



UNIVERSITY
of VIRGINIA

Board of Visitors Buildings & Grounds Committee
September 13, 2018

Agenda

Action Items

- Naming: UVA Golf Practice Facility as the Dean Family Golf Performance Center
- Concept, Site, and Design Guidelines:
 - Brandon Avenue Upper-Class Residence Hall Phase II
- Schematic Design Approvals: (1) Alderman Library Renewal; (2) Student Health and Wellness Center; (3) Softball Stadium
- Athletics Master Plan
- Athletics Complex: (1) Addition to the 2018 Capital Plan; (2) Architect/Engineer Selection; (3) Concept, Site, and Design Guidelines
- Fontaine Research Park Master Plan

Schematic Design Review

- Central Utility Plant at Ivy Mountain

Committee Discussion

- University Building Official Report

Action Items



Naming of UVA Golf Practice Facility



Dean Family Golf Performance Center

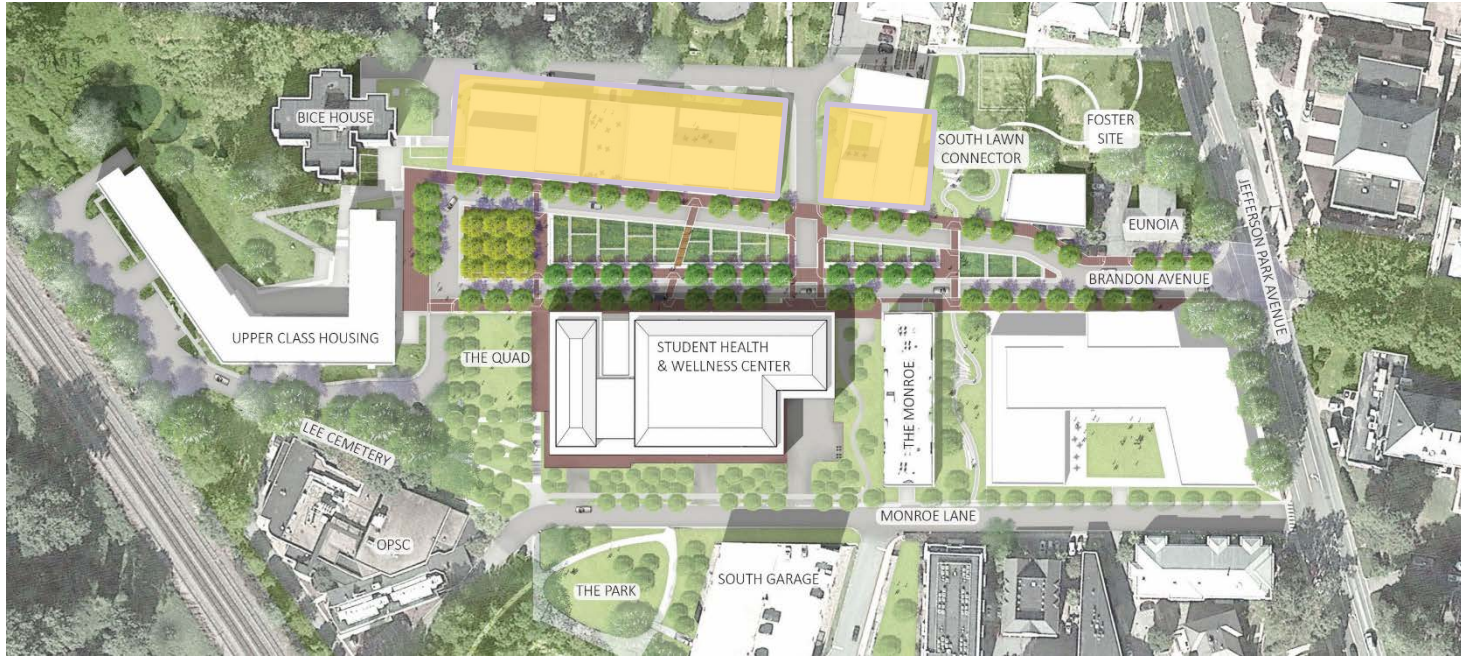
- In recognition of Thompson “Tom” Dean
 - UVA alumnus and long-time supporter of the College of Arts & Sciences and Athletics
 - Contributions in support of curriculum innovation and engaged learning initiatives in the College; UVA golf facility; VAF annual fund; men’s basketball and football coach initiatives; football facilities; endowed athletic scholarships
- Recommended by UVA Athletics, VAF, Committee on Names

Concept, Site, and Design Guidelines: Brandon Avenue Upper-Class Residence Hall Phase II



Concept, Site and Design Guidelines

Brandon Upper Class Student Housing Phase II



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.

This project proposes 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.



Schematic Design: Alderman Library Renewal



PROJECT SCOPE – PROPOSED AREA OF DEMOLITION & ADDITION

LEGEND

- EXISTING ALDERMAN LIBRARY
- AREA OF PROPOSED DEMOLITION
- OUTLINE OF PROPOSED ADDITION

AREAS

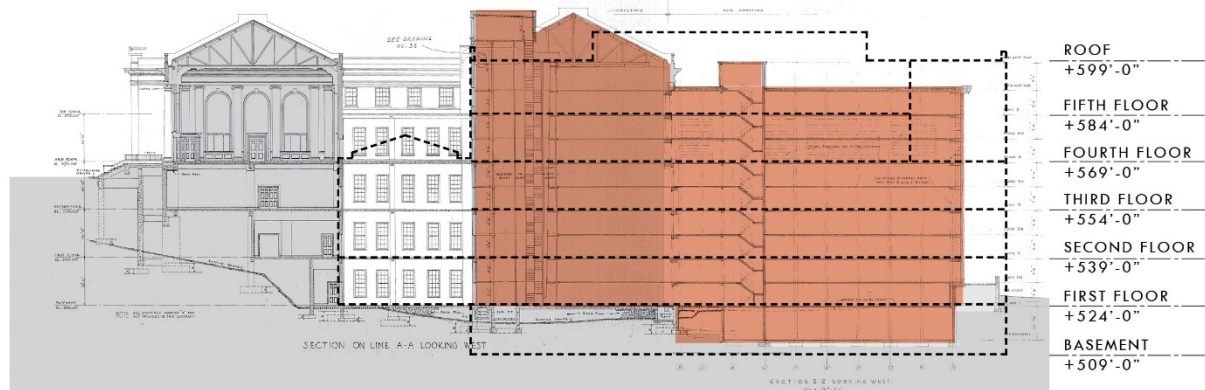
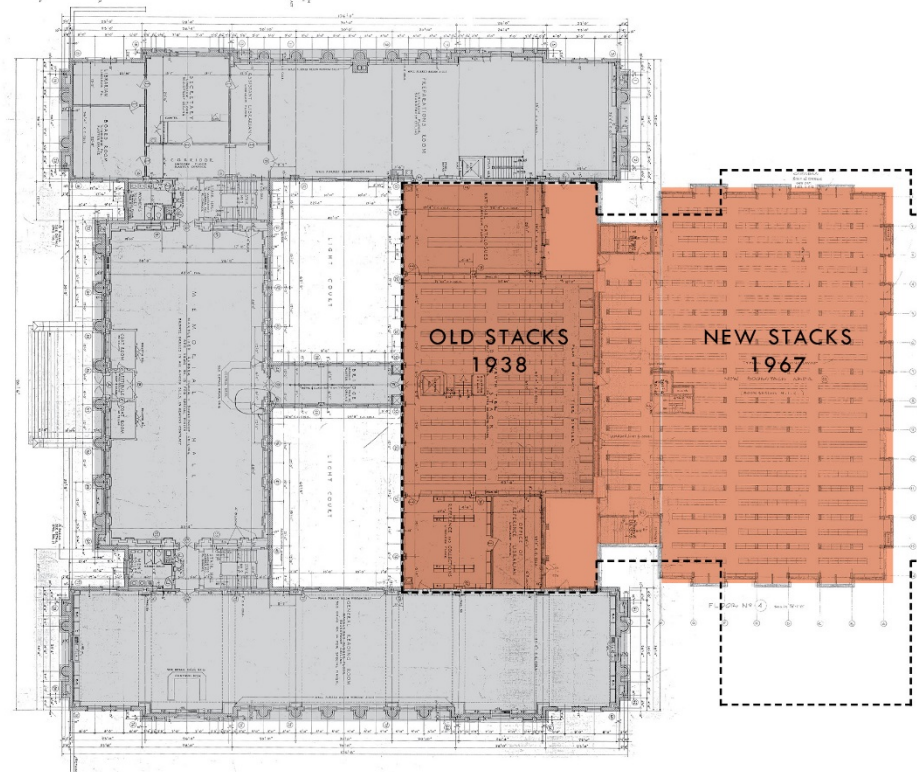
EXISTING HISTORIC ALDERMAN: 163,304 GSF
 EXISTING 1967 NEW STACK: 111,576 GSF

TOTAL EXISTING: 274,880 GSF

PROPOSED DEMOLITION: 174,573 GSF

HISTORICAL RENOVATION: 100,307 GSF
 NEW CONSTRUCTION: 129,983 GSF

RENEWAL PROJECT TOTAL AREA: 230,290 GSF



SOUTH ENTRANCE - PROPOSED



BUILDING EVOLUTION – NORTH FAÇADE

HISTORIC



PRESENT DAY



PROPOSED SITE PLAN

Clemons
Library

Nameless Field

Harrison Institute
and Small Special
Collections Library

Newcomb Road

Alderman
Quad

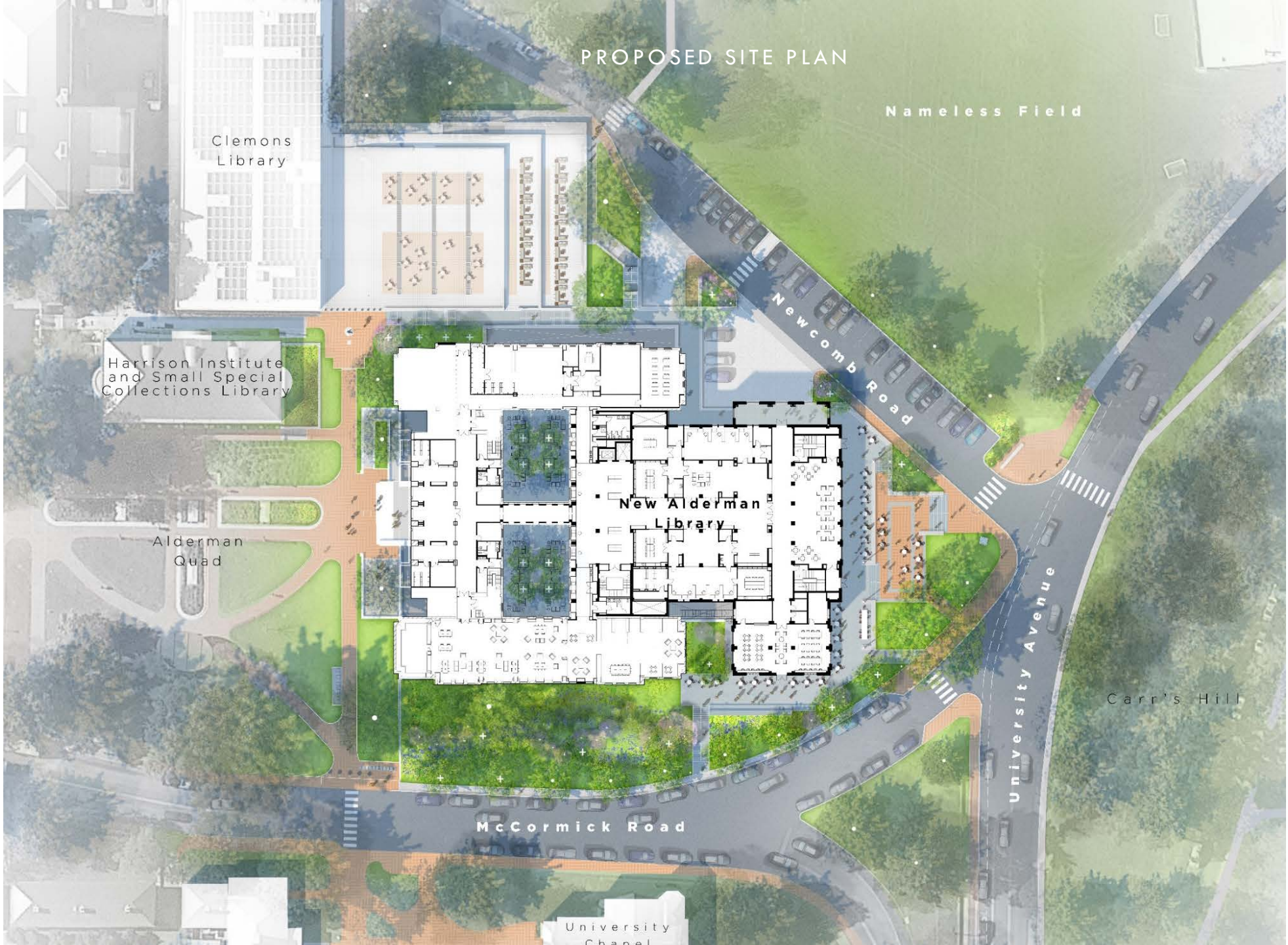
New Alderman
Library

Carr's Hill

McCormick Road

University Avenue

University
Chapel



EAST VIEW – EXISTING



EAST VIEW - PROPOSED



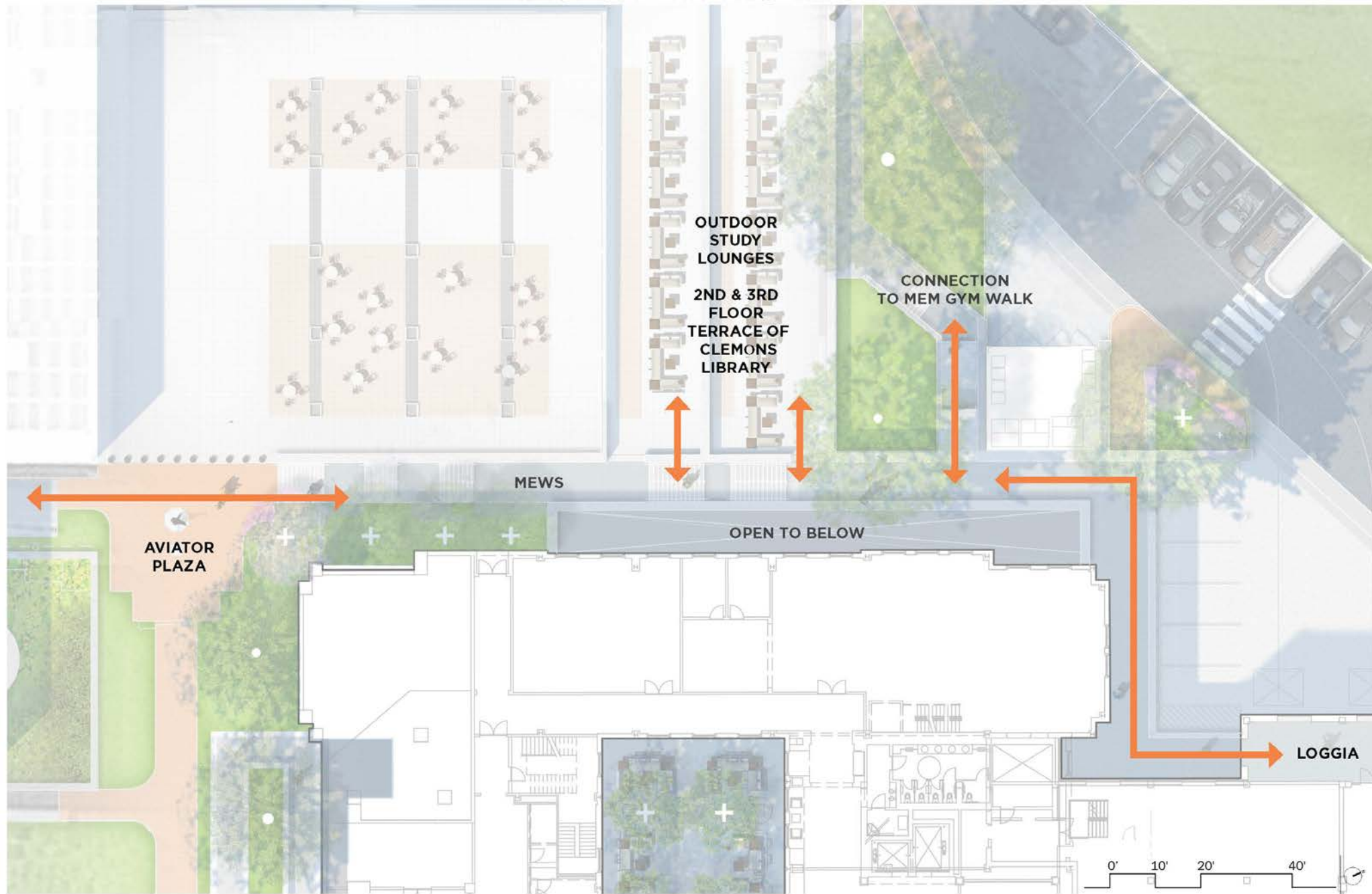
WEST VIEW IVY APPROACH - EXISTING



WEST VIEW IVY APPROACH - PROPOSED



WEST SIDE ENLARGEMENT



WEST SITE – ACCESS TO CLEMONS



WEST SITE – ACCESS TO CLEMONS



EXTERIOR MATERIALS PROPOSED

BRICK: Flemish bond and lime mortar joints - match existing

CAST STONE DETAIL:

