

**UNIVERSITY OF VIRGINIA
BOARD OF VISITORS**

**Meeting of the
Buildings and Grounds
Committee**

December 7, 2023

Buildings and Grounds Committee

Thursday, December 7, 2023

2:00 – 3:00 p.m.

Board Room, The Rotunda

Committee Members:

John L. Nau III, Chair
Robert D. Hardie, Vice Chair
Robert M. Blue
Mark T. Bowles
Elizabeth M. Cranwell
U. Bertram Ellis

The Honorable Paul C. Harris
The Honorable L.F. Payne
Amanda L. Pillion
Patricia A. Jennings, Faculty Representative
Lillian A. Rojas, Student Representative

AGENDA

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

BOARD MEETING: December 7, 2023

COMMITTEE: Buildings and Grounds

AGENDA ITEM: I. Remarks by the Chair

ACTION REQUIRED: None

BACKGROUND: The Committee Chair will provide introductory remarks.

**UNIVERSITY OF VIRGINIA
BOARD OF VISITORS CONSENT AGENDA**

II.A. NAMING: THE TESSA AND RICHARD ADER PERFORMING ARTS CENTER

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

In 2021, Mrs. Tessa Ader contributed \$50M to the University to support construction of a performing arts center on the Emmet-Ivy Corridor. Mrs. Ader, and her late husband, Richard, have been longtime supporters of the arts at UVA, and Mr. Ader was the co-trustee of the Cornell Foundation which has also been incredibly supportive of the University. Since Mrs. Ader’s gift in 2021, the University has developed a plan for an expanded Center for the Arts facility on the Emmet-Ivy Corridor that is envisioned to include the performing arts center, the Music department, and the University’s museums. In recognition of Mr. and Mrs. Ader’s generous support to the University over the years, and specifically to the arts, the University administration seeks the Board’s approval to name the performing arts center portion of the Center for the Arts as the “Tessa and Richard Ader Performing Arts Center.”

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

NAMING THE TESSA AND RICHARD ADER PERFORMING ARTS CENTER

WHEREAS, Tessa and the late Richard Ader have been longtime supporters of the arts at the University; and

WHEREAS, Mr. Ader was the co-trustee of the Cornell Foundation, also a generous supporter of the University; and

WHEREAS, in 2021, Mrs. Ader contributed the lead gift to establish a performing arts center on the Emmet-Ivy Corridor; and

WHEREAS, the new performing arts center is now envisioned as one component of the Center for the Arts which will also include the University’s Music department and museums;

RESOLVED, the Board of Visitors approves the naming of the performing arts center portion of the Center for the Arts as The Tessa and Richard Ader Performing Arts Center; and

RESOLVED FURTHER, the Board of Visitors and the University offer profound thanks to Mrs. Ader for her philanthropic support.

II.B. DEMOLITION OF STRUCTURES FOR IVY CORRIDOR PHASE IIA

The Ivy Corridor Phase IIA project, added to the University’s major capital plan in June 2022, supports the continued redevelopment of the Ivy Corridor. The next redevelopment phase includes grading, installing utilities, and performing other infrastructure improvements to support the construction of the Karsh Institute of Democracy and future redevelopment of the site. As part of this scope, multiple buildings need to be demolished. The Board approved demolition of three buildings in September 2023. The University now seeks approval to demolish the remaining buildings – the two remaining apartment buildings and two small commercial buildings – at the appropriate time. The two commercial buildings (2025 and 2029 Ivy Road) are located on the same tax map parcel and were recently purchased from the University of Virginia Foundation (UVAF.) The apartment development, constructed in 1985, consists of four buildings, each having 12 units; two buildings have been demolished and the proposed demolition will authorize the University to remove the remaining two buildings at an appropriate time in the future.

