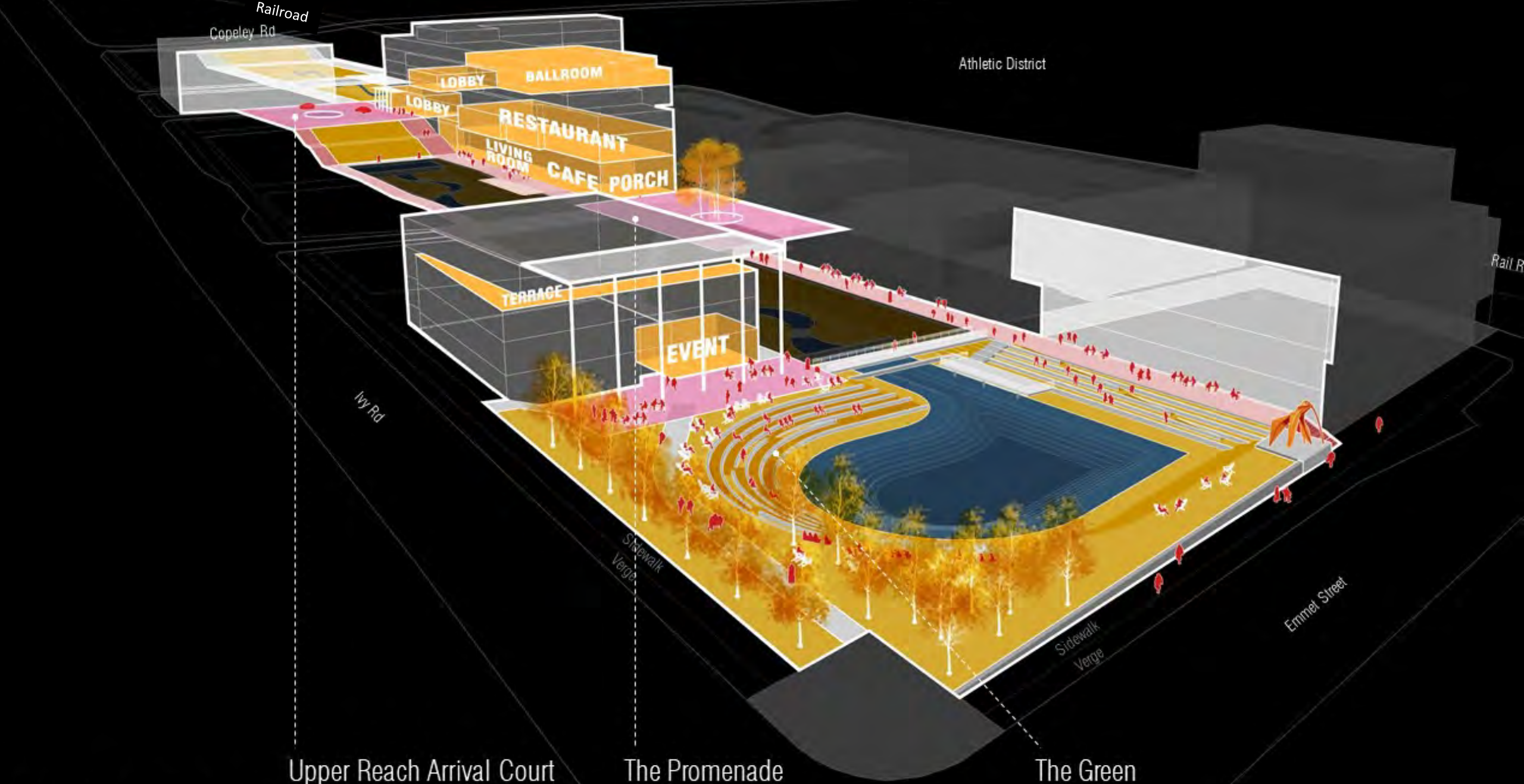
SDS

EMMET STREET SMARTSCALE

IRC

INITIAL BUILDINGS



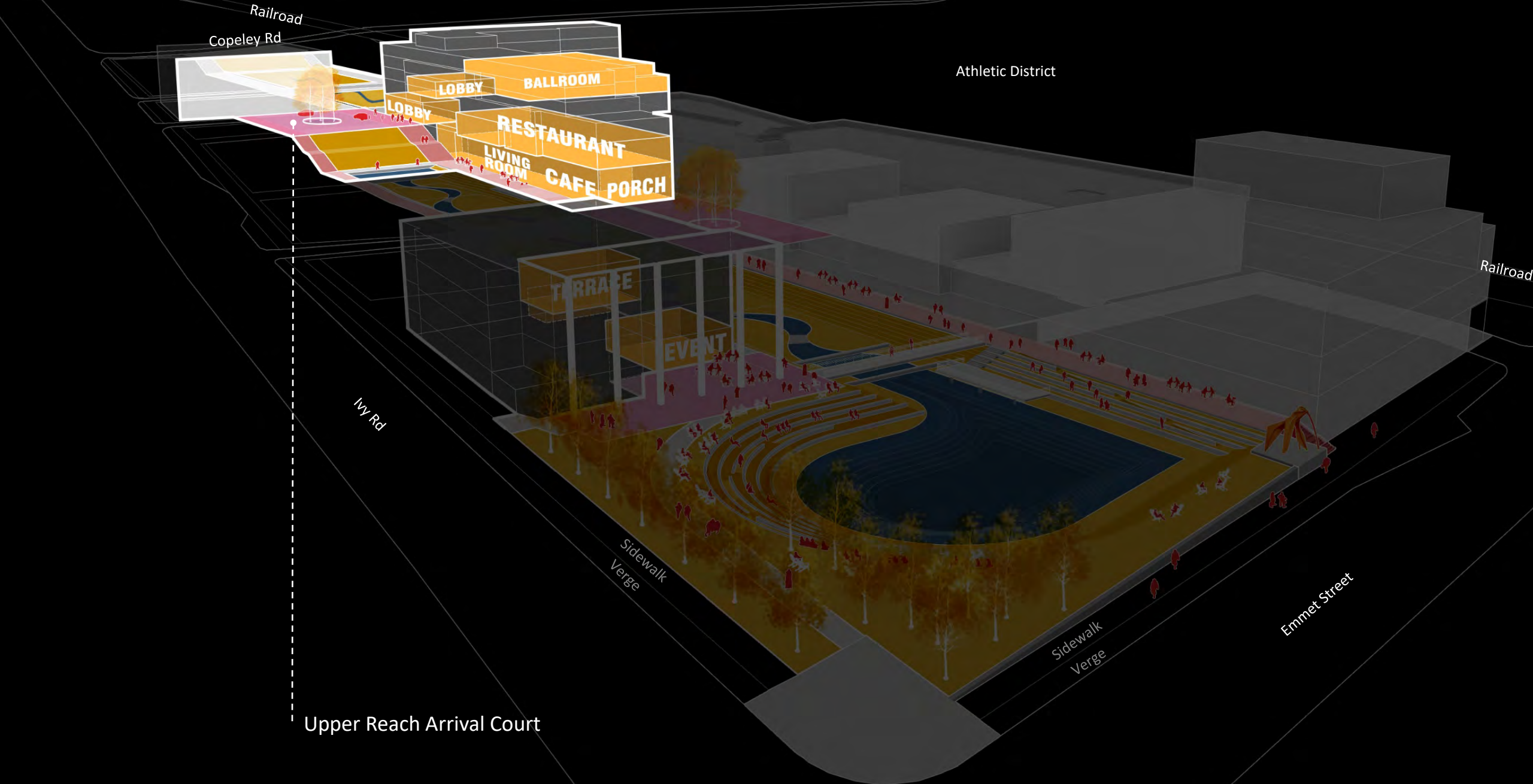


Upper Reach Arrival Court

The Promenade

The Green

PUBLIC SPACE CONNECTIONS



Railroad
Copeley Rd

Athletic District

Ivy Rd

Railroad

Upper Reach Arrival Court

Sidewalk
Verge

Sidewalk
Verge

Emmet Street

