

**UNIVERSITY OF VIRGINIA
BOARD OF VISITORS**

**Meeting of the
Buildings and Grounds
Committee**

June 7, 2024

Buildings and Grounds Committee

Friday, June 7, 2024

9:00 – 10:00 a.m.

Board Room, The Rotunda

Committee Members:

John L. Nau III, Chair	The Honorable Paul C. Harris
Robert D. Hardie, Vice Chair	The Honorable L.F. Payne
Robert M. Blue	Amanda L. Pillion
Mark T. Bowles	Patricia A. Jennings, Faculty Representative
Elizabeth M. Cranwell	Lisa R. Kopelnik, Student Representative
U. Bertram Ellis	

AGENDA

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

BOARD MEETING: June 7, 2024

COMMITTEE: Buildings and Grounds

AGENDA ITEM: I. Remarks by the Chair

ACTION REQUIRED: None

BACKGROUND: The Committee Chair will provide introductory remarks.

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

BOARD MEETING: June 7, 2024

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.A.1. Naming: Molly and Robert Hardie Football Operations Center

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.

Molly G. Hardie and Robert D. Hardie are dedicated alumni of the University of Virginia. Molly is an alumna of the School of Medicine (2000), and Robert is an alumnus of the College and Graduate School of Arts & Sciences (1987) and the Darden School of Business (1995, MBA; 1999, Ph.D.). They are both deeply connected to UVA and the local Charlottesville community. Robert is a member of the University's Board of Visitors (for the second time) and currently serves as Rector of the Board, and Molly has served on the UVA Health Foundation Board. Among other endeavors, they are the co-owners of Keswick Hall, a resort located in Keswick, Virginia. Both Molly and Robert are co-chairs of the H7 Foundation, which supports educational and non-profit initiatives.

Molly and Robert are longtime, generous supporters of the University. Their investment in UVA Athletics spans over 30 years and includes scholarship and academic support for student-athletes as well as support for Disharoon Park and John Paul Jones Arena. The Hardies recently committed a gift to support the Athletics Master Plan, a broad-based plan to modernize the facilities for the home base for each of the University's 27 sports. Molly's and Robert's philanthropy includes support for areas across the institution, including Darden, UVA Health, the College of Arts & Sciences, the Center for Politics, and the Miller Center.

DISCUSSION: The Football Operations Center, the centerpiece of the Athletics Master Plan, will become the home of Virginia Football in a 90,000+ square foot complex housing the operations for football student-athletes, including locker rooms, strength training, sports medicine and nutrition, coaches' offices, practice areas, and meeting spaces. In recognition of the Hardies' remarkable support of UVA Athletics, the Athletics program requests the Board's approval to name the Football Operations Center the "Molly and Robert Hardie Football Operations Center."

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

NAMING OF THE MOLLY AND ROBERT HARDIE FOOTBALL OPERATIONS CENTER

WHEREAS, Molly G. Hardie holds a degree from the University of Virginia School of Medicine (2000) and Robert D. Hardie holds degrees from the UVA College and Graduate School of Arts & Sciences (1987) and the Darden School of Business (1995, MBA; 1999, Ph.D.); and

WHEREAS, Molly and Robert are co-owners of Keswick Hall, a resort located in Keswick, Virginia, and serve as co-chairs of the H7 Foundation, which supports educational and non-profit initiatives; and

WHEREAS, the Hardies are dedicated UVA alumni and longtime, generous donors to the University, and their philanthropy spans the institution, including support for UVA Athletics, the Darden School of Business, UVA Health, the College of Arts & Sciences, the Center for Politics, and the Miller Center; and

WHEREAS, Molly and Robert recently committed a gift to support the Athletics Master Plan, the centerpiece of which is the Football Operations Center;

RESOLVED, the Board approves the naming of the Molly and Robert Hardie Football Operations Center; and

RESOLVED FURTHER, the Board of Visitors offers profound thanks to Molly and Robert Hardie for their extraordinary generosity to the University.

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

BOARD MEETING: June 7, 2024

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.A.2. Naming: Tahija Arboretum at the Darden School of Business

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

George S. Tahija is a 1986 alumnus of the Darden School of Business; he resides in Singapore with his wife, Laurel Tahija. Since 2013, Mr. Tahija has served as Director of P.T. Austindo Nusantara Jaya (ANJ), a leading holding company with headquarters in Indonesia. ANJ is actively involved in the cultivation and distribution of palm oil products and various sustainable food crops. Mr. Tahija is Founder and Chairman of the Coral Triangle Center, a Bali, Indonesia-based foundation delivering field training to local stakeholders in protected marine areas in six countries. He is a founding member of Sekolah Perkumpulan Mandiri, an international school in Jakarta, and serves on The Nature Conservancy Indonesia Chapter Advisory Board and the Board of Trustees of the Asia Business Council. He also served on the Board of Supervisors for Endeavor Indonesia, a community of high-impact entrepreneurs.

George and Laurel have been generous donors to the Darden School for decades, and they have supported a wide variety of initiatives through their family foundation, the Rainbow Foundation. Their philanthropy includes giving to the Darden hotel project, the George and Laurel Tahija Fund for Transformational Leadership and Learning, the Darden Annual Fund, and the Robert F. Bruner Dean's Fund for Faculty Excellence. Mr. Tahija has served on the Darden Dean's Global Advisory Committee and as Darden School Foundation Trustee.

DISCUSSION: The Darden arboretum connects Darden and the UVA Law School, and rests on six acres of green space behind the Frank M. Sands Sr. (MBA '63) and Marjorie R. Sands Hotel at Darden and Conference Center for Lifelong Learning (The Forum Hotel). The arboretum is a sustainable environment consisting of native Piedmont species, which supports wildlife and pollinators. In recognition of the Tahijas' remarkable support, including a recent gift to the Darden hotel and arboretum project, the Darden School and Foundation request the Board's approval to name the arboretum the "Tahija Arboretum."

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

NAMING OF THE TAHIJA ARBORETUM AT THE DARDEN SCHOOL OF BUSINESS

WHEREAS, George S. Tahija is a 1986 alumnus of the Darden School of Business and resides in Singapore with his wife, Laurel Tahija; and

WHEREAS, since 2013, Mr. Tahija has served as Director of P.T. Austindo Nusantara Jaya, a holding company with headquarters in Indonesia actively involved in the cultivation and distribution of palm oil products and various sustainable food crops; and

WHEREAS, Mr. Tahija has served on the Darden Dean's Global Advisory Committee and as Darden School Foundation Trustee, as well as founder and board member for various environmental and education organizations in Indonesia; and

WHEREAS, George and Laurel have been generous donors to the Darden School for decades, supporting a wide variety of initiatives through their family foundation, the Rainbow Foundation, and their philanthropy includes giving to transformational leadership initiatives and faculty support, as well as a gift to the Darden hotel and arboretum project;

RESOLVED, the Board approves the naming of the Tahija Arboretum at the Darden School of Business; and

RESOLVED FURTHER, the Board of Visitors offers profound thanks to George and Laurel Tahija for their generosity.

