

**UNIVERSITY OF VIRGINIA  
BOARD OF VISITORS**

**Meeting of the  
Buildings and Grounds  
Committee**

**September 13, 2018**

## BUILDINGS AND GROUNDS COMMITTEE

Thursday, September 13, 2018

1:30 - 3:00 p.m.

Board Room, The Rotunda

### Committee Members:

Whittington W. Clement, Chair	James B. Murray Jr.
Robert D. Hardie, Vice Chair	C. Evans Poston Jr.
Mark T. Bowles	James V. Reyes
Elizabeth M. Cranwell	Frank M. Conner III, Ex-officio
Barbara J. Fried	Brendan T. Nigro, Student Member

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

**BOARD MEETING:** September 13, 2018

**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:** September 13, 2018

**COMMITTEE:** Buildings and Grounds

**AGENDA ITEM:** II.A. Naming: UVA Golf Practice Facility as the Dean Family Golf Performance Center

**BACKGROUND:** University policy states that names for academic programs, centers, institutes, departments, physical structures, or parts thereof, on the University of Virginia Grounds or property owned by the University of Virginia Foundation or University-affiliated foundations, if used by the University, shall be forwarded to the Board of Visitors for final approval, including all open-air courtyards and other outdoor areas. The proposed name comes with the recommendation of the Committee on Names.

**DISCUSSION:** In recognition of philanthropic support from Thompson “Tom” Dean, the Department of Athletics and the Virginia Athletics Foundation request that the University’s new golf practice facility, scheduled for completion near the end of September 2018, be named the “Dean Family Golf Performance Center.”

Mr. Dean graduated from the UVA College of Arts & Sciences in 1979 with a degree in Foreign Affairs. He is among the University’s most generous donors; has been a long-time supporter of the College and Graduate School of Arts and Sciences and Athletics; and has contributed to various Athletics programs and initiatives, including significant gifts to the new golf facility. Mr. Dean has also served in a number of volunteer leadership roles at the University.

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

**NAMING THE UVA GOLF PRACTICE FACILITY AS THE DEAN FAMILY GOLF PERFORMANCE CENTER**

WHEREAS, Thompson “Tom” Dean took a B.A. in Foreign Affairs from the University of Virginia in 1979; and

WHEREAS, Mr. Dean has been a generous benefactor of the University and has served as a volunteer leader at the school and institutional levels; and

WHEREAS, Mr. Dean’s philanthropy has included significant contributions to Athletics and the new golf facility;

RESOLVED, the Board of Visitors names the UVA golf practice facility the *Dean Family Golf Performance Center*.

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

**BOARD MEETING:** September 13, 2018

**COMMITTEE:** Buildings and Grounds

**AGENDA ITEM:** II.B. Concept, Site, and Design Guidelines: Brandon Avenue Upper-Class Residence Hall Phase II

**BACKGROUND:** The Brandon Avenue Strategic Master Plan, approved by the Board of Visitors in September 2016, ensures that current planned projects in the redevelopment zone will provide maximum long-term value to the University. The redevelopment effort will establish a vibrant student-oriented, mixed-use (academic, student housing, and student services) community connected by green space. The Green Street, which will be framed by newly-constructed buildings, will reconfigure Brandon Avenue and create a working landscape to address storm water; a new streetscape that prioritizes pedestrian activity; and an improved intersection at Brandon Avenue and Jefferson Park Avenue.

On-Grounds upper-class housing last experienced growth with the 1992 construction of the Hereford College buildings. The conversion of Gooch/Dillard to first-year student housing removed approximately 600 beds from the upper-class inventory. Current housing application numbers and enrollment growth demonstrate a need to increase current upper-class undergraduate housing options. Given the projected need for on-Grounds undergraduate housing, plans have been completed for an upper-class residence hall on Brandon Avenue with 311 student beds and 11 resident staff spaces. Construction is underway with occupancy scheduled for fall 2019. A second upper-class housing project (Phase II), approved by the Board of Visitors in June 2018, will provide between 300 and 400 additional beds and 100 parking spaces in an apartment-style facility with single rooms and amenities comparable to off-Grounds housing options. The Brandon district will support the development of upper-class housing in an ideal location on Central Grounds, strengthening the University's distinctive residential culture.

**DISCUSSION:** The Office of the Architect has prepared the concept, site, and design guidelines for the Brandon Avenue Upper-Class Housing Phase II that Ms. Raucher will review with the Committee.

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

**CONCEPT, SITE, AND DESIGN GUIDELINES FOR THE BRANDON AVENUE UPPER-CLASS HOUSING PHASE II**

RESOLVED, the concept, site, and design guidelines for the Brandon Avenue Upper-Class Housing Phase II, prepared by the Architect for the University, are approved.

## **Brandon Avenue Upper-Class Housing Phase II Concept, Site, and Design Guidelines**

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### **A) Proposed Project Concept**

On-Grounds upper-class housing last experienced growth with the 1992 construction of the Hereford College buildings. The conversion of Gooch/Dillard to first-year student housing removed approximately 600 beds from the upper-class inventory. Current housing application numbers and enrollment growth demonstrate a need to increase the current upper-class undergraduate housing options.

To ensure that this important redevelopment zone and the planned projects provide maximum long-term value to the University, the Brandon Avenue Strategic Master Plan was developed and approved by the Board of Visitors in September 2016. This development, known as the Green Street, proposes a vibrant student-oriented, mixed-use (academic, student housing, and student services) community connected by green space. The proposed buildings will frame the Green Street – a reconfigured Brandon Avenue that provides green space, a working landscape addressing storm water, a new streetscape that prioritizes pedestrian activity, and an improved intersection at Brandon Avenue and Jefferson Park Avenue.

Given the projected need for on-Grounds undergraduate housing, plans have been completed for an upper-class building on Brandon Avenue with 311 student beds and 11 resident staff spaces. Construction is underway with occupancy scheduled for Fall 2019. This project seeks to construct a second upper-class residence hall on Brandon Avenue. The Phase II building will provide between 300 and 400 additional beds and 100 parking spaces in an apartment-style facility with single rooms and amenities comparable to the off-Grounds market. The Brandon district will support the development of upper-class housing in an ideal location on Central Grounds, strengthening the University's distinctive residential culture.

### **B) Siting Criteria**

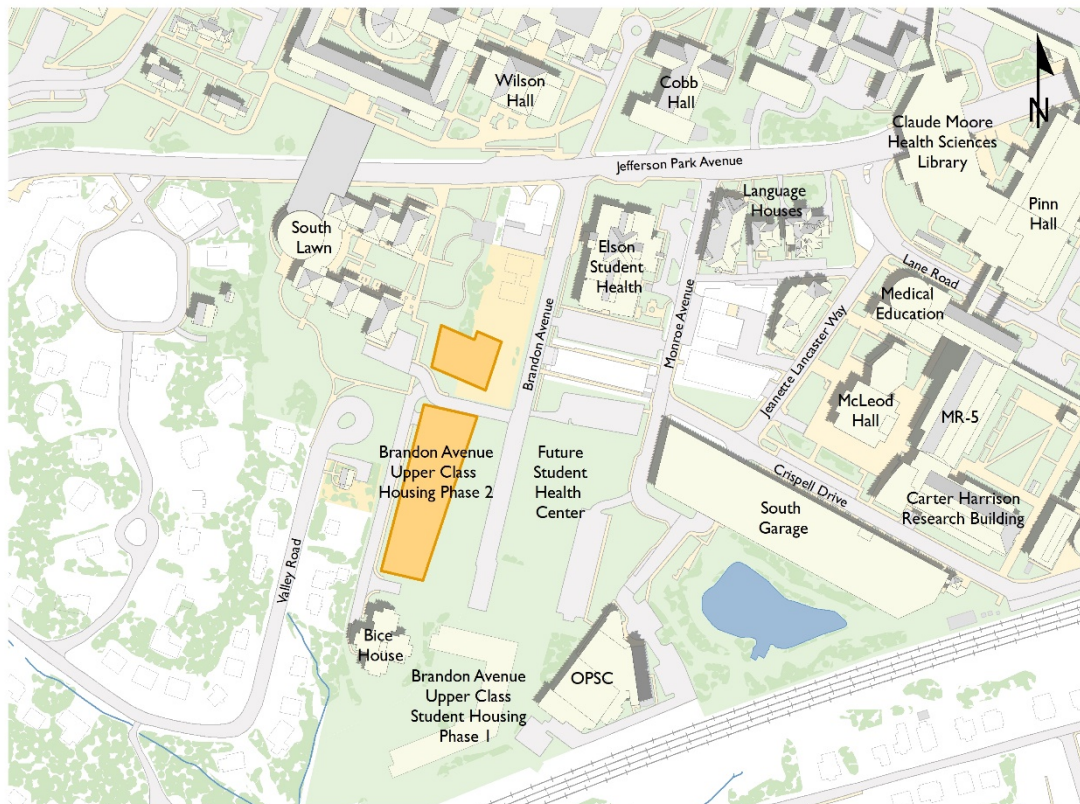
The University of Virginia general siting criteria for all new facilities include the components listed below. Those highlighted are the most pertinent in determining the siting recommendation for the Brandon Avenue Upper-Class Housing Phase II at the south end of Brandon Avenue, below Jefferson Park Avenue.

- **Conforms with overall land use plans and district/area plans.**
- **Reinforces functional relationships with other components of the same department or program and is compatible with other neighboring uses.**
- **Satisfies access requirements – pedestrian, bicycle, vehicular, and service.**
- **Maximizes infill opportunities to utilize land resources and existing infrastructure.**

- Minimizes site-development costs including extension of utilities, access, loss of parking, mass grading, etc.
- Minimizes opportunity cost (i.e., value of this use and size versus other alternatives).
- **Provides a size that is adequate, but not excessive, for initial program, future expansion, and ancillary uses.**
- **Allows for incorporating sustainability principles in terms of solar orientation, reuse of historic structures, storm water management, etc.**
- **Avoids unnecessary environmental impacts including significant tree removal or filling of existing stream valleys.**
- **Allows site visibility and aesthetic character as appropriate for the intended use and for the neighborhood.**
- **Minimizes time for implementation of project.**

### C) Proposed Site

Located along the southwestern end of Brandon Avenue, the proposed site is directly adjacent to Bice House and close to the upper-class student housing building currently under construction. The site is also across the street from the proposed Student Health and Wellness Center, which would create a student enclave with the proposed Green Street park space in the center of the three buildings.



Vicinity Plan





Green Street vision and site



Green Street vision and artist rendering

## D) Design Guidelines

### Site Planning

- Building footprint to consider entrances from Brandon Avenue, the direction of South Lawn, the Health System, and Jefferson Park Avenue.
- Site to consider and improve pedestrian and vehicular access, circulation, and safety on Brandon and Jefferson Park Avenues.
- The area along Brandon Avenue and the adjacent South Lawn should be considered as a unifying site feature that improves existing access and allows seamless connections between buildings.

### Storm water

- Address storm water quality and quantity requirements on site.

### Circulation and Parking

- Allow for sufficient and safe pedestrian and bicycle circulation between adjacent buildings on site.
- Provide adequate service, accessible drop-off, and parking for building occupants and visitors.

### Architecture

- Develop massing, fenestration, and architectural details to establish a compatible relationship with the Green Street and adjacent existing and proposed buildings.
- Develop roof form that is complementary and contextual with surrounding permanent structures and the Oakhurst/Gildersleeve/Valley Road Historic District.
- Utilize scale, massing, proportion, materials, and colors compatible with adjacent structures and historic district.
- Integrate basic tenets of sustainable design and attain LEED Certification as a minimum level, with Silver level as a goal.

### Landscape

- Entries to be designed to provide a safe and attractive pedestrian experience between buildings and from streets at all levels.
- Provide appropriate and safe levels of lighting in accordance with University standards.
- Provide landscape appropriate to the Brandon Green Street, adjacent planned parks, and neighboring Jefferson Park Avenue intersection.
- Consider site greenspace and outdoor gathering spaces as possible.

### Review and Compliance

The Office of the Architect for the University is responsible for the review and approval of project compliance with these design guidelines.