Running trim and base, capitals and coping - match existing

COLUMNS: Plaster parged masonry columns - match existing

WINDOWS - Restore existing and new wood windows to match

WOOD window casings and cornice - match existing

TERRACES: Granite, bluestone steps, brick paving - match existing



NORTH-WEST VIEW - EXISTING



NORTH-WEST DAYTIME VIEW - PROPOSED

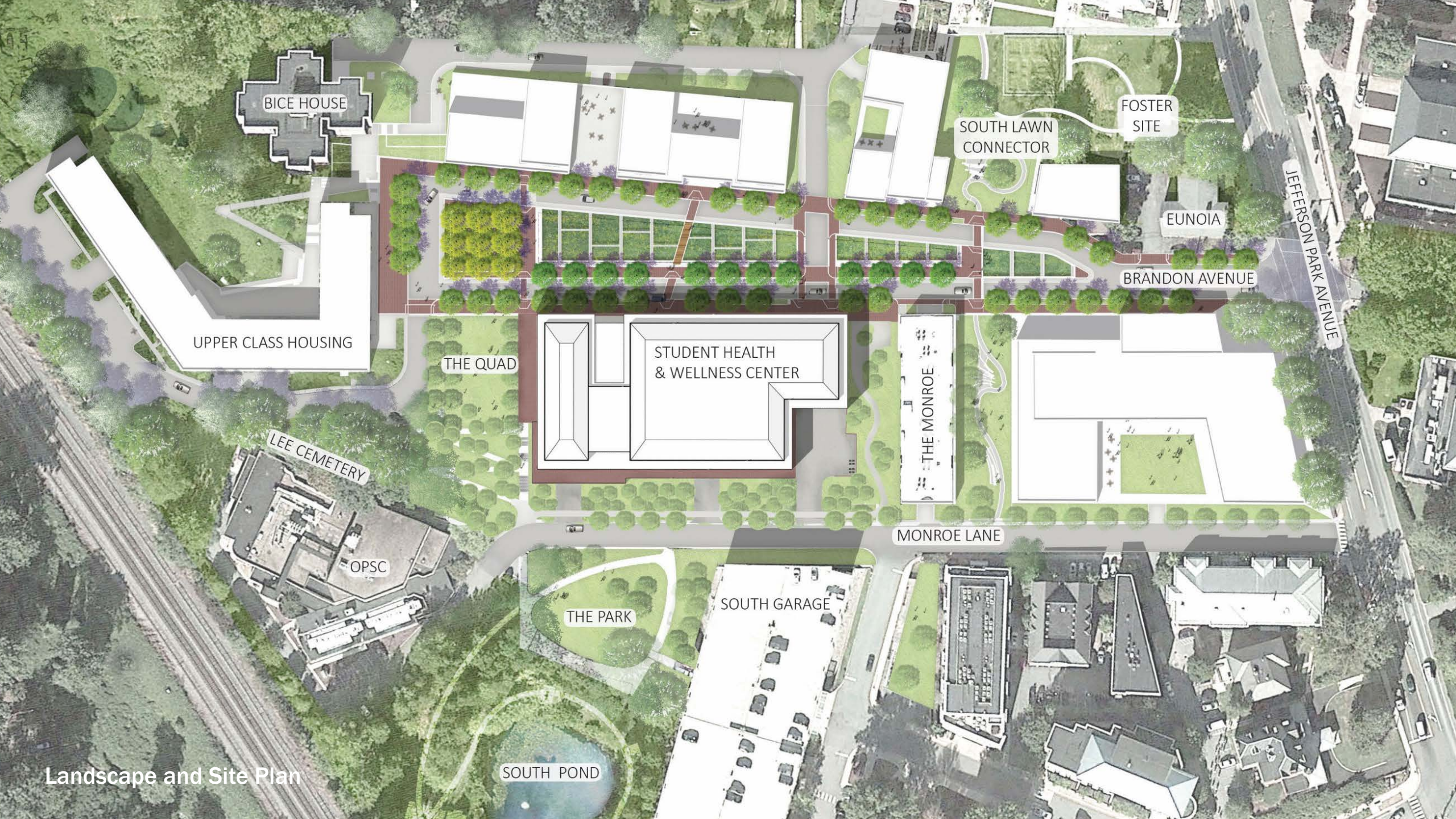


NORTH-WEST DUSK VIEW - PROPOSED



Schematic Design: Student Health and Wellness Center





BICE HOUSE

UPPER CLASS HOUSING

LEE CEMETERY

OPSC

THE QUAD

STUDENT HEALTH & WELLNESS CENTER

THE PARK

SOUTH GARAGE

SOUTH POND

SOUTH LAWN CONNECTOR

FOSTER SITE

EUNOIA

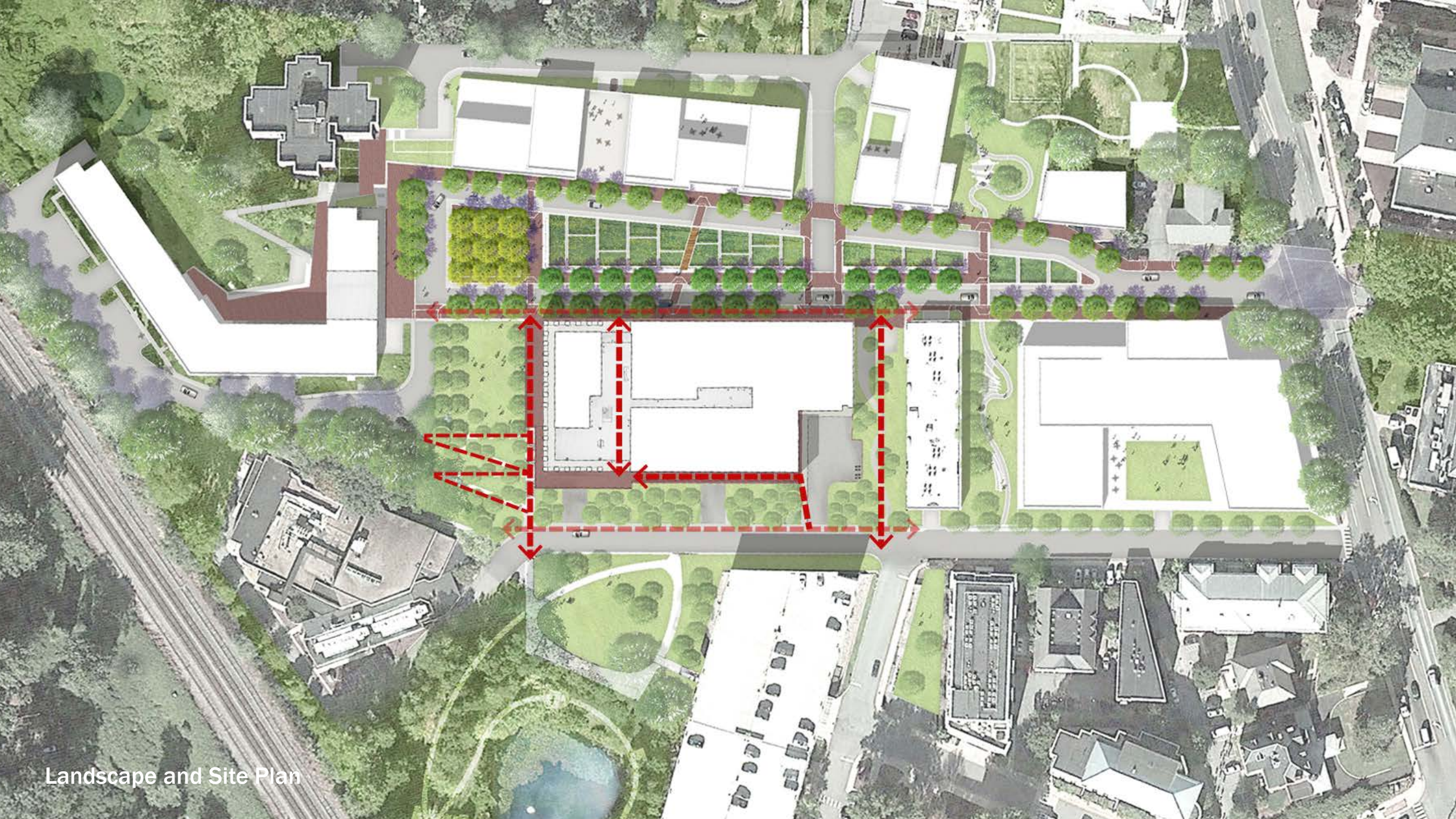
BRANDON AVENUE

JEFFERSON PARK AVENUE

MONROE LANE

THE MONROE

Landscape and Site Plan



Landscape and Site Plan



Proposed view looking east towards entry



Proposed view looking northeast



Proposed view looking northwest from Monroe Lane



Proposed view looking southeast

MATERIAL TRANSPARENCY
Reduce environmental impact of materials.



HIGH PERFORMANCE GLAZING
Reduce both heat load and glare to interior spaces.



SELF-SHADING WINDOWS
Deep-set windows allow building facade to shade interior spaces from low eastern and western sun.



HEAT RECOVERY SYSTEMS
Capture heat to reduce energy use and increase efficiency.



ACTIVE CHILLED BEAMS
Reduce duct size to improve thermal comfort and save energy.



DEDICATED OUTDOOR AIR SYSTEM
Improve occupant access to fresh air.



HIGH ALBEDO ROOF
Light color and reflective roof reduces thermal load on MEP systems.



POTENTIAL TO BE PV READY
Build infrastructure now to potentially contribute towards a net-zero operation in the future.



BICYCLE STORAGE
Outdoor racks, covered racks in the garage, and staff showers support student and staff ridership.



STORMWATER MANAGEMENT
All stormwater from project roofs feed into Green Street bioretention infrastructure.



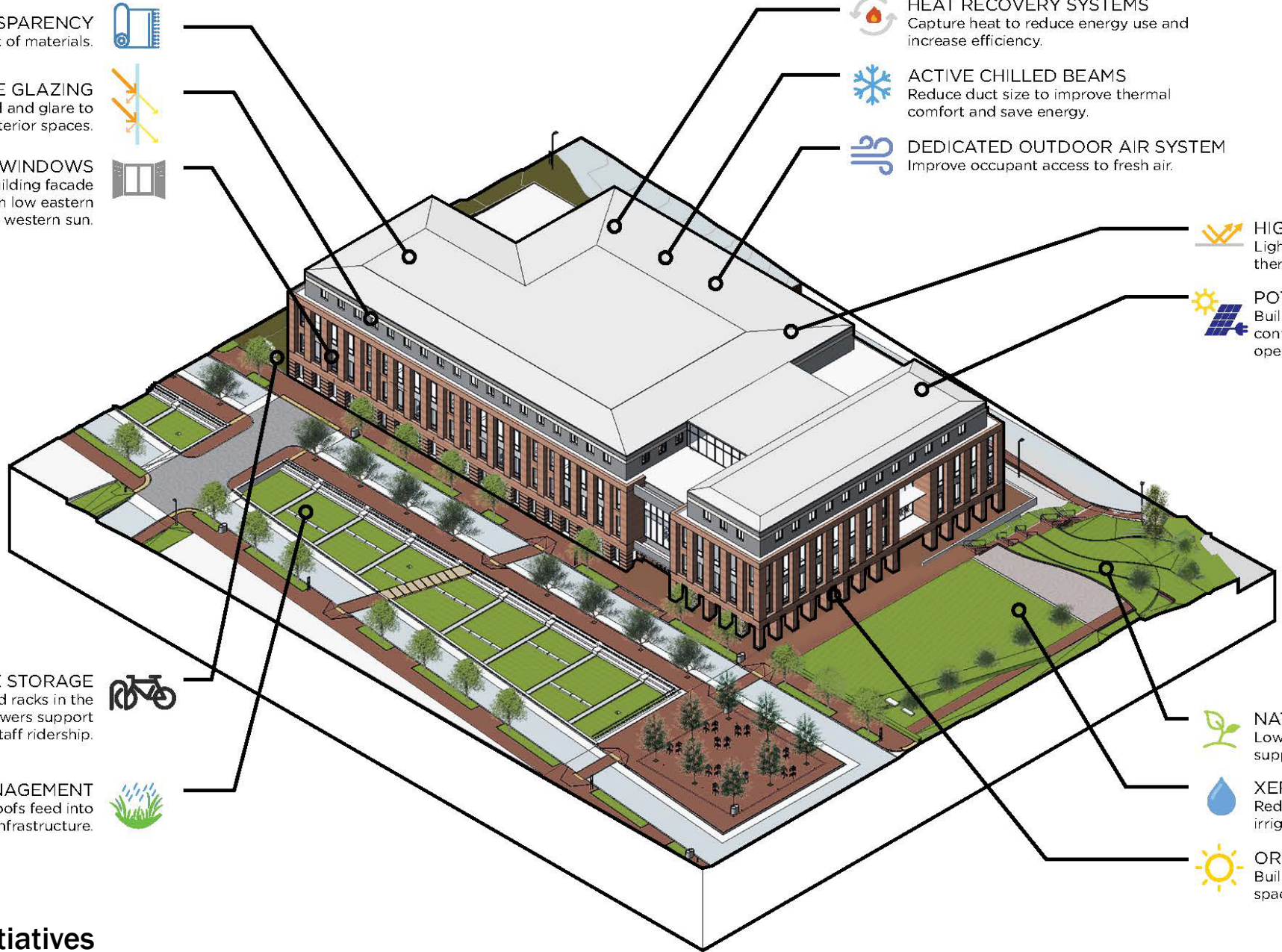
NATIVE PLANTINGS
Low-maintenance native plantings support local eco-systems.



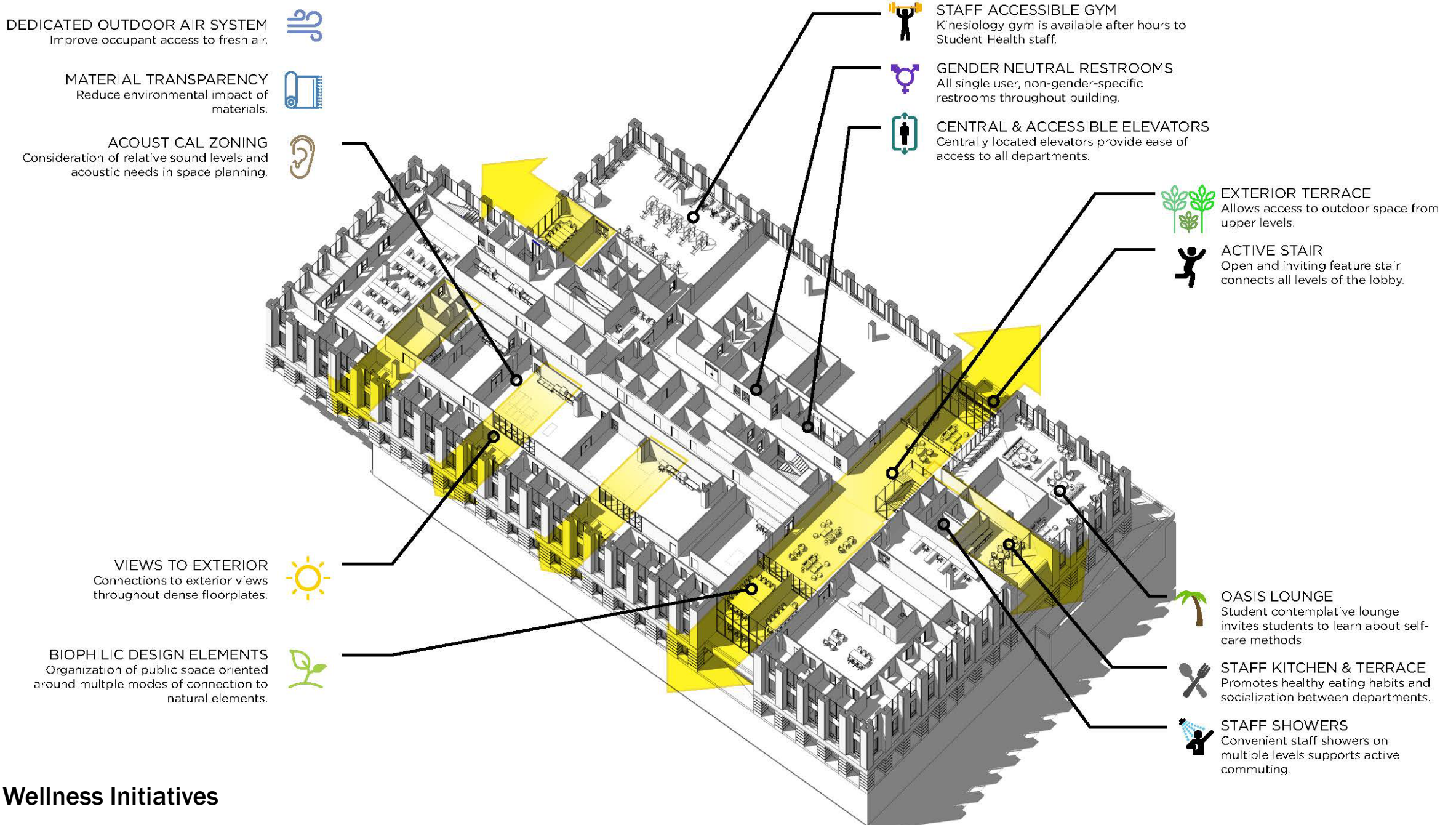
XEROSCAPING AT LAWNS
Reduce water use by creating non-irrigated lawns and planting areas.



