

**UNIVERSITY OF VIRGINIA  
BOARD OF VISITORS**

**Meeting of the  
Buildings and Grounds  
Committee**

**June 2, 2023**

## **Buildings and Grounds Committee**

**Friday, June 2, 2023**

**8:30-9:30 a.m.**

**Board Room, The Rotunda**

### **Committee Members:**

Robert D. Hardie, Chair

Louis S. Haddad, Vice Chair

Robert M. Blue

Mark T. Bowles

Elizabeth M. Cranwell

Thomas A. DePasquale

U. Bertram Ellis

Stephen P. Long, MD.

The Honorable L.F. Payne

Amanda L. Pillion

Whittington W. Clement, Ex-officio

Lillian A. Rojas, Student Representative

### **AGENDA**

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

**BOARD MEETING:** June 2, 2023

**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 AGENDA ITEM SUMMARY**

**BOARD MEETING:** June 2, 2023

**COMMITTEE:** Buildings and Grounds

**AGENDA ITEM:** II.A.1. Naming: Virginia Guesthouse

**BACKGROUND:** University policy states that names for academic units, programmatic initiatives, and physical structures and spaces on the University of Virginia Grounds or property owned or leased by the University of Virginia or a University-Associated Organization, if used by the University, shall be approved by the Board of Visitors. The proposed name is recommended by the University’s Naming and Memorials Committee and by President Ryan.

**DISCUSSION:** The University of Virginia’s new Hotel and Conference Center (HCC), which is scheduled for completion in spring 2025, serves as an integral part of the development at the Emmet/Ivy Corridor. One of the central goals of transforming this part of Grounds – and a key initiative of the University’s 2030 Plan – is the design of a space “welcoming to members of the UVA community, the surrounding communities, and visitors to our Grounds.” Likewise, the Emmet/Ivy Task Force report noted that the HCC was envisioned to “ensure a welcoming, inviting, and inclusive place where local residents, visitors, and the University community interact.”

The proposed name for the HCC was developed through a robust and inclusive process led by the HCC Steering Committee, composed of representatives from the University (Facilities Management, Office of the Architect for the University, President’s Office, and University Communications), the UVA Foundation, hotel operator Benchmark/Pyramid, Deborah Berke Partners (architects), the Charlottesville/Albemarle Convention and Visitors Bureau, and other stakeholders. The UVA Foundation engaged Goodrich, consultants who were already engaged in developing appropriate brand look and feel for the HCC, to explore, develop, and recommend a naming convention for the HCC with oversight by a subset of the HCC Steering Committee. Goodrich conducted discovery interviews with members of the Steering Committee, University and UVA Foundation leadership, and other stakeholders. Potential names were reviewed and refined until a final naming recommendation received consensus to move forward.

Throughout the name exploration and development process, the UVA team and Goodrich adhered to the following key principles and considerations:

- The name should appropriately reflect its connection to the University of Virginia and its intended role as a key gateway property (including an eventual Welcome Center).

- The name should be inviting and designed to reflect the vision for the property as a convening space, welcoming to both University and non-University communities.
- The name should have utility to attract both conference and leisure travel business.

Before making a final recommendation, the Steering Committee’s hospitality experts confirmed that all the final names considered would be marketable and would pose no barrier to attracting both hospitality and conference business. The group also conferred with the Office of the University Counsel regarding the availability of several names to determine if they were legally ownable and available. It is important to note that many options that may have seemed most intuitive for the HCC are registered by other entities and are therefore not available, including Virginia Hotel, Virginia Inn, The Cavalier, The Virginian, Cavalier Hotel, and The Virginia.

The recommended formal name for the HCC is “Virginia Guesthouse: A Hotel and Conference Center at the University of Virginia.” The shortened form, Virginia Guesthouse, would be used where appropriate. The final naming recommendation was based on several elements:

- The name leverages “Virginia” as a proxy for both the University and the Commonwealth.
- “Guest House” speaks to the original intention to be open and welcoming to all visitors, from academic symposia to parents and prospective students to general visitors to the University.
- “House” also employs a UVA-specific naming convention: the University’s dorms and living spaces are called Houses (e.g., Bond House, Gibbons House, etc.), as are spaces with other functions (e.g., Madison House).
- The name is fully ownable and can be registered by the University as an official protected name.

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

**NAMING OF THE VIRGINIA GUESTHOUSE HOTEL AND CONFERENCE CENTER**

WHEREAS, the University’s new Hotel and Conference Center (HCC), which is scheduled for completion in spring 2025, will serve as a welcoming, inviting, and inclusive place where local residents, visitors, and the University community interact; and

WHEREAS, the proposed name for the HCC was developed through a robust and inclusive process led by a Steering Committee composed of representatives from the University, the UVA Foundation, various consultant partners, and other stakeholders; and

WHEREAS, in its exploration and development of the proposed name, the Steering Committee adhered to the principles that the name should reflect the HCC's connection to the University and its role as a gateway property to UVA; reflect the vision for the HCC as a convening space welcoming to University and non-UVA communities; and serve to attract both conference and leisure travelers;

RESOLVED, the Board of Visitors approves *Virginia Guesthouse: A Hotel and Conference Center at the University of Virginia* as the formal name of the University's Hotel and Conference Center, as well as the shortened version *Virginia Guesthouse*, which may be used where appropriate.

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

**BOARD MEETING:** June 2, 2023

**COMMITTEE:** Buildings and Grounds

**AGENDA ITEM:** II.A.2. Naming: Walker Bridge

**BACKGROUND:** University policy states that names for academic units, programmatic initiatives, and physical structures and spaces on the University of Virginia Grounds or property owned or leased by the University of Virginia or a University-Associated Organization, if used by the University, shall be approved by the Board of Visitors. The proposed name is recommended by the University’s Naming and Memorials Committee and by President Ryan.