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

BOARD MEETING: June 7, 2024

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.B. 2024 Major Capital Plan

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

In June 2023, the Board of Visitors approved the 2023 Major Capital Plan for UVA, UVA Health, and UVA's College at Wise. In accordance with the University's capital planning process, the University updates the Capital Plan annually to add new projects, remove projects that are no longer a priority, and evaluate/prioritize projects to ensure alignment with institutional priorities and the 2030 Plan.

DISCUSSION: Ms. Sheehy will report on the major capital plan development process and review the proposed revisions to the Major Capital Plan. The proposed 2024 Major Capital Plan, as shown on the following pages, revises the plan approved by the Board of Visitors in June 2023 to include current cost estimates, add new projects, and remove projects no longer planned within the next several years.

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

- Pinn Hall 2nd-Floor Renovation
- Athletics Training Grounds Conversion (planning/design)
- Darden Faculty Office Building Renovation (planning/design)
- Darden Faculty Research Building Renovation (planning/design)
- Darden Global Innovation Nexus (planning/design)
- Observatory Mountain Engineering Research Facility (OMERF) MEP System Renewal & ADA Improvements (planning/design)
- The Park Complex Improvements (planning/design)
- UVA Copeley Childcare Center Expansion (planning/design)

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

- Old Cabell Hall Renewal: New space in the Center for the Arts needs to be constructed before work is initiated in Old Cabell Hall.

- Pinn Hall Integrated Spatial Biology Core Consortium: This project was contingent on receiving a federal grant for which the University was not successful.
- UVA Museum (planning/design): Design of the Center for the Arts contemplates space for the museum, so a separate authorization is not needed.

In addition to the projects proposed to be added to the 2024 Capital Program, the University of Virginia plans to initiate several strategic planning and space needs studies that are likely to inform future capital projects:

- Assessment of Athletics facilities:
 - Klockner Stadium
 - Track & Field/Lannigan Field
 - Field Hockey Stadium
- Futures Institute & Center for Entrepreneurism Building
- Main Heat Plant Fuel Conversion Study Refresh
- UVA Recreation Master Planning Study
- Grove Street Site Redevelopment
- Oak Lawn Site

One-page descriptions for each of the proposed new projects and studies listed above begin on page 23.

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

2024 MAJOR CAPITAL PLAN FOR THE ACADEMIC DIVISION, UVA HEALTH, AND THE COLLEGE AT WISE

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

WHEREAS, the University proposes adding the following projects to the Major Capital Plan: Pinn Hall 2nd-Floor Renovation, Athletics Training Grounds Conversion (planning/design), Darden Faculty Office Building Renovation (planning/design), Darden Faculty Research Building Renovation (planning/design), Darden Global Innovation Nexus (planning/design), Observatory Mountain Engineering Research Facility (OMERF) MEP System Renewal & ADA Improvements (planning/design), The Park Complex Improvements (planning/design), and UVA Copeley Childcare Center Expansion (planning/design); and

WHEREAS, the University proposes removing the following projects from the Major Capital Plan: Old Cabell Hall Renewal, Pinn Hall Integrated Spatial Biology Core Consortium, and UVA Museum (planning/design);

RESOLVED, the 2024 Major Capital Plan for the Academic Division, UVA Health, and the College at Wise is approved.

UVA PROPOSED 2024 MAJOR CAPITAL PLAN

Academic Division					
<i>Projects under construction</i>					
Center for Politics	\$ 10.00		\$ 10.00		
Fontaine Research Park Central Energy Plant & Utilities	\$ 70.00			\$ 62.50	\$ 7.50
Fontaine Research Park Parking Garage	\$ 61.00			\$ 46.65	\$ 14.35
Fontaine Research Park Roadway Infrastructure	\$ 10.00				\$ 10.00
Hereford Residential College HVAC Upgrade	\$ 11.40				\$ 11.40
Ivy Corridor Landscape & Infrastructure Phase IIA	\$ 11.80				\$ 11.80
Low Temperature Hot Water Conversion	\$ 38.49			\$ 34.50	\$ 3.99
Mem Gym Infrastructure & Accessibility Renewal	\$ 20.50			\$ 20.50	
Olympic Sports Center	\$ 75.80			\$ 75.00	\$ 0.80
Paul and Diane Manning Institute of Biotechnology	\$ 350.00		\$ 100.00	\$ 250.00	
Physics Building Renewal	\$ 62.51	\$ 60.42			\$ 2.09
Physics Building Classrooms	\$ 7.00	\$ 1.00			\$ 6.00
Replacement of the Scott Stadium Video Scoreboard	\$ 13.40		\$ 5.40		\$ 8.00
Shumway Hall (McIntire)	\$ 139.70		\$ 25.00	\$ 89.70	\$ 25.00
UVA NOVA Fairfax (tenant fit out)	\$ 20.60				\$ 20.60
Virginia Guesthouse (UVA Hotel & Conference Center)	\$ 167.90		\$ 3.00	\$ 144.90	\$ 20.00