ORIENTATION
Building overhang shades public space on south side.



Sustainability Initiatives



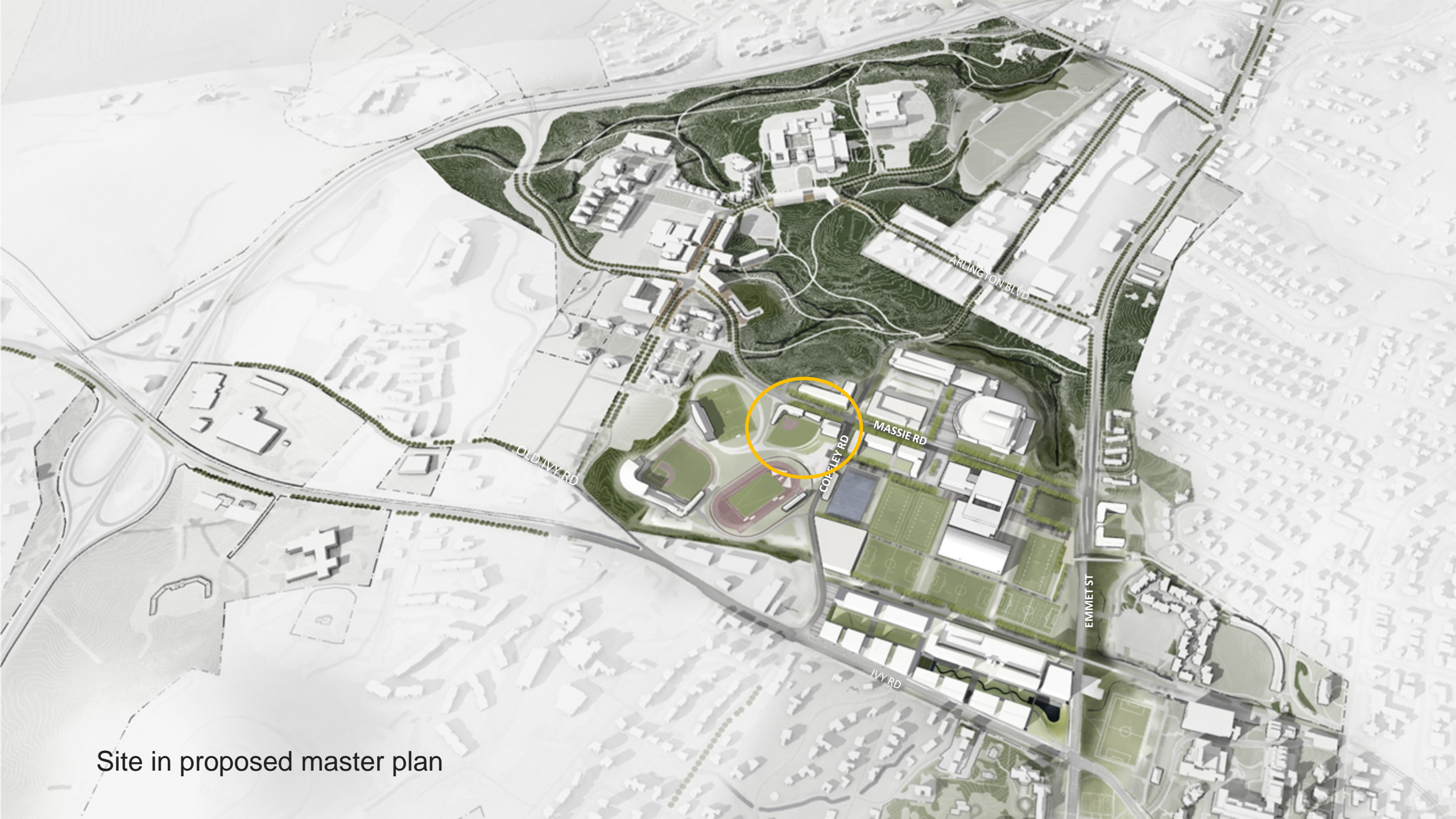
Wellness Initiatives



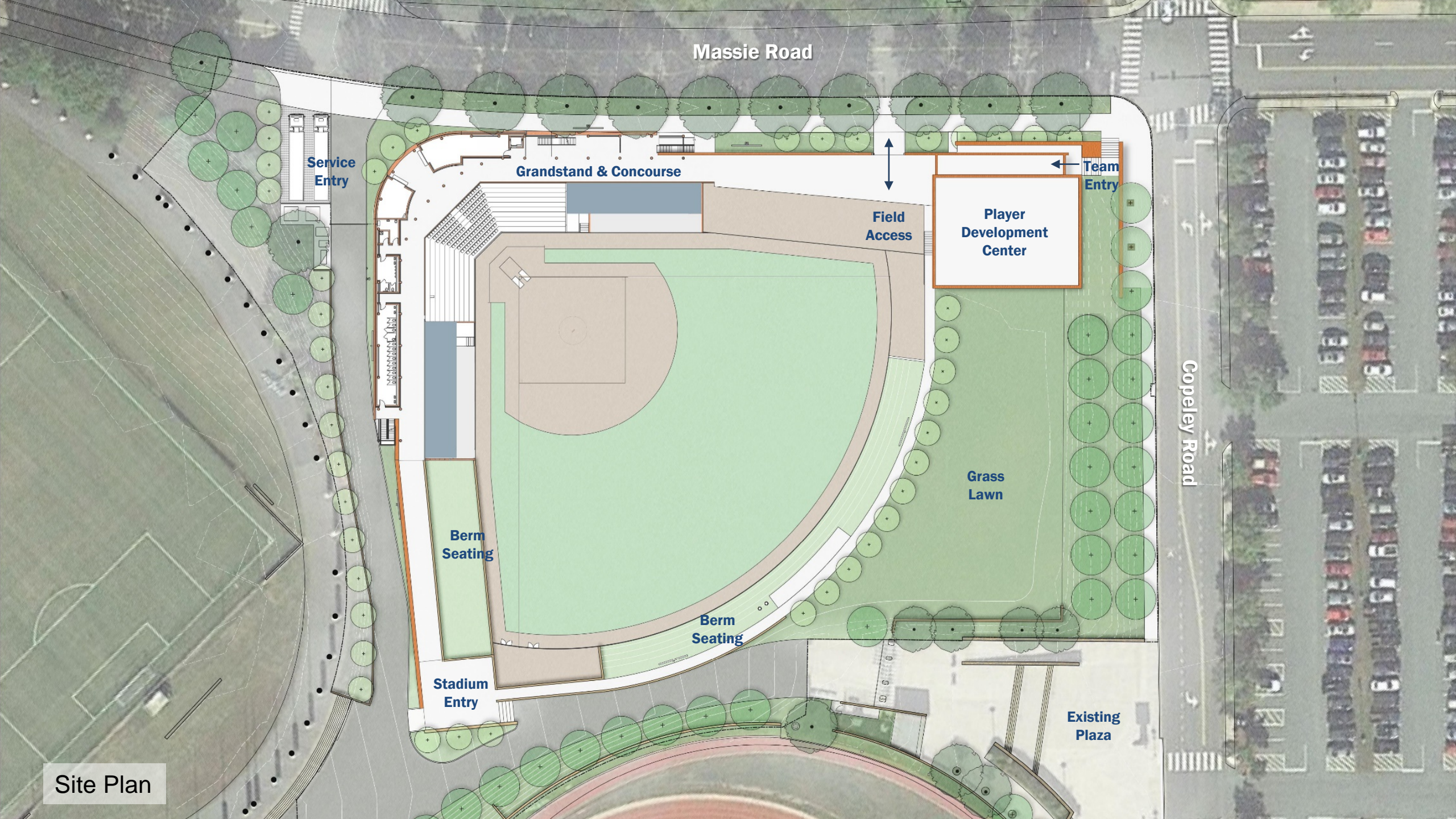
Proposed view looking east through Lobby