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

DEMOLITION OF STRUCTURES FOR IVY CORRIDOR PHASE IIA

WHEREAS, 2025 and 2029 Ivy Road and Agency 207, Buildings 207-3340 C & D (the “Structures”) are located such that they conflict with the construction of the Karsh Institute for Democracy, installation of supporting site infrastructure, and future redevelopment; and

WHEREAS, pursuant to the Management Agreement, dated November 15, 2005, by and between the Commonwealth of Virginia and The Rector and Visitors of the University of Virginia, as amended, subject to review by the Art and Architectural Review Board and the Department of Historic Resources and compliance with such general laws as may be applicable, the Board of Visitors is authorized to approve the demolition of buildings;

RESOLVED, the demolition of the Structures is approved by the Board of Visitors, subject to approval by the Art and Architectural Review Board and the Department of Historic Resources and compliance with such general laws as may be applicable; and

RESOLVED FURTHER, the Executive Vice President and Chief Operating Officer is authorized, on behalf of the University, to approve and execute such documents and to take such other actions as deemed necessary and appropriate in connection with the demolition of the Structures; and

RESOLVED FURTHER, all prior acts performed by the Executive Vice President and Chief Operating Officer, and other officers and agents of the University, in connection with the demolition of the Structures, are in all respects approved, ratified, and confirmed.

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

BOARD MEETING: December 7, 2023

COMMITTEE: Buildings and Grounds

AGENDA ITEM: III.A. Naming: The Edgar Shannon Library

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

DISCUSSION: Alderman Library, named after UVA’s first president, Edwin A. Alderman, opened in 1938, replacing the Rotunda as the University’s main library. The Board of Visitors named Alderman Library after President Alderman because in many respects he brought the University into the first half of the 20th century and was principally responsible for giving the University the organization and ethos by which it then operated. Similarly, President Edgar Shannon, the University’s fourth president who served from 1959 until 1974, ushered UVA into the second half of the 20th century and transformed UVA into a modern research university.

Under President Shannon’s leadership, the University developed the character and values it still embraces today as we strive to be both great and good. Adopted many years after Mr. Shannon’s tenure as President, the University’s mission statement embodies many of his values by declaring “our enduring commitment to a vibrant and unique residential learning environment marked by the free and collegial exchange of ideas; our unwavering support of a collaborative, diverse community bound together by distinctive foundational values of honor, integrity, trust, and respect; and our universal dedication to excellence and affordable access.” During his 15 years as President, Mr. Shannon focused on pursuing excellence at every level through strengthening and expanding the faculty; growing the University’s endowment; promoting co-education; supporting greater access to education at the University and throughout the Commonwealth; and enhancing student life through promoting religious freedom, free speech, and student self-governance.

As the University nears completion of a major project to modernize and create a state-of-the art building through an extensive renovation of the historic portion of the facility, removal of the “new” stacks, and construction of a new addition, it is presented with an opportunity to recognize another past president who built upon the many achievements of President Alderman. In recognition of the many contributions of the University’s fourth president, Edgar F. Shannon Jr., the University, with the endorsement of the Naming and Memorials Committee, proposes renaming Alderman Library as “The Edgar Shannon Library.” To ensure that the legacy of President Alderman is preserved and

remembered, the University will retain the dedication plaques in the main entrance of the building and rename this portion of the building, now known as Memorial Hall, Alderman Hall.

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

NAMING THE EDGAR SHANNON LIBRARY

WHEREAS, Alderman Library opened in 1938 and was named for the University's first president, Edwin A. Alderman, in recognition of his contributions to the University at that time; and

WHEREAS, the completion of the major project to modernize, expand, and transform the facility affords the University with an opportunity to recognize another past president who built upon the many achievements of President Alderman; and

WHEREAS, Edgar Shannon served as the fourth President of the University from 1959 until 1974; and

WHEREAS, during his 15 years as President, Shannon focused on pursuing excellence at every level through strengthening and expanding the faculty, growing the University's endowment, promoting co-education, increasing access to education at the University and throughout the Commonwealth, and enhancing student life through promoting religious freedom, free speech, and student self-governance; and

WHEREAS, the University will continue to honor the legacy and contributions of President Alderman by retaining the existing dedication plaques and renaming Memorial Hall in the main entrance of the building as Alderman Hall; and

WHEREAS, the University of Virginia's naming policies stipulate that the University reserves the right to rename its facilities, that naming honorees should demonstrate virtues the University hopes its students seek to emulate, and that names should bring distinction and honor to the University;

RESOLVED, the Board of Visitors approves the naming of the new Alderman Library as The Edgar Shannon Library.