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

**BOARD MEETING:** September 13, 2018

**COMMITTEE:** Buildings and Grounds

**AGENDA ITEM:** II.C.1. Schematic Design Approval: Alderman Library Renewal

**PROJECT BUDGET:** \$152.5 million

**BACKGROUND:** The history of the University of Virginia Library can be divided into three chapters: (1) construction of the Rotunda, which served as the first library; (2) construction of Alderman Library in 1937; and (3) planned renovation of Alderman Library. For over 100 years, and symbolic of the central importance of knowledge to UVA, the Rotunda served as the University Library until the collections outgrew the building's capacity.

In response to faculty demand for adding to the collection and having access to materials critical for a research university, the University constructed Alderman Library in 1937 and committed to significant increases in annual spending on library collections. The Alderman stacks, which housed the collections, were originally laid out to maximize the storage of printed materials and were closed to most patrons. At the time, the stacks were part of a state-of-the-art integrated book storage system with a conveyer that moved materials selected by librarians in the stacks to patrons at the circulation desk. Additional stacks with low ceilings and tightly-spaced shelving were constructed during the 1960s to house growing collections. These stacks now lack the flexibility to accommodate the needs of those using the library; many of the building systems – plumbing, wiring, heating, and air conditioning – are aging; and the building is not equipped with a sprinkler system.

The renovation of Alderman Library will begin the next chapter of the Library's service to the scholarly innovation and excellence that is the hallmark of the University of Virginia. Alderman is the University's main library and its renovation is essential to bring it up to contemporary standards of safety, accessibility, usability, and service. The expansion of Ivy Stacks and the renovation of the first floor of Clemons Library will enable 2.5 million items to be decanted from the Alderman collection. The stacks will be demolished to make way for a building addition and enhanced landscape that will establish an entry and presence on University Avenue. Browsing collections will return to Alderman upon completion of the renewal project. The new addition, like the Rotunda before it, will reflect thoughtful organization of resources, interspersed with space to use those resources.

**DISCUSSION:** The Committee reviewed four design options at its June 2018 meeting and provided the administration with a desired direction. The design team, led by HBRA Architects in collaboration with the Architect for the University and representatives from the UVA Library, Office of the Provost, and Facilities Management, has refined the preferred design option that Ms. Raucher will review with the Committee.



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

**SCHEMATIC DESIGN FOR THE ALDERMAN LIBRARY RENEWAL**

RESOLVED, the schematic design for the Alderman Library Renewal, led by HBRA Architects in collaboration with the Architect for the University and representatives from the UVA Library, Office of the Provost, and Facilities Management, is approved for further development and construction.



Aerial of Alderman Library and Central Grounds

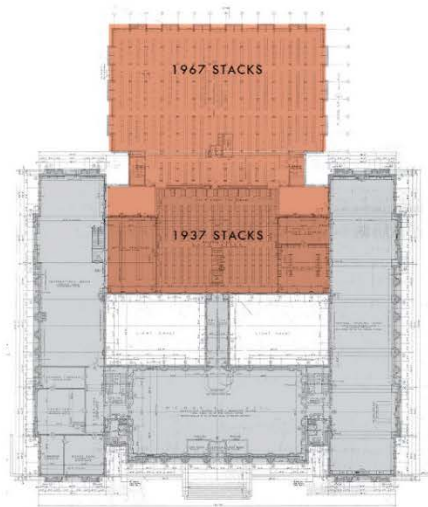


Historic Alderman Library

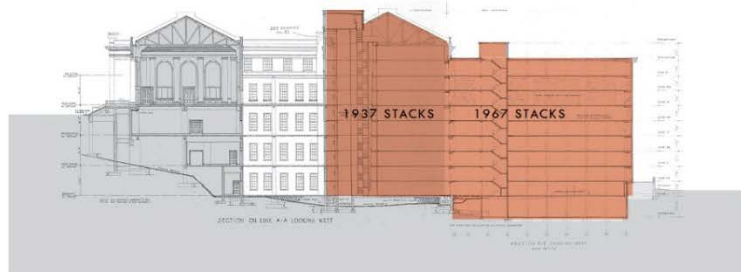




Present-day view of existing portion of building to be demolished

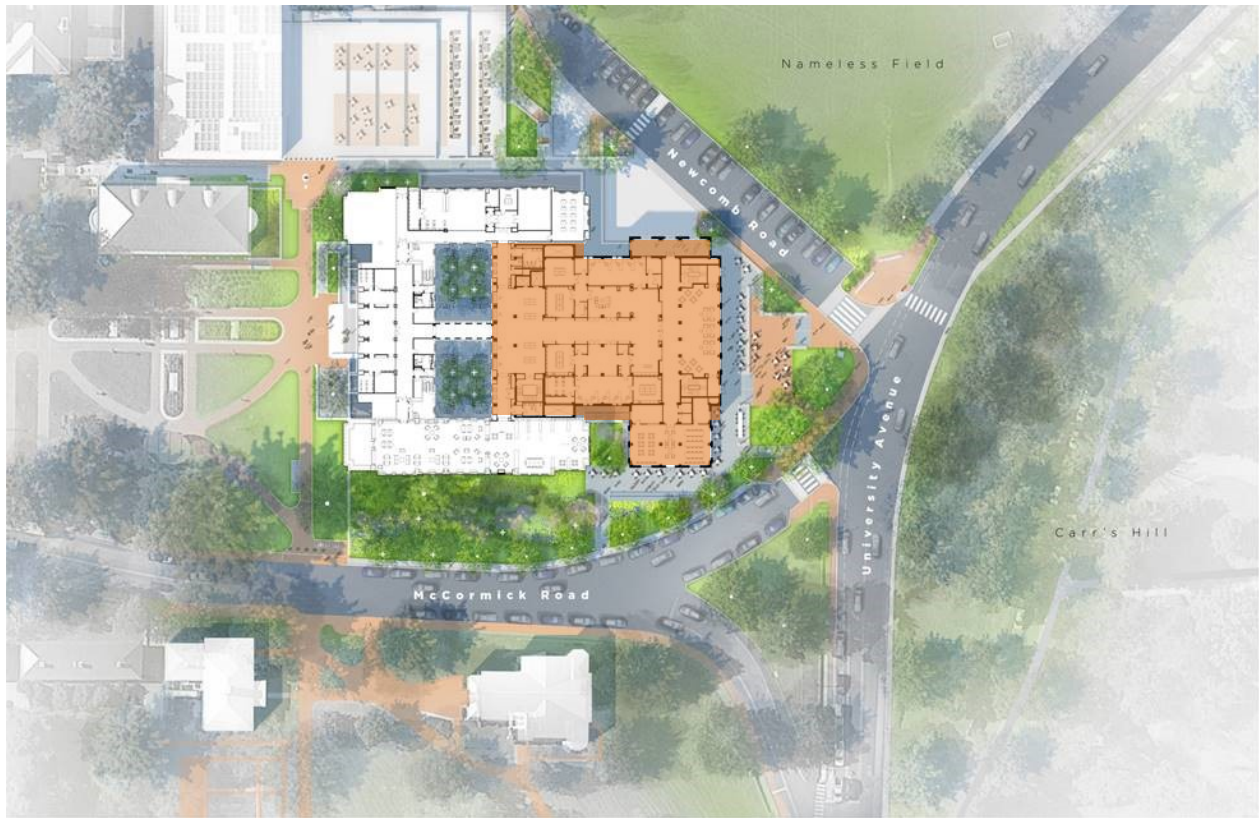


FLOOR PLAN



LONGITUDINAL BUILDING SECTION

Shaded area indicates proposed demolition



Alderman Library Renewal Site Plan (shaded area indicates proposed addition)



Alderman Library Renewal proposed northeast view

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

<b><u>BOARD MEETING:</u></b>	September 13, 2018
<b><u>COMMITTEE:</u></b>	Buildings and Grounds
<b><u>AGENDA ITEM:</u></b>	II.C.2. Schematic Design Approval: Student Health and Wellness Center
<b><u>PROJECT BUDGET:</u></b>	\$100 million

**BACKGROUND:** The current Elson Student Health Center (Student Health) is a Joint Commission fully-accredited healthcare facility providing students with high-quality, confidential healthcare. Student Health’s primary goals are to help students maintain their health through evidence-based educational programs and prevention efforts and to restore their health when necessary by appropriate treatment of illness, injury, or stress. In addition to a pharmacy and laboratory, core service units in Student Health include (1) Counseling and Psychological Services (CAPS), (2) General Medicine, (3) Health Promotion, (4) Gynecology, and (5) Student Disability Access Center (SDAC).

The Student Health building, located at 400 Brandon Avenue, opened in 1989 and was expanded and renovated in 1999. A review of services, staffing, and through-put in 2017 assessed the building for current operations and revealed a space deficit that cannot be addressed through interior renovations or building additions. The current space configuration and stacking of services also hinder Student Health’s ability to achieve its health and wellness objectives.

Significant growth has been driven by the paradigm shift to a “whole student” approach to care. In this model, a student’s complete health includes physical, psychological, and social well-being, rather than merely the absence of disease or infirmity. Over the past decade, demand for student health services has grown due to increases in the total student population served; number of students with chronic medical conditions; demand for SDAC services; students entering with anxiety and depression; students traveling to locations with unique health risks; and the offering of additional services (e.g., substance abuse programs, sexual assault nurse examiners).

Currently, all office and clinic spaces in the building are fully occupied with no flexibility to expand personnel or necessary services and with constraints that prevent the efficient use of resources. In addition, future joint ventures that could benefit both the student population and other entities (e.g., UVA Health System, athletics, and research) cannot be initiated at Student Health due to space constraints. These ventures are integral to other student health facilities at peer institutions.

The Kinesiology Department in the Curry School of Education will also be located in the new facility. The program advances the discovery, development, interpretation,

dissemination, and application of knowledge that relates the study of human movement and physical activity to human well-being. Graduates find careers in occupational and physical therapy as athletic administrators, educators, public policy makers, clinicians, and researchers. The Department is currently housed in a wing of Memorial Gymnasium in space that is very constrained for current activities and cannot support future programmatic needs. Curriculum and research focused on exercise as medicine, exercise physiology, and kinesiology for individuals with disabilities is a beneficial complement for the Student Health and Wellness program.

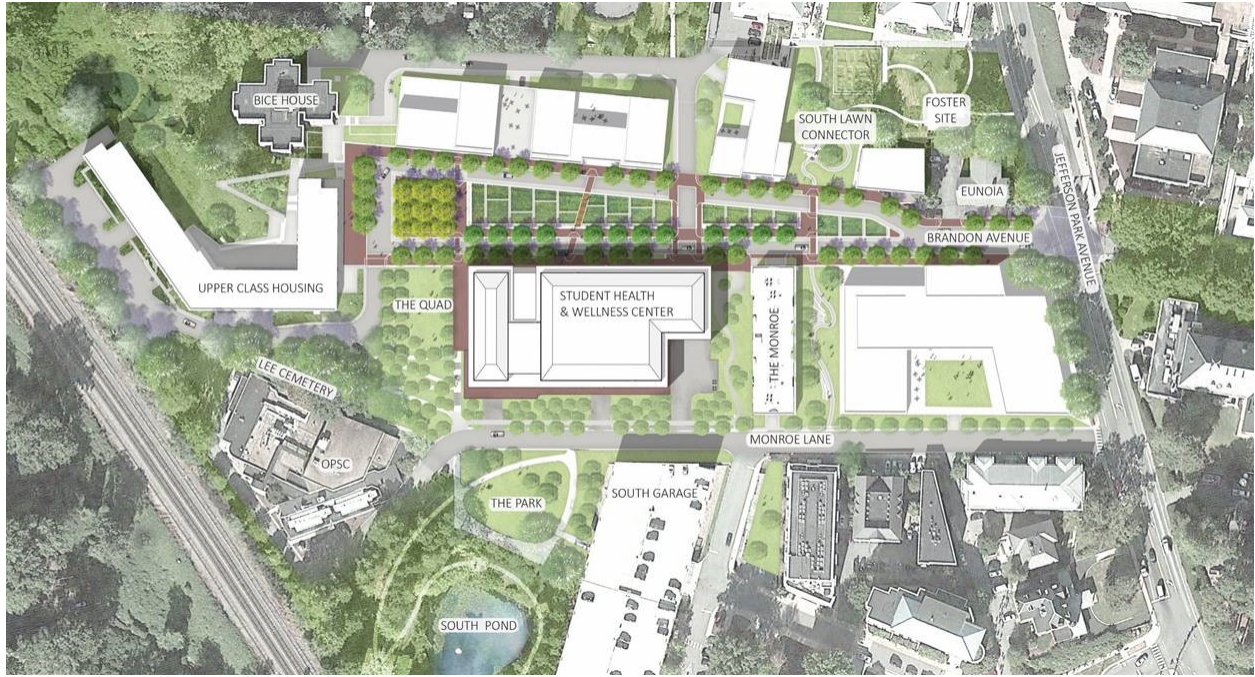
**DISCUSSION:** The Committee reviewed the design for the Student Health and Wellness Center at its June 2018 meeting. The design team, led by Duda Paine and VMDO Architects in collaboration with the Architect for the University and representatives from the Office of the Vice President for Student Affairs, Student Health, the Office of the Provost, the Curry School of Education, the Department of Kinesiology, and Facilities Management, has refined the schematic design that Ms. Raucher will review with the Committee.