PUBLIC SPACE CONNECTIONS



PROGRAM DIAGRAM

Hotel & Conference Center

223,260 GSF

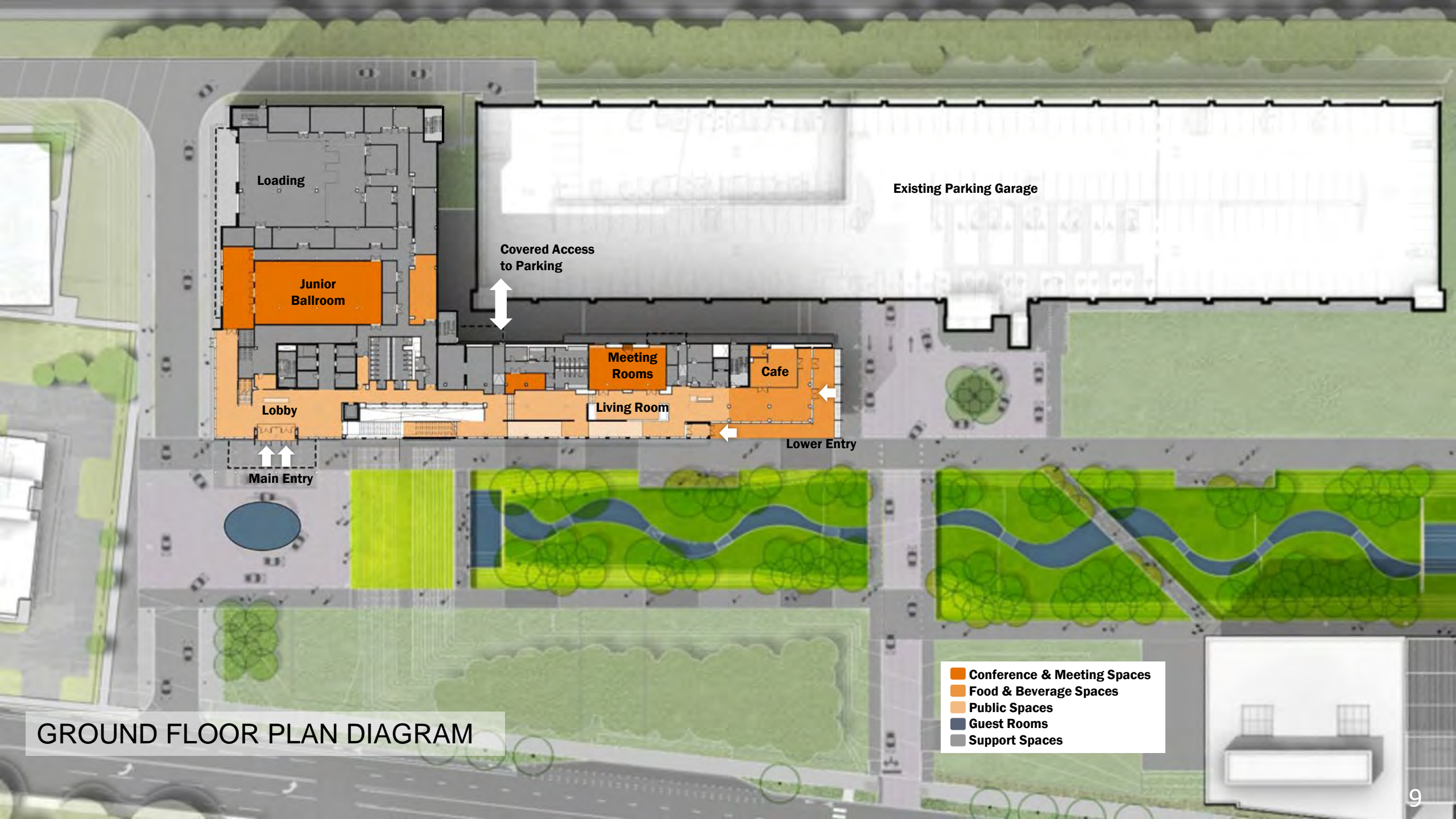
- Conference & Meeting Spaces 28,810 NSF
- Food & Beverage Spaces 15,010 NSF
- Public Spaces 12,630 NSF
- Guest Rooms 83,590 NSF

Suites (including hospitality suite): 9
 King Rooms: 103
 Double Queen Rooms: 103
 Total Guest Rooms: 215