Jeff Walker, a 1977 alumnus of the McIntire School of Commerce, is chair of the social change investment fund New Profit and vice chair of a World Health Organization and Community Health Acceleration Partnership initiative focused on frontline health. Previously, Mr. Walker served for 25 years in various leadership roles for JPMorgan Chase and CCMP Capital. He serves on the boards of the UVA Contemplative Sciences Center (currently as chair) and the McIntire School of Commerce Foundation (for which he served as president). Mr. Walker is also a former member of the UVA Board of Visitors and has served on the boards of numerous other educational and non-profit institutions. He co-authored the book *The Generosity Network*, which illustrates new approaches to fundraising and activating resources. He resides in West Palm Beach, Florida with his wife, Suzanne; they are parents of a 2011 alumna of the UVA College of Arts & Sciences. Mr. Walker has been a longtime, generous supporter of the University: his giving has extended across multiple areas of the institution, including the McIntire School, Contemplative Sciences Center, Library, Miller Center, College of Arts & Sciences, the School of Continuing & Professional Studies, and Jeffersonian Grounds.

**DISCUSSION:** Contemplative Commons – the new facility for the UVA Contemplative Sciences Center – will open in fall 2023. The building will serve as a hub for academic, co-curricular, and extracurricular activities; interdisciplinary collaboration and research; and engagement between the UVA and Charlottesville communities. The Contemplative Commons project features a new pedestrian bridge across Emmet Street that will connect residential and academic spaces on central Grounds and reroute pedestrian traffic through one of the University’s most important natural areas. The bridge design was inspired by the High Line in New York City and provides spaces for study, reflection, and engagement in informal social exchanges.

The Contemplative Sciences Center seeks the Board’s approval to name the new pedestrian bridge “Walker Bridge” in recognition of Mr. Walker’s support for the Contemplative Commons project and his remarkable philanthropy to the University.

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

**NAMING OF THE WALKER BRIDGE**

WHEREAS, Jeff Walker, a 1977 alumnus of the University of Virginia McIntire School of Commerce, is chair of the social change investment fund New Profit and vice chair of a World Health Organization and Community Health Acceleration Partnership initiative focused on frontline health; and

WHEREAS, Mr. Walker has been a highly engaged alumnus and volunteer, having served on various boards including the Board of Visitors, McIntire School of Commerce Foundation Board, and Contemplative Sciences Center Advisory Board; and

WHEREAS, Mr. Walker has been a generous benefactor of various programs and initiatives across the University, including the Contemplative Sciences Center and the Contemplative Commons capital project; and

WHEREAS, the Contemplative Commons project features a new pedestrian bridge across Emmet Street that will connect residential and academic spaces on central Grounds and reroute pedestrian traffic through one of the University's most important natural areas;

RESOLVED, the Board of Visitors approves the name of this new bridge as *Walker Bridge*; and

RESOLVED FURTHER, the Board of Visitors, the University, and the Contemplative Sciences Center offer profound thanks to Mr. Walker for his generous support of the University.



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

**BOARD MEETING:** June 2, 2023

**COMMITTEE:** Buildings and Grounds

**AGENDA ITEM:** II.A.3. Naming: Spaces at The Forum Hotel at the Darden School of Business

**BACKGROUND:** University policy states that names for academic units, programmatic initiatives, and physical structures and spaces on the University of Virginia Grounds or property owned or leased by the University of Virginia or a University-Associated Organization, if used by the University, shall be approved by the Board of Visitors. These proposed names are recommended by the University’s Naming and Memorials Committee and by President Ryan.

The Frank M. Sands Sr. (MBA ’63) and Marjorie R. Sands Hotel at Darden and Conference Center for Lifelong Learning, also known by its marketing name The Forum Hotel, opened to the public in April 2023. The Forum Hotel offers various food and beverage amenities, as well as indoor and outdoor meeting and event spaces, to visitors and members of the UVA and local communities. The hotel grounds include an arboretum, botanical gardens, a pond, a restored stream, and walking trails that connect the Darden School to the UVA School of Law, Rivanna Trail, and the greater University and Charlottesville area.

**DISCUSSION:** The Darden School and Darden School Foundation raised significant philanthropic support for the construction of the hotel and arboretum and wish to recognize this support in the proposed names of the outdoor spaces in The Forum Hotel Arboretum & Botanical Gardens, outlined below. Additionally, the requests for the Board’s approval include proposed names for two indoor food and beverage amenities, given the public nature of these spaces.

<b>Proposed Name</b>	<b>Background</b>
Birch & Bloom	The proposed name for this modern steakhouse honors the “foundation for growth” theme of The Forum Hotel. Featuring a menu born of farms, fields, and water, the dining experience here connects guests to local surroundings, including the hotel’s arboretum and botanical garden.
The Good Sport	The proposed name for – and the visual aesthetics of – this neighborhood taproom honors the generosity and integrity of Darden alumnus Frank Sands Sr. Inspired by Mr. Sands’ love of sport, this taproom will cement itself as a before and after game spot, as well as a place for celebrations and milestones.