UVA PROPOSED 2024 MAJOR CAPITAL PLAN

Project	Est. Project Budget (in millions)	State GF	Gifts	Debt	Cash
Academic Division					
<i>Projects in planning/design (P/D)</i>					
Center for the Arts (P/D)	\$ 15.30		\$ 15.30		
Darden Student Housing	\$ 155.00		\$ 6.00	\$ 149.00	
Karsh Institute of Democracy (includes Batten)	\$ 80.00		\$ 5.00	\$ 75.00	
Engineering Academic Building (P/D)	\$ 5.00		\$ 5.00		
Monroe Hall Addition HVAC Renewal	\$ 9.00			\$ 4.50	\$ 4.50
North Grounds Parking Garage	\$ 50.00			\$ 19.70	\$ 30.30
Public Safety Building Renovation	\$ 10.00				\$ 10.00
Replacement of the Chemistry Addition Chillers	\$ 12.00			\$ 12.00	
Research Computing Data Center (P/D)	\$ 3.00				\$ 3.00
Second-year Housing Initiative (P/D)	\$ 7.00			\$ 7.00	
<i>Projects not yet initiated</i>					
School of Architecture Center for Design (P/D)	\$ 4.00		\$ 4.00		
Environmental Health & Safety Facility (P/D)	\$ 1.50		\$ -		\$ 1.50
<i>Proposed new projects</i>					
Athletics Training Grounds Conversion (P/D)	\$ 1.00		\$ 1.00		
Darden Faculty Office Building Renovation (P/D)	\$ 1.50		\$ 1.50		
Darden Faculty Research Building Renovation (P/D)	\$ 1.50		\$ 1.50		
Darden Global Innovation Nexus (P/D)	\$ 5.00		\$ 5.00		
OMERF MEP System Renewal & ADA Improvements (P/D)	\$ 1.50				\$ 1.50
Pinn Hall 2nd-Floor Renovation	\$ 7.00				\$ 7.00
The Park Complex Improvements (P/D)	\$ 1.50				\$ 1.50
UVA Copeley Childcare Center Expansion (P/D)	\$ 1.50				\$ 1.50
Total for UVA Academic Division	\$ 1,442.40	\$ 61.42	\$ 187.70	\$ 990.95	\$ 202.33

UVA PROPOSED 2024 MAJOR CAPITAL PLAN

Project	Est. Project Budget (in millions)	State GF	Gifts	Debt	Cash
UVA Health					
<i>Projects under construction</i>					
Focused Ultrasound Expansion	\$ 16.50				\$ 16.50
Zion Crossroads Shell Space Clinic Build Out	\$ 7.40				\$ 7.40
<i>Project in planning/design</i>					
UVA Encompass Rehabilitation Hospital Renovation and Expansion	\$ 45.00				\$ 45.00
UVA Hospital South Tower Fit-Out	\$ 120.00				\$ 120.00
<i>Projects not yet initiated</i>					
Consumer Ambulatory Clinic (tenant fit-out)	\$ 15.00				\$ 15.00
Multi-Disciplinary Ambulatory Clinic Building	\$ 155.00			\$ 77.50	\$ 77.50
Total for UVA Health	\$ 358.90	\$ -	\$ -	\$ 77.50	\$ 281.40
College at Wise					
<i>Projects not yet initiated</i>					
Darden Hall Renovation	\$ 46.10	\$ 46.10			
Technology Classroom Building	\$ 66.00	\$ 66.00			
Zehmer Hall Renovation	\$ 23.10	\$ 23.10			
Sandridge Science Center Lab Wing Renovation	\$ 39.10	\$ 39.10			
Athletic Building	\$ 24.70		\$ 24.70		
Bowers-Sturgill Hall Renovation	\$ 5.90	\$ 5.90			
Campus Welcome/Public Safety Facility	\$ 5.60	\$ 5.60			
Music Education Center	\$ 45.20	\$ 22.60	\$ 22.60		
Total for the College at Wise	\$ 255.70	\$ 208.40	\$ 47.30	\$ -	\$ -
Total for UVA, UVA Health, & College at Wise	\$ 2,057.00	\$ 269.82	\$ 235.00	\$ 1,068.45	\$ 483.73

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

BOARD MEETING: June 7, 2024

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.C. Concept, Site, and Design Guidelines: Center for the Arts

BACKGROUND: In September 2016, the Buildings and Grounds Committee approved a long-term framework plan to redevelop the Ivy Road Corridor from Emmet Street west to Copeley Road, and authorized further planning to advance the goals adopted by the Board of Visitors in March 2015:

- Enhance the safety and connectivity between the redevelopment area and Grounds, while providing an opportunity for interaction with the Charlottesville community.
- Maximize green space potential.
- Accommodate current transportation, parking, and stormwater functions.
- Optimize economically viable development and University support activities.
- Provide appropriate screening of the parking garage.

To enable the redevelopment of the Ivy Road Corridor, the Cavalier Inn and other nearby structures were demolished in the fall of 2018. In addition, the President established the Emmet Ivy Task Force, charged with making recommendations for uses, activities, and programs on the site. Guided by five principles of purpose, the Task Force identified three nexuses to inform the redevelopment of the Ivy Road corridor: Creativity and Experimental Arts, Discovery, and Democracy. The Center for the Arts will anchor the Creativity Nexus and was approved by the Board of Visitors in June 2019 as an addition to the 2019 Major Capital Plan.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee

<u>CONCEPT, SITE, AND DESIGN GUIDELINES FOR THE CENTER FOR THE ARTS</u>
RESOLVED, the concept, site, and design guidelines for the Center for the Arts, prepared by the Architect for the University, are approved; and