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

**SCHEMATIC DESIGN FOR THE STUDENT HEALTH AND WELLNESS CENTER**

RESOLVED, the schematic design for the Student Health and Wellness Center, prepared by Duda Paine and VMDO Architects in collaboration with the Architect for the University, the Office of the Vice President for Student Affairs, Student Health, the Office of the Provost, the Curry School of Education, the Department of Kinesiology, and Facilities Management, is approved for further development and construction.





Student Health and Wellness Center Site Plan



Student Health and Wellness Center proposed view looking east

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

**BOARD MEETING:** September 13, 2018

**COMMITTEE:** Buildings and Grounds

**AGENDA ITEM:** II.C.3. Schematic Design Approval: Softball Stadium

**PROJECT BUDGET:** \$20 Million

**BACKGROUND:** University of Virginia Athletics desires to construct a new softball stadium at the southwest corner of Massie and Copeley Roads. Currently, this site is a grass practice field flanked by Klöckner Stadium to the west and Lannigan Field to the south. The goal is to create a compelling team and spectator experience in the core of Athletics' varsity competition venues. Key programmatic components of the new ballpark include an indoor hitting facility, home team locker room, meeting area, sports medicine room, bullpens, field maintenance, and coaches' offices. A new press box, located above the concourse, will accommodate the PA/scoreboard system; replay booth; and spaces for television, radio, and print media.

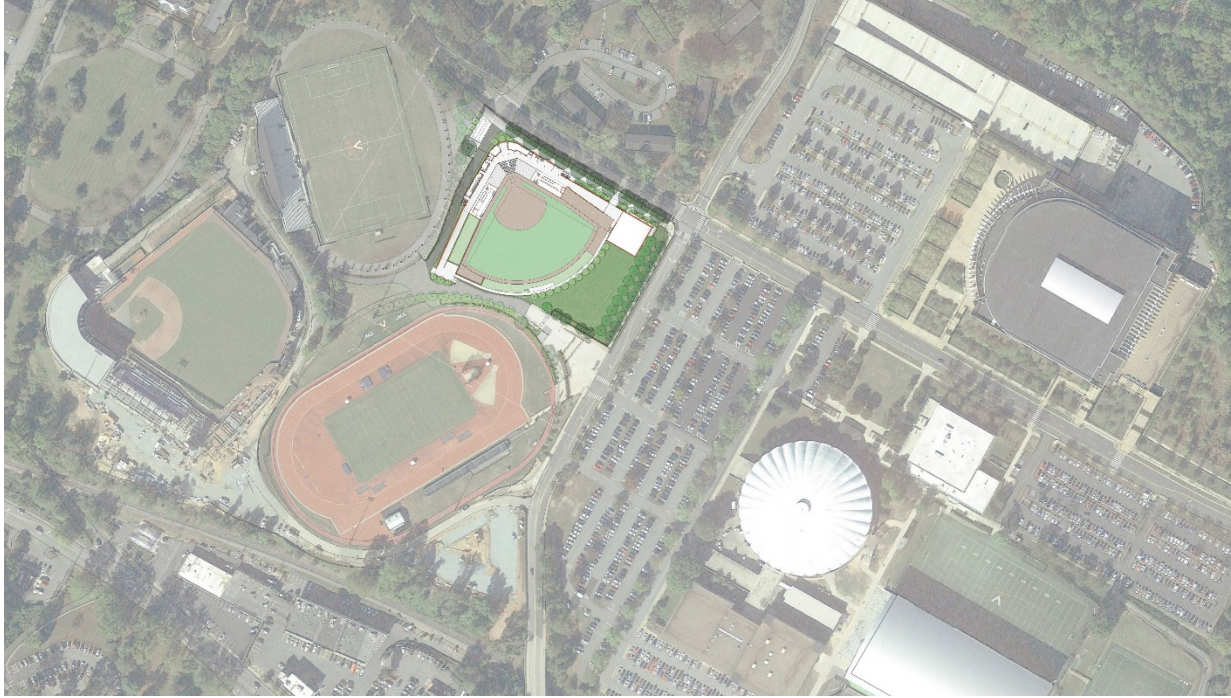
**DISCUSSION:** The Committee reviewed the design for the Softball Stadium at its June 2018 meeting. The design team, led by VMDO and DLR Group in collaboration with the Architect for the University and representatives of the Athletics Department and Facilities Management, has refined the schematic design that Ms. Raucher will review with the Committee.

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

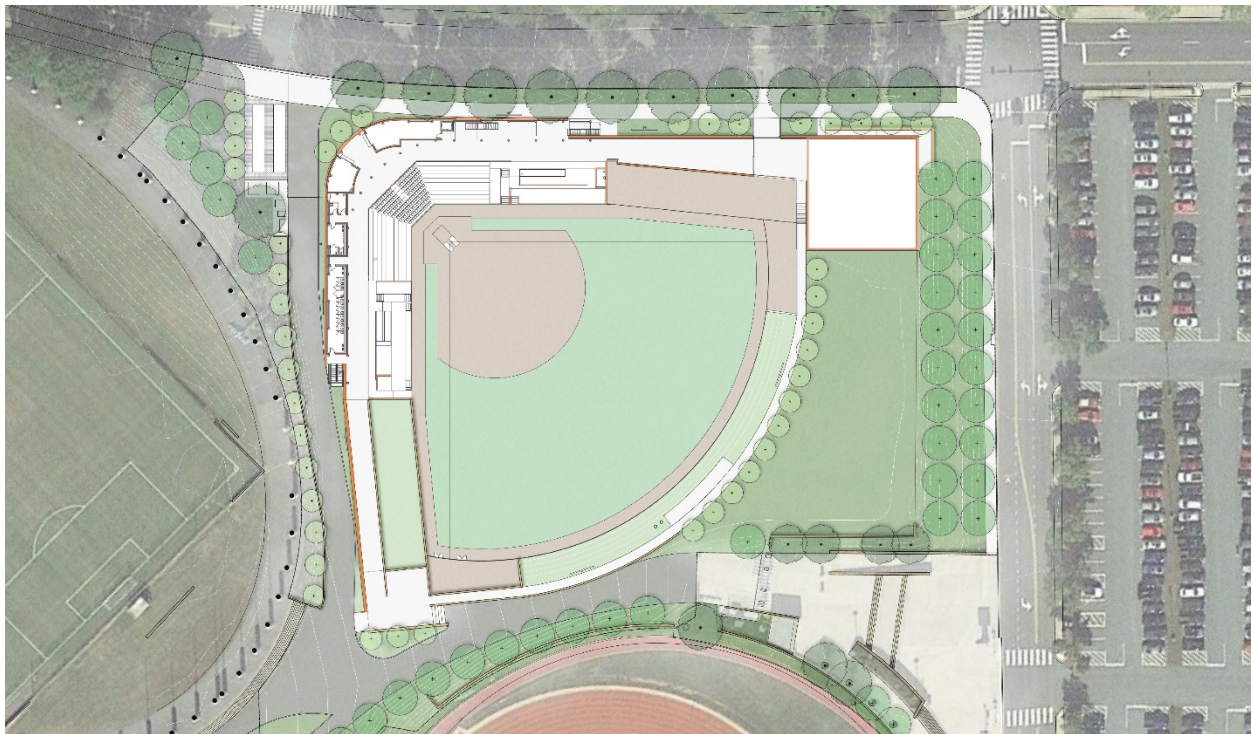
**SCHEMATIC DESIGN FOR THE SOFTBALL STADIUM**

RESOLVED, the schematic design for the Softball Stadium, prepared by VMDO/DLR Group, in collaboration with the Architect for the University and representatives of the Athletics Department and Facilities Management, is approved for further development and construction.





Softball Stadium Location Plan



Softball Stadium Site Plan





Photo of existing grass practice field (future distant view from the grandstand)



View from center field grass berm seating





View from Massie Road looking south



View of entry to Stadium



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

**BOARD MEETING:** September 13, 2018

**COMMITTEE:** Buildings and Grounds

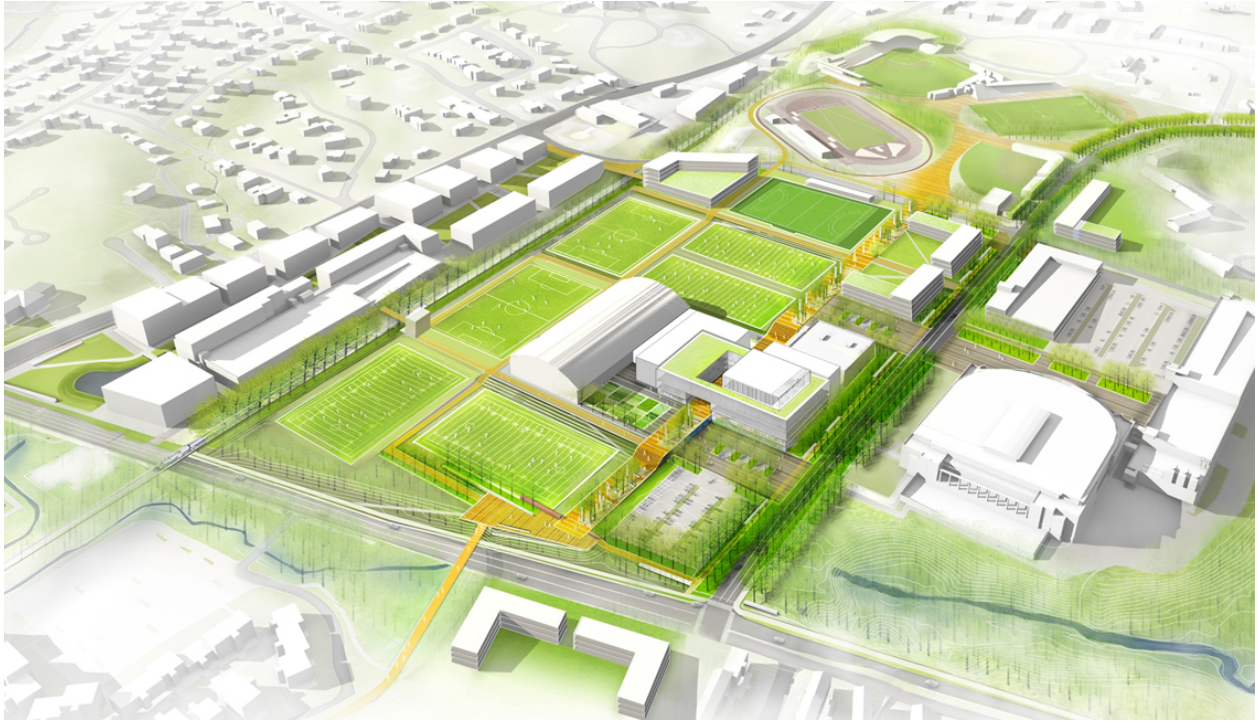
**AGENDA ITEM:** II.D. Athletics Master Plan

**BACKGROUND:** The primary goals of the Athletics Master Plan were to establish an overall planning framework to guide future development of the Athletics precinct, as well as a broader vision to enhance pedestrian and vehicular connectivity across North Grounds. Significant topography, prominent ecological and hydrological systems, a suburban pattern of land use, and a generally limited network of multimodal transportation infrastructure summarize the current state of this area. A comprehensive investigation of the programmatic needs for student-athletes, coaches, staff, and athletic administrators has resulted in a vibrant vision for Athletics, proposing a strategic sequence of phased capital improvements for both the near and long terms, as well as opportunities to enhance the overall connectivity between North Grounds and Central Grounds.