Schematic Design: Softball Stadium





Site in proposed master plan



Massie Road

Service Entry

Grandstand & Concourse

Team Entry

Field Access

Player Development Center

Grass Lawn

Berm Seating

Berm Seating

Stadium Entry

Copley Road

Existing Plaza

Site Plan



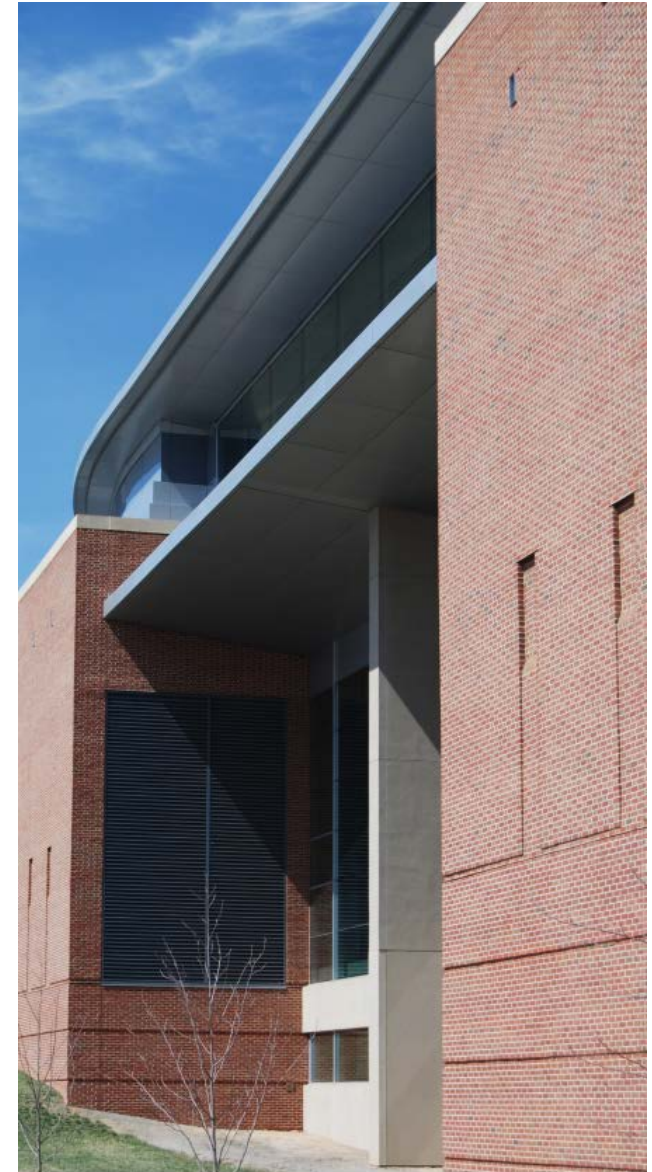
Aerial view looking northwest



Davenport Stadium at Disharoon Park



Memorial Gymnasium



John Paul Jones Arena



Klöckner Stadium



John Paul Jones Arena

Material Precedents



Current view at entrance to competition fields



Proposed view at entrance to competition fields



Aerial view at entrance to stadium



View from Concourse



View in the direction of home plate



Aerial view looking south



Current view at intersection of Copeley and Massie Roads looking southwest



Proposed view at intersection of Copeley and Massie Roads looking southwest

Athletics Master Plan



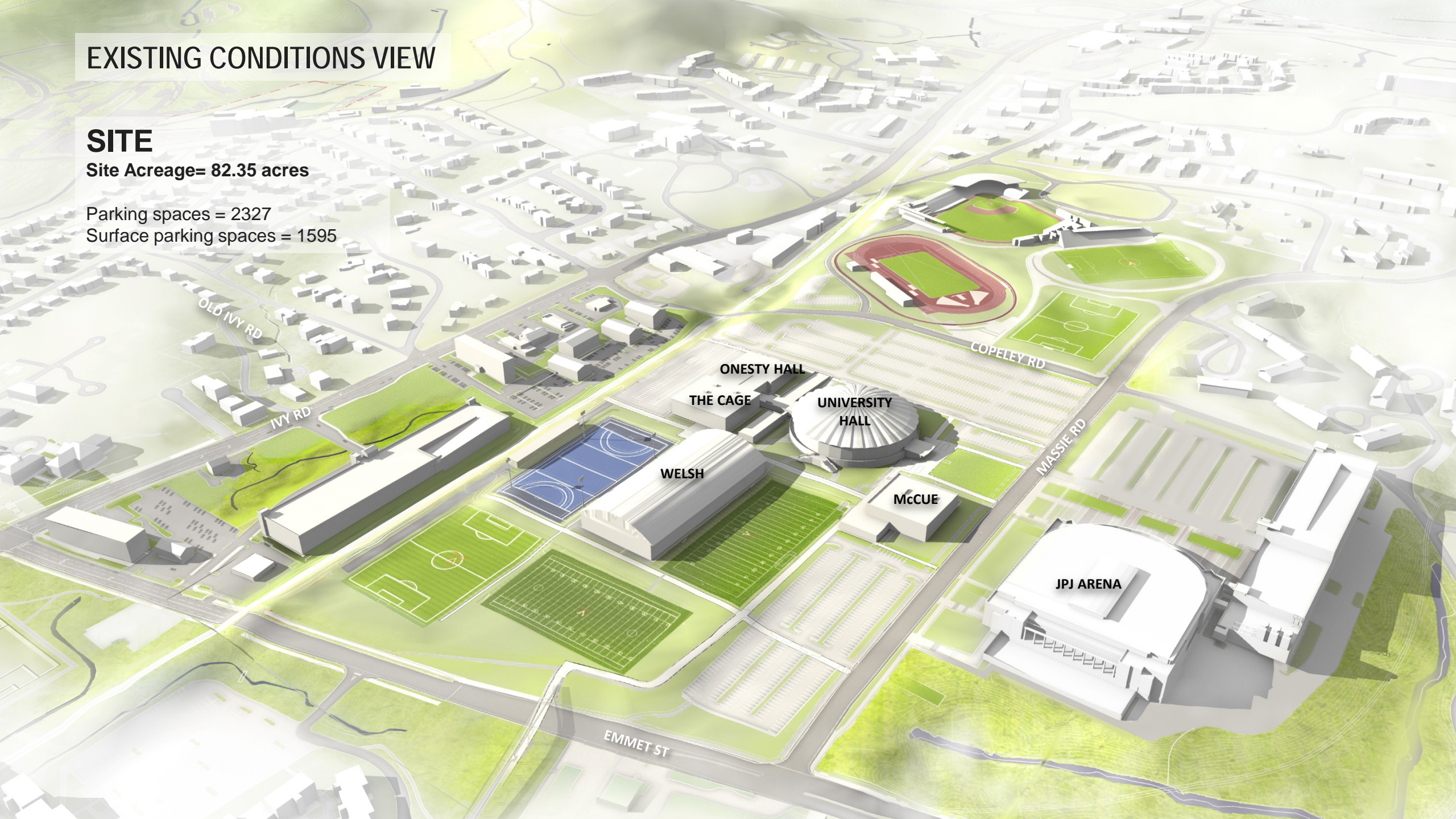
EXISTING CONDITIONS VIEW

SITE

Site Acreage= 82.35 acres

Parking spaces = 2327

Surface parking spaces = 1595



OLD IVY RD

IVY RD

EMMET ST

COPELEY RD

MASSIE RD

ONESTY HALL

THE CAGE

UNIVERSITY HALL

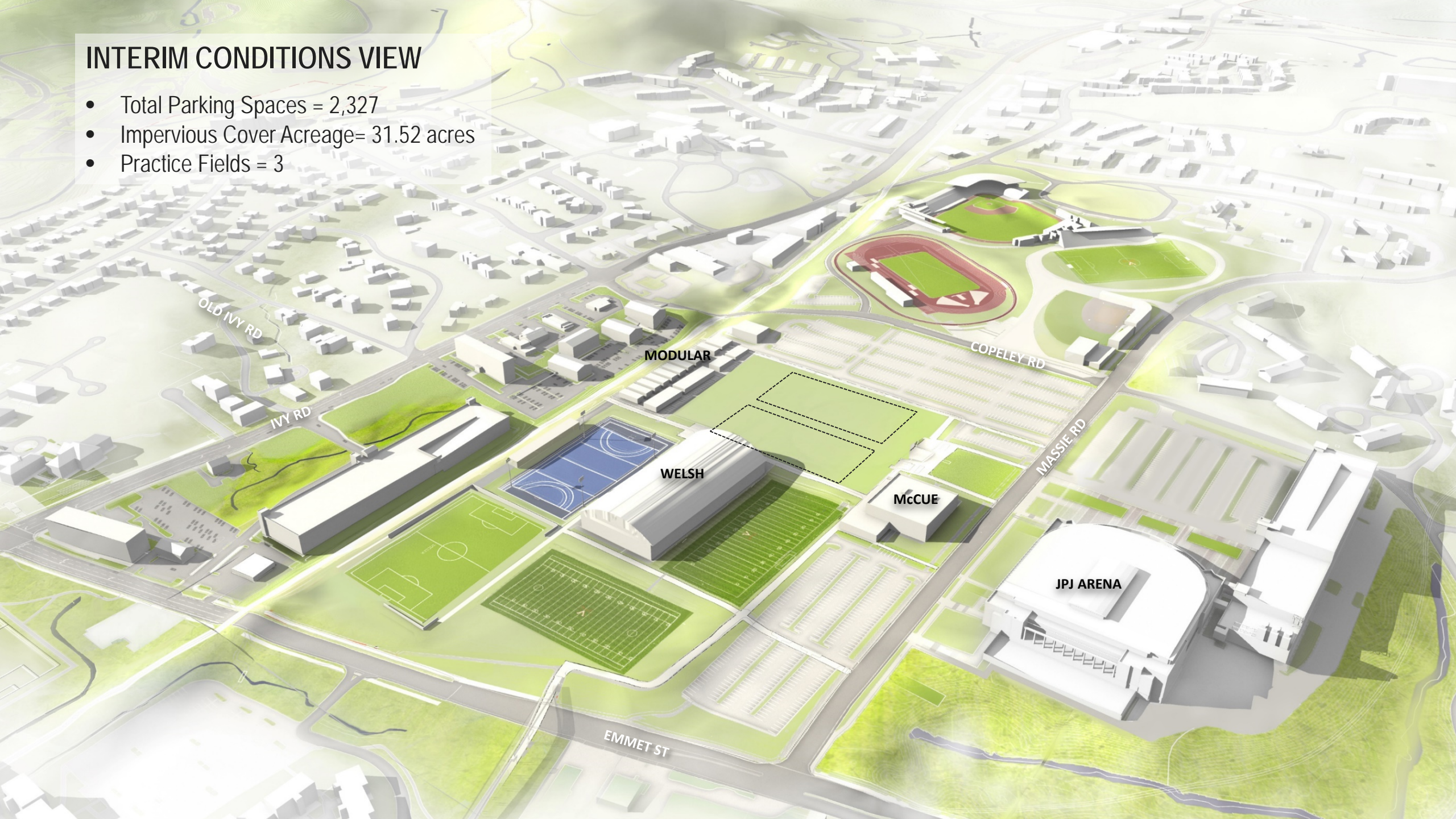
WELSH

McCUE

JPJ ARENA

INTERIM CONDITIONS VIEW

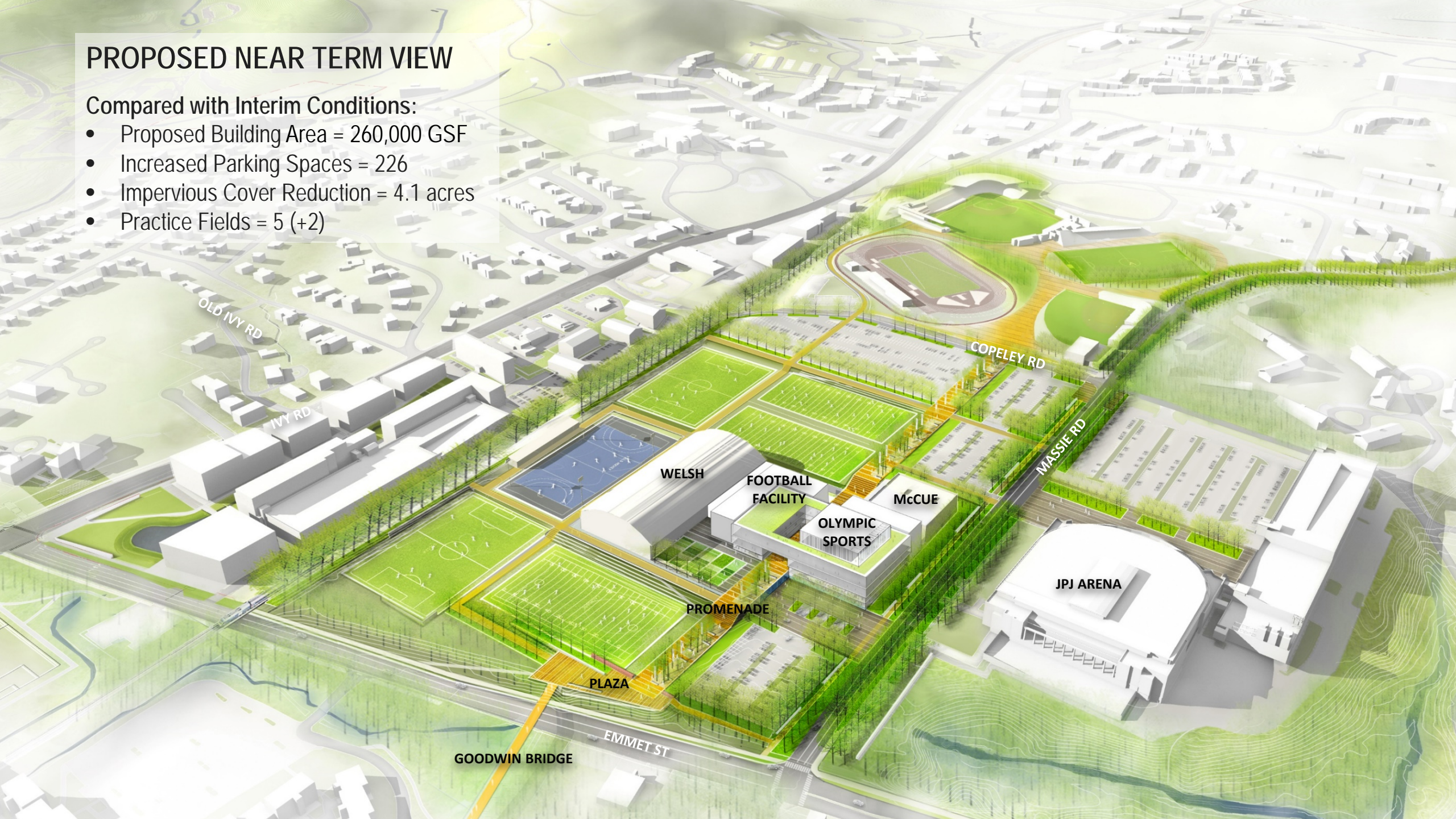
- Total Parking Spaces = 2,327
- Impervious Cover Acreage= 31.52 acres
- Practice Fields = 3



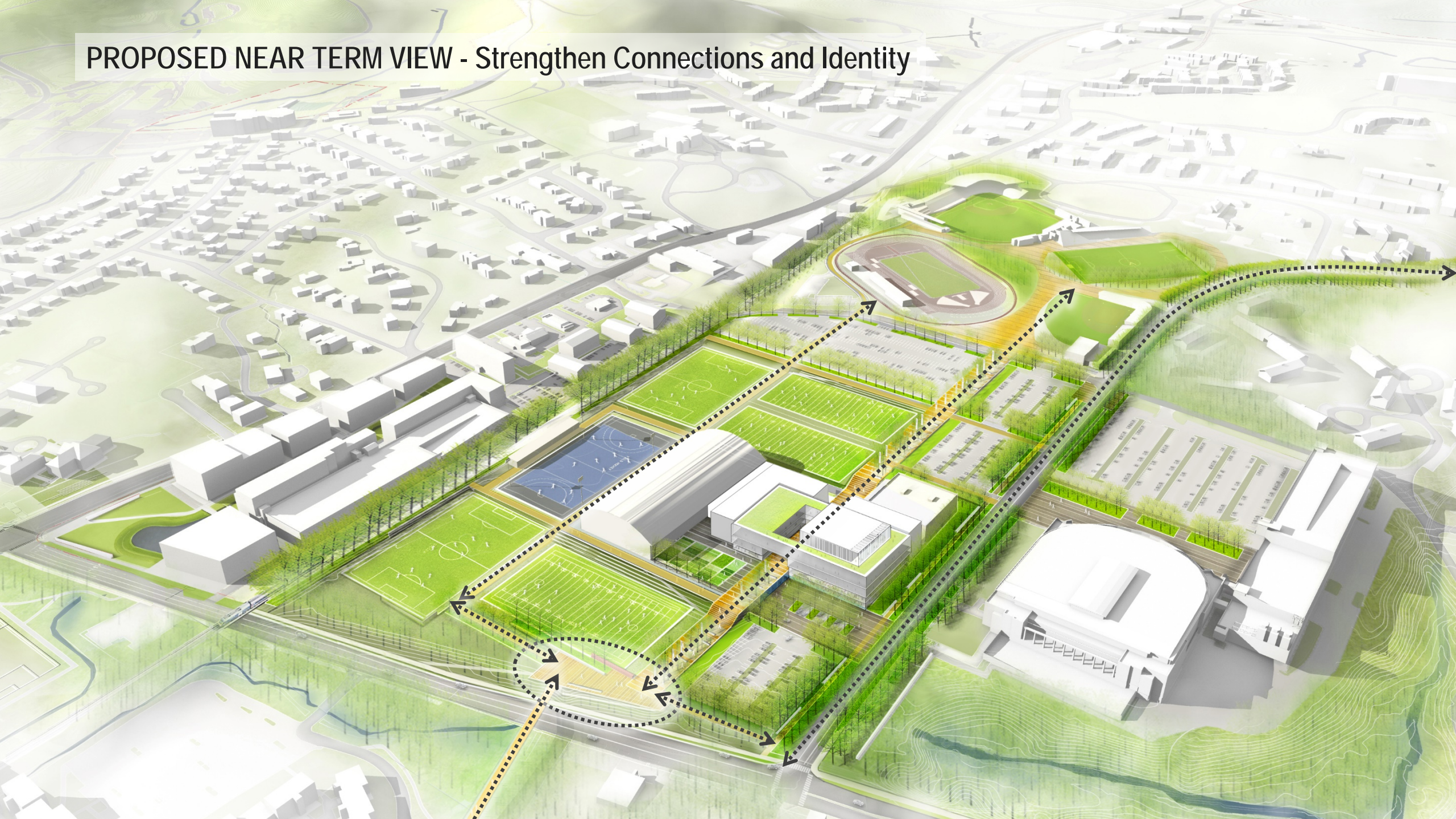
PROPOSED NEAR TERM VIEW

Compared with Interim Conditions:

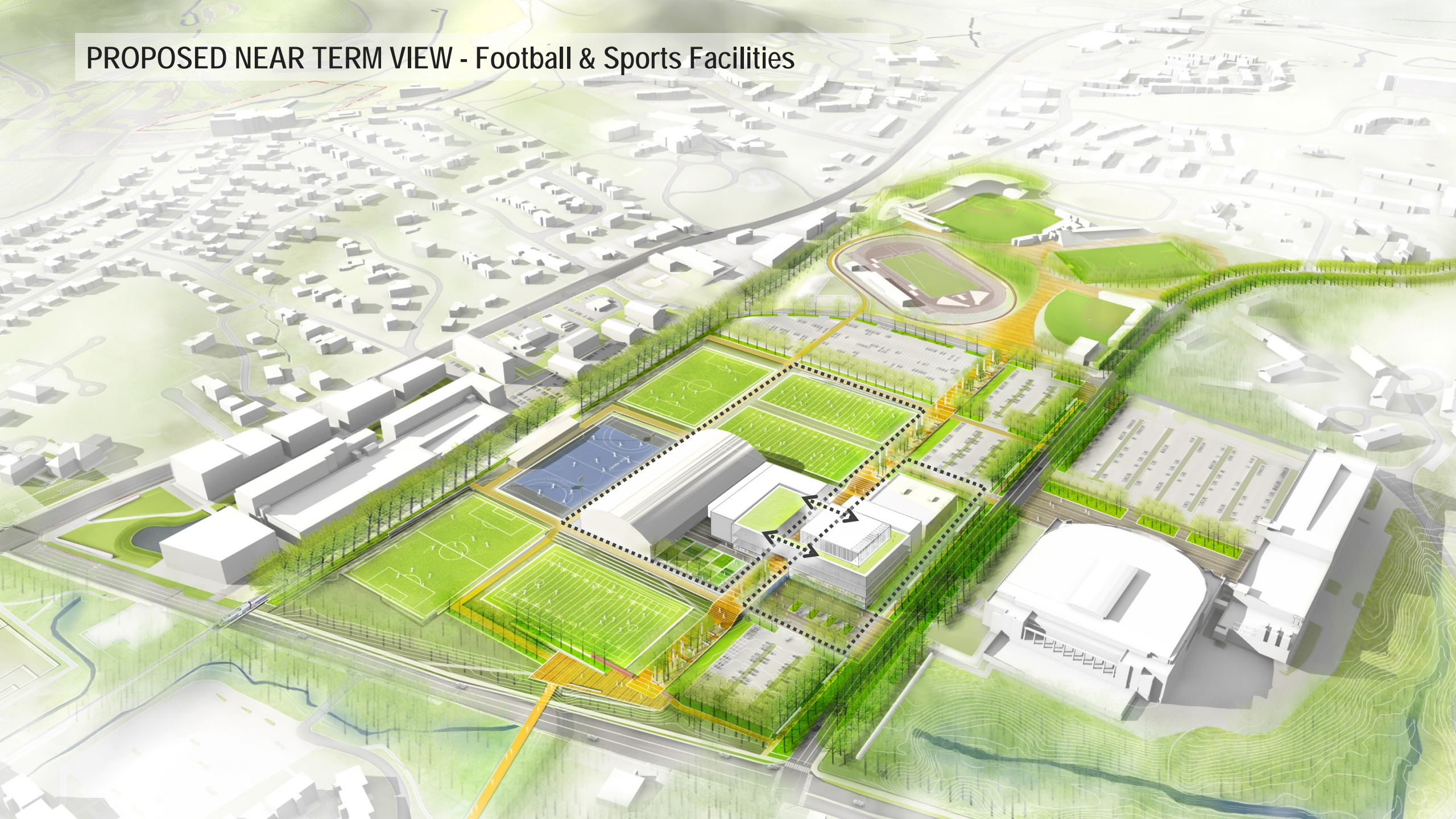
- Proposed Building Area = 260,000 GSF
- Increased Parking Spaces = 226
- Impervious Cover Reduction = 4.1 acres
- Practice Fields = 5 (+2)