Center for the Arts Concept, Site, and Design Guidelines

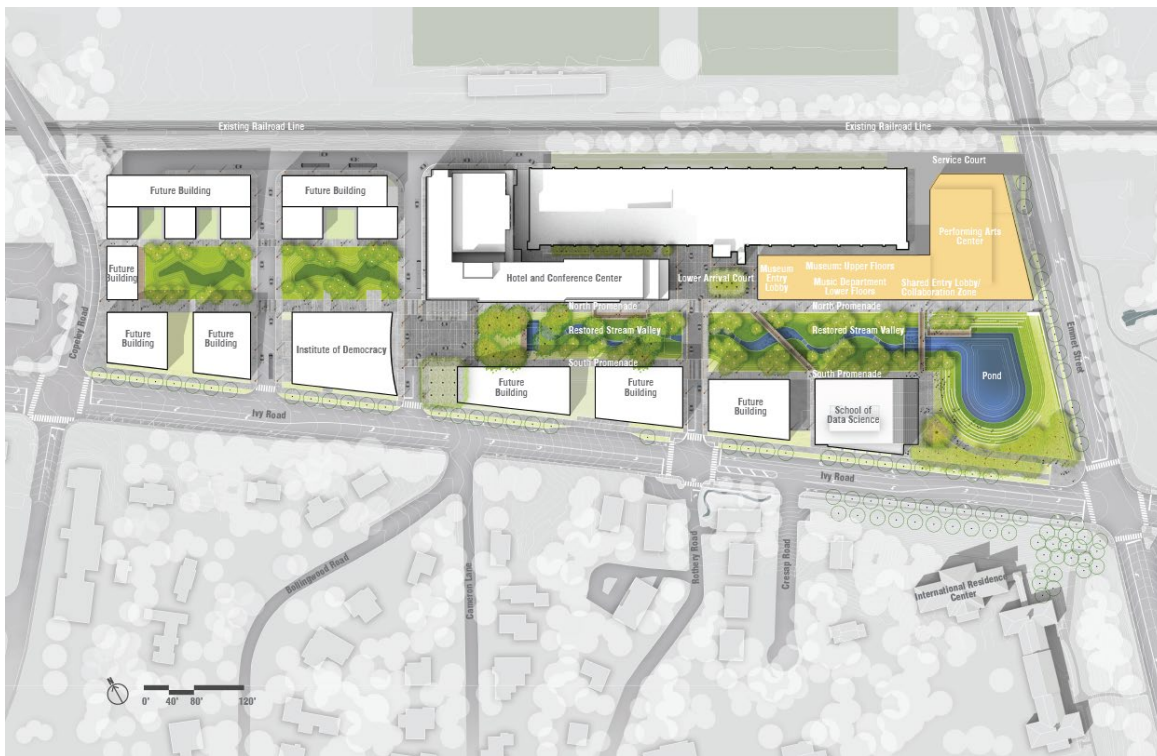
A) Proposed Project Concept

The University envisions a fully integrated Center for the Arts at UVA that includes a 1,200-seat academic and community performing arts venue, a museum that co-locates the holdings and programs of UVA's Fralin and Kluge-Ruhe Aboriginal Art museums, and the College of Arts and Sciences' music department. Joining these programs expands opportunities for students to pursue their creativity through different artistic disciplines while creating a welcoming and inviting arts space to connect and engage our community and visitors. Co-located, community-facing major arts units will create an integrated and powerful University identity and user experience that will distinguish UVA from its peers.

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 Center for the Arts.

- **Conforms with overall land use plan and district/area plans.**
- **Reinforces functional relationships with other programs, capitalizes on existing investments in core facilities, and is compatible with other neighboring uses.**
- **Maximizes infill opportunities to utilize land resources and existing infrastructure.**
- **Minimizes site-development costs including extension of utilities, access, mass grading, etc.**
- **Minimizes opportunity cost (i.e., the value of this use and size versus other alternatives).**
- Provides a size that will accommodate current and future growth.
- 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.**
- **Allows site visibility and aesthetic character as appropriate for the intended use and for the neighborhood.**
- Minimizes time for implementation of the project.



Emmet Ivy Masterplan Phases I & II – Proposed project site in yellow

D) Design Guidelines

Site Planning

- Continue to reference the guiding principles and patterns of place-making that have distinguished the University since its founding.
- Locate the building's most public spaces near the central landscape areas to activate the building thresholds and foster strong indoor-outdoor relationships.
- Work with the existing grade changes to ensure that the street-side façade has a comfortable and appropriate scale and engages the street level with active uses.
- Recognize that this building is not an isolated object but will form part of a larger grouping of academic, arts, and visitor-oriented buildings. This collection of buildings will create a collective sense of community, offer shared resources, and build on the University tradition of placing mixed uses in harmonious relation to the landscape.

Public Spaces

- Planning and design of the project landscape, including planting and storm water management, should be consistent with the Ivy Corridor Strategic Planning Study.
- Provide appropriate and safe levels of lighting in accordance with University standards.
- Accommodate multimodal access. Provide accessible connections between the Center for the Arts, the UVA Hotel and Conference Center, the parking garage, and Emmet Street, which are directly adjacent.
- Provide unobtrusive service access to the building between the building and the railroad tracks.

Architecture

- The exterior envelope of the building should be constructed of quality materials that are contextual with other University buildings.
- The façades facing the landscape space, the Virginia Guesthouse, and Emmet Street should create attractive and welcoming entrances.
- The building should take maximum advantage of views and vistas to the south and east.
- Integrate basic tenets of sustainable design and attain LEED Certification as a minimum level, with Silver level as a goal.
- Provide screening for service areas, dumpsters, and transformers.