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

BOARD MEETING: December 7, 2023

COMMITTEE: Buildings and Grounds

AGENDA ITEM: III.B. Schematic Design: Fontaine Research Park Roadway Infrastructure and Parking Garage

PROJECT BUDGET: \$10M for Roadway Infrastructure; \$61M for Parking Garage

BACKGROUND: Located at the entry to Fontaine Research Park and west of 400 Ray C. Hunt Drive, the Fontaine Roadway Infrastructure and Parking Garage projects, approved by the Board of Visitors in June 2022, will be the first projects constructed as part of the Fontaine Master Plan. The Fontaine Parking Garage will be a 7-story facility with 1,250 spaces for faculty and staff. Improvements to the Ray C. Hunt Drive entry include pedestrian and bicycle accommodation, a transit stop for UTS buses, and a roundabout for improved wayfinding. The central spine road will replace a largely inactive green with vehicular travel lanes, parallel parking, generous sidewalks, ADA accommodations, and landscape features. Both the Parking Garage and Roadway Infrastructure projects will begin transforming the Fontaine Research Park into a campus-scale, active, collaborative environment for patients, researchers, and visitors.

DISCUSSION: At the September 2023 meeting, the Buildings and Grounds Committee reviewed the schematic design for the Fontaine Research Park Roadway Infrastructure and Parking Garage developed by the design team, led by Ratio Architects and Vanasse Hangen Brustlin Engineers, in collaboration with the Architect for the University, and representatives of the Health System and Facilities Management. Ms. Raucher will review the revised design based on feedback from the Committee.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee

**SCHEMATIC DESIGN FOR THE FONTAINE RESEARCH PARK ROADWAY
INFRASTRUCTURE AND PARKING GARAGE**

RESOLVED, the schematic design for the Fontaine Research Park Roadway Infrastructure and Parking Garage, prepared by Ratio Architects and Vanasse Hangen Brustlin Engineers, in collaboration with representatives from the Office of the Architect for the University, the Health System, and Facilities Management, is approved for further development and construction.



Site plan



View of Roadway Improvements upon entering the Fontaine Research Park



View of Parking Garage looking northwest



View of Parking Garage looking southeast from Fontaine Avenue

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

BOARD MEETING: December 7, 2023

COMMITTEE: Buildings and Grounds

AGENDA ITEM: III.C. Schematic Design: Institute of Biotechnology

PROJECT BUDGET: \$350M

BACKGROUND: The University of Virginia has a longstanding reputation for conducting quality, fundamental biomedical research and has earned national and international acclaim for innovations in cancer, cardiovascular disease, infectious disease, bioengineering, and neurosciences. To further advance these efforts, UVA has established the Institute of Biotechnology, a state-of-the-art and first-of-its-kind translational research program in the Commonwealth that will create an environment that inspires, supports, accelerates, and promotes cutting-edge and out-of-the box discoveries and translates these from the research laboratory to clinical care. The ultimate outcome is to ensure that no Virginian needs to leave the Commonwealth to obtain high-quality health care.

The Institute of Biotechnology will be a highly efficient, state-of-the-art facility that will provide modern, flexible laboratory space to accommodate a wide range of disciplines. The five-story, 350,000 GSF facility will include research laboratory space, expanded animal research facilities, core facilities, and a cGMP/viral vector facility for researchers and partnering biotechnology companies. In addition, the facility will provide amenities for the Fontaine Research Park including a café and conference center. The building will encourage impactful collaboration among researchers within the park and across Grounds.