**DISCUSSION:** Ms. Raucher will discuss the planning efforts to develop both the short-term and long-term strategies to redevelop the Athletics precinct.



Athletics Site Plan



Athletics Master Plan

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

**ATHLETICS MASTER PLAN**

WHEREAS, the University has collaborated with DumontJanks/HOK and the Athletics Department to develop a long-term strategy to redevelop the Athletics area of North Grounds;

RESOLVED, the Board of Visitors approves the master plan for the development of the Athletics precinct.

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

**BOARD MEETING:** September 13, 2018

**COMMITTEE:** Buildings and Grounds

**AGENDA ITEMS:** II.E. Athletics Complex

**BACKGROUND:** The Athletics Department is an integral part of the University's commitment to educational excellence. Its mission is to enhance and support the intellectual purpose of the University and its exemplary academic standards and traditions. Critical to this mission are high academic achievement; nationally competitive and successful teams; comprehensive integration of student-athletes within the University and local communities; and the attraction and retention of the highest quality student-athletes and staff including equitable opportunities for women and minorities. Athletics unites the varied constituencies of the University community through intercollegiate and intramural programs, and has designed programs to build support for and add value to the University's academic purposes while developing students with strong values of leadership, sportsmanship, equity, citizenship, physical fitness, teamwork, and commitment to excellence.

**II.E.1. Addition to the 2018 Capital Plan**

As recommended by the Athletics Master Plan, the University proposes to renovate the McCue Center and construct a new Athletics Complex that will include approximately 260,000 GSF of state-of-the-art facilities for football and the Olympic sports programs located in the heart of the Athletics precinct. The project will establish innovative facilities that provide unparalleled team support and athlete development, both physically and academically, and will feature the Center for Citizen Leadership and Sports Ethics with extensive resources to foster academic success and leadership skills for the University's more than 700 student-athletes competing in 27 varsity sports. Other highlights include strength and conditioning and video operations centers, team areas, coaches' offices, sports medicine and nutrition areas, and team locker rooms. The University envisions a flexible indoor practice facility with a track for the uppermost floors of the new complex. Extensive upgrades to the surrounding site will be necessary to facilitate pedestrian connectivity to and around the Athletics precinct. Two new natural grass practice fields are proposed on the existing footprints of University Hall, Onesty Hall, and the Cage.

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

**ADDITION OF THE ATHLETICS COMPLEX TO THE 2018 CAPITAL PLAN**

WHEREAS, consistent with the findings of the Athletics Master Plan, the University recommends the renovation of the McCue Center and the construction of a new Athletics Complex for football and the University's Olympic sports;

RESOLVED, the Board of Visitors approves the addition of the Athletics Complex project, which includes the renovation of the McCue Center and the construction of an approximately 260,000 gross square foot facility estimated at approximately \$180 million, to the University's 2018 Capital Plan.

**II.E.2. Architect/Engineer Selection**

A joint selection committee from the Office of the Architect for the University, Facilities Management, and Athletics will meet on September 5 to interview four architectural firms from a list of 11 firms that submitted letters of interest, all with the required experience working on similar projects, to provide architectural services for this project. Based on the proposals submitted by the firms and the interviews, the Committee will recommend selection of the most qualified firm for this contract which will be presented to the Committee for approval at the September 13 meeting.

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

**ARCHITECT/ENGINEER SELECTION FOR THE ATHLETICS COMPLEX**

RESOLVED, \_\_\_\_\_ of \_\_\_\_\_ is approved for the performance of architectural services for the Athletics Complex.

**II.E.3. Concept, Site, and Design Guidelines**

The Office of the Architect has prepared the concept, site, and design guidelines for the Athletics Complex that Ms. Raucher will review with the Committee.

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

**CONCEPT, SITE, AND DESIGN GUIDELINES FOR THE ATHLETICS COMPLEX**

RESOLVED, the concept, site, and design guidelines for the Athletics Complex, prepared by the Architect for the University, are approved.

## **Athletics Complex Concept, Site, and Design Guidelines**

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### **A) Proposed Project Concept**

The proposed site for the new Athletics Complex is the existing surface parking lot just east of the McCue Center, extending over an existing Football outdoor practice field to engage the George Welsh Indoor Practice Facility. The goal is to create a prominent and vibrant presence along Massie Road that, along with the John Paul Jones Arena, will define an iconic entry into the precinct.

In addition, the University will optimize surface parking areas and new dedicated pedestrian pathways to the east and west of the building site with the goal of enhancing student and fan connectivity with Central Grounds.

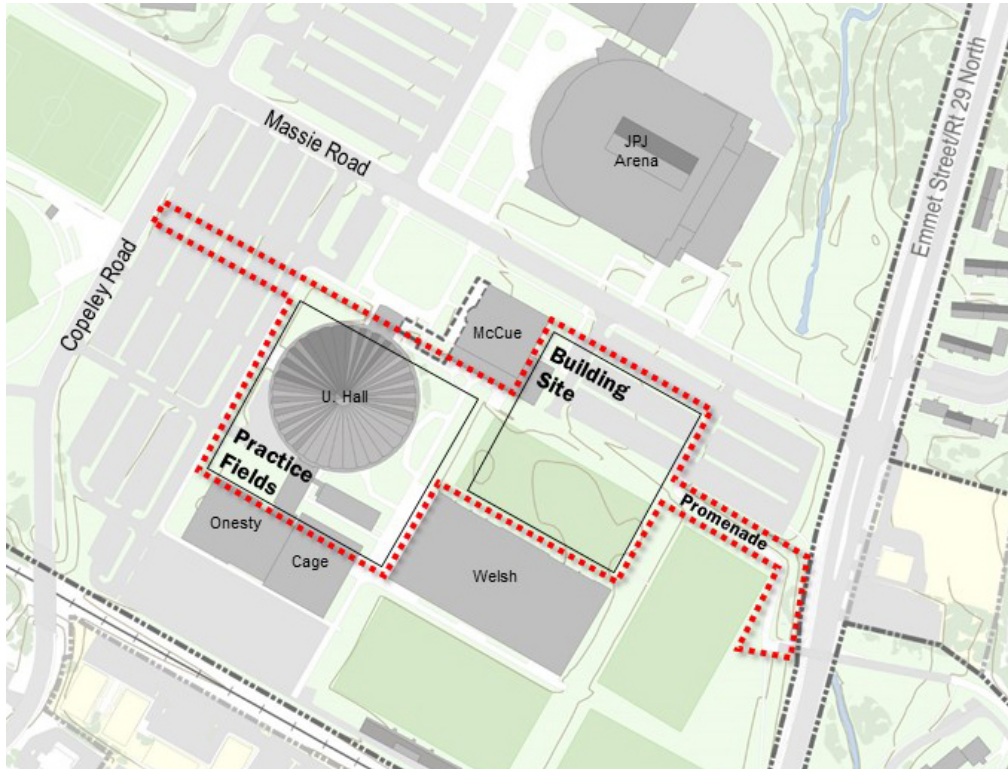
### **B) Siting Criteria**

The University of Virginia general siting criteria for all new facilities include the components listed below. Those highlighted are the most pertinent in determining the siting recommendation for the Athletics Complex.

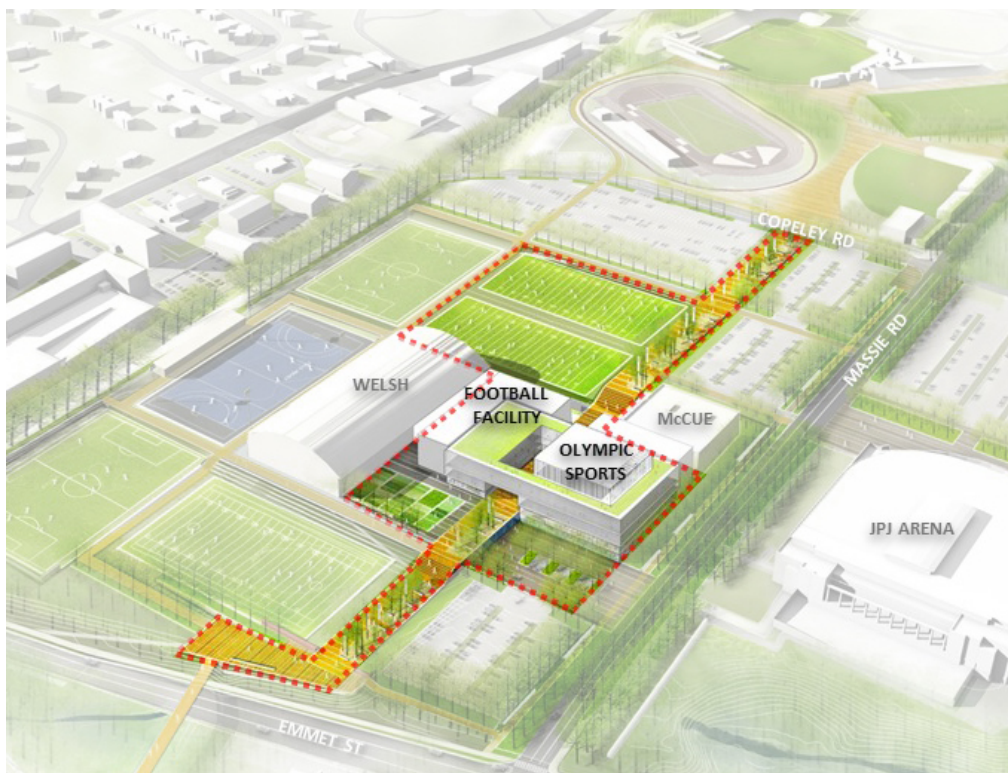
- **Conforms with overall land use plan and district/area plans.**
- **Reinforces functional relationships with other components of the same department or program and is compatible with other neighboring uses.**
- **Satisfies access requirements – pedestrian, bicycle, vehicular, and service.**
- **Maximizes infill opportunities to utilize land resources and existing infrastructure.**
- Minimizes site-development costs including extension of utilities, access, loss of parking, mass grading, etc.
- Minimizes opportunity cost (i.e., value of this use and size versus other alternatives).
- **Provides a size that is adequate, but not excessive, for initial program, future expansion, and ancillary uses.**
- **Allows for incorporating sustainability principles in terms of solar orientation, reuse of historic structures, storm water management, etc.**
- **Avoids unnecessary environmental impacts including significant tree removal or filling of existing stream valleys.**
- **Allows site visibility and aesthetic character as appropriate for the intended use and for the neighborhood.**
- **Minimizes time for implementation of project.**



### C) Proposed Site



Proposed Athletics Complex Site along Massie Road just to the east of the McCue Center



Visualization looking west down Massie Road

## **D) Design Guidelines**

### Site Planning

- Site to consider circulation, parking, and future building locations.

### Storm water

- Address storm water quality and quantity requirements onsite to the extent possible.

### Circulation and Parking

- Allow for sufficient and safe circulation between adjacent buildings on site as appropriate.
- Provide adequate parking for staff, coaches, student-athletes, and visitors.
- Accommodate pedestrian and bicycle access.

### Architecture

- Develop massing, fenestration, and architectural details to establish a compatible relationship with adjoining Athletics buildings.
- Develop roof form that is complementary and contextual surrounding permanent structures.
- Utilize materials and colors compatible to adjacent structures.
- Integrate basic tenets of sustainable design and attain LEED Certification as a minimum level, with Silver level as a goal.

### Landscape

- Entry to be designed to provide a safe and attractive pedestrian experience.
- Provide appropriate and safe levels of lighting in accordance with University standards.
- Consider site greenspace.

### Review and Compliance

The Office of the Architect for the University is responsible for the review and approval of project compliance with these design guidelines.