PROPOSED NEAR TERM VIEW - Strengthen Connections and Identity



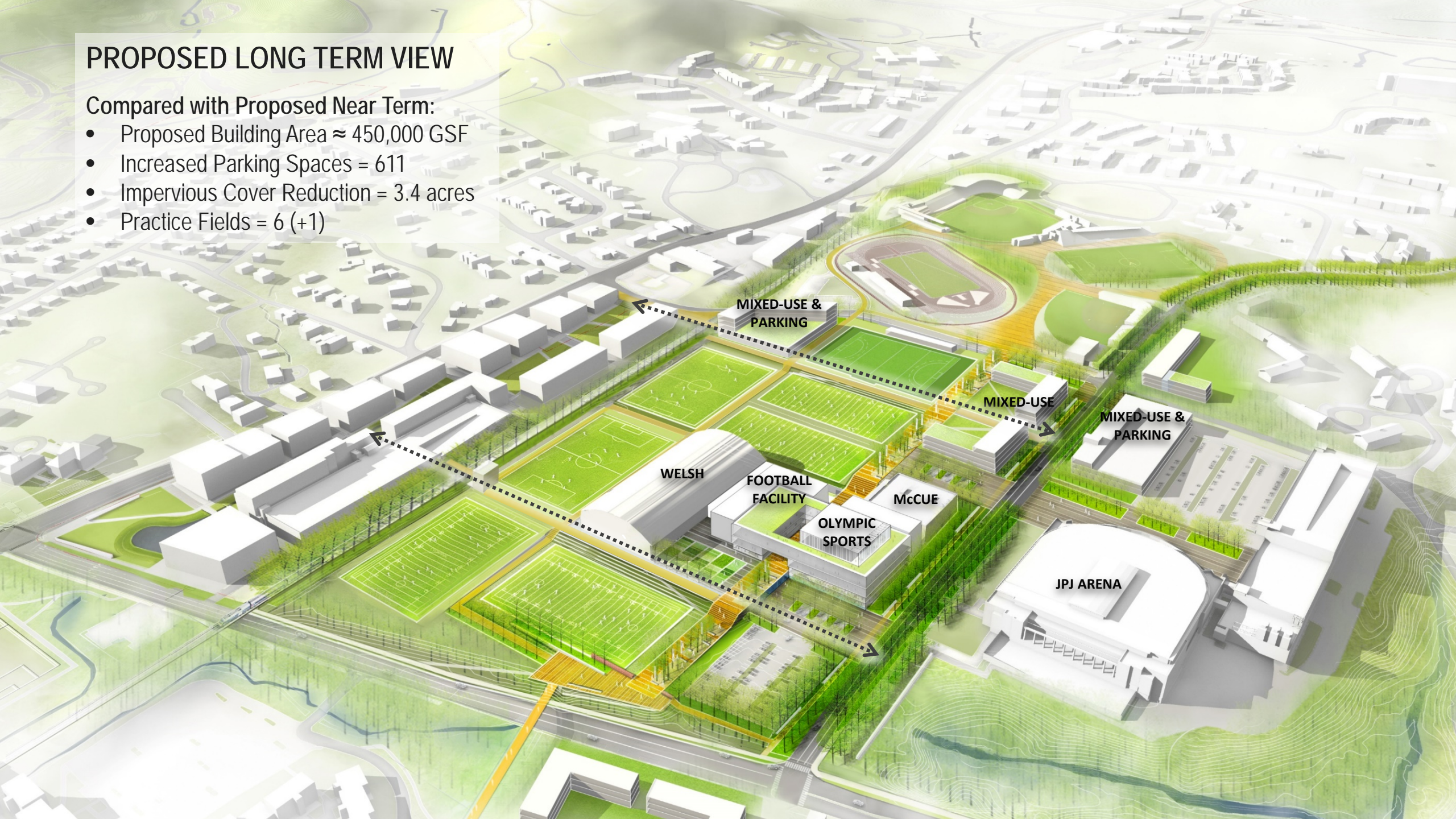
PROPOSED NEAR TERM VIEW - Football & Sports Facilities



PROPOSED LONG TERM VIEW

Compared with Proposed Near Term:

- Proposed Building Area \approx 450,000 GSF
- Increased Parking Spaces = 611
- Impervious Cover Reduction = 3.4 acres
- Practice Fields = 6 (+1)



EXISTING VIEW AT GOODWIN BRIDGE



PROPOSED VIEW OF PLAZA AT GOODWIN BRIDGE



EXISTING VIEW OF PATH ALONG PARKING



PROPOSED VIEW OF SPORTS PROMENADE



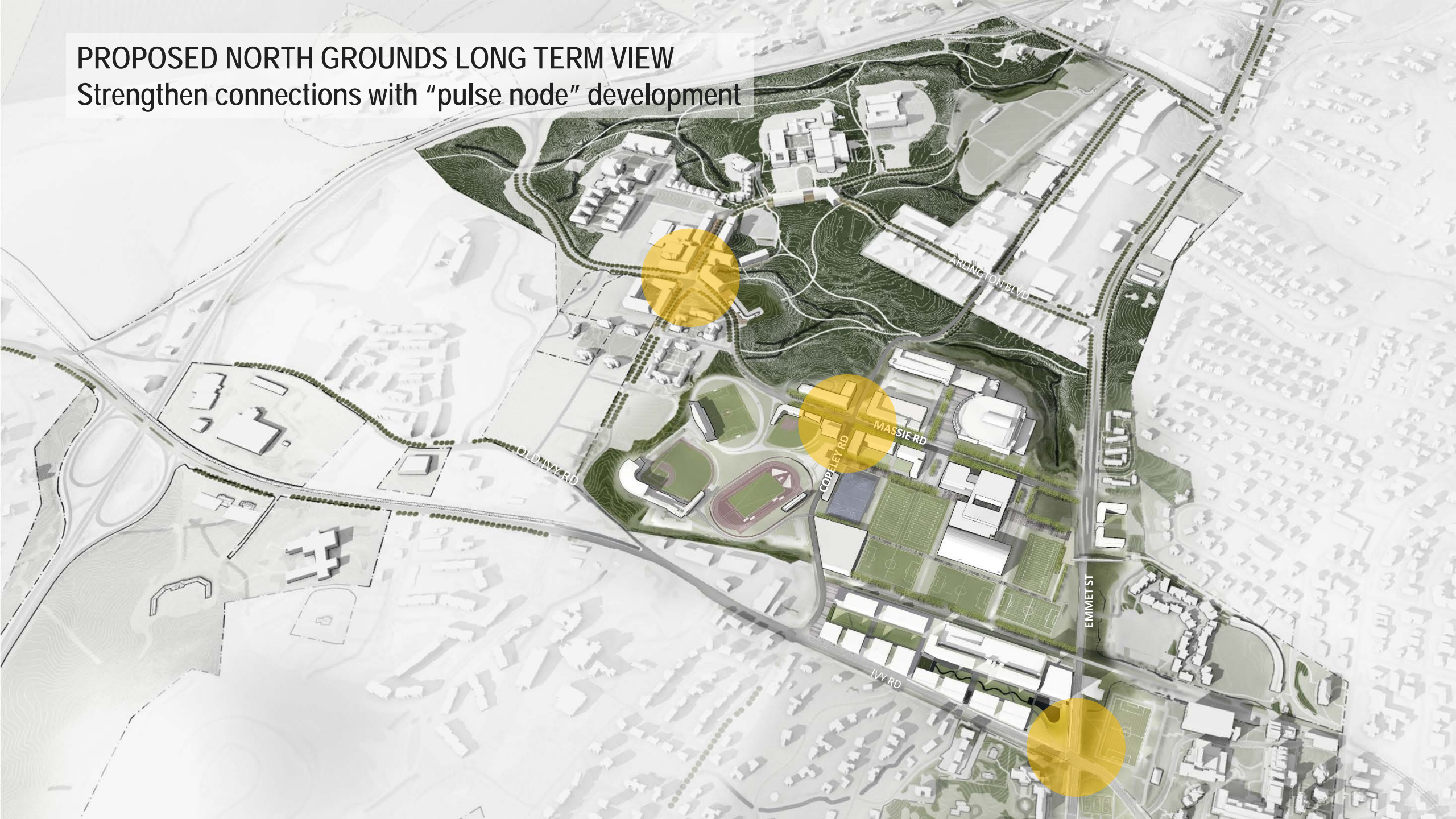
EXISTING VIEW ALONG MASSIE ROAD



PROPOSED VIEW ALONG MASSIE ROAD



PROPOSED NORTH GROUNDS LONG TERM VIEW
Strengthen connections with "pulse node" development



Athletics Complex



Athletics Complex

Project approval (addition to 2018 Capital Plan)

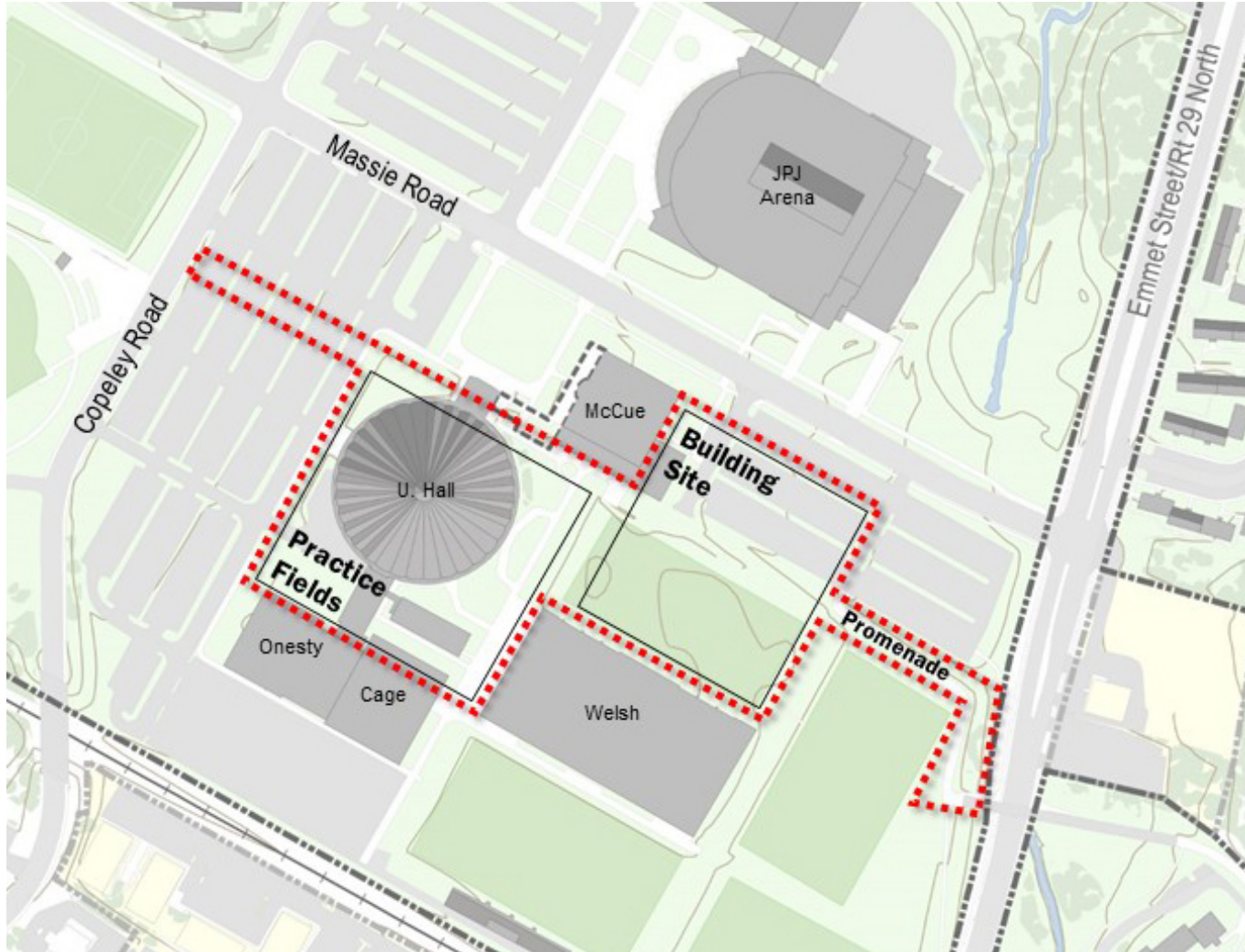
- Renovation of McCue Center
- Construction of 260,000 GSF state-of-the-art facilities for football and Olympic sports programs
 - Includes student development center, strength and conditioning centers, team areas, coaches' offices, sports medicine and nutrition areas, team locker rooms, flexible indoor practice facility
- Two natural grass practice fields on existing footprints of U-Hall, Onesty Hall, the Cage
- Estimated project budget: approximately \$180M to be funded via private gifts

Architect/Engineer Selection

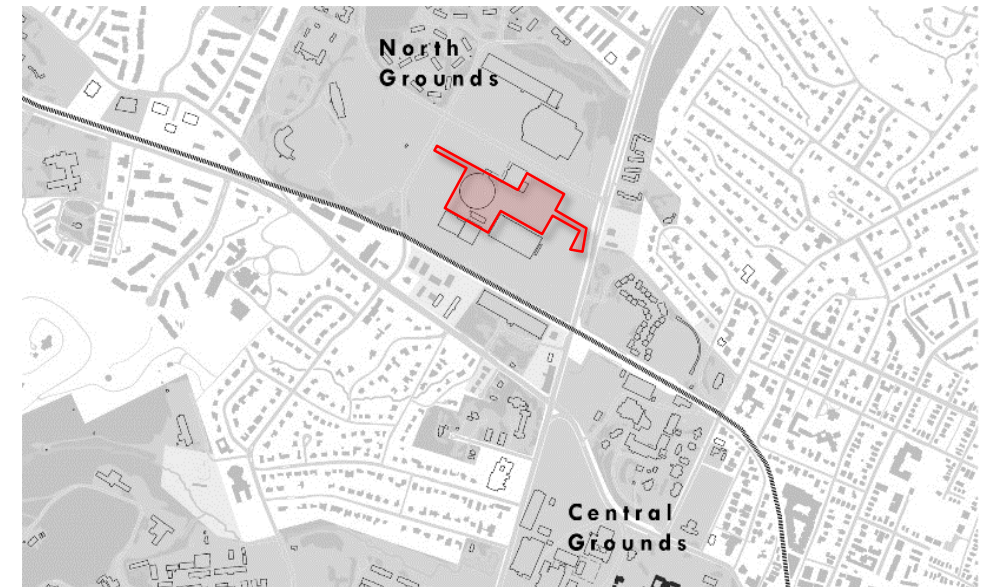
- ZGF Architects of Washington, D.C.

Concept, Site and Design Guidelines

Athletics Complex



- 260,000 GSF program along Massie Road
- Provides the needed spaces to replace those that were previously located at University Hall, Onesty and The Cage
- Facility will be a resource to all 27 Varsity Sports
- Two new natural grass practice fields
- Prominent pedestrian promenade connection back to Central Grounds



Fontaine Research Park Master Plan



Location

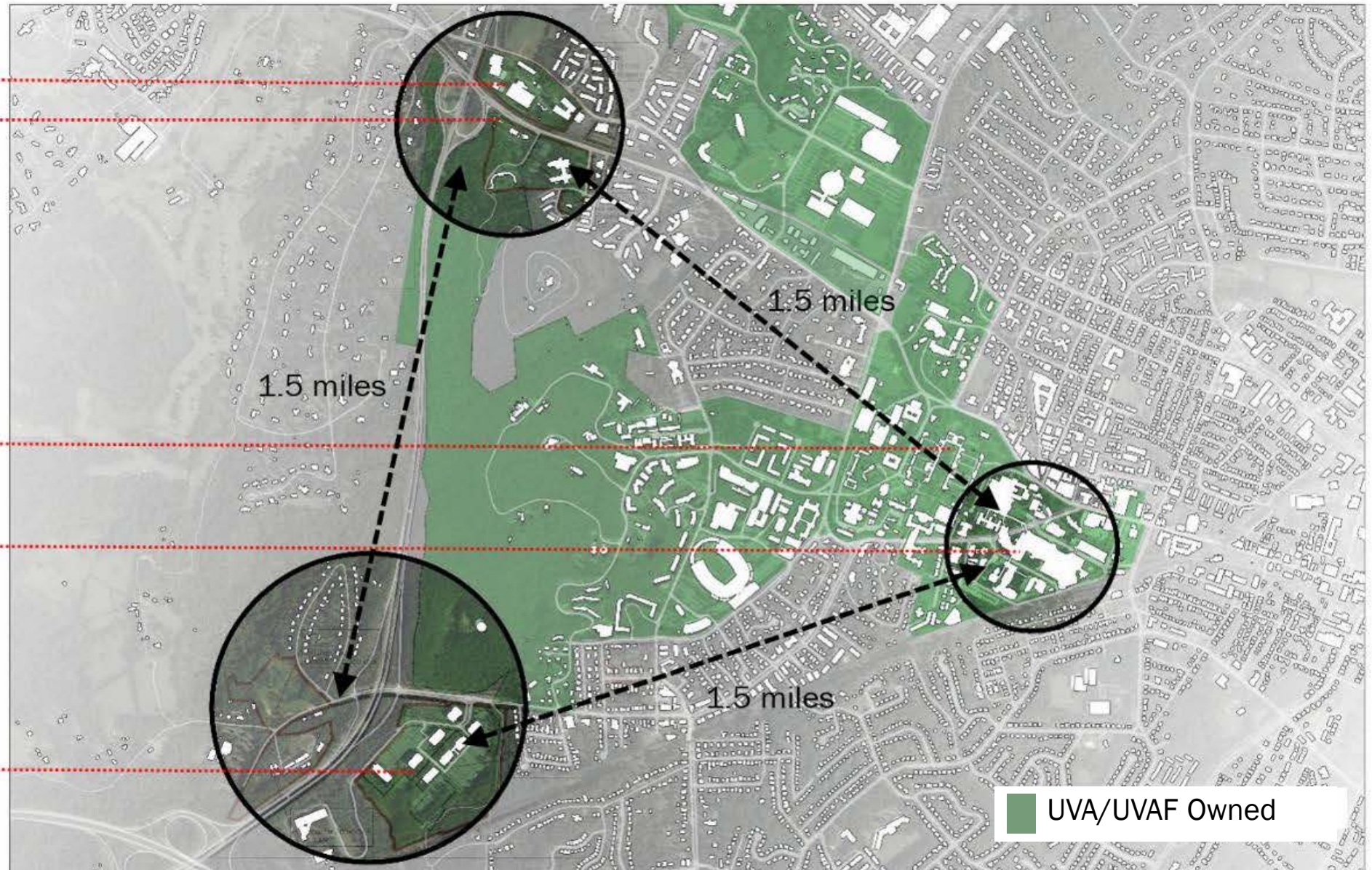
Old Ivy Road Site

Ivy Mountain Site

The Grounds

Medical Center

Fontaine

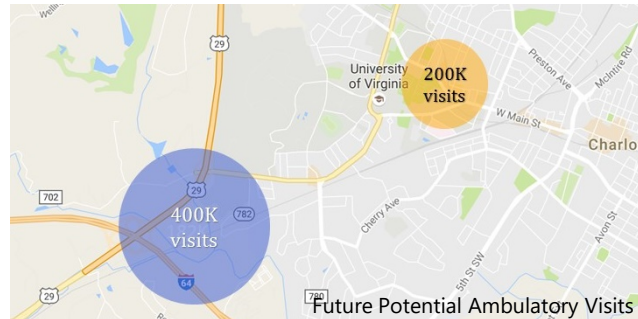
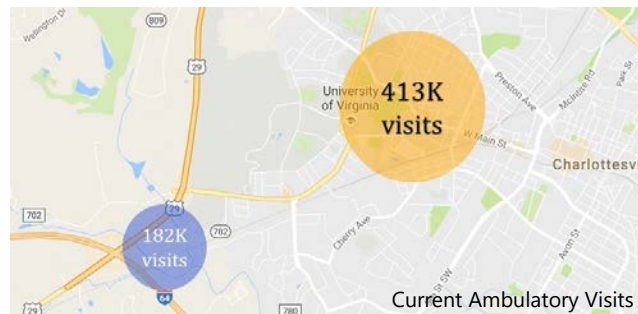