Proposed Name	Background
LaCross Botanical Garden	David M. LaCross is a 1974 alum of the McIntire School of Commerce and a 1978 alum of the Darden School. He is founder and former president and CEO of Risk Management Technologies in Berkeley, California. The Forum Hotel’s botanical gardens encompass a series of manicured gardens including a Japanese garden, a Chinese garden, a Jeffersonian garden, an edible garden, and a magnolia garden; the gardens feature two bridges that span a central stream and pond. The proposed name of the gardens recognizes Mr. LaCross’ support of the hotel project. Other philanthropy from him and his wife, Kathy, includes support of a dean’s chair, professorships, and unrestricted support of Darden.
Donald (TEP ’97) & Laurel Morel Thomas Jefferson Garden	Donald Morel is a 1997 alum of Darden’s Executive Program. He served as chair and CEO of West Pharmaceutical Services Inc.; is a Fellow of the American Institute of Biologic and Medical Engineering and a recipient of the Reimann Medal for exceptional service to Fox Chase Cancer Center; and has served on numerous NASA scientific advisory committees. The proposed name of this garden, which features historically relevant plantings as an homage to Thomas Jefferson's vision of botanical gardens at Monticello, recognizes giving from Mr. Morel to support the hotel project. Other philanthropy from him and his wife, Lauren, includes giving to professorship and scholarship funds as well as unrestricted support for Darden.
Class of 1987 Outdoor Amphitheater	Robert W. Smith is a 1987 alum of the Darden School; he and his wife, Teresa, are UVA parents. Mr. Smith served in various leadership roles at T. Rowe Price, and most recently has served as an Independent Director of MGM Growth Properties LLC. The proposed naming of this outdoor amphitheater recognizes a lead gift from Mr. Smith to support the hotel project, as well as gifts from several other members of the Darden Class of 1987. Other philanthropy from Mr. and Mrs. Smith includes giving to the Center for Asset Management and several scholarship funds, as well as unrestricted support for Darden and the School of Education and Human Development.

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

**NAMING OF SPACES AT THE FORUM HOTEL AT THE DARDEN SCHOOL OF BUSINESS**

WHEREAS, the Frank M. Sands Sr. (MBA ’63) and Marjorie R. Sands Hotel at Darden and Conference Center for Lifelong Learning, also known by its marketing name The Forum Hotel, opened to the public in April 2023; and

WHEREAS, the Forum Hotel offers various amenities to visitors and members of the UVA and local communities, and its grounds include an arboretum and botanical gardens; and

WHEREAS, the University of Virginia Darden School and Darden School Foundation raised significant philanthropic support for the hotel project and wish to recognize lead donors for the project;

RESOLVED, the Board of Visitors approves the names Birch & Bloom, The Good Sport, the LaCross Botanical Garden, the Donald (TEP '97) & Laurel Morel Thomas Jefferson Garden, and the Class of 1987 Outdoor Amphitheater; and

RESOLVED FURTHER, the Board of Visitors, the University, and the Darden School and Foundation offer profound thanks to the benefactors who so generously supported the construction of The Forum Hotel.

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

**BOARD MEETING:** June 2, 2023

**COMMITTEE:** Buildings and Grounds

**AGENDA ITEM:** II.B. 2023 Major Capital Plan

**BACKGROUND:** The revised multi-year major capital plan is presented annually to the Board of Visitors for review in March and approval in June. The Buildings and Grounds Committee determines whether a project should be added to the Major Capital Plan, and the Finance Committee evaluates whether there is a sound financing plan to pay for the estimated project cost and additional operating costs expected once a project is complete.

In June 2022, the Board of Visitors approved the 2022 Major Capital Plan for the Academic Division, UVA Health, and College at Wise. In accordance with the University's capital planning process, the University updates the Capital Plan annually to add new projects, remove projects that are no longer a priority, and evaluate/prioritize projects to ensure alignment with institutional priorities and the 2030 Strategic Plan.

**DISCUSSION:** The proposed 2023 Major Capital Plan, as shown on the following pages, revises the plan approved by the Board in June 2022 to include current cost estimates, add new projects, and remove projects no longer planned within the next six years.

The following major capital projects are proposed to be added to the Capital Plan:

- Public Safety Building (planning/design authorization)
- Second-year Housing Initiative (planning/design authorization)
- Research Computing Data Center (planning/design authorization)
- Replacement of the Chemistry Addition Chillers
- Replacement of the Video Scoreboard at Scott Stadium
- UVA Health Project
- Zion Crossroads Shell Space Clinic Build Out

The University recommends removing the following projects previously approved by the Board of Visitors:

- Darden Academic Building
- Pinn Hall Renovation Phase II
- Student Activities Building
- UVA Health Data Center

In addition to the projects proposed to be added to the 2023 Capital Program, the University of Virginia's College at Wise plans to initiate two strategic planning and space needs studies that will inform future capital projects:

- Mixed-use Housing Facility
- Research Building

Ms. Sheehy will review the proposed 2023 Major Capital Plan. Write-ups describing the proposed additions to the Major Capital Plan are included in the written reports.

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

**2023 MAJOR CAPITAL PLAN FOR THE ACADEMIC DIVISION, UVA HEALTH, AND THE COLLEGE AT WISE**

WHEREAS, in accordance with the University's capital planning process, major capital projects are vetted by executive leadership, as well as by appropriate committees of the Board of Visitors, to ensure alignment with institutional priorities; and

WHEREAS, the University proposes adding the following projects to the Major Capital Plan: Public Safety Building (planning/design authorization), Second-year Housing Initiative (planning/design authorization), University Data Center (planning/design authorization), Replacement of the Chemistry Addition Chillers, Replacement of the Video Scoreboard at Scott Stadium, UVA Health Project, and Zion Crossroads Shell Space Clinic Build Out; and

WHEREAS, the University proposes removing the following projects from the Major Capital Plan: Darden Academic Building, Pinn Hall Renovation Phase II, Student Activities Building, and UVA Health Data Center;

RESOLVED, the 2023 Major Capital Plan for the Academic Division, UVA Health, and the College at Wise is approved.