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: June 7, 2024

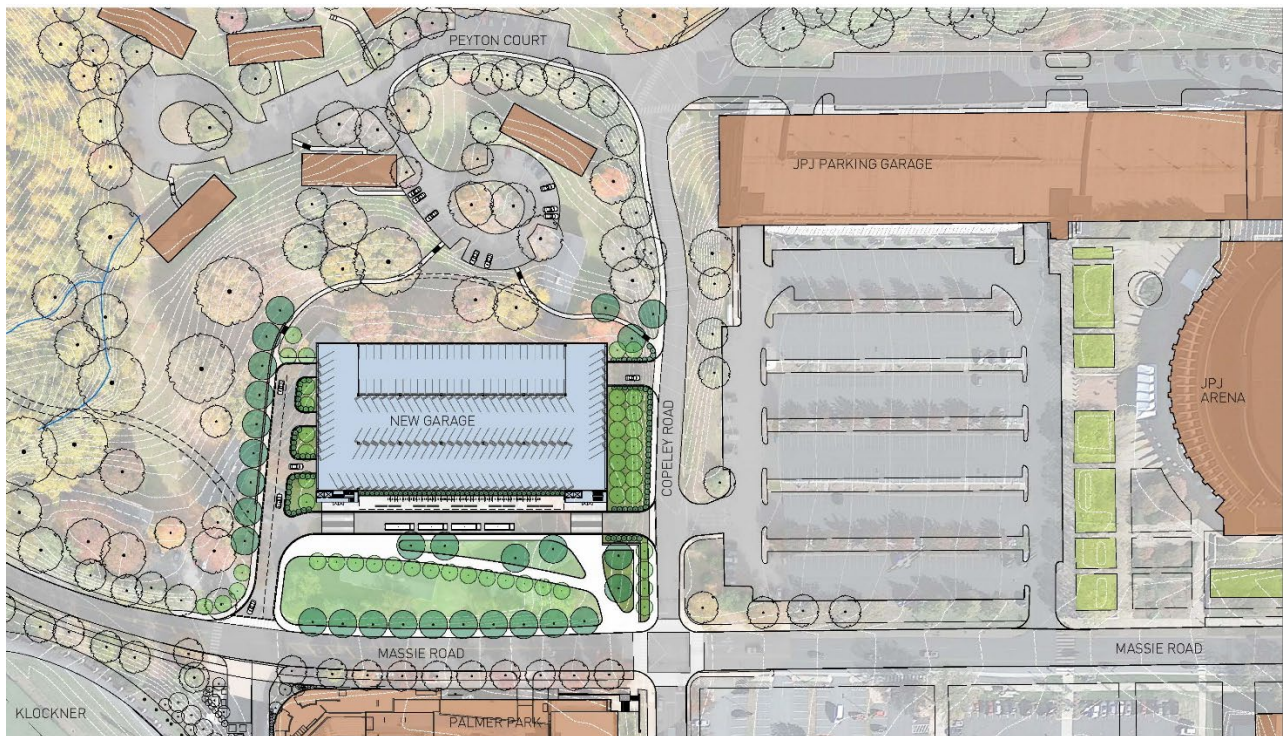
COMMITTEE: Buildings and Grounds

AGENDA ITEM: III. Schematic Design Review: North Grounds Parking Garage

ACTION REQUIRED: None

BACKGROUND: Located near the intersection of Massie and Copeley Roads, the North Grounds Parking Garage, approved by the Board of Visitors in June 2022, will be a six-level, 1,100-space garage built to address parking demand for John Paul Jones Arena (JPJ) and Athletic events as well as UVA commuters. In addition to providing parking, the garage will serve multiple UTS routes, bus patrons, and commuters with a multi-modal transit hub. The garage will sit back from Massie Road to allow for a dynamic landscape that will serve pedestrians, bus patrons, and JPJ and Athletic events. This setback could, in the future, accommodate a future building fronting Massie Road.

DISCUSSION: The design team, led by Eskew Dumez Ripple (EDR) Architects, in collaboration with the Architect for the University, the Director of Parking and Transportation, and representatives of Athletics, JPJ, and Facilities Management, has developed a schematic design that Ms. Raucher will review with the Committee.



Site Plan



Proposed View Looking North at Copeley and Massie Roads



Proposed View Looking North



Proposed View Looking West along Multi-modal Hub

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

BOARD MEETING: June 7, 2024

COMMITTEE: Buildings and Grounds

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

ACTION REQUIRED: None

DISCUSSION: Ms. Sheehy will report on relevant events that do not require formal action by, but may be of interest to, the Committee. She will provide an overview of the University's capital project development process, including: a summary of recent process improvement initiatives; the key steps used by the University in developing and implementing capital projects; and how UVA estimates project budgets and manages project costs.

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

BOARD MEETING: June 7, 2024

COMMITTEE: Buildings and Grounds

AGENDA ITEM: V. Shannon Court

ACTION REQUIRED: None

BACKGROUND: Two courtyards flank the Rotunda: the Darden Court on the east and the Shannon Court on the west. These spaces were both redesigned by the Olin Studio as a part of the most recent Rotunda renovation project. Each courtyard was intended to provide more inviting and flexible space with its own special character—the Darden Court is more enclosed and intimate while the Shannon Court is more open and outward-facing. The Darden Court was completed according to plan, but the Shannon Court remained unfinished due to budget constraints. The updated design for the landscape honors the organizing principles of the 2016 master plan while recognizing the contemporary needs of the space: it is an elegant yet dynamic landscape that supports programming in the adjacent Multipurpose Room and hosts everyday activities with a variety of fixed and moveable seating and beautiful vegetation. The proposed materials—brick, sandstone, marble, lush plantings—complement those in the Darden Court. The updated design eliminates the fountain proposed as a part of the earlier master plan in lieu of a more flexible open area to serve the numerous events and programs hosted there during the year. The connection to former President Edgar Shannon is retained through the replacement of the 1976 dedication plaque in his name and the design’s emphasis on beauty and openness.

DISCUSSION: The design team was led by Wolf Josey Landscape Architects in collaboration with the Office of the Architect for the University, Facilities Management, Rotunda staff, and members of the Shannon Family. Ms. Raucher will review the planned design update with the Committee.

WRITTEN REPORTS

**Buildings and Grounds Committee
University of Virginia**

June 7, 2024

UVA SUSTAINABILITY: June 2024



AASHE STARS Gold Rating

UVA has earned a [STARS Gold rating](#) in recognition of the university's sustainability achievements from the Association for the Advancement of Sustainability in Higher Education (AASHE). STARS, the Sustainability Tracking, Assessment, & Rating System, measures and encourages sustainability in all aspects of higher education – across five categories - academics, engagement, operations, planning/administration, and innovation. With more than 1,200 participants in over 50 countries, AASHE's STARS program is the most widely recognized framework in the world for publicly reporting comprehensive information related to a university's sustainability performance.

UVA has submitted a STARS report every three years since 2012. This year's score was UVA's highest total score to date. Because of expansion of programs and initiatives across the university, UVA earned higher scores across all categories compared to previous reports.

Battle Building - Practice Greenhealth Recognition Award

In recognition for achievement and innovation in health care sustainability, the Battle Building received a 2024 [Greening the Operating Room Recognition Award](#) from Practice Greenhealth, the nation's leading organization dedicated to environmental sustainability in health care.

The Greening the OR awards recognize waste management and reduction, medical device reprocessing, energy management, and anesthesia use. A passionate team of clinicians and staff members have been actively seeking to reduce medical waste in the operating rooms and other areas of the University Medical Center. In 2023, across UVA Health more than 9,700 pounds of single-use devices were collected for reprocessing, while saving \$730,000 through utilization of reprocessed devices.

Sustainability Leadership Awards

The University of Virginia's [Sustainability Leadership Awards](#) have been selected by a seven-member selection committee facilitated by the Office for Sustainability. The Sustainability Leadership Award, established in 2017, honors those who exhibit outstanding dedication to advancing sustainability practices and solutions at the university and beyond. Eleven winners across students, faculty, staff, and community members were chosen for their outstanding contribution to sustainability efforts on UVA Grounds and in the broader community during calendar year 2023.

Some highlights include:

- UVA students Leah Germain, Madeline Morphis, and Olivia Vargo designed and planted five new "forest patches" on Grounds, organizing more than 90 students who planted 100 trees and plants.
- The Biomedical Engineering department completed [Green Lab](#) Gold certification for 11 of their labs, more than any other department at UVA.
- Staff member Rebecca Duff co-led the development of the Darden School of Business' 2030 sustainability goals, including establishing and co-chairing a new Sustainability Advisory Council.
- Staff member Linda Hanson organized UVA's annual [Protecting Health in a Changing Climate](#) continuing medical education conference, first offered in 2021.
- School of Engineering Professor Lisa Colosi Peterson developed and directed UVA's new Decarbonization Academy in 2022 and 2023, a paid, hands-on learning experience for students to work on projects that advance UVA's sustainability goals.

www.sustainability.virginia.edu



University of Virginia

PINN HALL 2ND-FLOOR RENOVATION

Executive Summary

The School of Medicine (SOM) is actively recruiting researchers for the new Institute of Biotechnology and needs additional wet laboratory space to accommodate increased research activity and investigators. Built in 1971, Pinn Hall is the largest research facility at the University at almost 450,000 GSF and is a central hub for the SOM's instructional and research space. In 2016, as part of the Health System's integrated space planning process, the SOM began a program of phased renovations of Pinn Hall to accommodate new research initiatives, while also sustaining current levels of activity and continuing to attract and retain the highest caliber faculty and students. Under the first phase of renovations, the University created an open lab concept that promotes flexible, adaptable, collaborative space.