Fontaine Master Plan Study

Test critical components proposed in the Health System and UVA Engineering Integrated Space Plans

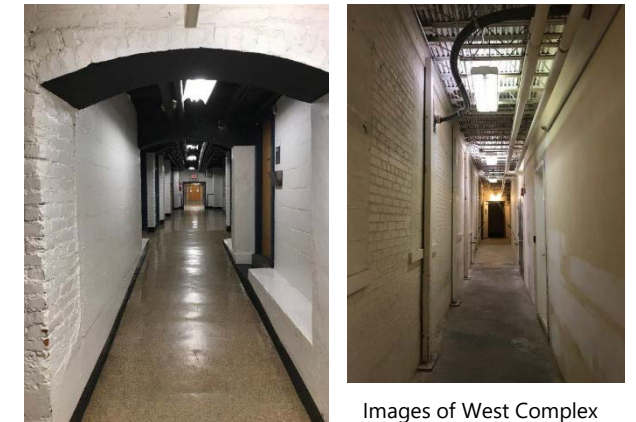
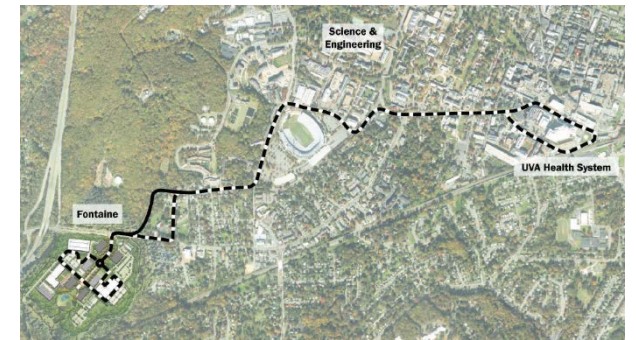
Programmatic Drivers

- Enhance access to care and improve patient experience around evolving population health principles
- Develop a vision for infrastructure and facilities needed to create a patient-friendly, translational research, and innovative community



Physical Drivers

- Develop connectivity to Grounds and within Fontaine Research Park
- Develop options to begin replacing outdated clinical and research infrastructure on Grounds (West Complex) and at Fontaine



Images of West Complex

Why Fontaine?

- Proximity to Grounds
- Easily accessible
- Surface parking
- Opportunity for clearer wayfinding
- Connection to outdoors and amenities
- Significant existing investment in core facilities
- Projects can be phased
- Flexibility of footprint; greater efficiency for new buildings
- Opportunity for transdisciplinary initiatives



Near-Term Plan

- A** Transit, parking, and amenity development
- B** Central spine with distinct neighborhoods
- C** Research/academic building
 - Roughly 200,000 - 250,000 GSF need identified
 - Opportunity for theme-based, transdisciplinary research/academics
 - Priority to decant West Complex
- D** Clinical building
 - Service lines with strong clinical research connections
 - Opportunity to phase 200,000 - 250,000 GSF of ambulatory care
 - Priority to decant West Complex

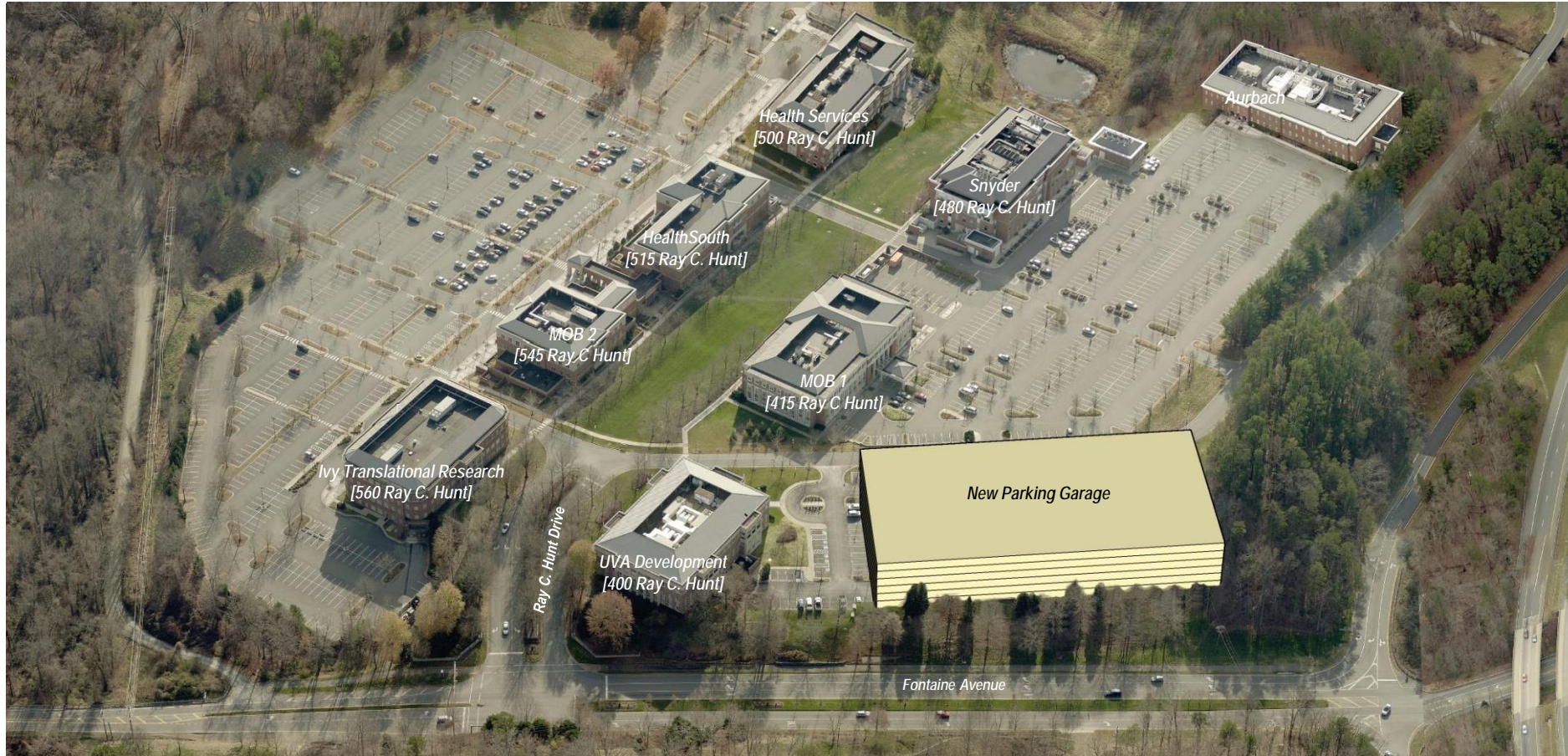


Enabling Projects



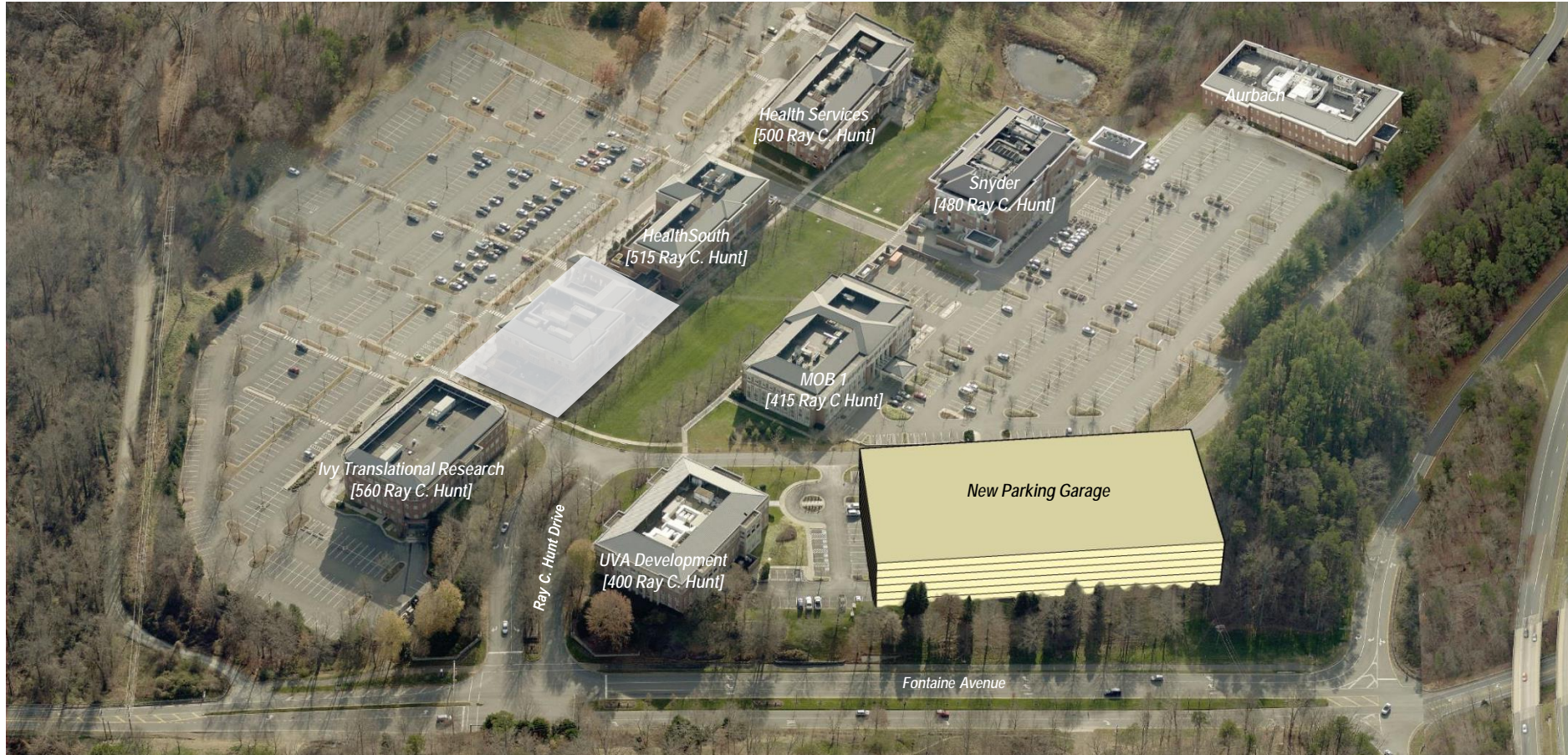
Existing Conditions

Enabling Projects



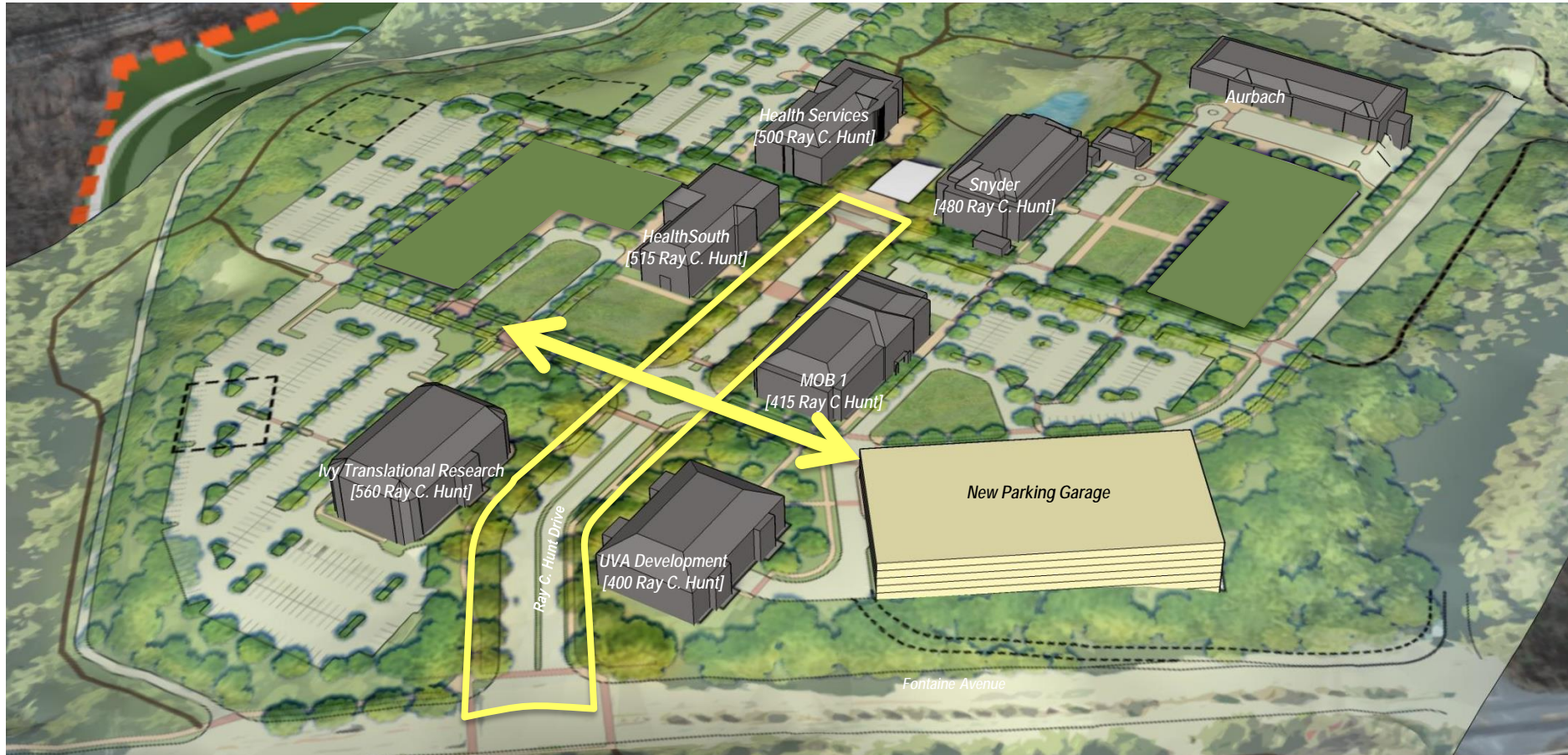
1) Development of a garage on Fontaine Avenue as an initial enabling project for the near term development of Fontaine (1,260 spaces)

Project Sequence



- 1) Development of a garage on Fontaine Avenue as an initial enabling project for the near term development of Fontaine (1,260 spaces)
- 2) Demolition of 545 Ray C. Hunt [MOB 2] once Orthopedics moves to Ivy Mountain. This will enable the intersection adjustment, create an open space amenity for the clinical neighborhood, and ease of wayfinding for patients.