## UVA PROPOSED 2023 MAJOR CAPITAL PLAN

<b>Academic Division</b>					
Project (\$ in millions)	Estimated Budget	State GF	Gifts	Debt	Cash
<b>Projects under construction</b>					
Alderman Library Renewal	\$ 163.90	\$ 143.90	\$ 20.00		
Brandon Avenue Upper-Class Residence Hall	\$ 114.00			\$ 63.02	\$ 50.98
Chemistry Building Fume Exhaust Renewal	\$ 8.50				\$ 8.50
Contemplative Commons	\$ 72.60		\$ 52.60	\$ 15.00	\$ 5.00
Football Operations Center	\$ 80.00		\$ 26.20	\$ 29.50	\$ 24.30
Ivy Corridor Landscape & Infrastructure Phase I	\$ 60.00			\$ 56.00	\$ 4.00
Low Temperature Hot Water Conversion	\$ 38.49			\$ 34.50	\$ 3.99
Physics Building Renewal	\$ 62.51	\$ 60.42			\$ 2.09
Physics Building Classrooms	\$ 7.00	\$ 1.00			\$ 6.00
School of Data Science	\$ 53.50		\$ 5.50	\$ 48.00	
Shumway Hall (McIntire)	\$ 139.70		\$ 25.00	\$ 89.70	\$ 25.00
UVA Hotel & Conference Center	\$ 167.90		\$ 3.00	\$ 144.90	\$ 20.00
<b>Projects in planning/design</b>					
Center for the Arts (planning/design)	\$ 15.30		\$ 15.30		
Engineering Academic Building (planning/design)	\$ 5.00		\$ 5.00		
Center for Politics	\$ 10.00		\$ 10.00		
Fontaine Central Energy Plant & Utilities	\$ 65.00			\$ 50.00	\$ 15.00
Fontaine Research Park Roadway Infrastructure	\$ 10.00				\$ 10.00
Fontaine Research Park Parking Garage	\$ 61.00			\$ 61.00	
Institute of Biotechnology	\$ 350.00		\$ 100.00	\$ 250.00	
Ivy Corridor Landscape & Infrastructure Phase IIA	\$ 11.80				\$ 11.80
Karsh Institute of Democracy (includes Batten)	\$ 80.00		\$ 5.00	\$ 75.00	
Mem Gym Infrastructure & Accessibility Renewal	\$ 20.50			\$ 20.50	
Monroe Hall Addition HVAC Renewal	\$ 9.00			\$ 4.50	\$ 4.50
Olympic Sports Center	\$ 75.00			\$ 75.00	
UVA   NOVA Fairfax (tenant fit out)	\$ 20.60				\$ 20.60

## Academic Division

Project (\$ in millions)	Estimated Budget	State GF	Gifts	Debt	Cash
<b>Projects not yet initiated</b>					
<b>Near-term initiation (2024-26)</b>					
School of Architecture Center for Design (planning/design)	\$ 4.00		\$ 4.00		
Darden Student Housing	\$ -				
North Grounds Parking Garage	\$ 54.00			\$ 46.80	\$ 7.20
Pinn Hall Integrated Spatial Biology Core Consortium	\$ 8.50		\$ 8.00		\$ 0.50
<b>Mid-term initiation (2026-28)</b>					
Environmental Health & Safety Facility (planning/design)	\$ 1.50				\$ 1.50
UVA Museum (planning)	\$ 3.00		\$ 3.00		
<b>Long-term initiation (2028-30)</b>					
Old Cabell Hall Renewal	\$ 60.00	\$ 60.00			
<b>Proposed new projects</b>					
Public Safety Building (planning/design)	\$ 1.50				\$ 1.50
Second-year Housing Initiative (planning/design)	\$ 7.00			\$ 7.00	
Research Computing Data Center (planning/design)	\$ 3.00				\$ 3.00
Replacement of the Chemistry Addition Chillers	\$ 20.00			\$ 20.00	
Replacement of the Video Scoreboard at Scott Stadium	TBD				

## UVA Health

Project (\$ in millions)	Estimated Budget	State GF	Gifts	Debt	Cash
<b>Project in planning/design</b>					
Consumer Ambulatory Clinic (tenant fit-out)	\$ 15.00				\$ 15.00
Focused Ultrasound Expansion	\$ 16.50				\$ 16.50
UVA Encompass Rehabilitation Hospital Renovation & Expansion	\$ 45.00				\$ 45.00
<b>Projects not yet initiated</b>					
<b>Near-term initiation (2024-26)</b>					
Multi-Disciplinary Ambulatory Clinic Building	\$ 155.00			\$ 77.50	\$ 77.50
<b>Proposed new projects</b>					
UVA Hospital Project	\$ 132.00				\$ 132.00
Zion Crossroads Shell Space Clinic Build Out	\$ 7.40				\$ 7.40

## College at Wise

Project (\$ in millions)	Estimated Budget	State GF	Gifts	Debt	Cash
<b>Project under construction</b>					
Wyllie Library Renovation and Conversion	\$ 16.60	\$ 16.60			
<b>Projects not yet initiated</b>					
<b>Near-term initiation (2024-26)</b>					
Darden Hall Renovation	\$ 40.30	\$ 40.30			
Technology Classroom Building	\$ 52.00	\$ 52.00			
<b>Mid-term initiation (2026-28)</b>					
Sandridge Science Center Lab Wing Renovation	\$ 39.10	\$ 39.10			
Zehmer Hall Renovation	\$ 23.10	\$ 23.10			
<b>Long-term initiation (2028-30)</b>					
Athletic Building	\$ 24.70		\$ 24.70		
Bowers-Sturgill Hall Renovation	\$ 5.90	\$ 5.90			
Campus Welcome/Public Safety Facility	\$ 5.60	\$ 5.60			
Music Education Center	\$ 45.20	\$ 22.60	\$ 22.60		