Support 13,120 NSF

Outdoor Space* 7,040 NSF

*Not included in GSF



Loading

Junior Ballroom

Lobby

Main Entry

Covered Access to Parking

Existing Parking Garage

Meeting Rooms

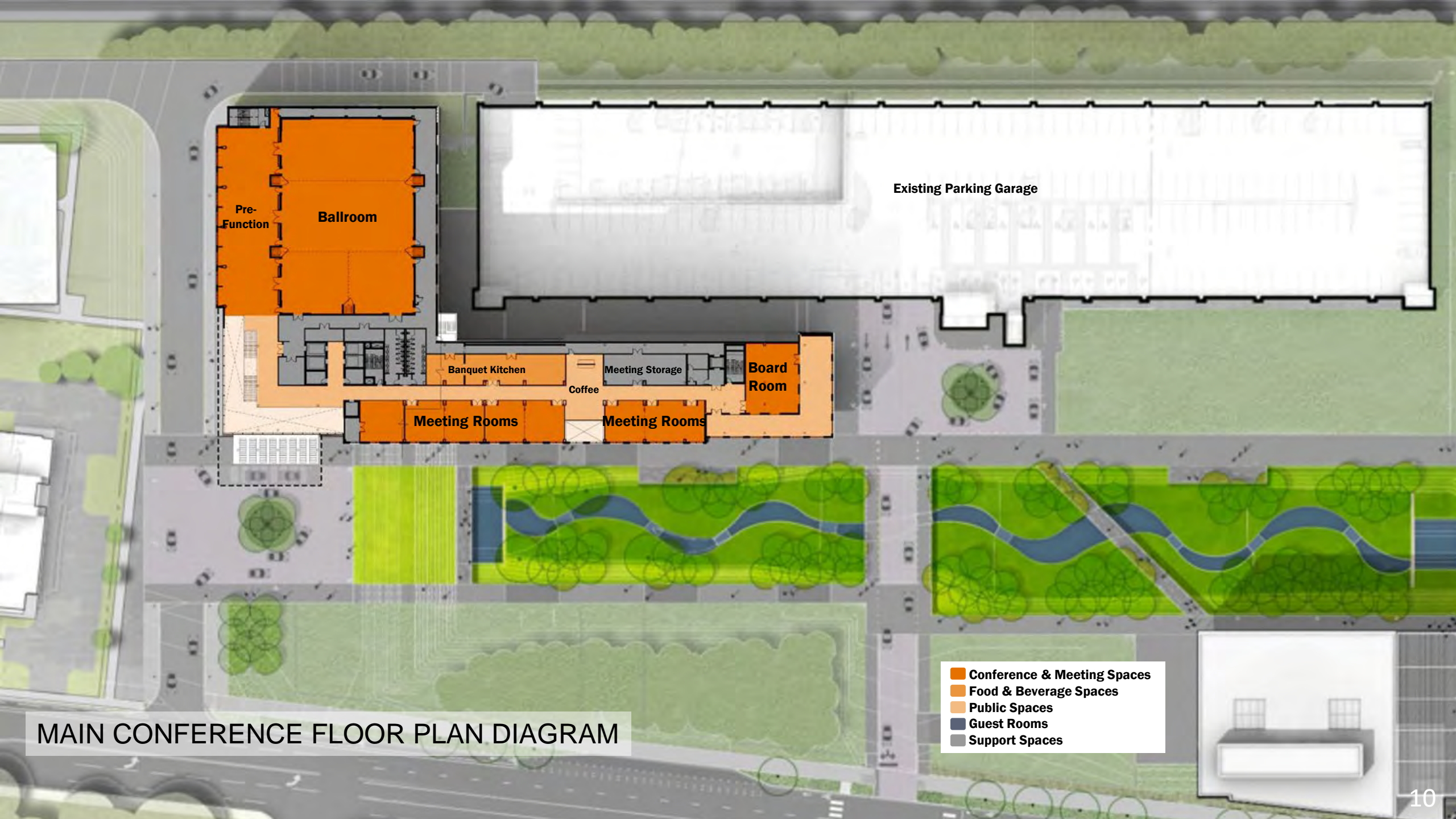
Cafe

Living Room

Lower Entry

- Conference & Meeting Spaces
- Food & Beverage Spaces
- Public Spaces
- Guest Rooms
- Support Spaces

GROUND FLOOR PLAN DIAGRAM



Pre-Function
Ballroom

Existing Parking Garage

Banquet Kitchen
Meeting Storage
Coffee
Board Room
Meeting Rooms
Meeting Rooms

- Conference & Meeting Spaces
- Food & Beverage Spaces
- Public Spaces
- Guest Rooms
- Support Spaces

MAIN CONFERENCE FLOOR PLAN DIAGRAM



PROPOSED VIEW OF THE HOTEL ENTRY LOOKING NORTH

- Building design will implement UVA 2050 Fossil Fuel Free goals
- Building design coordinated with UVA 2030 Sustainability goals
- Roof mounted HVAC for efficient heating/cooling
- PV-ready roof structure
- Durable and resilient exterior materials
- Improved comfort to building and plaza from canopy solar shading



- LEED Certified
- Electrical Load will allow the Kitchen to abandon Fossil Fuel in 10 years
- Stream & Planting enhances microclimate and biodiversity
- District-wide stormwater retention
- Trees provide solar shading in the summer
- HCC to implement sustainable and healthy practices: Non-toxic cleaning, Recycling & composting