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

**BOARD MEETING:** September 13, 2018

**COMMITTEE:** Buildings and Grounds

**AGENDA ITEM:** II.F. Fontaine Research Park Master Plan

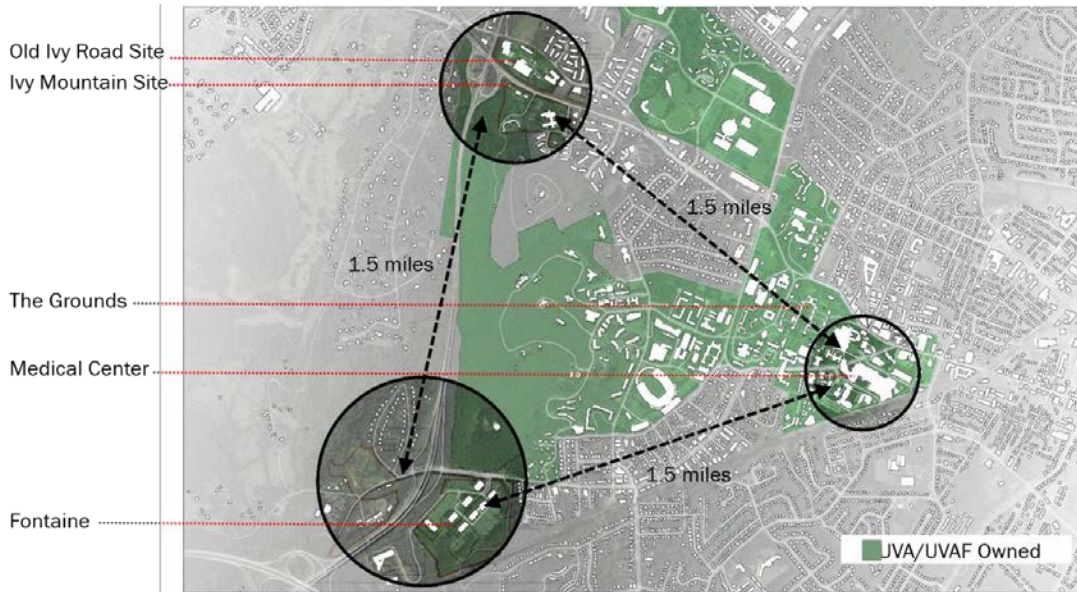
**BACKGROUND:** The Fontaine Research Park is located at the intersection of U.S. Route 29 and Fontaine Avenue, proximate to Piedmont Faculty/Staff Apartments and West Grounds. The site is currently home to the University of Virginia Health System clinics and research facilities. The Master Plan provides a physical plan for the Fontaine Research Park that envisions new construction, adaptive reuse strategies of existing buildings, traffic and transportation analysis, parking infrastructure, and programmatic development. During the last several years, three major academic and space planning efforts – the Health System Integrated Space Plan, School of Engineering and Applied Science Integrated Space Plan, and the planning study to evaluate decanting strategies for the West Complex – have identified Fontaine as a key development site for the University. The studies highlight Fontaine as an important land and programmatic resource for meeting current space needs and as an asset for interdisciplinary program development. The Fontaine Master Plan identifies phased development opportunities with a near-term vision that builds approximately 500,000 gross square feet (GSF) and begins to enable the following:

- Enhanced access to care and improved patient experience around evolving population health principles.
- A translational campus that facilitates learning, creativity, discovery, and patient care.
- Dramatic improvement in the sense of place and stewardship of resources.
- Development of strong connectivity within Fontaine and to Grounds.
- Replacement of research facilities and infrastructure to create a vibrant community of innovation and collaboration that attracts and retains top talent.
- Transition to an efficient, service line-focused, and multi-disciplinary clinical model and theme-based research model.
- Development of a translational and interdisciplinary research/academic home for near-term research space needs of the School of Medicine, School of Engineering and Applied Science, Curry School of Education, and College of Arts and Sciences.
- Relocation of clinical visits thereby reducing parking demand and congestion on Grounds.
- Decanting all research space from Cobb Hall and MR-4.
- Decanting all research and clinical space from the West Complex (excluding Barringer, Davis, and Multistory Building).

Beyond the near-term, the Fontaine Master Plan envisions a future build-out of approximately 1.4 million GSF, more than tripling today's capacity. The Fontaine Master Plan aims to incorporate development strategies that transform the Research Park into a

translational campus to propel the University into its third century as a leader in transdisciplinary research and patient care.

**DISCUSSION:** Ms. Raucher will discuss the planning efforts that accommodate both short-term and long-term strategies to redevelop the Fontaine Research Park.



Fontaine Site Context



Fontaine Existing Plan



Fontaine Near-Term Plan



Fontaine Long-Term Plan

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

**FONTAINE RESEARCH PARK MASTER PLAN**

WHEREAS, the University has collaborated with Ayers Saint Gross and the University of Virginia Health System to develop near-term and long-term strategies to redevelop Fontaine Research Park;

RESOLVED, the Board of Visitors approves the master plan for the development of Fontaine Research Park.

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

<b><u>BOARD MEETING:</u></b>	September 13, 2018
<b><u>COMMITTEE:</u></b>	Buildings and Grounds
<b><u>AGENDA ITEM:</u></b>	III. Schematic Design Review: Central Utility Plant at Ivy Mountain
<b><u>ACTION REQUIRED:</u></b>	None
<b><u>PROJECT BUDGET:</u></b>	\$16.0 million

**BACKGROUND:** The planned Ivy Mountain Central Utility Plant includes the construction of an approximately 7,500 square foot central heating/cooling building, associated service yard, and utility distribution systems to support the Ivy Mountain Musculoskeletal Center. The Ivy Mountain planned development creates an opportunity to implement highly-efficient and innovative district energy generation and distribution systems. The project includes needed boilers, chillers, and distribution systems to support the initial development of the Ivy Mountain Master Plan, as well as expansion capabilities necessary for the future phased development of the Ivy Mountain site.

By integrating heat recovery chillers with condensing boilers and traditional electric chillers, heat that is typically rejected to cooling towers is recovered and reused for building heat. Additionally, significant water savings are achieved by avoiding the potable water consumed during the evaporative cooling process. UVA has recently demonstrated this concept with the renewal of the North Grounds Mechanical Plant, realizing nearly 50% reduction in energy required to heat/cool the same connected load.

**DISCUSSION:** The design team, led by Zimmer, Gunsul, Frasca Architects 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.





Central Utility Plant Existing Site Plan



Central Utility Plant Illustrative Site Plan





Central Utility Plant West Perspective (Existing)



Central Utility Plant West Perspective

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

**BOARD MEETING:** September 13, 2018

**COMMITTEE:** Buildings and Grounds

**AGENDA ITEM:** IV. Committee Discussion: University Building Official Report

**BACKGROUND:** The 2006 Restructured Higher Education Financial and Administrative Operations Act (Restructuring Act) and subsequent Management Agreement between the University and the Commonwealth of Virginia authorized the University to appoint a University Building Official who reports directly to the University's Board of Visitors. For day-to-day operations, the Building Official reports to the Senior Vice President for Operations. Following a national search, Mr. Benjamin J. Hays was named the University Building Official in August 2017.

Mr. Hays leads the Office of the University Building Official (OUBO), which is comprised of a team of experienced architects, engineers, inspectors, and technicians; and is responsible for ensuring building code compliance through administering the Virginia Statewide Uniform Building Code at the University. Specific responsibilities include reviewing drawings for conformance with federal, state, and University codes and standards; participating in the Value Management process for certain capital construction projects; issuing building permits; inspecting construction projects; and issuing certificates of occupancy. The purview of the OUBO includes all construction activities on the University's Central Grounds, the Health System, the College at Wise, and other UVA-owned properties around the Commonwealth.

**DISCUSSION:** Mr. Hays will highlight major accomplishments outlined in the FY 2017-2018 University Building Official Annual Report, beginning on page 34.

**WRITTEN REPORTS**

**Buildings and Grounds Committee  
University of Virginia**

**September 13, 2018**



# Office of the University Building Official

July 2017 – June 2018  
Annual Report



**University Building Official  
Benjamin Hays, PE, LEED AP, CBO**

# Overview

## Mission

*The Office of the University Building Official promotes a high quality, healthy, safe, and accessible built environment for the University community by way of our technical expertise and our professional, courteous, and timely service.*

## Vision

*We strive to be a valued and creative partner in the ongoing physical development of the University.*

## Highlights

*The Office of the University Building Official has worked energetically on behalf of the University this past year. The number and complexity of construction projects that shape our work has continued to grow along with the Board's capital plan. Throughout the year our team:*

- Provided extensive assistance to several unique University-wide events such as the Concert for Charlottesville and University Bicentennial.*
- Performed record numbers of technical reviews, inspections, and permits to facilitate construction project schedules.*
- Reorganized and added staff to implement new software in the coming fiscal year. Both changes were executed to better serve our customers and resulted in a net reduction in our unit's operating budget.*
- Published the 2018 Facility Design Guidelines which included more than 100 proposed suggestions from the Provost's Office, Emergency Preparedness, the Architect's Office, Facilities Management, and the Health System.*
- Collaborated with the Building Officials from other "Level 3" institutions within the Commonwealth at Virginia Tech and William and Mary as well as with the State Fire Marshall's Office.*

# Introduction

## Duties

*The Office of the University Building Official is responsible for ensuring building code compliance at the University. To accomplish this, we have a team of experienced architects, engineers, inspectors, and technicians. In addition to this function, our team serves as a technical asset to the University, regularly collaborating with individuals, departments, and outside organizations.*

*The Virginia Statewide Uniform Building Code outlines specific core duties of our office including:*

- *Reviewing drawings for conformance with federal, state, and University codes and standards.*
- *Participating in the University's Value Management process for certain capital construction projects.*
- *Issuing building permits for new construction, renovations, demolition, and temporary structures such as stages, membrane structures, and portable buildings.*
- *Inspecting construction projects for compliance with fire safety requirements, accessibility guidelines, and structural, mechanical, electrical, and plumbing codes.*
- *Issuing certificates of occupancy for new buildings and approvals for re-occupancy following renovations.*

*The University's Cornerstone Plan outlined collaboration as an institutional hallmark. We view our work – including the core duties outlined above – in a highly collaborative manner. To accomplish this, we work together with a diverse group of project managers, design architects and engineers, and faculty and staff from across Grounds to ensure a safe and exceptional built environment.*

## Background



To help ensure the health, safety, and welfare of the University residents, the Office of the University Building Official (OUBO) was created as part of the 2006 Higher Education Restructuring Act. As an office, OUBO is charged with administering the Virginia Statewide Uniform Building Code at UVA. Our purview includes all construction activities on the University's Central Grounds, the Health System, the College at Wise, and other UVA-owned properties around the Commonwealth. Prior to 2006, building code compliance at UVA was handled by the Bureau of Capital Outlay Management in Richmond.

Effective August 25, 2017, Benjamin Hays was named the University Building Official. The Restructuring Act and Management Agreement between the University and the Commonwealth of Virginia provides that the Building Official reports directly and exclusively to the University's Board of Visitors. For day-to-day operations, the Building Official additionally reports to the Senior Vice President for Operations.