Project Background

This project will renovate and convert 4,000 GSF of office space on the second floor of Pinn Hall to wet laboratory space to help meet the increased research needs of the SOM's growth plan. The renovated space will meet current laboratory specifications and provide a flexible, open working wet laboratory area with adjacent support spaces, as well as office space for investigators and staff. This renovation will completely remove existing finishes and utilities back to the building's shell, and construct new laboratories.

Proposed Timeline

Planning/Design: Spring/Summer 2024

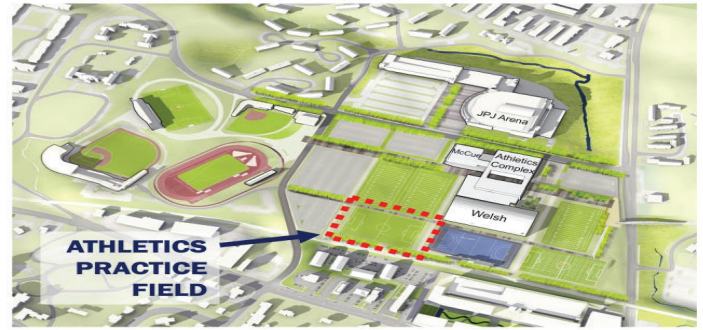
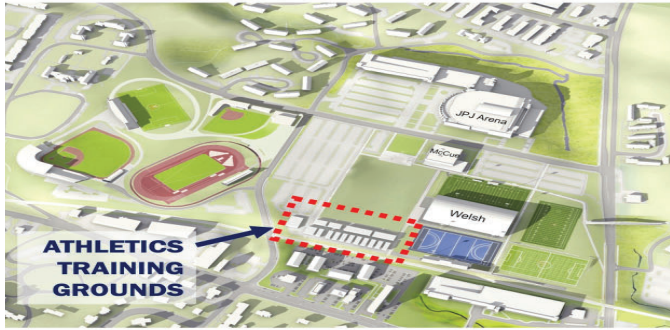
Construction: Fall 2024

Expected completion: Summer 2025

Financial Information

Estimated project cost: \$7M

Fund source: Federal grant



University of Virginia

ATHLETICS TRAINING GROUNDS CONVERSION (PLANNING/DESIGN)

Executive Summary

In 2018, the Board of Visitors approved the demolition of University Hall, the Cage, and the Sports Medicine facility, as well as the relocation of the functions housed in those facilities to temporary structures. The University developed the Training Grounds, which include a number of modular units and two stick-built structures to accommodate locker rooms for many of the Olympic Sports teams, lounges, sports medicine and nutrition areas, among other functions in support of UVA's student athletes.

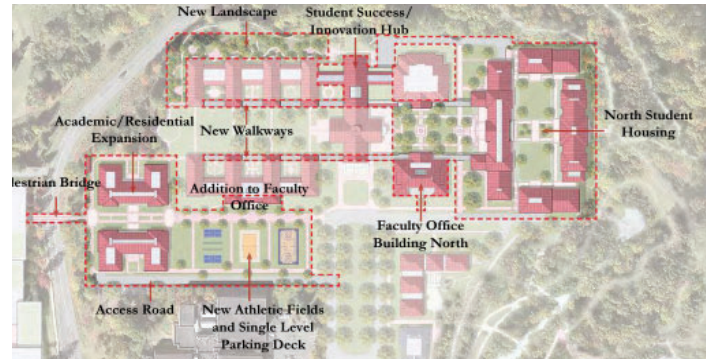
Project Background

As these modular units near the end of their useful lives, and when the new Olympic Sports Center opens in 2025, these temporary structures will no longer be needed. This project would remove the existing structures from this site and convert the space to a full-sized practice field.

Financial Information

Estimated planning/design cost: \$1.0M

Fund source: Gifts



University of Virginia

DARDEN SCHOOL OF BUSINESS PROJECTS (PLANNING/DESIGN)

Executive Summary

In September 2022, the Board of Visitors approved the master plan for the development of the Darden School of Business, developed by Darden in collaboration with Robert A. M. Stern Architects. The plan is based on the following elements and principles:

- Enhancing the academic experience including a centrally located academic innovation “hub” and technology spaces to deliver the Batten Institute’s mission to advance collaboration, connectivity, programs, and student success; and improvements to the north and south faculty buildings to support Darden’s strategic aspirations.
- Enhancing the grounds through quads, landscaping, pedestrian bridges, and open green spaces that expand outdoor learning options; improving North Grounds and Ivy Gardens connectivity; and enhancing safety and accessibility for students.
- Developing an innovative, proximate, high-quality residential housing option to fully deliver Darden’s world-class MBA experience.
- Enabling office, meeting, and research support spaces aligned with recent and planned growth in faculty, non-residential students, alumni, and executive education participants in Charlottesville.
- Improving connectivity of North Grounds to Central Grounds.
- Maintaining UVA-consistent architecture and an overall responsible financial business model.

Project Background

In support of the 2022 master plan, the Darden School of Business proposes three new capital projects:

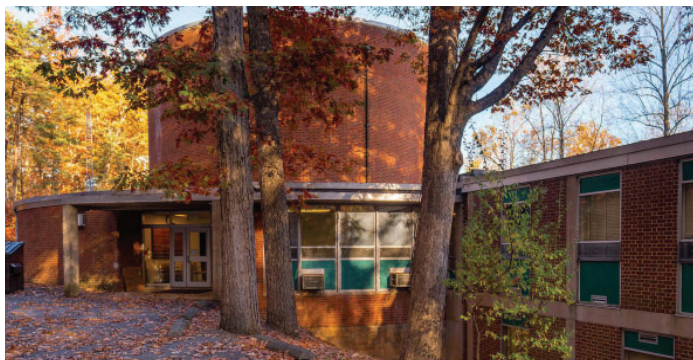
1. **Darden Faculty Office Building Renovation** - renovate and modernize existing facility (14K GSF renovation and 6K GSF new construction) to include a new central atrium, 20 new faculty offices, innovative collaborative spaces (faculty lounge and library), dynamic meeting rooms, new seminar room, more natural lighting, and connection with the exterior gardens and amenities.
2. **Darden Faculty Research Building Renovation** – renovate and modernize existing facility (14K GSF renovation and 6.5K GSF new construction) to provide improved entryway and building flow; additional collaboration spaces; and new or renovated spaces for the library reference desk, the Office of Research Services, the Data Research Lab, Centers for Excellence, and the Dean’s Suite.
3. **Darden Global Innovation Nexus** – create a new central hub to connect Saunders Hall, Abbott Center, and the Darden Classroom Building through the renovation of 58K GSF and new construction of 15K GSF; provide spaces for a new Commons, Student Success Center, Office of Transformational Learning, café, and renovated dining facility; and enhance ADA accessibility through connections across the top floors of the facilities.