Project Sequence

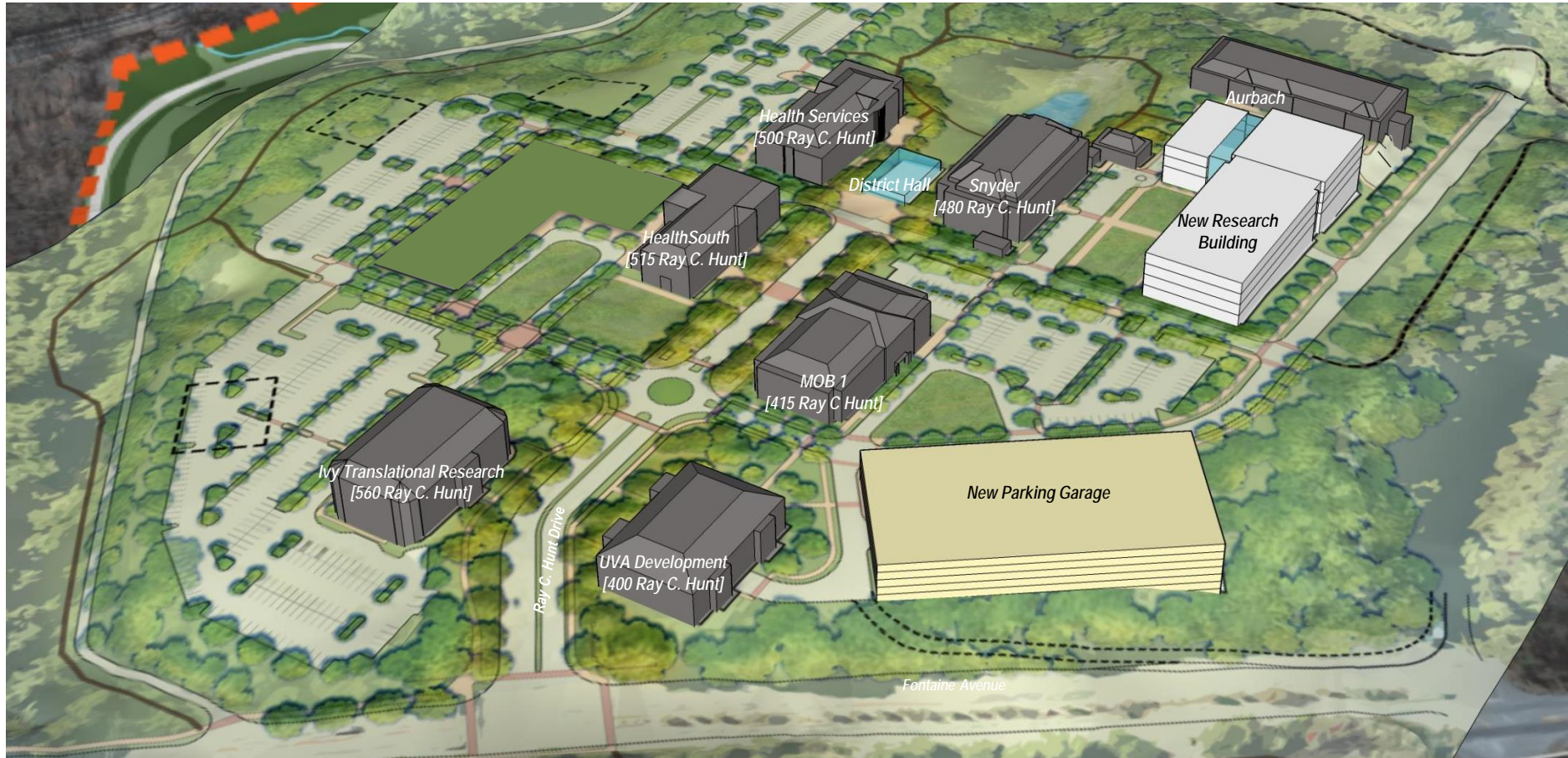


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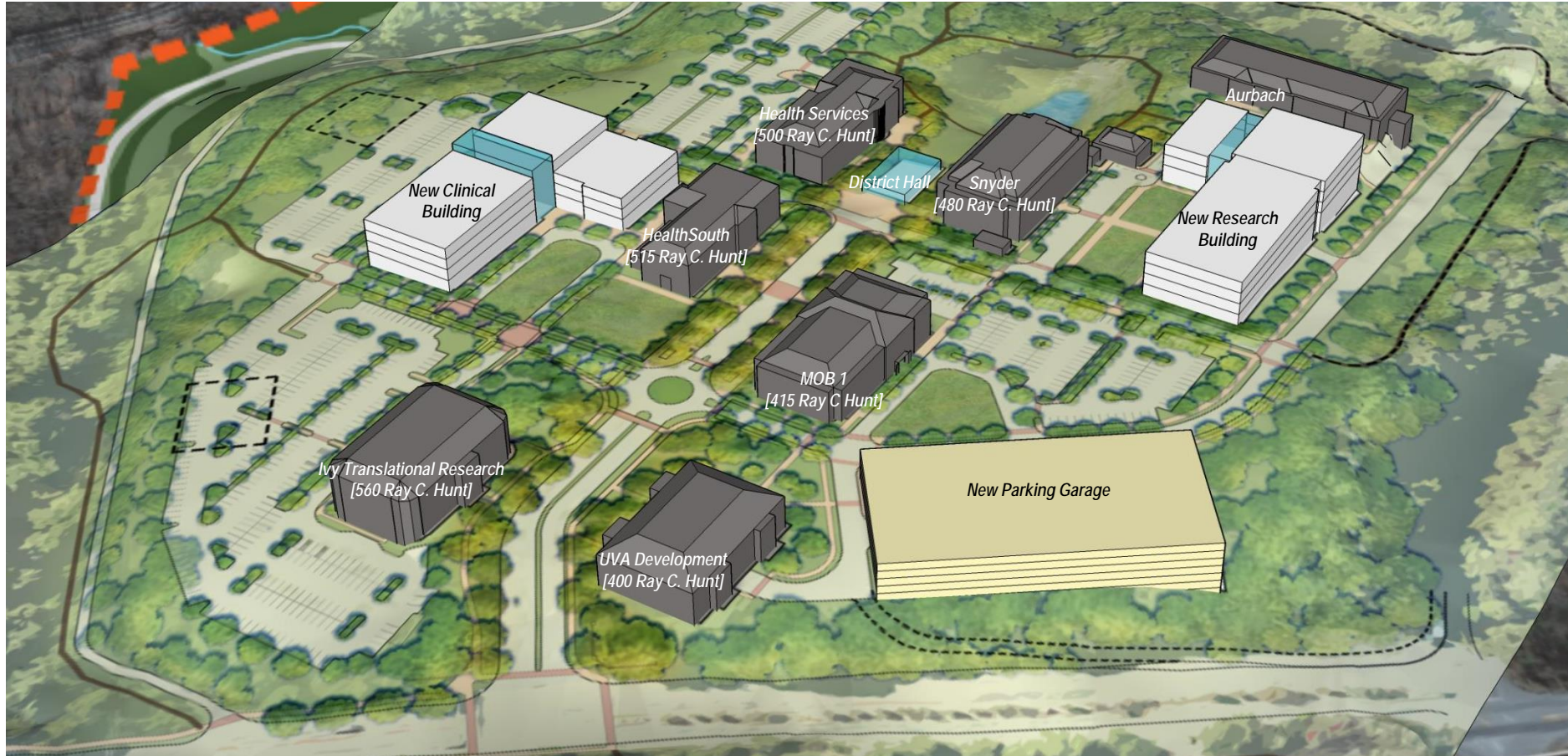
3) Transformation of underutilized green into a main street to enhance wayfinding, pedestrian and vehicular circulation, and access to amenities.

Project Sequence



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- 3) Transformation of underutilized green into a main street to enhance wayfinding, pedestrian and vehicular circulation, and amenities.
- 4) Develop up to 500,000 GSF for research/academic, clinical, and amenity space. These two buildings, each approximately 250,000 GSF, would be centered around neighborhood green spaces.

Project Sequence



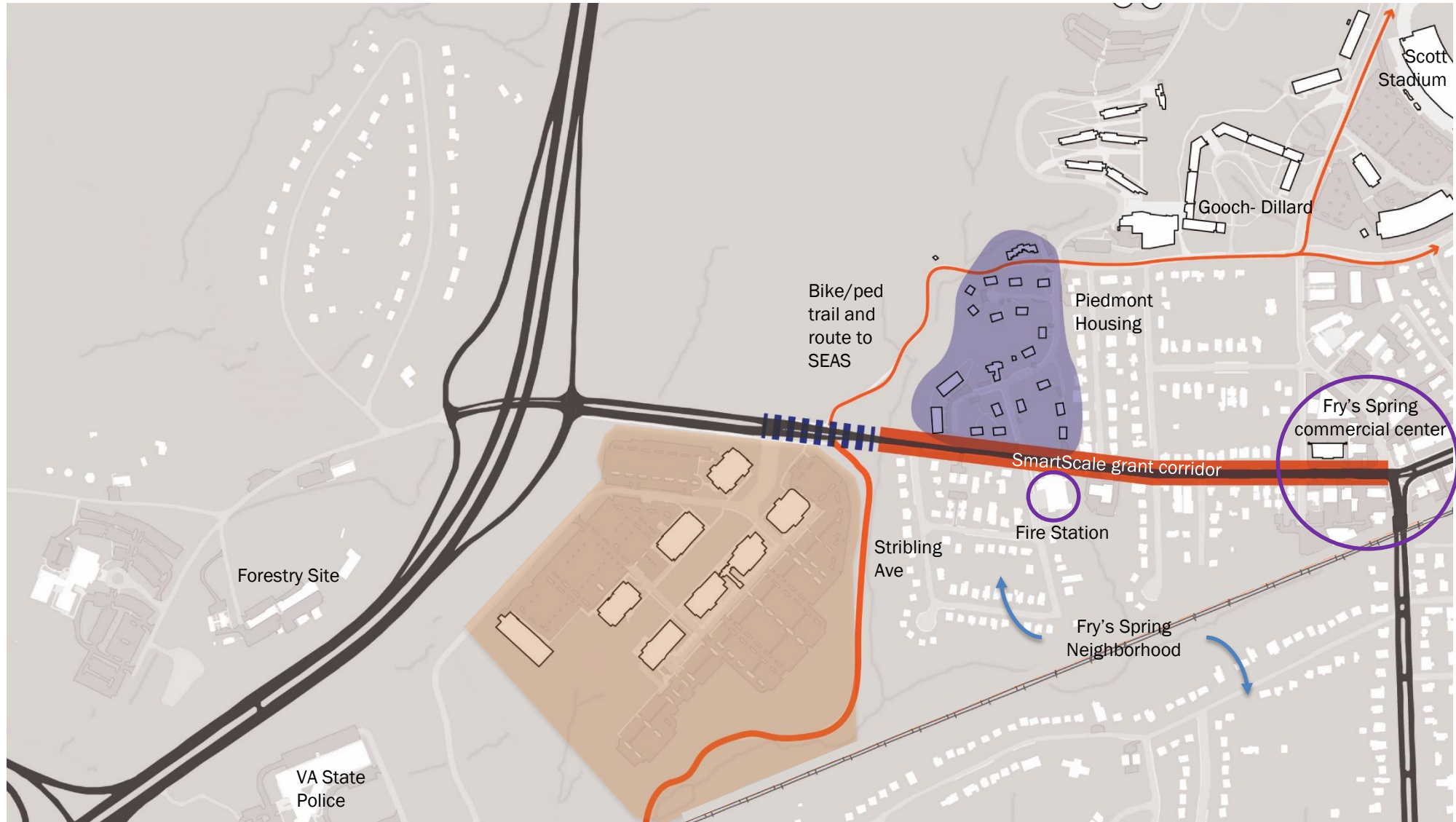
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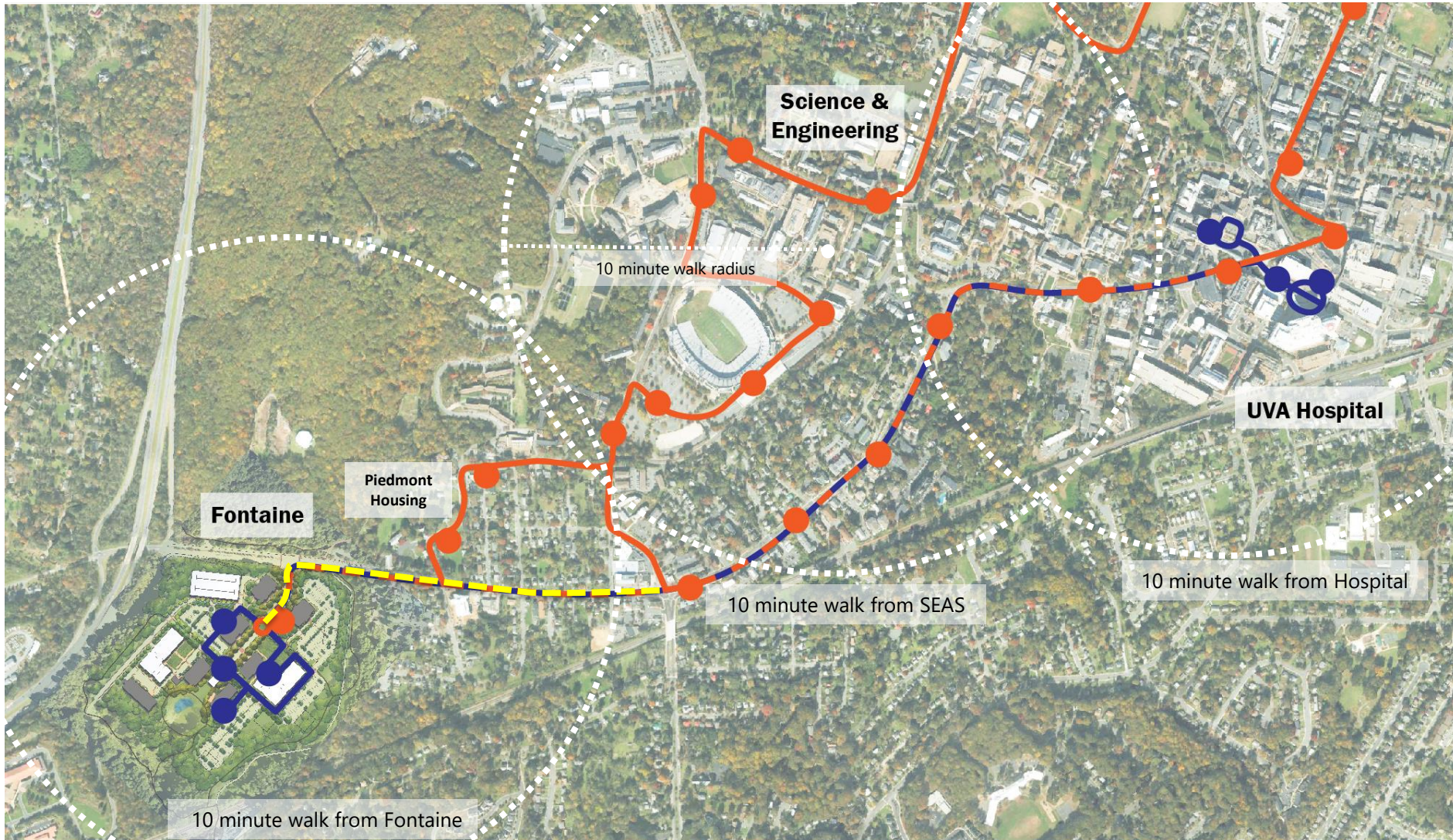
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Proximity & Connectivity



Transportation Route Improvements



-  Health System Shuttle Route
 - Shuttles will run every 15 minutes (instead of 30 minutes)
-  UTS Route to West Grounds
 - New extension will connect to existing University Loop
 - Buses run every 10 minutes
 - Fontaine to Health System in 10 minutes
 - Fontaine to Science & Engineering in 7-8 minutes
-  Extension of Current UTS Route to West Grounds