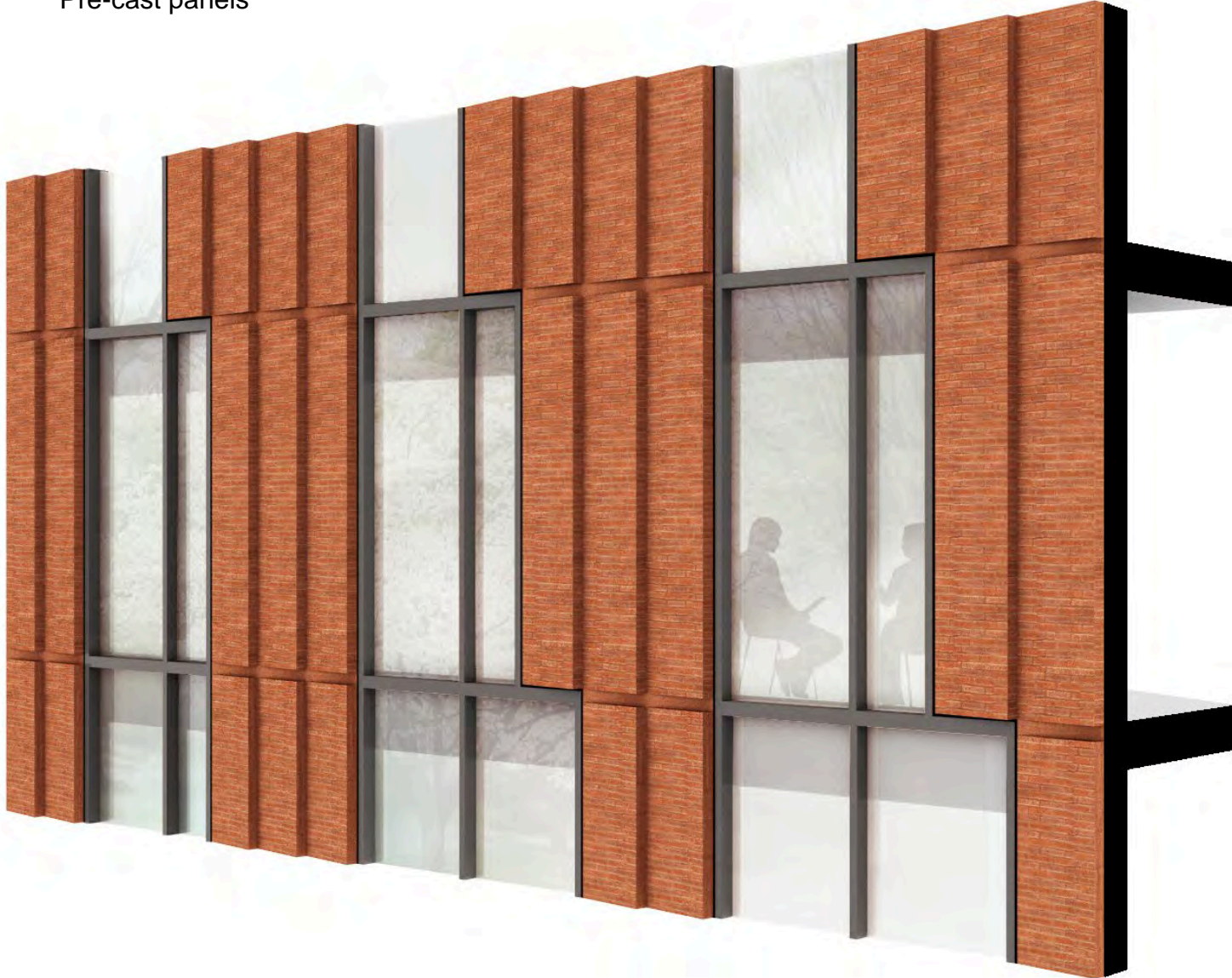
SUSTAINABILITY INITIATIVES



PROPOSED VIEW OF THE HOTEL ENTRY LOOKING NORTHWEST

SERRATED BRICK FAÇADE

Pre-cast panels



RED BRICK

Color and texture to be coordinated with School of Data Science



MULLIONS AND FRAMES

Grey



ARTICULATED PRECAST PANELS

“Gray Stone” color tone
Sandblasted with Exposed Aggregate



FLAT PRECAST PANELS

“Swiss Coffee” color tone
Acid Etched



PROPOSED VIEW LOOKING EAST TOWARDS LOBBY



PROPOSED VIEW LOOKING WEST ALONG PROMENADE



PROPOSED VIEW LOOKING NORTHWEST TOWARDS CAFÉ AND PORCHES



PROPOSED VIEW OF EAST GROUND FLOOR ENTRY



PROPOSED VIEW LOOKING NORTH TOWARDS PORCH

Schematic Design Approval: Athletics Complex





WELSH
INDOOR

COPELEY RD

McCUE
CENTER

JOHN PAUL
JONES
ARENA

MASSIE RD

GOODWIN BRIDGE

EXISTING AERIAL VIEW OF THE ATHLETICS AREA

EMMET ST



WELSH
INDOOR

FOOTBALL

COPELEY RD

McCUE
CENTER

OLYMPIC
SPORTS

JOHN PAUL
JONES
ARENA

PROMENADE

MASSIE RD

GOODWIN BRIDGE

EMMET ST

PROPOSED AERIAL VIEW OF THE ATHLETICS COMPLEX



WELSH
INDOOR

FOOTBALL

McCUE
CENTER

JOHN PAUL
JONES
ARENA

PROMENADE

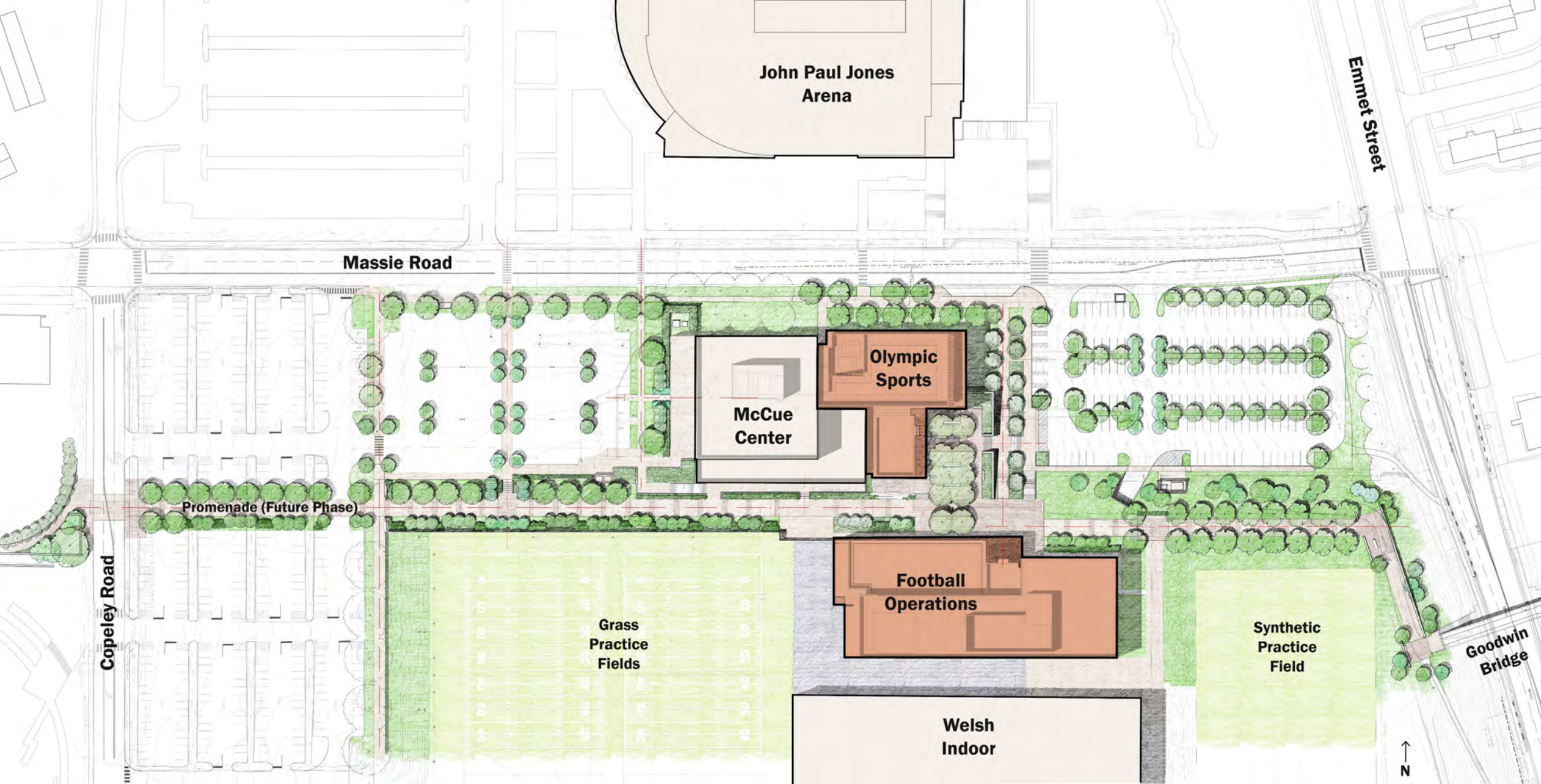
MASSIE RD

GOODWIN BRIDGE

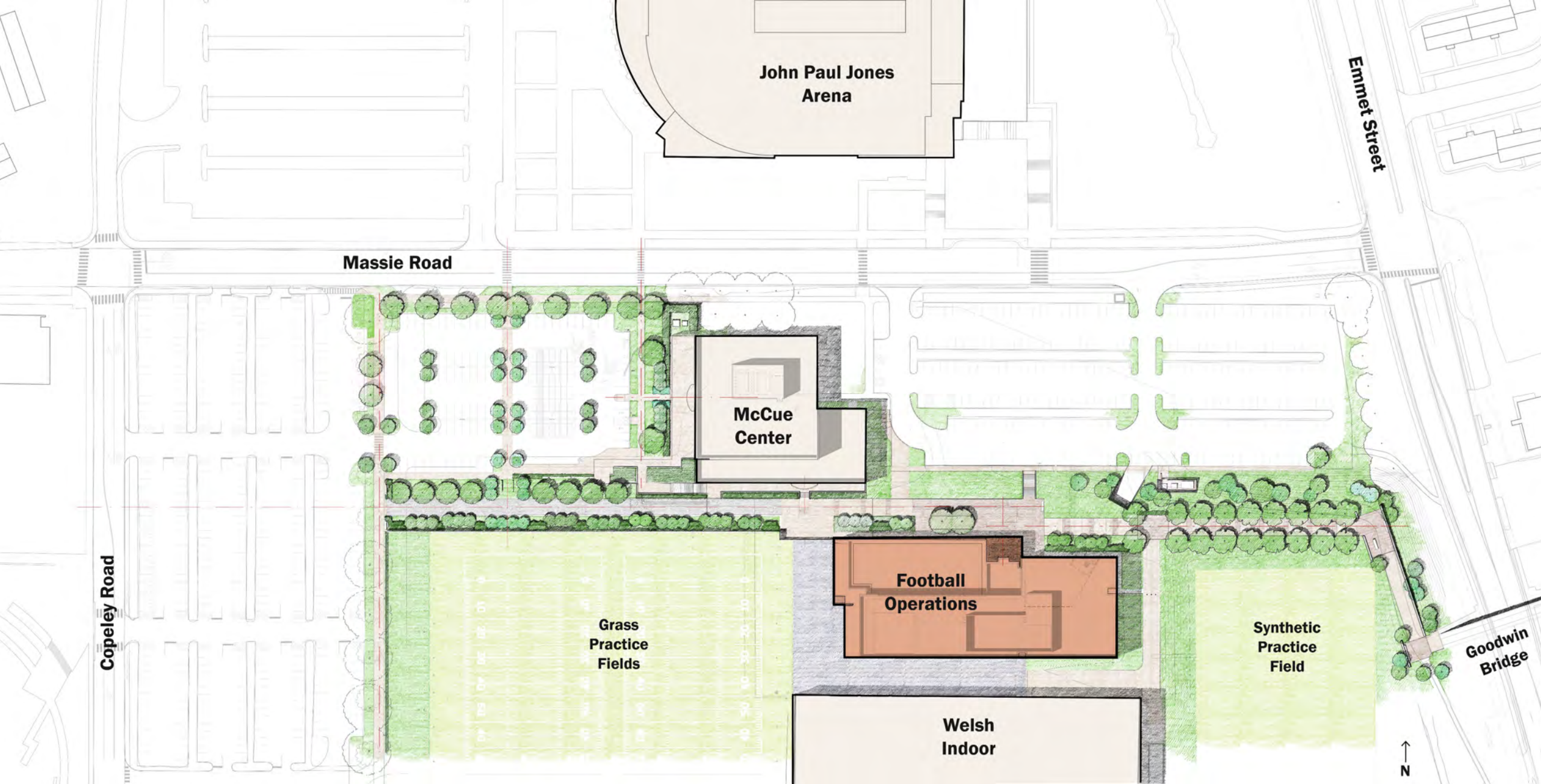
EMMET ST

COPELEY RD

ATHLETICS COMPLEX SITE PLAN – INITIAL PHASE



ATHLETICS COMPLEX SITE PLAN



ATHLETICS COMPLEX SITE PLAN – INITIAL PHASE



SUSTAINABLE DESIGN STRATEGIES



LEED v4 CERTIFIED DESIGN



LOW-VOC & TRANSPARENT PRODUCT INGREDIENT MATERIALS TO BE SELECTED FOR INTERIOR TO PROMOTE INDOOR AIR QUALITY



OPENINGS ORIENTED AND SIZED IN RESPONSE TO SOLAR RADIATION ANALYSIS TO LIMIT GLARE AND UNWANTED HEAT GAIN



EXTERIOR MATERIALS SELECTED FOR HIGH DURABILITY AND LIFE CYCLE COST PERFORMANCE



DISPLACEMENT VENTILATION HEATING/COOLING SYSTEM FOR STRENGTH & CONDITIONING ROOM