Financial Information

Estimated planning/design costs:

- \$1.5M for the Darden Faculty Office Building Renovation
- \$1.5M for the Darden Faculty Research Building Renovation
- \$5.0M for the Darden Global Innovation Nexus

Fund Source: Gifts



University of Virginia

OBSERVATORY MOUNTAIN ENGINEERING RESEARCH FACILITY

MEP SYSTEM RENEWAL AND ADA IMPROVEMENTS (PLANNING/DESIGN)

Executive Summary

The Observatory Mountain Engineering Research Facility (OMERF) was constructed in 1957 to house the University's experimental nuclear reactor which was decommissioned in 1998. The majority of the plumbing and electrical distribution is original to the building and is beyond its designed useful lifespan. The building's HVAC system is also at the end of its designed lifespan and in need of replacement.

Project Background

A recent assessment identified the need for a full MEP system renewal of the building within the next five years due to age, deterioration, and obsolete equipment. During this evaluation, the School of Engineering and Applied Science (Engineering) reported the need for the building and its future use for both administrative space and robotics research. In order to continue the use of this building, a full system renewal is needed. This project will replace all distribution and aged system components, as well as bring the building into compliance with current fire, life safety, and accessibility code requirements. Any additional programmatic changes or interior improvements identified that are not directly related to the system renewal or ADA requirements will be funded separately by Engineering.

Financial Information

Estimated planning/design cost: \$1.5M

Fund source: Cash (deferred maintenance funds)



University of Virginia

THE PARK COMPLEX IMPROVEMENTS (PLANNING/DESIGN)

Executive Summary

In 2023, VHB concluded a Site Planning Study for improvements at UVA Recreation's intramural facility, The Park, at North Grounds. This study sought to identify and understand the varied needs of The Park users and explore options to address those needs. The study also assessed existing conditions of The Park's facilities and made recommendations to address maintenance and storage needs, drainage, field upgrades and repairs, and safety and security.

The study concluded that the maintenance operations for UVA Recreation (UVA Rec) were poorly accommodated in and around the Pavilion building and conflicted with Park recreation use. The study further recommended that the former softball park be demolished and redeveloped for maintenance and storage, and the Pavilion backfilled with recreation program uses. Furthermore, based on information gathered from user groups and UVA Rec staff, the study called for the replacement of the south softball field with multipurpose outdoor recreation spaces and associated equipment storage. The study also called for rebuilding the north softball field, shifting it east to allow ample room for pedestrians and maintenance vehicles to pass safely.

This planning and design effort will provide working drawings for the recommendations of the 2023 Site Planning Study, including:

- A maintenance and storage complex at the location of the former softball park.
- Utilities (water, sewer, electrical) to serve the new maintenance complex.
- Renovation of the Pavilion to accommodate recreational programs.

- Rebuilding and shifting the location of the northern softball field.
- Replacement of the southern softball field with a multipurpose field and outdoor fitness accommodations.
- Safety improvements including lighting, cameras, and perimeter fencing.

Project Background

The Park was built in 1997 and contains a large multipurpose field; two softball fields; and a Pavilion containing rest rooms, equipment storage/check-out, maintenance shops, and a large, covered picnic area. Athletics facilities exist on the south and north ends: a temporary Big Top tent for Track and Field and the former intercollegiate softball park, respectively. Given its age, deterioration of fields, drainage, and paving has become apparent.

UVA Rec is currently embarking on a facility-wide Master Planning Study that will make recommendations to meet current and future demand within existing facilities, as well as strategies to address unmet needs. While the Slaughter Recreation Center will be a primary focus for this Master Plan, recommendations to backfill the Park's Pavilion will inform this planning and design effort.

Financial Information

Estimated planning/design cost: \$1.5M

Fund source: Operating cash



University of Virginia

UVA COPELEY CHILDCARE CENTER EXPANSION (PLANNING/DESIGN)

Executive Summary

In 2022, UVA's Childcare Center Working Group partnered with VMDO Architects to conduct a feasibility study for the delivery of short-, mid-, and long-term solutions to address the growing childcare capacity deficit at UVA. The 2023 UVA Childcare Needs Assessment confirmed the shortage of childcare options for UVA employees, including the lack of community options as many licensed centers move away from infant/toddler care. The evolving landscape and gaps in childcare affect the diverse professional needs of UVA's faculty, staff, and graduate students.

The UVA Childcare Feasibility Study concluded that expanding the Copeley Child Development Center would be an effective mid- to long-range solution, as the site is owned by UVA with an operational Child Development Center that can be expanded and would not have to be closed during a construction project.

Project Background

The Copeley Child Development Center currently accommodates 115 children ages 2-5 in 7,730 GSF, with an additional 17,000 SF of outdoor play space. The proposed project would expand the existing facility through constructing a two-story 17,000 GSF addition which will provide capacity for 170 additional students and appropriate space/classrooms to accommodate both infants and toddlers.