# 2017-2018 by the Numbers

During FY'18, OUBO:

**Reviewed**

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**1156 design documents**

**Processed**

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**318 building permits**

**Performed more than**

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**1225 construction inspections**

**and Evaluated**

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**290 requests for occupancy**

**for ongoing design and construction totaling**

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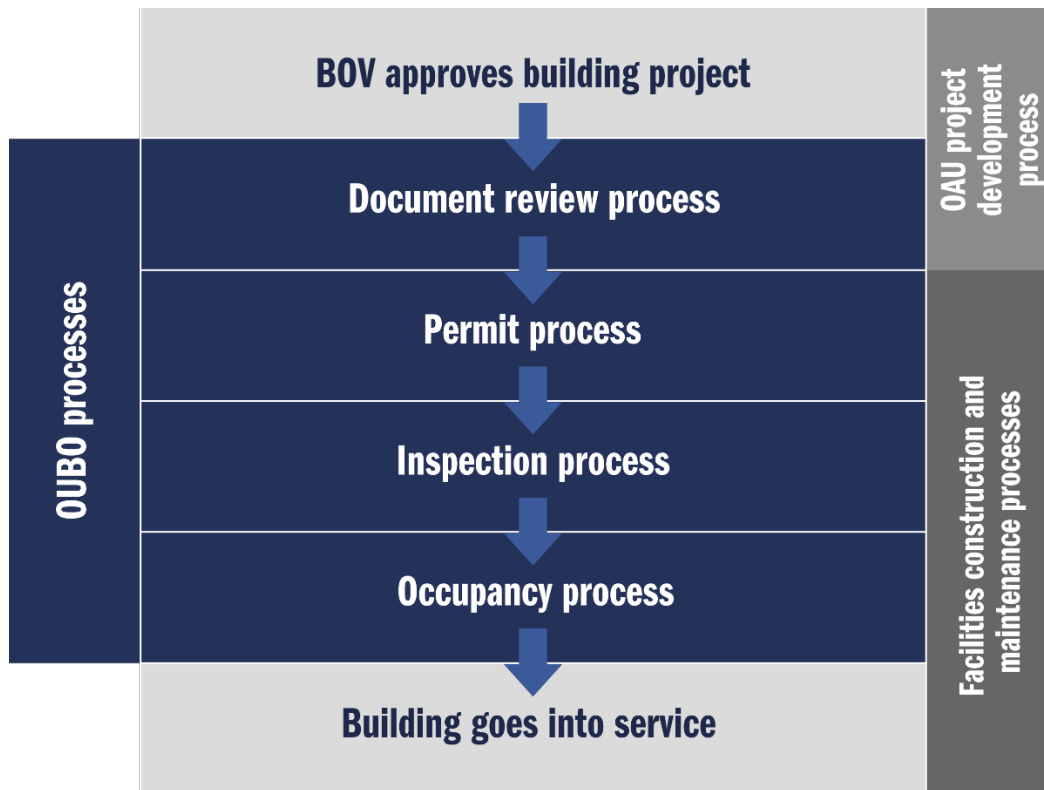
**\$986,079,200<sup>1</sup>**

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<sup>1</sup> Ongoing design and construction total from the Facilities Management 2016-17 annual report

# Our Work: Overview

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*Our work begins soon after the Board of Visitors approves a new building project. As soon as the design team is selected, we begin discussing technical questions and reviewing design documents for compliance with federal, state, and University codes and regulations. We work closely with the Office of the Architect and Facilities Management throughout the design and permitting processes to ensure that building projects are ready for construction.*



*Once construction begins, our architects, engineers, and inspectors regularly visit construction sites around Grounds to ensure the built work matches the plans and specifications. We continue to collaborate with Facilities Management to resolve issues that arise in the field and we evaluate occupancy to ensure a smooth transition and turnover to the end users.*

# Our Work: Reviewing Design

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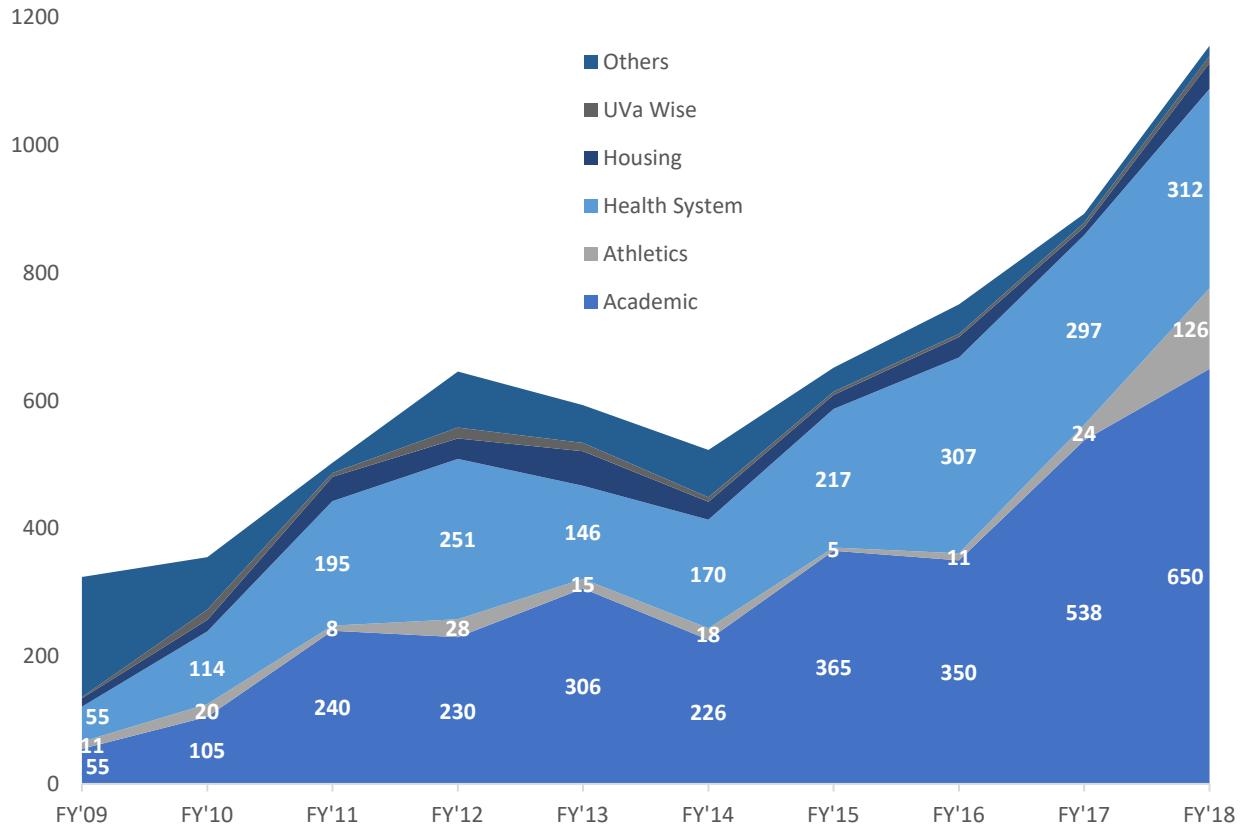
## **1156 design documents**

*This year our team reviewed a tremendous number of design drawings and submittals, up nearly 30 percent over the previous year and 50 percent over two years. These numbers correspond broadly to recent increases in the capital and non-capital program at UVA, where “in-place” capital construction has increased more than 50 percent over two years.<sup>2</sup>*

*More broadly, the number of submittals our team reviews when compared to a decade ago - seen in the chart below - owes to a changing relationship with project teams. Historically, code officials have followed a regulatory model. Our team subscribes to a collaborative model of achieving code compliance. This benefits the University in obvious ways and is reflective of the current design-build and construction-management centered models of project delivery.*

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<sup>2</sup>“In place” capital construction totals can be found In Facilities Planning and Construction’s 2016-17 annual report (with 2017-18 numbers from this year’s draft report).



## Our Work: Processing Permits

### 318 building permits

Once design for a project is complete, permits can be issued and construction can begin. This year our team processed a record number of permits. We work with design teams and project managers to offer partial or early site permits, particularly on fast track projects that benefit from phased construction.

Approximately 10 percent of the permits we process are for “temporary” installations – stages, inflatables, and miscellaneous structures – most of which are not tied to recoverable work orders. This year we permitted two of the largest “temporary” installations in recent history: the stage of the *Concert for Charlottesville* and various structures for the *University Bicentennial* celebration including the three-story video truss. These projects were exhilarating to work on given their respective schedules and technical complexities.





Figure 1: Temporary structures being erected for the University Bicentennial celebration

## Our Work: Inspecting

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### **1225 construction inspections**

*Construction is where design dreams start to become reality. Our team inspects nearly every stage of construction from foundations and framing, through the installation of mechanical, electrical, and fire-safety systems, and all the way to final grading and finishes for accessibility. As projects take shape, modifications and refinements are frequently proposed. When this happens, we work with both the design and construction teams to ensure any updates meet building codes and do so in a way that does not impact the overall project schedule.*





Figure 2: McCormick Road Residence Halls (here, Bonnycastle) under construction

## Our Work: Evaluating Occupancy

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### **290 requests for occupancy**

*As construction nears completion, building occupants are eager to move into and use their new space. At that stage, we review final inspections, third party certifications, and a wide variety of reports to recommend partial, temporary, and permanent occupancy. As with our reviews and permits, occupancy approvals often are partial, reflective of changes in the construction industry. We*

*strive to collaborate with the construction and ownership teams at this stage to ensure that building use is both timely and safe.*



*Figure 3: Davenport Stadium was one of many projects receiving occupancy this fiscal year*



# Our Work: Current & Future

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## **\$986,079,200+ in design & construction**

*Looking to the future, we anticipate plenty of exciting work. The Board-approved capital plan continues to grow at a steady pace with major new re-development underway along Brandon Avenue, the Emmet-Ivy intersection, and Ivy Mountain. Master planning is underway for the Athletics precinct and Fontaine Research Park. And this is on top of the roughly one billion dollars of ongoing design and construction work that we continue to review, permit, inspect, and evaluate for occupancy.*



Figure 4: Rendering of the Ivy Mountain Musculoskeletal Center, one of many new buildings proposed at Ivy Mountain

## Our Goals: Collaboration

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### **Publishing the Facilities Design Guidelines (FDG)**

*Each year we set two or three high-level goals as a unit. This year, one of our major goals was the publication of the 2018 Facility Design Guidelines (FDG). In addition to national and state codes and standards, all buildings at the University are designed to comply with the University's own FDG. The document represents a collection of standards that has been developed over decades by dozens of stakeholders across the University.*

*This year, our team considered more than 100 proposed changes from the Provost's Office, Safety and Emergency Preparedness, the Architect's Office, Facilities Management, and the Health System. In addition to continuing to streamline the document, the 2018 FDG includes the newly-developed Green Building Standards which grew out of the Board's commitment to sustainability.*



Figure 5: Solar panels at the Bookstore are indicative of UVA's commitment to sustainability, represented in the 2018 FDG

## Our Goals: Customer Focus

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### Facilitating Project Schedules

*Our office publishes timelines by which we review documents during phased design. Depending on the phase, our reviews are completed within five, ten, or fifteen days. At any one time, we have between 30 and 50 sets of documents in our review queue. Notwithstanding the large increase in the number of reviews, we met our published review targets 99 percent of the time during FY 2018. This exceptional rate of achievement allows project managers and customers a high degree of certainty when scheduling work with our office.*



*This year we also aimed to facilitate project schedules by increasing cross-training and testing new inspection methods. Several of our engineers and architects attended technical and life-safety training in areas outside of their primary discipline. This allows our team to be more nimble in both the review and inspection processes. We also began using new construction management software, BIM 360, at the University Hospital Expansion (UHE) project. After some initial testing, we have fully adopted BIM 360 as our inspection tracking method at the UHE project, which will allow for expedited occupancy and turnover of the plinth and tower in 2019 and 2020.*



*Figure 6: The University Hospital Expansion project, where our office is using innovative inspection methods*

## **Our Team**

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# Architects, Engineers, Inspectors, & Technicians

*Our office is made up of licensed professional architects and engineers, as well as certified inspectors and document technicians. While the core makeup of our team was prescribed by the 2006 Restructuring Act, we have continued to evolve in response to customer and program needs.*

## **Benjamin Hays, PE, SE, LEED AP, CBO – Building Official**

*Benjamin Hays is the University Building Official and Senior Civil & Structural Engineer for the Office of the University Building Official (OUBO). As Building Official, he directs the team of architects and engineers who are responsible for administering code compliance and providing technical review for all new construction and renovation work at UVA's Central Grounds, the Hospital, College at Wise, and Blandy Experimental Farm. He additionally provides review oversight for all civil and structural engineering works at UVA. Ben is a regular lecturer in the School of Architecture with expertise in structures and the history of building technology.*



*Ben began his professional career as a design engineer in Los Angeles. His work there included historically-sensitive seismic upgrades to existing buildings, evaluations of film studios and technical campuses, and the design of high-end contemporary structures. He moved to Virginia in 2009 and expanded his design portfolio to include bridges, waterfront structures, and municipal buildings. Ben joined OUBO as the Senior Civil & Structural Engineer in 2011 and began teaching in the School of Architecture in 2014. His engineering work and historical-technical writing have won awards from professional societies and in research competitions.*

*Ben holds civil and structural engineering licenses in both Virginia and California, is a nationally ICC Certified Building Official, and is a LEED Associated Professional. He is a member of numerous professional organizations including the American Society of Civil Engineers, the Southeast Chapter of the*

Society of Architectural Historians, and the Construction History Society of America, where he serves on the Management Committee.