COMBINATION DOAS / SENSIBLE COOLING SYSTEM WITH ENERGY RECOVERY PROVIDES HIGH EFFICIENCY HVAC FOR BUILDING



NATURAL DAYLIGHT EMPHASIZED AND PROVIDED THROUGH LARGE GLAZED OPENINGS AND CLERESTORY WINDOWS



SHADED TREE CANOPIES AND LANDSCAPED OUTDOOR AREAS OF RESPITE FOR STUDENT ATHLETES & STAFF



PV READY ROOF STRUCTURE



JOHN PAUL JONES ARENA



PALMER PARK SOFTBALL ARENA



GEORGE WELSH INDOOR PRACTICE FACILITY



RED BRICK

GLEN-GERY

'CUSHWA SHENANDOAH' BLEND TO
MATCH EXISTING IN PRECINCT



RUSTICATED BASE COURSING

GLEN-GERY

'CUSHWA SHENANDOAH' BLEND
TO MATCH EXISTING IN PRECINCT
EXTEND/ STAGGER EVERY OTHER COURSE



**MULLIONS, FRAMES, SUNSHADES,
COMPOSITE PANELS, AND PORTAL**

'SWISS COFFEE' COLOR TONE



WINDOW BASES

'VIRGINIA MIST' HONED GRANITE



EXISTING VIEW FROM GOODWIN BRIDGE LOOKING WEST



PROPOSED VIEW FROM GOODWIN BRIDGE PLAZA LOOKING WEST



EXISTING VIEW FROM SYNTHETIC PRACTICE FIELD LOOKING WEST



PROPOSED VIEW FROM PROMENADE LOOKING WEST



PROPOSED VIEW FROM PROMENADE LOOKING SOUTHEAST TOWARDS FOOTBALL ENTRY



EXISTING VIEW FROM MASSIE ROAD LOOKING SOUTHWEST



PROPOSED VIEW FROM MASSIE ROAD LOOKING SOUTHWEST



PROPOSED VIEW FROM PROMENADE LOOKING NORTHEAST TOWARDS OLYMPIC ENTRY



EXISTING VIEW FROM McCUE STAIR LOOKING SOUTHEAST



PROPOSED VIEW FROM McCUE STAIR LOOKING SOUTHEAST



EXISTING VIEW FROM JPJ STAIR LOOKING SOUTHWEST



PROPOSED VIEW FROM JPJ STAIR LOOKING SOUTHWEST

Major Capital Project Approval



Lambeth Field Apartments HVAC Improvements

- Project will address humidity and mold infiltration issues by:
 - Replacing outdated PTAC units with more energy-efficient units
 - Installing a dedicated outside air system (DOAS)
- Phased project over two summers (begin May 2021 and complete by August 2022)
- Estimated project budget of \$14.5M funded via debt