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

**BOARD MEETING:** June 2, 2023

**COMMITTEE:** Buildings and Grounds

**AGENDA ITEM:** II.C. Schematic Design: Karsh Institute of Democracy

**PROJECT BUDGET:** \$80.0M

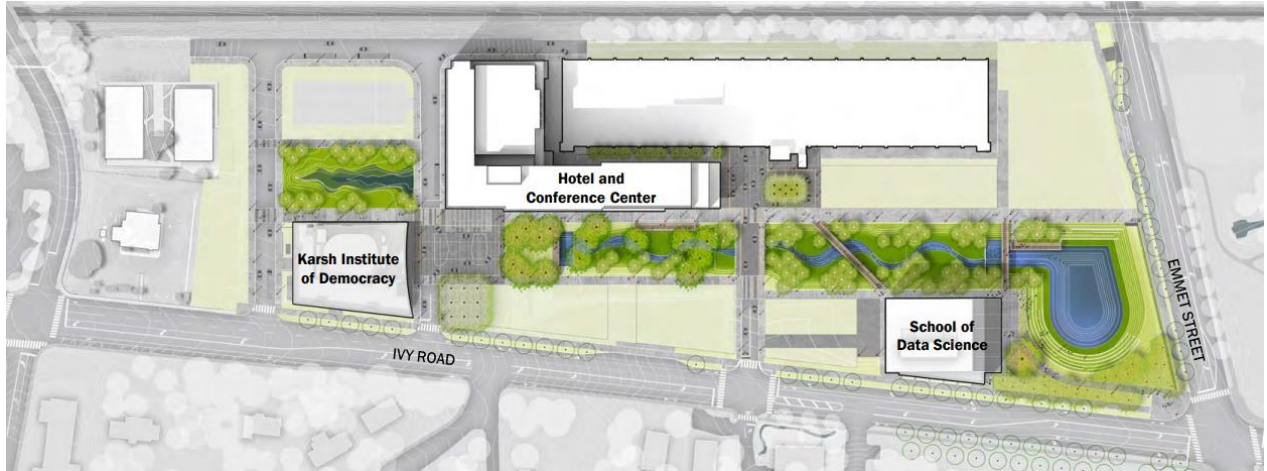
**BACKGROUND:** Located at the northwest corner of Ivy Road and Cameron Lane, the approximately 65,000 SF Karsh Institute of Democracy facility, approved by the Board of Visitors in June 2021, will be the second academic building constructed as part of the redevelopment of the Ivy Corridor. The Karsh Institute of Democracy is envisioned as an ecosystem of spaces designed to support scholarship and engagement around the challenges that face democracy. The four-story facility will include an approximately 425-seat state-of-the-art auditorium that will enable events to be hosted in-person and broadcast globally. The building will also include a variety of classrooms, a media production suite, offices, and meeting and research areas. The Batten School of Leadership and Public Policy will occupy approximately 17,500 SF of space in the Karsh Institute. The building will support and encourage impactful collaboration between the Karsh Institute, Batten School, and numerous other units across Grounds.

**DISCUSSION:** At the December 2022 meeting, the Buildings and Grounds Committee reviewed the schematic design for the Karsh Institute of Democracy developed by the design team, led by Höweler + Yoon and Hanbury Architects, in collaboration with representatives from the Office of the Architect for the University, Facilities Management, the Karsh Institute of Democracy, and the Batten School of Leadership and Public Policy. Ms. Raucher will review the revised design based on feedback from the Committee.

**ACTION REQUIRED:** Approval by the Buildings and Grounds Committee

**SCHEMATIC DESIGN FOR THE KARSH INSTITUTE OF DEMOCRACY**

RESOLVED, the revised schematic design for the Karsh Institute of Democracy, prepared by Höweler + Yoon and Hanbury Architects, in collaboration with representatives from the Office of the Architect for the University, Facilities Management, the Karsh Institute of Democracy, and the Batten School of Leadership and Public Policy, is approved for further development and construction.



Site plan



View of the Karsh Institute at the terminus of the landscaped public realm



East elevation proposed view



Main entry



East and north elevations proposed view

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

<b><u>BOARD MEETING:</u></b>	June 2, 2023
<b><u>COMMITTEE:</u></b>	Buildings and Grounds
<b><u>AGENDA ITEM:</u></b>	III. Schematic Design Review: Fontaine Central Energy Plant and Utilities
<b><u>PROJECT BUDGET:</u></b>	\$65 million
<b><u>ACTION REQUIRED:</u></b>	None

**BACKGROUND:** In September 2018, the Buildings and Grounds Committee approved a long-term master plan to guide near-term and long-term development at the Fontaine Research Park. The near-term plan for the Fontaine Research Park includes developing transit, parking and amenities, a central road to assist with wayfinding, and the development of research and academic space to be served by a centralized energy plant. The master plan examined stand-alone energy systems versus a centralized approach, recommending the latter as the most economical and sustainable approach for meeting the energy needs of new facilities and renewing existing facilities.

The Fontaine Central Energy Plant and underground utility distribution will initially serve thermal utilities (i.e., heating and cooling) to the new Institute of Biotechnology building and will be expandable to serve other buildings in the Fontaine Research Park. The first phase includes the construction of an approximately 19,000 square foot building, associated service yard, and utility distribution system. The Fontaine Central Energy Plant will demonstrate the University’s commitment to being a leader in next generation district energy systems utilizing thermal energy generation and distribution technology including geothermal storage, low-temperature hot water distribution, and heat recovery chillers. The use of these technologies will make this the first “zero combustion” fossil fuel free central energy plant on Grounds.