Ben and his wife Emili have designed and restored several houses on both coasts and are actively engaged in the interests of their three children. Most weekends you will find Ben in his woodland garden, running on local trails, or hiking in the mountains with his family.

### **Scott Clough, PE, LEED AP, CBO – Electrical Engineer**

Scott joined OUBO as Senior Electrical Engineer in January 2014. Prior to joining UVA, he worked as a Senior Project Manager in Ohio. He has 19 years of engineering experience including consulting, peer review, standards, and electrical design for education, healthcare, hospitality, and utility projects. At OUBO, he reviews plans and specifications and performs inspections for electrical and fire alarm systems. He also serves as in-house consultant for electrical systems, lighting, fire alarm, and value management studies.



Scott is a registered Professional Engineer in Virginia and five other states. He is licensed by Virginia DHCD and ICC as a certified building official, electrical plans examiner, and commercial electrical inspector. He is also NICET Level 1 certified for fire alarm systems.

Scott is a member of Facilities Management Fire & Life Safety Committee, the FP&C Safety Committee, and the Light Pollution Task Force. He is a LEED Accredited Professional and a member of the Institute of Electrical and Electronics Engineers (IEEE).

### **David Cooper, CBO – Fire Protection Engineer**

David joined OUBO as a fire protection engineer in June 2014. Prior to joining UVA, he spent 10 years as the building official for Fauquier County. He has 30 years of experience in the construction field as a field inspector, plan reviewer and general code compliance reviewer. His experience includes field inspections for all building trades, plan review and oversight of all processes of a county building department. Additionally, he has



spent several years with Virginia's Fire Marshal's office where he performed construction and general fire safety inspections for existing and new construction of state owned universities and hospitals. At OUBO, his primary responsibility is plan review and consultation related to fire safety provisions including fire suppression, egress and fire resistance rated construction.

David holds the following certifications from Virginia Department of Housing and Community Development: certified building official, fire protection plans examiner, commercial plans examiner, commercial electrical plans examiner, combination commercial inspector; which includes commercial building, electrical, plumbing, and mechanical inspector certifications; combination residential inspector; which includes residential building, electrical, plumbing and mechanical inspector certifications, fire protection inspector, elevator inspector, and amusement device inspector. David is also a member of the Virginia Building Code Official Association and National Fire Protection Association.

### **Kathy Grove, AIA, LEED AP, CBO – Architect**

Kathy joined OUBO as senior review architect in April 2012. She provides review, in-house consultation, inspections, and value-management input for architectural projects with regard to code and ADA compliance, constructability, and compliance with UVA's facilities design guidelines. In 2018, Kathy expanded her role to include work as sustainable design coordinator facilitating implementation of UVA's new Green Building Standards. She is a member of UVA's Environmental Stewardship Subcommittee and co-chairs that committee's Clean Water Working Group.



In 2018, Kathy completed bi-annual Virginia DHCD and ICC certification as a certified building official, licensed commercial building inspector, and licensed commercial building plans examiner. In 2017, she earned a certificate in NFPA 101 Life Safety for Health Care Occupancies. This summer she has mentored OUBO's summer intern focusing on accessibility issues with design and construction of University projects.

Kathy has over 25 years of professional experience in architectural design including 20 years as a director/project manager specializing in sustainable design, consulting and construction of institutional, mixed-use and residential projects. She has been project manager of multiple LEED Platinum and Gold certified projects and has presented at the national AIA and Greenbuild conventions. Kathy is a registered professional architect in Virginia, a member of the American Institute of Architects (AIA), and a Leadership in Energy and Environmental Design (LEED) Accredited Professional.

### **Ron Herfurth, PE, CBO – Mechanical Engineer**

Ron joined OUBO as senior mechanical engineer in 1991. He joined the University of Virginia in 1988. At OUBO, he reviews mechanical and plumbing plans, specifications and participates in inspections of mechanical and plumbing systems. He also serves as in-house consultation for mechanical systems and value management studies. He is a standing member and chairman of an interdepartmental Facilities Management HVAC Committee.



Ron is a registered professional engineer in Virginia and holds DHCD certification as a building official, mechanical plans examiner, plumbing plans examiner, commercial energy plans examiner, commercial mechanical inspector, commercial plumbing inspector, and commercial energy inspector.

Ron is a member of American Society of Heating Refrigeration and Air-Conditioning Engineers and Virginia Plumbing and Mechanical Inspectors Association.

### **Nathan Lawson, EIT – Civil & Structural Engineer**

Nathan joined OUBO as the associate civil engineer in September 2016. Prior to joining the University, Nathan worked in Northern Virginia as a consultant performing reserve studies, facility condition assessments, and construction administration. In 2017, Nathan accepted the opportunity to broaden his position as the associate civil/structural engineer. At





OUBO, he reviews plans and specifications and conducts inspections related to civil and structural engineering. He provides in-house consultation for small structural engineering related projects. Additionally, he conducts inspections pertaining to fire safety.

Nathan is certified through ICC as a commercial building inspector, building plans examiner, and fire inspector I. He continues to fulfill the time requirement towards earning a Virginia professional engineering license.

### **Richard McDaniel, CBO – Fire & Life Safety Inspector**

Richard has served OUBO as a contract fire and life safety inspector since 2008. In that capacity he inspects new building projects in both the academic and medical divisions to ensure compliance with fire safety requirements of approved construction documents.



Prior to UVA, Richard worked for the State Fire Marshall's Office where he performed various fire safety duties which included inspections for both state and non-state-owned colleges and universities, hospitals, and other public buildings.

### **Cory Paradis – Summer Intern, Accessibility**

Cory Paradis joined OUBO in June 2018 as a summer intern. Cory brings a unique perspective, and a lifetime of first-hand ADA experience to OUBO. He works closely with Kathy Grove to help ensure ADA code compliance while also providing valuable insights into how the ADA regulations impact those who rely on them to navigate daily life. His duties include reviewing site plans and architectural plans, assisting during site inspections, and consulting with project managers and CAMs on various projects. Cory's other responsibilities include working with UVA Facilities Management Project Services on a Grounds Improvement Fund proposal to replace brick walkways near the Rotunda, working with GES to update their accessibility map, and serving on the Barrier-Free Access Committee (BFAC).



Prior to joining OUBO, Cory excelled in his time as a student at the University. He transferred from community college directly into the Architecture School's Urban Planning program. Outside of required coursework, he was also a student and teacher's assistant in an Inclusive Design architecture studio, where he provided feedback on students' designs and challenged them to think critically about designing for those with disabilities. Cory also appeared recently in the Chronicle of Higher Education, where he discussed the accessibility challenges faced in his time as a student and the ongoing efforts being made to improve access and was also profiled in an article by UVA Today. In May 2018, Cory graduated with honors from the Urban Planning program and received the Z Society's Edgar F. Shannon Award for the Architecture School, an award given to the best student in each school, chosen by peers, faculty, and staff. Cory is dedicated, passionate, and excited to join the ongoing efforts to improve accessibility across Grounds. He also plans to return for graduate school in the next few years.

### **Ruta Vasiukevicius – Document & Workflow Manager**

Ruta joined the OUBO staff in the role of document & compliance analyst in 2018. She had worked in the construction document archives, now part of Geospatial Engineering Services, with Garth Anderson since 2001.



In the early 1980s, Ruta studied and worked in Interior Design and Museum Exhibit Design in Boulder and Denver, Colorado. In 1986, she and her husband, a radio astronomer, moved to central New Mexico to be near the Very Large Array Radio Telescope, where they lived for a dozen years and raised a family. Design work was scarce in their small New Mexico town, so she switched gears and taught ceramics at the local community college, supplied a local gallery with her work, and worked part-time at the public library. The family enjoyed extended sabbaticals in the mountains of Japan and the outskirts of Paris. In late 2000, they re-settled in Charlottesville.

When at home, she enjoys gardening, cycling, and exploring the natural world. Recently, she and her husband joined a small group of outdoor enthusiasts and naturalists to hike the Grand Canyon from the north to the south rim over five days in May 2017.

## **Robert Waite, AIA, CBO – Architect**

*Bob joined OUBO as Senior Review Architect in December 2008. He has over 25 years of professional experience in architectural design, project management and code compliance inspections. He has experience in all types of building uses including health care facilities, residential and dining facilities, athletic facilities and classroom and laboratory facilities.*



*At OUBO, Bob manages and distributes the reviews for all projects that the office reviews. He coordinates with project managers and helps them schedule the reviews for their projects. He assigns the processing of all building permits. He provides ADA compliance inspections and expertise when needed and assists in reviews for all disciplines code compliance, constructability, ADA compliance, and compliance with UVA's facilities design guidelines. He also assists the University Building Official on an as-needed basis. Bob is a registered professional architect in Virginia and holds certification with the Virginia Department of Housing and Community Development as a residential building inspector, combination building plans examiner, and certified building official.*

*Bob is a member of the American Institute of Architects (AIA). He is also a member of the Virginia Building and Code Officials Association and attends the Region IV JMBCOA monthly meetings. He also serves on the Barrier Free Access Committee for the University. Bob served with the US Army as a first lieutenant with the 101st Airborne Division in the Republic of Vietnam.*

## 2017-2018 Minor Capital Projects Report

School/ Unit	Project Description	Approval Date	Scope	BOV Maintenance Reserve	Utility Reserves	Other: Gift/ Grant	Other: Auxiliary	Other NGF: EG/FA or Medical	Total Submitted	Total Project Budget Range	
										Low	High
FM-Fac Mgt	The Corner Building Selected MEP Renewal (Original May 2016 ; Revised	Nov-2017	18,364 gsf	\$ -	\$ -	\$ -	\$ 3,000,000	\$ -	\$ 3,000,000	\$ 2,800,000	\$ 3,000,000
FM-Fac Mgt	Health System Chiller #5	Nov-2017	2,000 ton	\$ -	\$ -	\$ -	\$ -	\$ 4,400,000	\$ 4,400,000	\$ 4,000,000	\$ 4,400,000
Athletics	U-Hall Asbestos Removal	Dec-2017	U-Hall Dome	\$ -	\$ -	\$ -	\$ -	\$ 4,900,000	\$ 4,900,000	\$ 4,500,000	\$ 4,900,000
Library	Renovate Clemons Library 1st Floor	Jan-2018	20,758 gsf	\$ -	\$ -	\$ 3,200,781	\$ -	\$ 990,000	\$ 4,190,781	\$ 4,000,000	\$ 4,500,000
Architecture	Campbell Hall Renovation Phase 1 & 2	Mar-2018	~10,000 gsf	\$ -	\$ -	\$ -	\$ -	\$ 5,000,000	\$ 5,000,000	\$ 4,000,000	\$ 5,000,000
Business Operations	Runk HVAC and Roof	Mar-2018	Full Replacement	\$ -	\$ -	\$ -	\$ -	\$ 2,612,000	\$ 2,612,000	\$ 2,612,000	\$ 2,612,000
FI-VP Finance	Carruthers Hall Renovation (Original Mar 2017 ; Revised Apr 2018)	Apr-2018	29,000 gsf	\$ -	\$ -	\$ -	\$ -	\$ 4,930,000	\$ 4,930,000	\$ 4,800,000	\$ 4,930,000
Athletics	Outdoor Recreation Center Relocation	Apr-2018	18-20,000 gsf	\$ -	\$ -	\$ -	\$ -	\$ 2,500,000	\$ 2,500,000	\$ 2,000,000	\$ 2,500,000
SOM	ERC 4th Floor Fitout	Apr-2018	8,000 gsf	\$ -	\$ -	\$ 3,000,000	\$ -	\$ -	\$ 3,000,000	\$ 2,500,000	\$ 3,000,000
FM-Fac Mgt	East Range Stormwater Design & Construction	May-2018	175,000 sf area , 30,000 sf paved area, 17,000 lf new storm piping	\$ -	\$ -	\$ 1,220,000	\$ -	\$ 3,248,000	\$ 4,468,000	\$ 4,500,000	\$ 4,600,000
Athletics	Womens Basketball Locker Room Renovation	May-2018	4,600 gsf	\$ -	\$ -	\$ -	\$ -	\$ 2,500,000	\$ 2,500,000	\$ 2,000,000	\$ 2,500,000
<b>TOTAL</b>				<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,420,781</b>	<b>\$3,000,000</b>	<b>\$31,080,000</b>	<b>\$41,500,781</b>	<b>\$37,712,000</b>	<b>\$41,942,000</b>