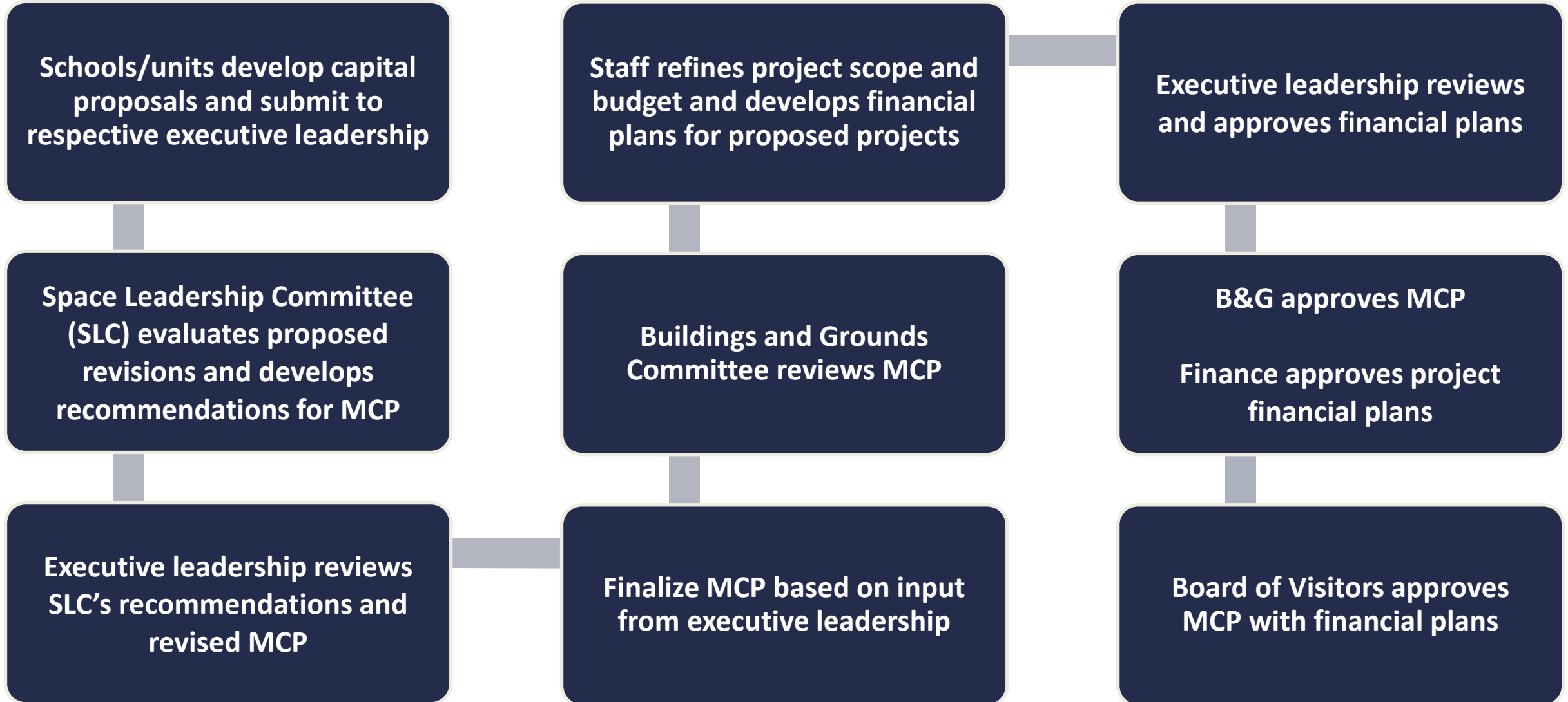


Revisions to the 2020 Major Capital Plan



Annual Development of UVA's Major Capital Plan

Process launches each fall and runs through June with the approval of the Major Capital Plan (MCP)