**DISCUSSION:** The design team, led by Affiliated Engineers with Ayers Saint Gross in collaboration with the Architect for the University and representatives from Facilities Management, has developed a schematic design that Ms. Raucher will review with the Committee.



Existing conditions at Fontaine Research Park with proposed site for the CEP



Aerial view of the Fontaine Research Park Near-Term Master Plan



Enlarged site plan with associated utility yard and parking



Fontaine Central Energy Plant perspective (northwest)

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

**BOARD MEETING:** June 2, 2023

**COMMITTEE:** Buildings and Grounds

**AGENDA ITEM:** IV. Report by the Senior Vice President for Operations and State Government Relations

**ACTION REQUIRED:** None

**DISCUSSION:** Ms. Sheehy will report on several major capital projects currently under construction and scheduled for completion in the next few years.



**WRITTEN REPORTS**

**Buildings and Grounds Committee  
University of Virginia**

**June 2, 2023**

# UVA SUSTAINABILITY: June 2023



## Accolades

This spring UVA Sustainability won three awards for its sustainability programs:

- A [2023 Better Buildings, Better Practices](#) award from the U.S. Department of Energy for UVA's Sustainable Labs Program. The DOE recognized the program's success in, among other things, decreasing carbon dioxide emissions by more than 20% in energy-intensive lab buildings.
- Two [Virginia Governor's Environmental Excellence Awards](#): UVA won Silver in the "Greening of the Government" category for efforts to reduce waste on Grounds and a Bronze award for UVA's Sustainable Labs program.

## Hoos Making an Impact

UVA President Jim Ryan recently announced the first winners of the [Hoos Making an Impact competition](#), launched by the Staff Senate, to collect and implement innovative ideas from staff across Grounds as part of an initiative to cultivate staff success and foster staff relationships with the community. The inaugural theme for the new, annual competition was sustainability, generating a list of 44 staff ideas to advance UVA's [2030 Sustainability Plan](#). A selection panel reviewed and named the top 10 for a second round, during which proposals were presented in person. All ideas were evaluated based on alignment with the sustainability plan, feasibility, and overall impact on UVA, should the idea be implemented. The winning projects were an initiative to reduce paper waste by increasing the use of DocuSign with document imaging integration processes to streamline document routing and signing on Grounds, and a "commute club" incentive program to promote and encourage alternative commuting, such as carpooling, remote working, cycling, walking, and public transit.

## Earth Month

Each year, UVA Sustainability partners with organizations on Grounds and across the Charlottesville-area community to host [Earth Day Every Day](#), a month-long celebration of our shared environment. Earth Day Every Day includes dozens of events and activities. On Earth Day, the UVA School of Nursing held a conference, [Protecting Health in a Changing Climate](#), built around the action steps outlined in the Health Care Without Harm Global Road Map for Health Care Decarbonization.

## Hoos ReUse

During move-out, UVA's [Hoos ReUse](#) program provides students an opportunity to donate gently-used or unwanted items to community organizations in hopes of minimizing the amount of waste sent to the landfill. This year, Hoos ReUse expanded to include indoor drop-off locations within specific dorms on Grounds.

[www.sustainability.virginia.edu](http://www.sustainability.virginia.edu)



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# University of Virginia

## PUBLIC SAFETY BUILDING (PLANNING/DESIGN)

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### Executive Summary

The University's safety and security responsibilities and assets have expanded dramatically over the last 20 years. In 2017, the University engaged Margolis Healy to fully assess its public safety and security infrastructure. The firm determined that the disparate reporting structures and physical separation of the various safety and security functions were limiting their effectiveness, and the University would benefit from consolidating those functions into a single division. In 2018 the University created the Department of Safety and Security (DSS). Having now organized the disparate reporting structure, and in anticipation of our expansive growth, the next step is to consolidate the new department in a facility conducive to supporting the DSS functions.

- Create opportunities for DSS to interact with and serve the larger Charlottesville community in support of the University's 2030 Strategic Plan.

Since 2019, consideration has been given to the possibility of renovating an existing, underutilized building that is in close proximity to Grounds and could accommodate the various reporting units, as well as the local emergency operations center and other public safety activities (e.g., special event command operations, tabletop and functional exercises, and public safety training and coordination). Any facility, new or existing, will need capability to provide secure parking for police vehicles and other emergency assets.

### Project Background

The five units of DSS are currently housed in seven locations across the Grounds. In spring 2019, DSS partnered with the Office of the Architect to complete a space study that looked at the physical space needs of a co-located department. Envisioned as an approximately 35,000 GSF facility, a new building would accommodate future anticipated growth of the department beyond its current table of organization. A new facility will:

- Allow for the immediate co-location and full integration of all DSS assets.
- Significantly enhance the Department's operational effectiveness and overall ability to serve the University community.

### Financial Information

Estimated planning/design cost: \$1.5M



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# University of Virginia

## SECOND-YEAR HOUSING INITIATIVE (PLANNING/DESIGN)

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### Executive Summary

The University's 2030 Strategic Plan includes a goal to "establish a series of residential communities that will house all first- and second-year students on Grounds and provide ways for third- and fourth-year students to stay connected to their residential communities." This is a critical component of developing citizen-leaders for the 21st century; providing students with an opportunity to live and learn together in diverse and inclusive communities will help prepare them to live and lead in an increasingly diverse world. To achieve this goal, the University will need to add 2,000-2,300 new beds by the 2029-2030 academic year.