View upon entering Fontaine



View of Near Term Plan



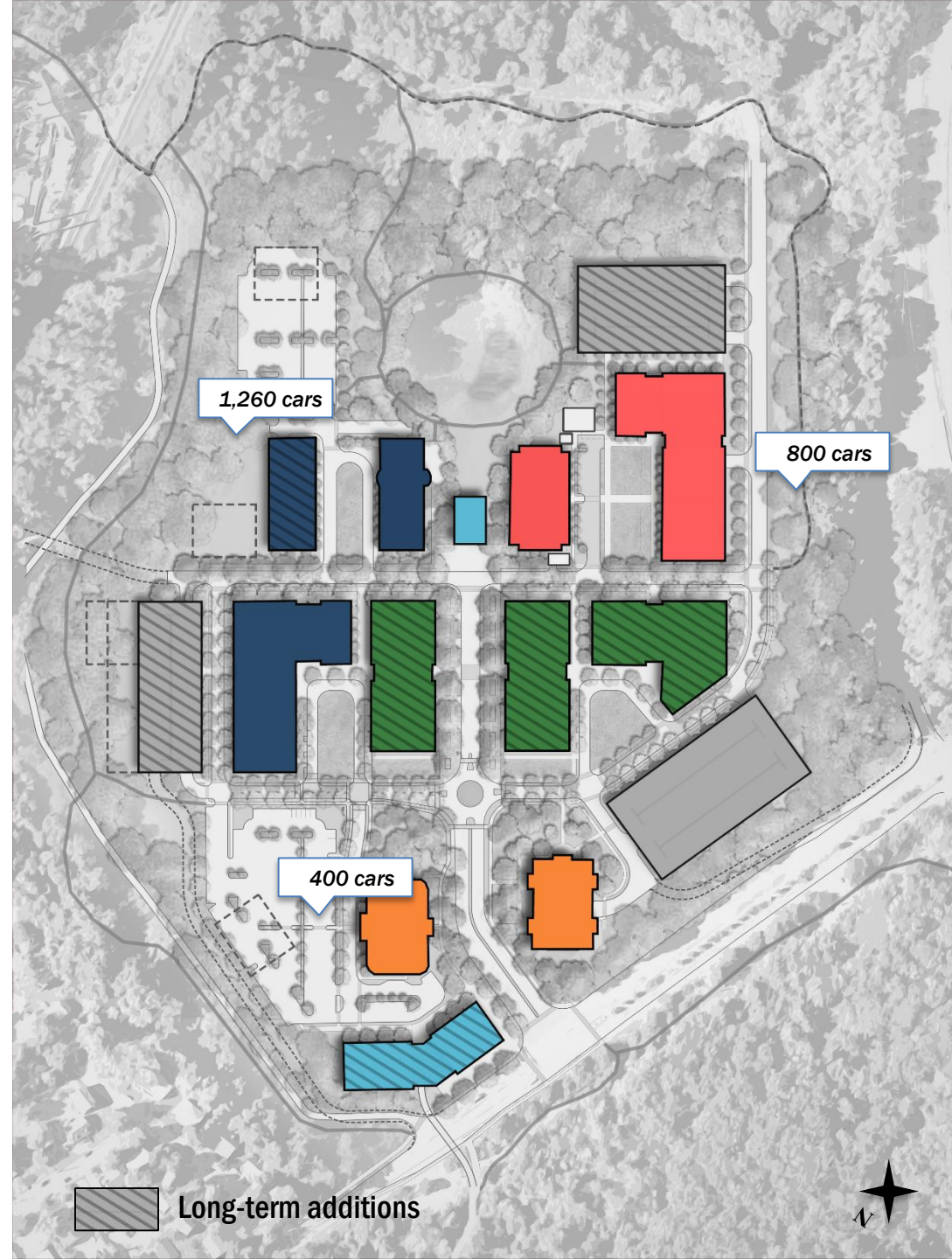
Full Build Out

- Total capacity: 1.4M GSF
- Distinct neighborhoods
- Clarified circulation
- Clear drop-off
- Sequence of green streets and open spaces
- Opportunities for future connections across Fontaine Avenue and back to the Medical Center



Potential Program Flexibility

-  Amenities (2 buildings)
115,000 GSF
-  Dry Research/Office (2 buildings)
133,000 GSF
-  Research/Academic (2 buildings)
353,000 GSF
-  Clinical (3 buildings)
379,000 GSF
-  Clinical/Research (3 buildings)
464,000 GSF



View of Future Fontaine Long-Term Build-Out



Schematic Design Review: Central Utility Plant at Ivy Mountain



IVY MOUNTAIN MASTER PLAN – APPROVED SEPTEMBER 2017



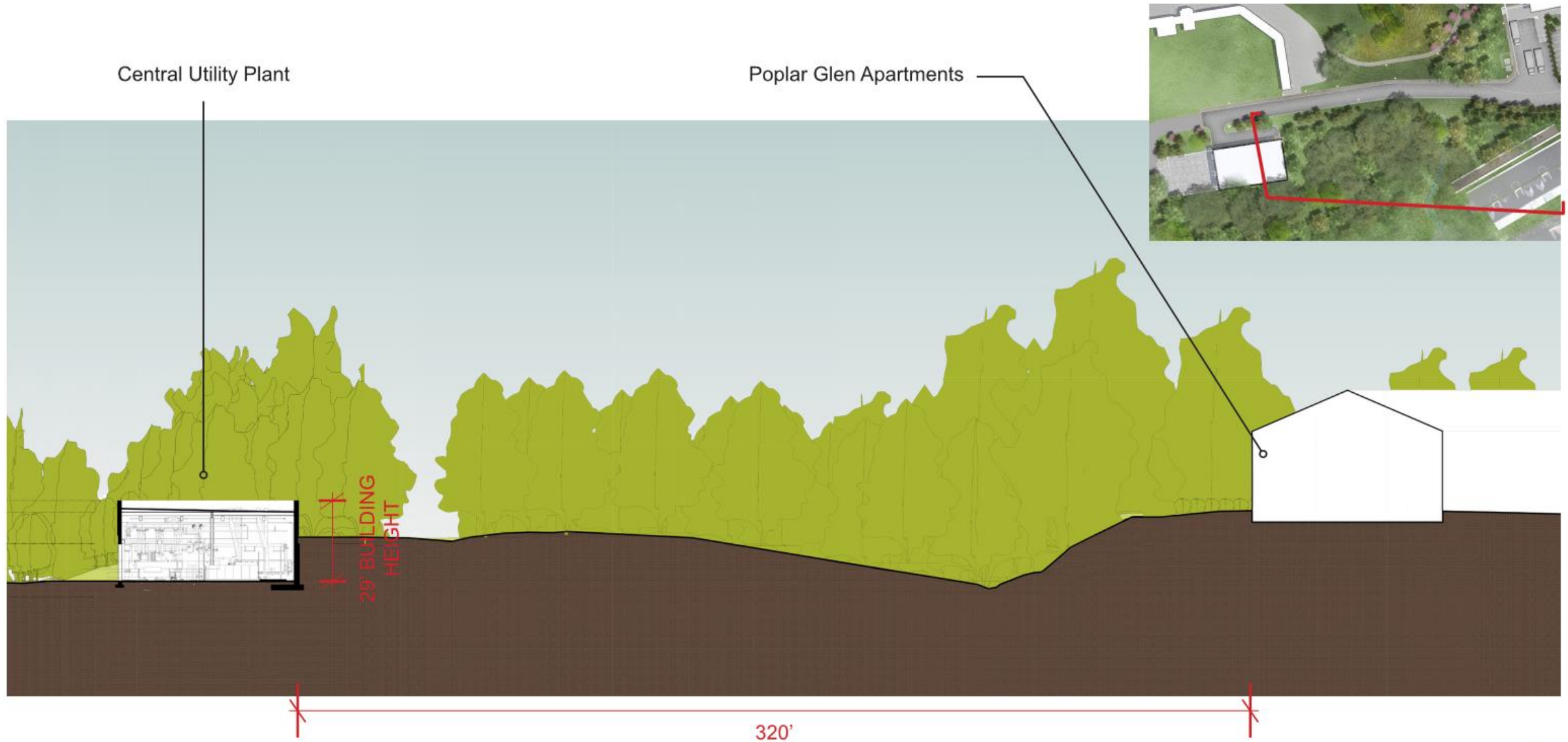
IVY MOUNTAIN

ILLUSTRATIVE SITE PLAN



CENTRAL UTILITY PLANT

BUILDING SECTION



CENTRAL UTILITY PLANT

MATERIALITY

Bronze colored metal panels and screening

Earth toned Concrete Masonry Unit (CMU)

Dense landscape



CENTRAL UTILITY PLANT

CURRENT VIEW LOOKING WEST



CENTRAL UTILITY PLANT

PROPOSED VIEW LOOKING WEST



CENTRAL UTILITY PLANT

CURRENT VIEW LOOKING EAST



CENTRAL UTILITY PLANT

PROPOSED VIEW LOOKING EAST



Office of the University Building Official

BOV Presentation on the OUBO Annual Report, September 2018



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



The **purpose** of the...Building Code is to protect the health, safety, and welfare of the residents of the Commonwealth of Virginia... [VUSBC 102.1]

Our **mission** is to promote a high quality, healthy, safe, and accessible built environment by way of our on-Grounds technical expertise...

Our **vision** is to be a valued and creative partner in the ongoing physical development of the University.

Our Work

In 2017-2018, the OUBO:

Reviewed

1156 design documents

Processed

318 building permits

Performed more than

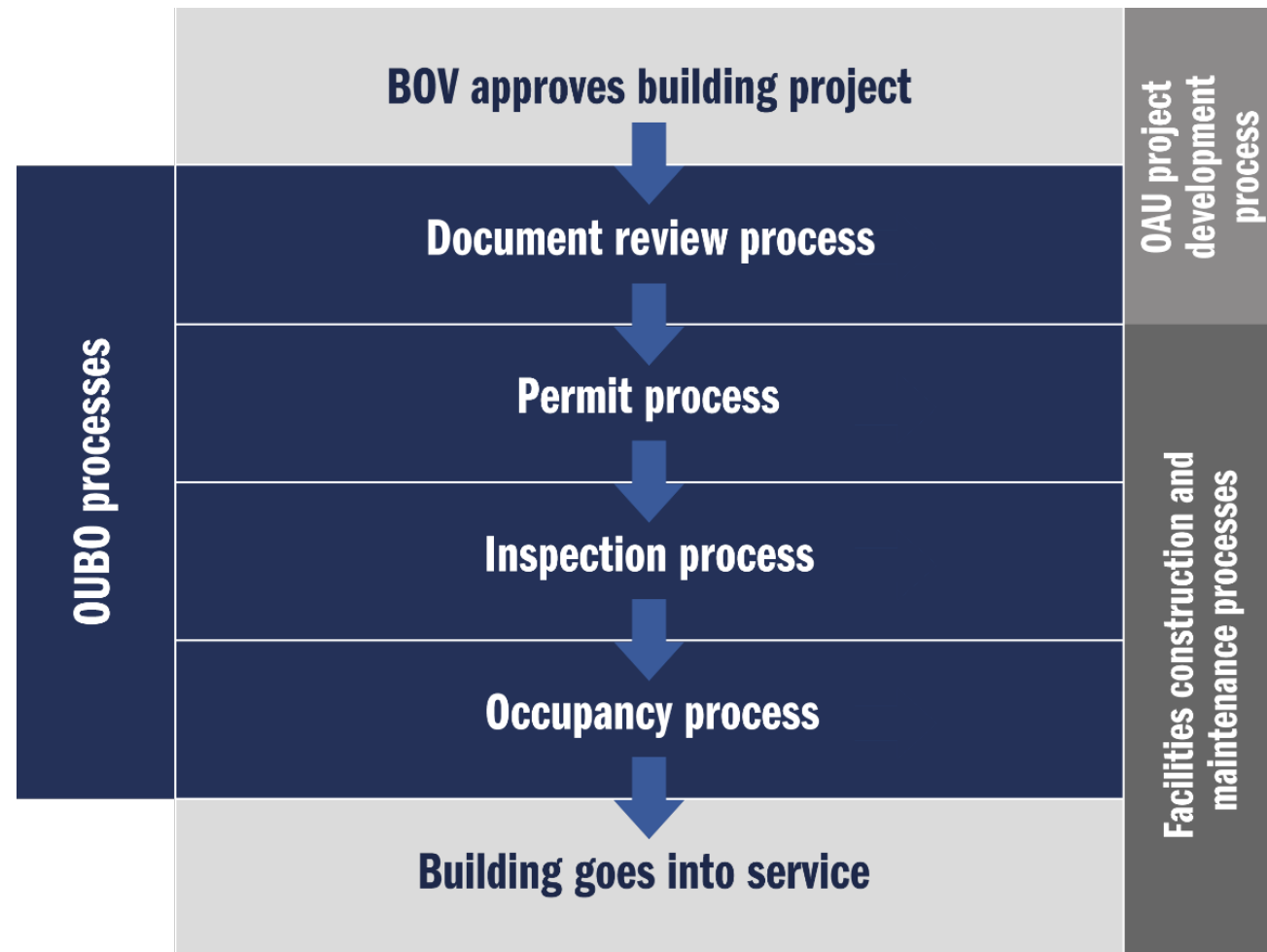
1225 construction inspections

Evaluated

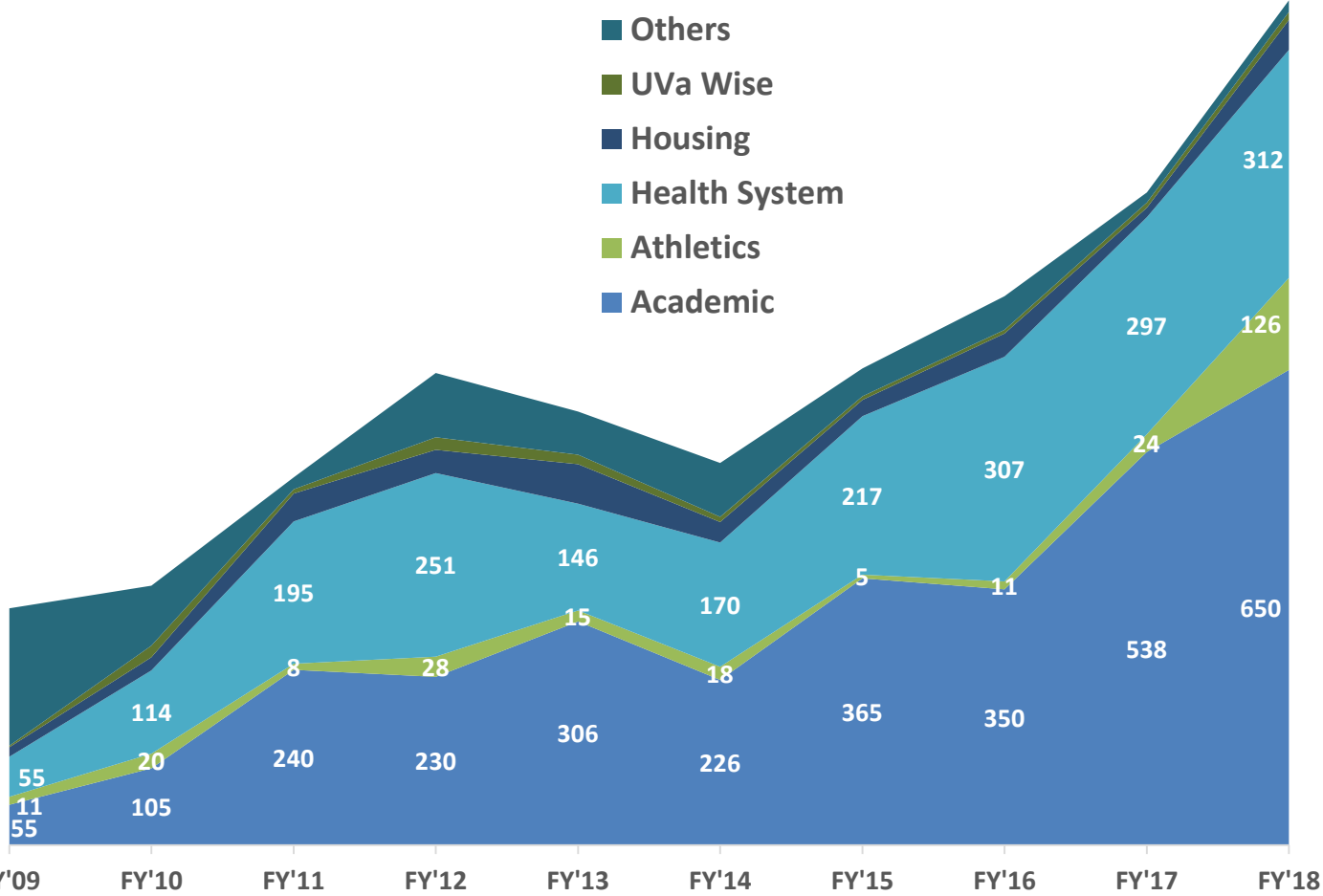
290 requests for occupancy

for ongoing design and construction of

\$1.545 billion!



Our Philosophy: Collaboration & Customer Service



Bonnycastle dorm & dining facility – progress inspection

Performed 1,225 construction inspections

graph showing reviews by area over 10 years

Reviewed 1,156 design documents [99% on schedule]

Our Philosophy: Collaboration & Customer Service



Solar array atop the University Bookstore

***2018 Facilities Design Guidelines
(with Green Building Standards)***



University Hospital Expansion project under construction

Innovation inspection strategy utilizing BIM 360

Our Highlights



- Permitting temporary structures at the Bicentennial and Concert for Charlottesville
- Collaborated with Building Officials from other “Level 3” institutions
- Reorganized department for better customer focus and implementation of software in FY’19



Local

exceptionally responsive to customers

Technically diverse

early identification & assistance with compliance

Nimble

nuanced inspections & occupancy evaluations

Collaborative

understand changing construction methods

Committed to the University

sustainability champions, teachers, editors, volunteers, safety & task-force members, and much more!



Our Commitment:
Everyone is our customer, safe buildings are our responsibility