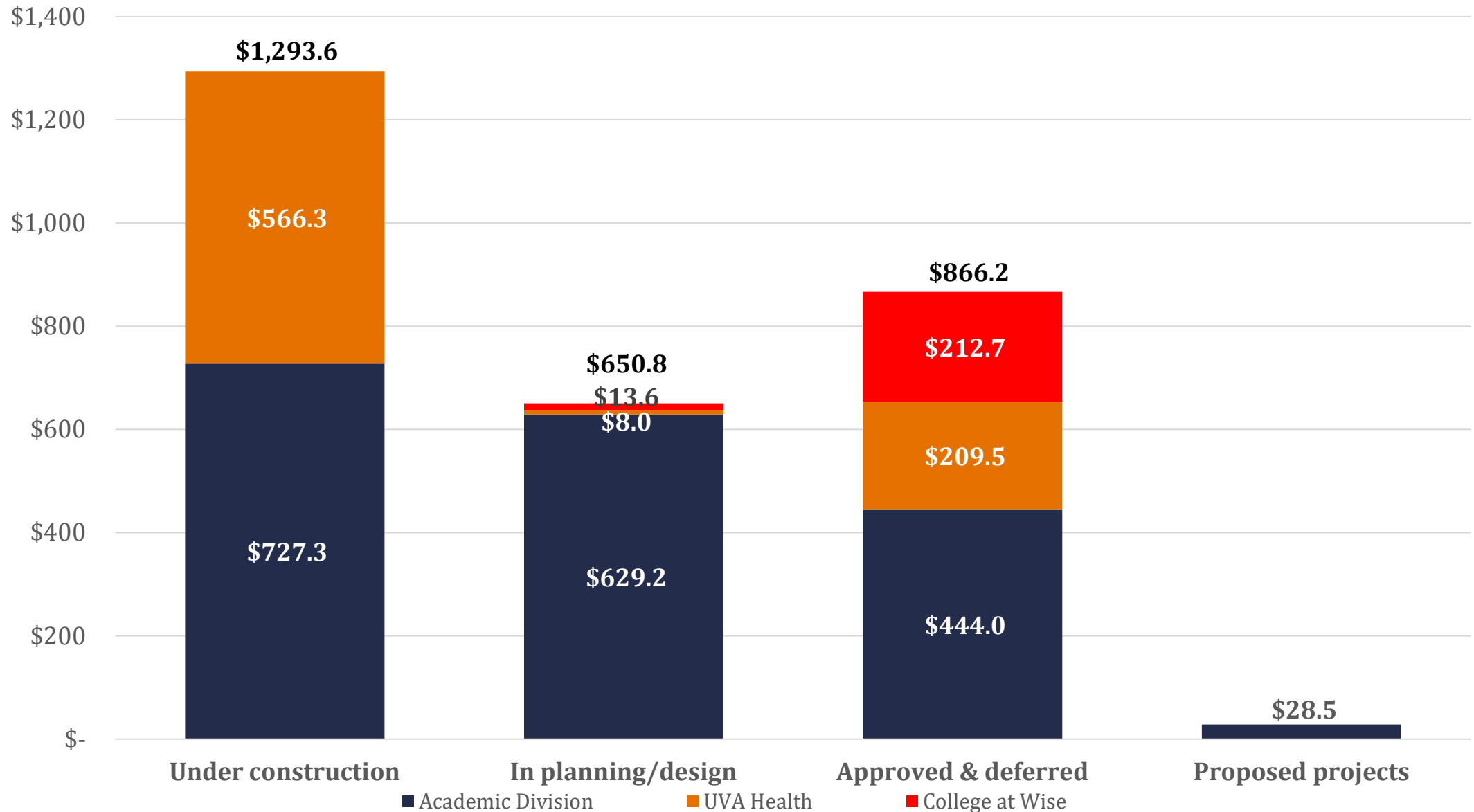


Proposed Revised 2021 Major Capital Plan Summary

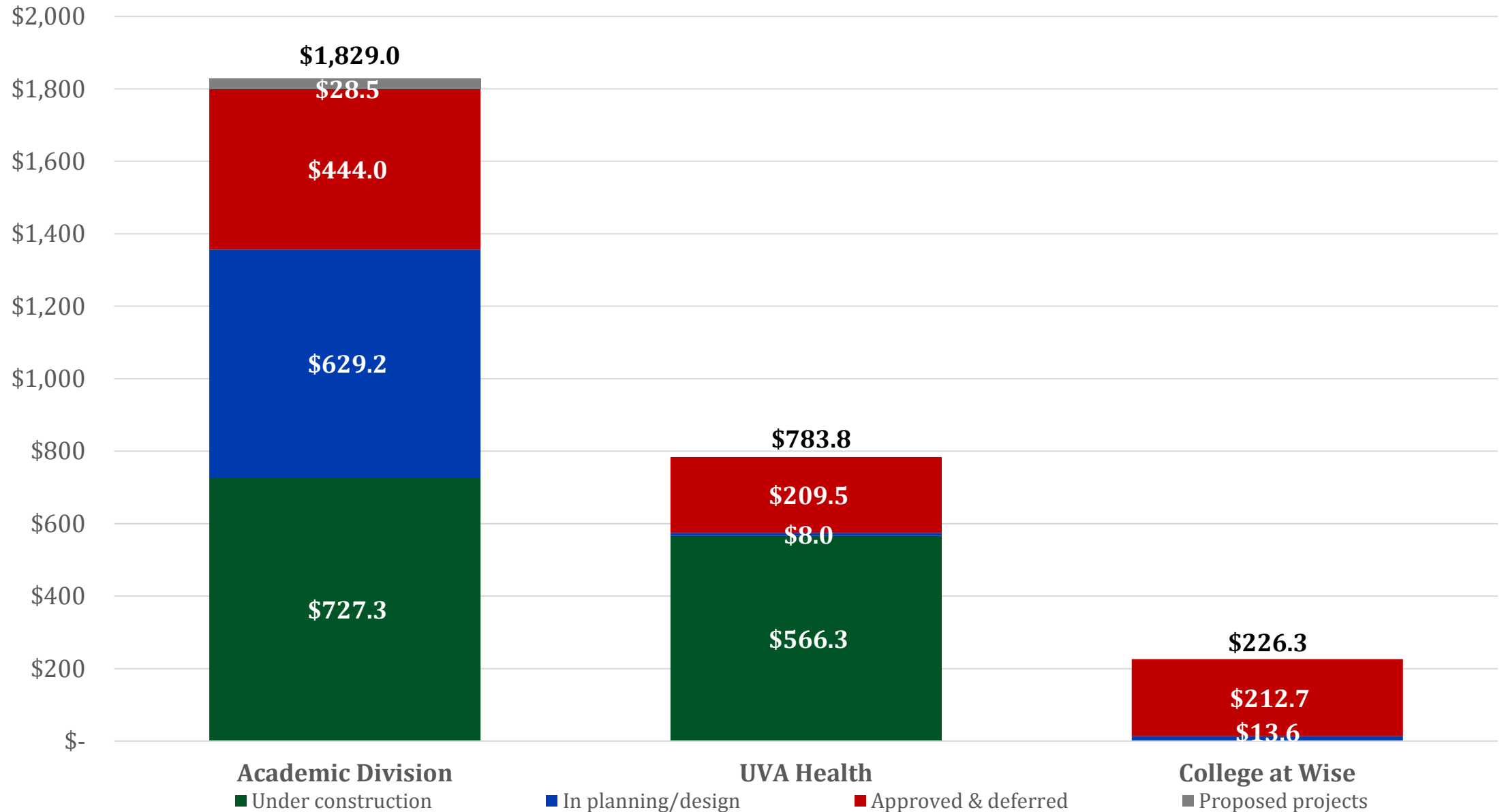
2020 Major Capital Plan*		\$ 3,164.4
Less: Projects completed since June 2020		\$ (211.9)
Proposed new projects:		
Lambeth Field Apartments HVAC Improvements	\$ 14.5	
Tech Talent Investment Program Phase I	\$ 3.0	
Massie Road Utility Extension	<u>\$ 11.0</u>	
Plus: New projects added		\$ 28.5
Less: Projects removed per project sponsor		\$ (142.0)
Less: Previously-authorized projects to be deferred		<u>\$ (866.2)</u>
2021 Major Capital Plan		\$ 1,972.8

*Includes previously-authorized projects that were deferred (\$1.0B)

Proposed 2021 Major Capital Plan by Phase *(\$ in millions)*



Proposed 2021 Major Capital Plan by Agency *(\$ in millions)*



Proposed 2021 Multi-Year Major Capital Plan

Projects proposed to be added to the Capital Plan

Project	Budget
Tech Talent Investment Program Phase I	\$3.0M
Massie Road Utility Extension	\$11.0M

Projects recommended to be removed

Project	Budget
Alderman Road Residence Hall - Building 7	\$70.0M
Pinn Hall Nobel Laureate Gallery	\$12.0M
Eye Center	\$60.0M

Strategic Planning Studies

- Athletics/North Grounds Parking Garage
- Grounds Plan Update
- Tech Talent Investment Program (Phases II and III)
- Utility/Infrastructure Studies
 - Chemistry Addition Chiller Plant
 - Massie Road Utility Plant Expansion
 - Strategic Thermal Energy
- UVA Health Studies
 - Clinical Lab Building Study
 - Hospital Façade Replacement Study

Major Capital Projects Cost Review/Assessment



Goals and scope of work

Primary goals

- Evaluate total cost (i.e., project cost) of major capital projects at UVA
- Identify primary cost drivers and benchmark costs against comparable institutions/organizations
- Develop recommendations to address factors that influence the cost of capital projects at UVA, including advantages and disadvantages of alternative approaches

Scope of work