### Project Background

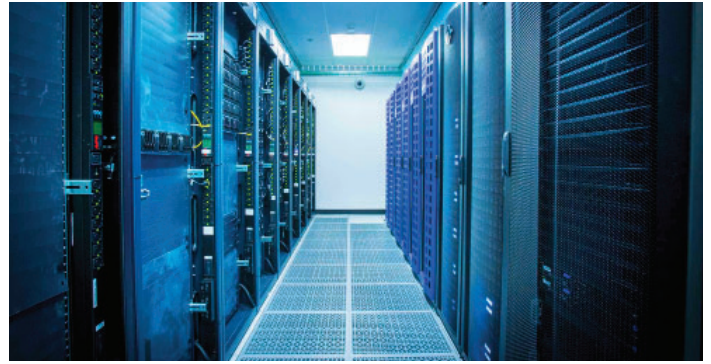
In May 2022, the University engaged Brailsford & Dunlavey (B&D) to advise the University on how best to implement the second-year residential expansion, considering the timeline, location, programmatic, and financial factors entailed in undertaking this initiative. B&D's effort built upon previous studies and reports (e.g., the 2013 Student Housing Survey and the 2016 Housing and Residence Life Update). Throughout summer and fall 2022, the UVA and B&D teams worked to define key variables that would impact the scale and timeline for the potential implementation of a second-year requirement.

B&D's analysis confirmed that UVA will need to add 2,000-2,300 beds to accommodate all first- and second-year students in University housing and highlighted various considerations UVA will need to address as it moves forward with this effort, including factors related to construction and financing approaches, student housing styles, and scale of development. The Office of the Senior Vice President for Operations & State

Government Affairs, in partnership with and on behalf of Student Affairs, seeks planning and design phase authorization for a student residence capital project that will support the second-year housing initiative. The planning for this project will use B&D's analysis as a guiding reference point and will align with the University's further exploration and decision-making processes around programming needs, site selection, and financial models.

### Financial Information

Estimated planning/design cost: \$7.0M



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# University of Virginia

## RESEARCH COMPUTING DATA CENTER (PLANNING/DESIGN)

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### Executive Summary

In 2022, a High-Performance Computing (HPC) Infrastructure Committee was formed and charged with assessing the University's research computing needs and the infrastructure necessary to support those needs. Based on its findings, the Committee recommends that the University construct a new data center to provide critical high-performance computing infrastructure necessary to support the rapidly growing needs of researchers across all schools. The Committee proposes that the new facility be located adjacent to the new central power utility plant planned for the Fontaine Research Park in order to take advantage of design synergies and the "pro-green" ability to harvest heat from the data center to use elsewhere at Fontaine.

### Project Background

UVA's current base infrastructure to support high-performance computing equipment is remarkably close to maximum capacity. Current HPC cluster usage is under 50%, so there is some room for growth on the current equipment in the next year or two. Given growth projections, it is expected that UVA will reach maximum data center capacity by the end of 2024.

The HPC Infrastructure Committee evaluated many options to expand data center capacity to support the growth of UVA's research computing infrastructure. The final recommendations are to (1) expand the University's current data center to accommodate needs through 2026, and (2) build a new data center in the Fontaine Research Park that could be operational in 2026. Research is a critical initiative in the 2030 Plan, and it must be supported by high-performance computing. It is expected that much of the work of the

"Grand Challenges" for research will require a robust HPC environment.

The decision to construct a new facility instead of leasing an existing structure is supported by a cost model that demonstrated the "cross-over" between total cost to lease versus build occurred in about four years, given current growth projections.

### Financial Information

Estimated planning/design cost: \$3.0M



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# University of Virginia

## REPLACEMENT OF THE CHEMISTRY ADDITION CHILLERS

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### Executive Summary

Informed by the recently completed Chemistry Addition Chillers Replacement Study, the proposed project will remove aging chillers in the Chemistry Addition, install new chillers, rebuild the cooling towers adjacent to the Aquatics and Fitness Center (AFC), and replace the chilled water and condenser water distribution pumps.

### Project Background

The three chillers and associated cooling towers and distribution pumps located in the Chemistry Addition mechanical room are more than 25 years old, have reached the end of their useful lives, and need to be replaced. The proposed scope and estimated project budget are based on the recommendations of the study and will include replacing the existing chillers with heat recovery chillers (HRC). The study examined using both traditional centrifugal chillers and HRC but concluded that HRC would yield greater carbon reduction (~8,800 tons), water reduction (~14 million gallons), and fuel savings (~\$1.5M) each year.

The proposed project will advance the University's efforts in meeting the 2030 Sustainability Plan goals approved by the Board of Visitors in December 2019 to be carbon neutral by 2030 and fossil fuel-free by 2050 and to reduce water use by 30% over 2010 levels by 2030.

### Proposed Time Frames

Planning/Design: August 2023-February 2024

Construction: March 2024

Expected completion: March 2025

### Financial Information

Estimated project cost: \$20.0M

Fund source: Debt (debt service covered by utility rates)



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# University of Virginia

## REPLACEMENT OF THE VIDEO SCOREBOARD AT SCOTT STADIUM

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### Executive Summary

The proposed project will replace the outdated video scoreboard at Scott Stadium, the center of the Athletics experience for many in the UVA community. Supporting the second strategic goal of the 2030 Plan to “cultivate the most vibrant community in higher education,” the new scoreboard will enhance the gameday experience; increase fan support (UVA students, faculty, and staff , as well as the broader community); and support the Athletics Department plan to rebuild football into a showcase for the UVA community.