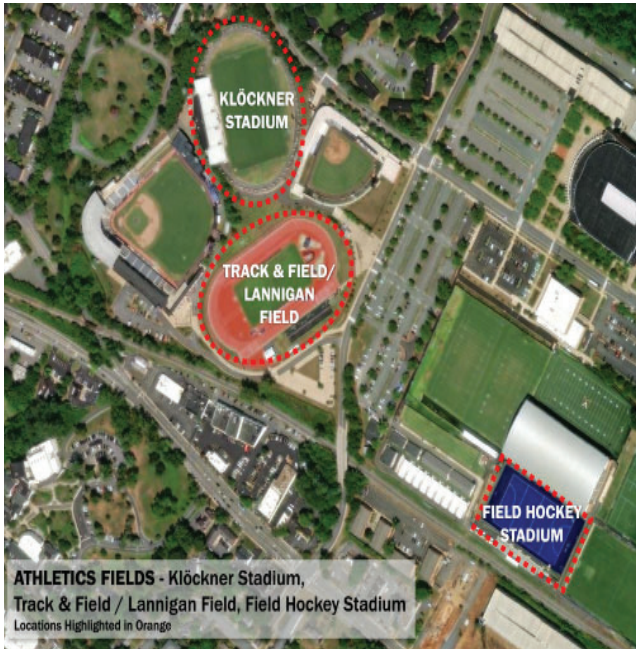
Financial Information

Estimated planning/design cost: \$1.5M

Fund source: Operating cash

University of Virginia

PROPOSED PLANNING STUDIES



Athletics Facilities: Klockner Stadium, Track & Field/ Lannigan Field, Field Hockey Stadium

With the scheduled completion of the Football Operations Center in 2024 and the Olympic Sports Center in 2025, Athletics will begin assessing the feasibility of renovating and modernizing two existing facilities – Klockner Stadium and Lanigan Field. The locker rooms and stands have not been updated since the facilities were constructed, and upgrading these facilities will assist in recruiting efforts and support a significant number of student-athletes (men’s and women’s soccer, lacrosse, track and fi eld, and cross country). In addition, Athletics will engage in a study of the Field Hockey Stadium, which is outdated and does not have the same amenities as our competitors’ facilities. Specifically, the study will evaluate the best use of land in the Athletics district and determine whether UVA should renovate the existing stadium or move it to another site in the district.



Futures Institute & Center for Entrepreneurism

As we enter the age of ubiquitous digital data and artificial intelligence, opportunities to translate University research to real-world applications and products are limitless.

Taking full advantage of these opportunities requires a new interdisciplinary approach that values translation and public-private partnership, and addresses the grand challenges we face in society through innovation powered by data and technology. The University should have a space where novel, forward-thinking ideas can be explored and then put into action through prototyping, mentoring, and subsequent investment. A collaborative effort among the School of Data Science, the Vice President for Research, and the Provost’s Office, this study will test and establish a vision for the “research accelerator/incubator” concept, develop priorities, and define the program, which will enable the development of a fundraising plan and consideration of options for how to meet immediate needs and strategic growth in these areas.



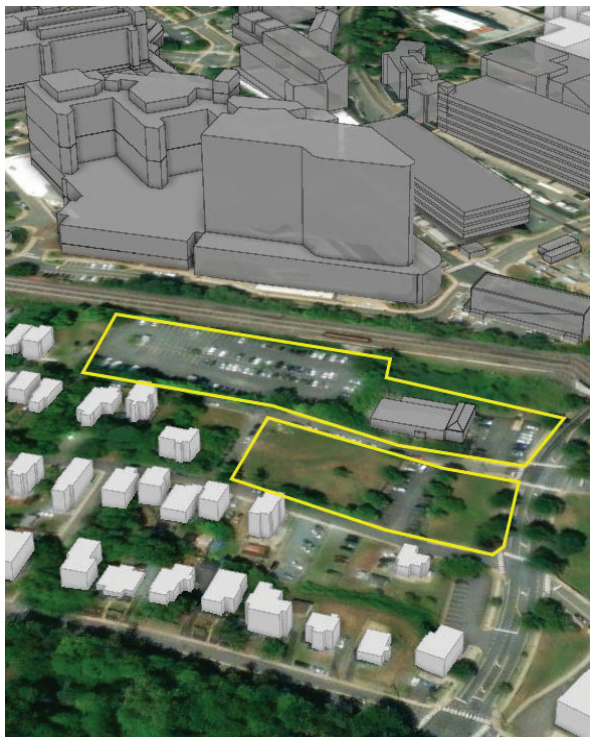
Main Heat Plant Fuel Conversion Study Refresh

The University's Main Heat Plan currently utilizes two primary types of fuel: coal and natural gas. A study completed in 2019 by the University explored options for eliminating the use of coal as a primary fuel, concluding that coal could be replaced with a greater percentage of natural gas and the installation of fuel oil storage as an emergency back-up, with potential operating and fuel cost savings of over \$1.4 million per year and a reduction in carbon emissions by 16,900 metric tons (approx. 20% of the plants current emissions). The University has shifted to using a greater percentage of natural gas at the Main Heat Plant and would like to explore replacing the amount of coal used with fuel oil, as the cost of coal is unpredictable and has increased significantly and the type of coal the Heat Plant burns is becoming increasingly difficult to procure. The proposed study refresh will review technology options; recalculate operating savings and emission reductions; and revise construction estimates.



UVA Recreation Master Planning Study

The last Recreation Department Project Formulation Study was completed almost 14 years ago and has served as a roadmap for UVA Recreation (UVA Rec) in the development of fitness, wellness, and recreation facilities and programs for the UVA community. Research continues to demonstrate that physical activity and social interaction are integral to the student experience, supporting mental health and successful outcomes. With over 96% of enrolled students participating in UVA Rec activities and/or using these facilities – and continuous waitlists for activities and space use – UVA Rec faces infrastructure constraints in meeting the demand and implementing needed upgrades related to safety and security. An updated Master Plan will enable UVA Rec to meet infrastructure, security, and programming needs holistically. The Master Plan will review all recreation facilities, with a more in-depth focus on the Slaughter Recreation Center as a facility most in need of renovation, as well as the Outdoor Adventure Program. Recommendations to back-fill the Park's Pavilion maintenance spaces will be included.



Grove Street Site Redevelopment

Two University sites on Grove Street near the UVA Medical Center are considered redevelopment zones in [UVA's 2023 Grounds Framework Plan](#); the University designates redevelopment zones based on location, size, and potential opportunities to contribute generally to the University community. UVA has a practice of studying redevelopment zones with detailed planning studies to understand opportunities and challenges presented by these areas. The Grove Street planning study will consider program options for these two sites, which are likely to include UVA Health and neighborhood clinics, community uses, and parking in a mixed-use format. Since these sites are on the southern edge of Grounds, an important aspect of this planning study will be neighborhood engagement throughout the development of the study.



Oak Lawn Site

UVA recently acquired the parcel known as Oak Lawn in the neighboring community of Fifeville. Since this site is on the southern edge of Grounds, an important aspect of this planning study will be neighborhood engagement with the Fifeville community early in the process and during the development of the planning study to understand programming opportunities. As expanded childcare options is a critical need, this planning study will assess potential childcare uses for the site, as well as other potential program uses in support of UVA Health and the Charlottesville community. Addressing the historic preservation of the existing house and landscape, including two historic cemeteries, is another integral aspect of this project; the study will also explore potential density, access, transportation, and related impacts.