- Examine completed major capital projects and projects under construction to assess factors and trends that influence the cost of capital projects including, but not limited to:
 - Relevant University and state policies and/or procedures
 - Design guidelines and requirements
 - Construction procurement methods
 - Direct and indirect costs included in total project costs
- Conduct interviews with Board members; executive leadership; project sponsors and others involved in capital process; external architects and contractors that have worked on UVA projects
- Provide detailed report of findings and recommendations

Project timeline

December 2019

- Presented concept to Buildings & Grounds
- Solicited request for proposals

Jan-Feb 2020

- Received proposals from firms (13)
- Shortlisted 3 firms

March 2020

- Interviews scheduled and postponed twice
- Placed project on hold due to COVID

Jan-Feb 2021

- Interviewed 3 finalists
- Negotiated and awarded contract to HKA Global, Inc.

March-Aug 2021

- Conduct detailed cost analysis and develop recommendations (~24-week process)

September 2021

- Present final assessment report to UVA (executive summary, findings, recommendations)

HKA Global, Inc. (with Capital Project Strategies)

- Privately-owned, independent consulting firm specializing in construction, manufacturing, process, and technology industries
 - Demonstrated knowledge of higher education construction, drivers of cost, and common critiques of the cost of higher education capital projects
 - Provided similar services to University of Oregon, University of Central Florida, Stanford, Johns Hopkins, UC Davis Health, University of Washington
- Comprehensive approach to the scope of work that will...
 - Focus on total project costs – both direct and indirect – and include complete project life cycle (from programming and design through construction completion)
 - Evaluate all projects for the last five years (both renovation and new construction)
 - Benchmark costs against peer/comparable institutions
 - Examine processes and develop recommendations to enhance project delivery and effectiveness