### Project Background

Installed in 2009, the current video scoreboard is significantly outdated and requires numerous repairs annually simply to maintain functionality. In operation for nearly 15 seasons, the current board is well past its lifespan. It is difficult to procure parts for needed repairs and for fans to see graphics, data, and information displayed on the board. The scope of the project includes replacing the entire video scoreboard and performing the structural improvements needed to support a modern board in place for the 2024 football season. The exact specifications of the video board are under discussion which will drive the final cost.

### Proposed Timeline

Planning/Design: June 2023-November 2023

Construction: December 2023

Expected completion: August 2024



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# University of Virginia

## UVA HEALTH PROJECT

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### Executive Summary

The proposed project will advance the three overarching goals of UVA Health's strategic plan to cultivate healthy communities and inclusion for all; strengthen UVA's foundation; and enable discoveries that foster better health. The proposed project will allow UVA Health to better address patient care needs.

### Financial Information

Estimated project cost: \$108.0M-\$132.0M  
Fund source: Medical Center cash





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# University of Virginia

## ZION CROSSROADS SHELL SPACE CLINIC BUILD OUT

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### Executive Summary

UVA Health’s multispecialty clinical building at Zion Crossroads was built with two floors of primary and specialty clinics and an advanced imaging suite to accommodate a range of clinical services serving patient populations to the east of Charlottesville. At the time of construction, approximately 12,000 gross square feet of shell space was programed on the 2nd floor to accommodate future expansion. The current demand for clinic access has exceeded available capacity, precipitating the need to expand and build out the available shell space.

### Project Background

In support of UVA Health’s strategic plan to grow its local and regional ambulatory network, the proposed project will expand clinical offerings at Zion Crossroads. The Zion Crossroads Primary and Specialty Care facility anchors UVA Health’s ambulatory services aimed at the growing population centers to the east, between Charlottesville and Richmond. Increased demand for new specialty care clinic offerings is currently curtailed by a lack of exam capacity. Current clinical services have increased significantly, and new clinical services are not able to be accommodated. Building out the 2nd floor shell space will provide the opportunity to add specialty care services and broaden the reach into the eastern market sector. The original building programming envisioned the need for future expansion and drove the decision to include a significant amount of shelled space.

The expansion will provide approximately 25 new exam and treatment rooms and allow new specialty clinical service offerings not currently available in the area. The space will be designed to accommodate multispecialty

clinics in each of four pods that will be adaptable to the ebbs and flows of patient volumes and clinician availability. The design will also take advantage of existing features and services present in the building in order to maximize build out of revenue producing functions. The opportunity to provide a broader array of clinical specialty offerings will significantly enhance the continuum of patient care. In addition to providing capacity to increase existing clinical offerings, the build out will provide the opportunity to add Digestive Health and Allergy services as well as an Urgent Care Clinic further cementing UVA’s Zion Crossroads facility as the regional clinical location of choice for a wide array of services, from primary and specialty care to advanced imaging and urgent care.

### Proposed Timeline

Planning/Design: September 2023-February 2024

Construction: March 2024

Expected completion: December 2024

### Financial Information

Estimated project cost: \$7.4M

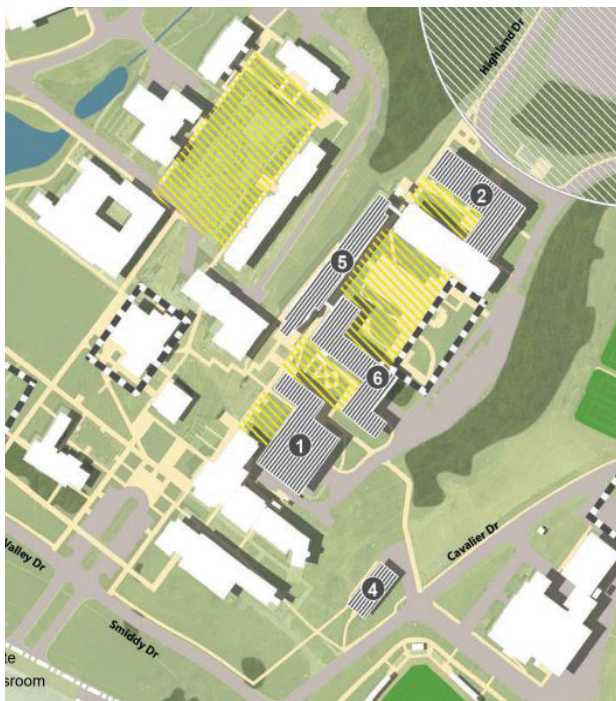
Fund sources: Medical Center cash

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# University of Virginia's College at Wise

## Planning Studies

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### Mixed-Use Housing Facility

A mixed-use development would help address the need for graduate housing at UVA Wise as it pursues opportunities for expanded graduate and research programs. The site identified for this project is included in the UVA Wise Master Plan, replacing the townhomes that the College took offline in 2013. The proposed planning study will inform the appropriate style of housing and retail space to maximize the opportunity on the available parcel of land.

The lack of housing in Wise County and the surrounding area has a negative impact on recruiting and retaining talent at the College. A mixed-use housing development would help address recruitment and retention efforts, as well as support the goal in the 2030 Strategic Plan to become a more vibrant community. Enhanced engagement with the community will help strengthen the College's ability to attract both students and employees.



### Research Building

From its origin, UVA's College at Wise has maintained a commitment to student success and creating a talent pipeline for employers in the region and across the Commonwealth. Underpinning this mission is a commitment to serving the broad needs of Southwest Virginia, an area that holds great promise, but faces significant challenges that require focused attention. As the College and the Commonwealth explore the feasibility of the College becoming a research institution, the College will also need to evaluate options to construct a new research facility.