**UNIVERSITY OF VIRGINIA  
PAVILION OCCUPANCY STATUS AS OF AUGUST 31, 2018**

<b>Pavilion</b>	<b>Occupants</b>	<b>Assigned</b>	<b>Available</b>
<b>I</b>	Scott Beardsley	Summer 2015	Summer 2020
<b>II</b>	John M. Unsworth	March 2017	February 2022
<b>III</b>	Carl P. Zeithaml	January 2017	July 2020
<b>IV</b>	Larry J. Sabato	October 2002	June 2023
<b>V &amp; Annex</b>	Patricia Lampkin	Spring 2008	July 2020
<b>VI</b>	Ila Berman	Summer 2017	Summer 2022
<b>VII</b>	Colonnade Club	N/A	N/A
<b>VIII</b>	James E. Ryan	During renovation of Carr's Hill	
<b>IX</b>	Dorrie Fontaine	July 2011	June 2021
<b>X</b>	Ian Baucom	Spring 2015	Spring 2020
<b>Montebello</b>	Craig H. Benson	July 2015	June 2020
<b>Sunnyside</b>	Vacant	N/A	N/A
<b>Sprigg Lane House</b>	Teresa A. Sullivan	August 2018	July 2023



# University of Virginia

## GIBBONS HOUSE

### POST OCCUPANCY EVALUATION

#### Background

Home to more than 200 first-year students, the Offices of Housing and Residence Life, Conference Services, and Orientation and New Student Programs, Gibbons House was constructed in the Alderman Road Residence Area in 2015. The building was constructed through a collaborative effort that spanned the area revitalization beginning in 2006. The collaboration between Housing and Residence Life and Facilities Management will continue through the lifespan of the building to ensure quality of the facility as well as the residential experience. Gibbons is a hallway-style house with air-conditioned double rooms and shared common rooms on each floor.

Information for the Gibbons House renovation project was gathered through meetings with Facilities Management staff, a facilities maintenance assessment, and web-based surveys distributed to current and former student residents, resident staff and Housing and Residence Life staff.

#### Key Findings and Recommended Actions

Survey results show that 97% of Gibbons student respondents have an overall positive impression of the building, and 99% are satisfied with their rooms. Results also show that 85% of Gibbons staff respondents have an overall positive impression of the building, and 77% are satisfied with their work space.

**FINDING:** A majority of residents are satisfied with the first floor commons, study rooms, and floor lounges. Some reported that it is nice to have the study rooms and a lounge on each floor, and would like to have more study rooms. Students noted that Gibbons' laundry room is also used by residents of Courtenay, Dungleison, and Fitzhugh (CDF). As a result, there are long waits for machines.

**ACTION:** The sharing arrangement is a temporary measure. Students in CDF also have access to the Gooch laundry room. Once these buildings are replaced, the new buildings will have their own laundry rooms.

**FINDING:** Security satisfaction is high in Gibbons House, with 99% of residents reporting that they feel safe inside and outside the building. Students site the locking system as the main reason they feel safe inside, and the lighting as a primary source of safety outside.

TOP: EYP Architects and Engineers

**FINDING:** Temperature satisfaction is also high in Gibbons, with 85% of residents assessing their rooms positively. However, Housing and Residence Life staff report 38% dissatisfaction with temperature and 46% negative impact on building use. Regarding the temperature's impact on their experience, staffs' complaints range from too cool to too warm.

**ACTION:** Facilities Management reports that the HVAC systems in the Gibbons residence spaces have consistently performed well, and complaints are relatively rare. Complaints received from the Housing and Residence Life administrative wing revolve around lack of individual temperature control in some of the offices. Complaints about inadequate air flow in several of the second floor offices, added after initial building construction, were resolved with system balancing.

**FINDING:** Some Housing and Residence Life staff described sound privacy problems in the open office area, primarily during the times of year when the office receives a high volume of phone calls and many staff are on the phone at the same time. There are two conference rooms in which to have a private conversation with a student or staff member, and when those rooms are booked, staff have to have these interactions in a public place.

**ACTION:** There is a sound masking system installed in the open office areas on both floors of Gibbons House. Housing and Residence Life has plans to reassign spaces within the open and closed offices this fall. These moves will provide additional small conference and meeting spaces for staff to use. There is no way that the building or its systems can counter the sound levels during peak times.

For future projects employing open office arrangements, smaller team breakout rooms and "phone booth" spaces are recommended to reduce sound volume in the open space and allow for confidential or spontaneous small group meetings not accommodated by reserve-able conference rooms. Private offices could be provided for staff who require a high level of quiet concentration and confidentiality.

**FINDING:** Gibbons House is very popular with Facilities Management maintenance and custodial staff. Finishes are holding up well and the building is easy to clean; the luxury vinyl floors are holding up particularly well. The building is spacious, and the furniture fits well in the residence rooms.



# University of Virginia

## GOOCH AND DILLARD HOUSES

### POST OCCUPANCY EVALUATION

#### Background

Gooch and Dillard residence halls were renovated in 2016 and 2017, respectively. The projects were the culmination of a six year plan to replace aging building systems, remodel and convert the interiors into suites with double-occupancy bedrooms, and improve building exteriors and landscape. Originally constructed in 1984 on UVA's West Grounds, Gooch and Dillard now house approximately 610 first-year residents and resident advisors.

Information for the Gooch and Dillard Houses renovation project was gathered through meetings with Facilities Management staff, a facilities maintenance assessment, and web-based surveys distributed to current and former student residents and resident staff.

#### Key Findings and Recommended Actions

Survey results show that 86% of Gooch respondents and 89% of Dillard respondents have an overall positive impression of the buildings. 90% of Gooch respondents and 93% of Dillard respondents are satisfied with their rooms. A majority of residents reported satisfaction with the area lounges and suite living rooms.

**FINDING:** Security in the areas adjacent to the buildings was noted by some residents, with 10% of Gooch residents and 14% of Dillard residents reporting feeling unsafe out-side at night. Students cite the buildings' isolation, distance from Central Grounds and poor lighting in surrounding areas. The presence of ambassadors and blue lights - a series of emergency alarm stations strategically located through-out Grounds - helps students feel safer. Students report feeling safer inside the buildings, with 99% of Gooch and Dillard residents responding positively, due in large part to the lock system and the presence of blue lights.

**ACTION:** There are several studies currently underway exploring ways to bring more activity to West Grounds and bring more foot traffic to the area. Potential landscape improvements and a potential renovated or expanded Student Activities Building (SAB), if successful, will begin to activate

the area and address some of the concerns expressed by students in Gooch and Dillard as well as those students who reported similar concerns about using the SAB.

**FINDING:** Dissatisfaction with the temperature in both Gooch and Dillard was noted. Of the Gooch and Dillard residents surveyed, 30% indicated that they were dissatisfied with the temperature, and 32% and 41% respectively reported that the temperature negatively impacts their use of their bedrooms. Students observe that most of the rooms are far too hot in the winter and too cold in the summer, and that they have little control of the temperature.

**ACTION:** In Gooch and Dillard, one fan coil unit serves an entire suite, rather than individual bedrooms, which may account for some of the control issues reported. This is a result of the system design chosen, and not a unit function problem. Facilities Management maintenance staff confirm that there were building automation system (BAS) communication issues prior to the survey, but those issues have since been resolved.

**FINDING:** Some residents noted that because their suites open outside and not onto a central hallway, there is less opportunity to mix with other students in their building. Students do report that they like being close to Runk Dining Hall and the Aquatics and Fitness Center.

**ACTION:** Both Gooch and Dillard have a house council as well as RA programming and informal gathering opportunities. In order to develop a stronger sense of connection in the two residence halls, student staff and student leaders should continue to emphasize area wide events and regular interactions throughout the year, as well as communal dinners at Runk Dining Hall.

Facilities Management Maintenance staff view Gooch and Dillard in a mostly positive way, with some qualifications. Most spaces are easy to clean, the walkways work well and the changes to the landscape have been a big improvement. The carpet tiles in Gooch are a patchwork of four to five different colors; the field is also light, and therefore consistently show more wear than the deeper colors and is more difficult to clean.





# University of Virginia

## Ruffner Hall

### POST OCCUPANCY EVALUATION

#### Background

Built in 1972, the Curry School of Education's Ruffner Hall was in dire need of renovation by 2013. The renovation, designed by McKinney & Co, upgraded its aging mechanical and plumbing systems, replaced the roof and masonry parapet, repaired exterior masonry, reconfigured some interior walls to insure effective space utilization, and added carpeting and noise-abating surfaces. The project redesigned classrooms to support new teaching methods and distance learning programs, and attempted to create a synergy among the research groups, faculty, and students.

Information for the Ruffner Hall renovation project was gathered through meetings with Curry School and Facilities Management staff, a facilities maintenance assessment, and a web-based survey distributed to Curry School faculty, staff and students.

#### Key Findings and Recommended Actions

Survey results show that 79% of Ruffner Hall respondents have an overall positive impression of the building, 67% are satisfied with their offices, 82% think the project was successful in reconfiguring space efficiently, and 72% think that the project successfully supports a sense of community.

**FINDING:** Ruffner Hall is a difficult building to navigate, report 69% of occupants and users. The floorplan is confusing, and both visitors and students lose their way looking for the third floor and the basement.

**ACTION:** Gropen, Inc., the sign designer and manufacturer for Ruffner, is in the process of replacing defective signs in the building. The Curry School Dean's Office will engage Gropen to do a wayfinding analysis to address the navigation issues raised in the survey.

**FINDING:** Ruffner faculty and staff expressed 24% dissatisfaction with their offices. Some offices are small and the older office furniture is large and not very functional, so meeting with more than one person in a small office can be difficult.

**ACTION:** The Curry School will explore different options for replacing older, more cumbersome furniture, either through

UVA surplus or gradual replacement of the furniture starting with the most problematic offices.

**FINDING:** Classrooms in Ruffner received a 74% satisfaction rating, and a 16% negative rating. Faculty and students report that the rooms are too small and overcrowded to serve as active learning spaces. If faculty need to break students into groups, there isn't adequate space to reconfigure desks.

**ACTION:** A current Strategic Academic Space Study led by the Office of the Architect and the Office of the Provost is focusing on classroom use and needs on a more global level, and could provide solutions to benefit multiple Schools at the University.

**FINDING:** The survey results sparked a conversation about the lack of access to telephones in the classrooms, which presents a safety issue. Because of building structure and materials that prevent signals from reaching the building interior, there is no cell phone reception in Ruffner, a problem compounded by the fact that there are no land lines inside the classrooms. The closest phone to any given classroom is in the hallway. If there were a life threatening event in Ruffner, faculty were concerned that they would be unable to call for help from within the classrooms.

**ACTION:** A site meeting with the Associate Vice President for Safety and Security to discuss "call for help" capability in Ruffner classrooms has been scheduled for fall. Through this discussion, standard options for Ruffner Hall and other University buildings with similar problems will begin to be devised.

**FINDING:** Sound privacy received negative results in Ruffner, with 41% dissatisfaction in offices and 23% in classrooms. Faculty and staff report that they can hear conversations from adjoining offices and classrooms.

**ACTION:** The Ruffner Hall renovation was successful in reducing hallway noise by widening the hallways and adding carpet. However, some of the walls don't run all the way up to the deck, and stop at the false ceiling, which accounts for the transmission of sound between offices. The Curry School would like to identify a room or two for which they can correct the problem to support distance