DISCUSSION: At the September 2023 meeting, the Buildings and Grounds Committee reviewed the schematic design for the Institute of Biotechnology developed by the design team, led by Elkus Manfredi Architects, in collaboration with the Architect for the University, and representatives of the School of Medicine, Office of the Provost, Facilities Management, and Owner’s Representative CBRE. Ms. Raucher will review the revised design based on feedback from the Committee.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee

SCHEMATIC DESIGN FOR THE INSTITUTE OF BIOTECHNOLOGY

RESOLVED, the schematic design for the Institute of Biotechnology, prepared by Elkus Manfredi Architects, in collaboration with representatives from the Office of the Architect for the University, the Office of the Provost, the School of Medicine, Facilities Management, and Owner’s Representative CBRE, is approved for further development and construction.



Aerial view of site



Site plan



View from Snyder looking west



View looking south

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

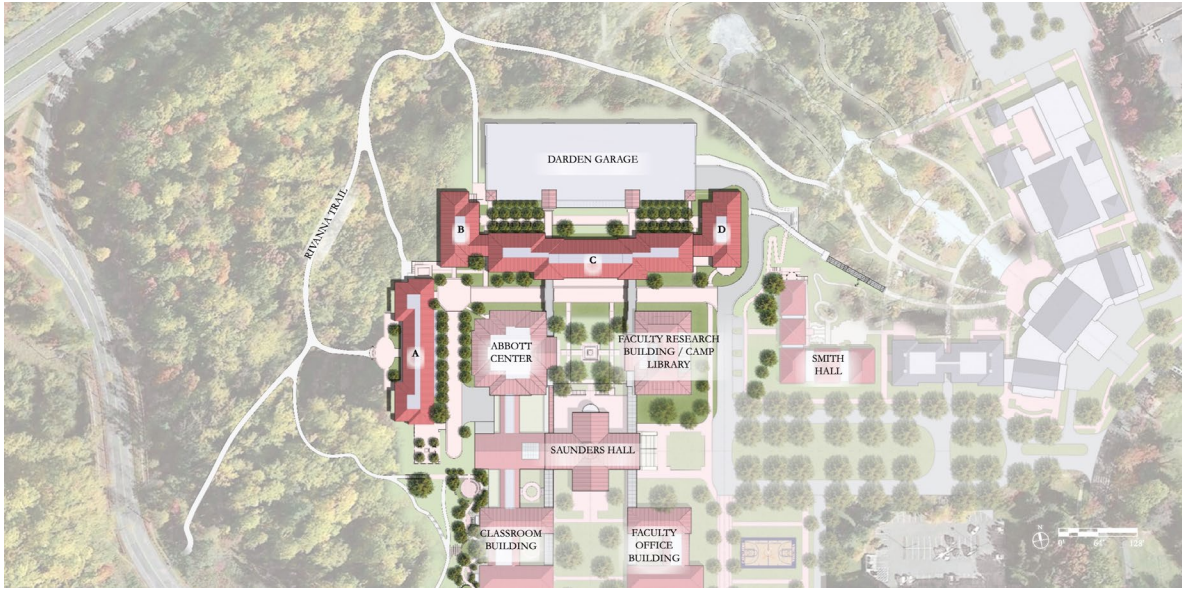
<u>BOARD MEETING:</u>	December 7, 2023
<u>COMMITTEE:</u>	Buildings and Grounds
<u>AGENDA ITEM:</u>	IV. Schematic Design Review: Darden Student Housing
<u>PROJECT BUDGET:</u>	\$115M-\$130M
<u>ACTION REQUIRED:</u>	None

BACKGROUND: The Darden Graduate School of Business is well known for its vibrant academic community where learning occurs both within the classroom and beyond. The Darden Student Housing Project is an opportunity for Darden to fully realize a community consistent with Thomas Jefferson’s original vision for the University of Virginia to create a holistic learning and living community. When this project is realized, residential life at Darden will become a strategic, vibrant, and integral part of the complete educational experience for Darden students.

With a long list of shared amenities and communal spaces provided and a variety of thoughtfully designed accommodations that feature primarily 1-bedroom and 2-bedroom apartments, the project recognizes the diversity of Darden students and their needs. All of Darden’s living and learning facilities would be within easy reach: dining, library and study spaces, indoor and outdoor recreation, and parking. All residential units will provide immediate access to the Darden grounds as well as capture views towards landscaped courtyards, the adjacent Arboretum, or forested hills to the north and west.

The proposed student housing project will provide approximately 218 units and 348 beds to support a Darden MBA residential student population of approximately 680-700 students. The project also contains new landscaped recreation amenities, pathways, and connections to the entirety of Darden and North Grounds.

DISCUSSION: The design team, led by Robert A.M. Stern Architects, in collaboration with representatives of the Office of the Architect for the University, the Darden School of Business, and Facilities Management, has developed a schematic design that Ms. Raucher will review with the Committee.



Proposed site plan



BUILDING A - EAST ELEVATION



BUILDING A - WEST ELEVATION

Proposed elevations for Building A



BUILDING B/C/D - NORTH ELEVATION



BUILDING B/C/D - SOUTH ELEVATION

Proposed elevations for Buildings B / C / D



Site section through Saunders Hall, Wilkinson Court, and the Darden Garage

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

BOARD MEETING: December 7, 2023

COMMITTEE: Buildings and Grounds

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

ACTION REQUIRED: None

DISCUSSION: Ms. Sheehy will report on relevant events that do not require formal action by, but may be of interest to, the Committee.

WRITTEN REPORTS

**Buildings and Grounds Committee
University of Virginia**

December 7, 2023

Recent Accolades

Princeton Review Sustainability Ranking

UVA was once again included in the [Princeton Review Guide to Green Colleges](#). Survey information from current students on their sustainability experiences and data from administrators at 683 colleges and universities informed the selection of 522 schools for the guide, all of which have exceptional sustainability programs. This year, for the first time, **UVA was ranked in Princeton Review's Top 50 Green Colleges (#49)**.

Goal Achiever – Department of Energy Better Buildings Challenge

UVA has been recognized by the U.S. Department of Energy (DOE) for achieving a **27% energy savings** across its portfolio of over 550+ buildings, comprising 15.3 million square feet. In 2013, UVA signed on as a partner in the DOE's [Better Buildings Challenge](#), with a goal to reduce the energy use intensity (energy use per square foot) of the university's building portfolio by 20% within ten years. In October, UVA was recognized as a [Goal Achiever](#) at an event on the White House campus, with energy efficiency leaders from across the country representing commercial, residential, education, and government sectors.

Green Fleet Awards

The National Association of Fleet Administrators has recognized UVA's Facilities Management fleet as the [28th greenest fleet in the country](#), UVA's highest ranking to date.

AASHE Sustainability Awards Finalist

The Association for the Advancement of Sustainability in Higher Education (AASHE) Sustainability Awards provide global recognition to individuals and organizations leading the higher education sustainability movement. A team from UVA was a finalist in the Journal-Published Research - Operations Category for their paper [Footprints in Action: How UVA Is Managing Its Sustainability Stewardship](#) by Elizabeth Dukes, Selina Cheng, Samuel Mogen, James Galloway, Allison Leach, Andrea Ruedy Trimble, Andrew Pettit, Jana Compton, and Michael Pennino.

Sustainability Annual Report

The [UVA Sustainability Annual Report \(2022-2023\)](#) and the [UVA Greenhouse Gas Inventory Report \(2022\)](#) were published earlier this fall. UVA has achieved nearly a 45% reduction in carbon emissions since 2010 through a variety of operational and engagement programs. Since its inception, UVA's Building Efficiency Program has saved UVA schools and units \$70.6 million at a cost of \$29.3 million, resulting in \$41.3 million net savings. In calendar year 2022 alone, these 75 buildings have avoided energy costs of \$5.4 million.

Office for Sustainability – Ten Year Anniversary

The UVA Office for Sustainability, formed in 2013, recently [reflected on a decade of progress](#).