

An aerial photograph of the University of Virginia campus at sunset. The sky is filled with vibrant orange and red clouds, with the sun low on the horizon. The campus is illuminated by warm lights, and the surrounding mountains are visible in the background. The text "UVA Board of Visitors" and "Buildings and Grounds Committee" is overlaid in white, with a horizontal line separating the two lines of text.

# UVA Board of Visitors

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# Buildings and Grounds Committee

June 7, 2024



# Agenda

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- Remarks by the Chair
- Action Items
  - Namings
  - 2024 Major Capital Plan
  - Concept, Site, and Design Guidelines: Center for the Arts
- Schematic Design Review: North Grounds Parking Garage
- Report by the Senior Vice President for Operations & State Government Relations
  - Capital Project Development Process
- Shannon Court



# Action Items

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# Naming: Molly and Robert Hardie Football Operations Center

- Honors alumni Molly and Robert Hardie, longtime supporters of UVA Athletics
- Support various schools and areas across University, including College of Arts & Sciences, Darden, and UVA Health
- Significant contributors to Athletics Master Plan, which has as its centerpiece the Football Operations Center





# Naming: Tahija Arboretum (Darden)

- Honors Darden alum George Tahija and his wife Laurel, longtime supporters of the Darden School
- Donors to the Darden hotel and arboretum project and faculty support initiatives
- Established the George and Laurel Tahija Fund for Transformational Leadership and Learning





# 2024 Major Capital Plan

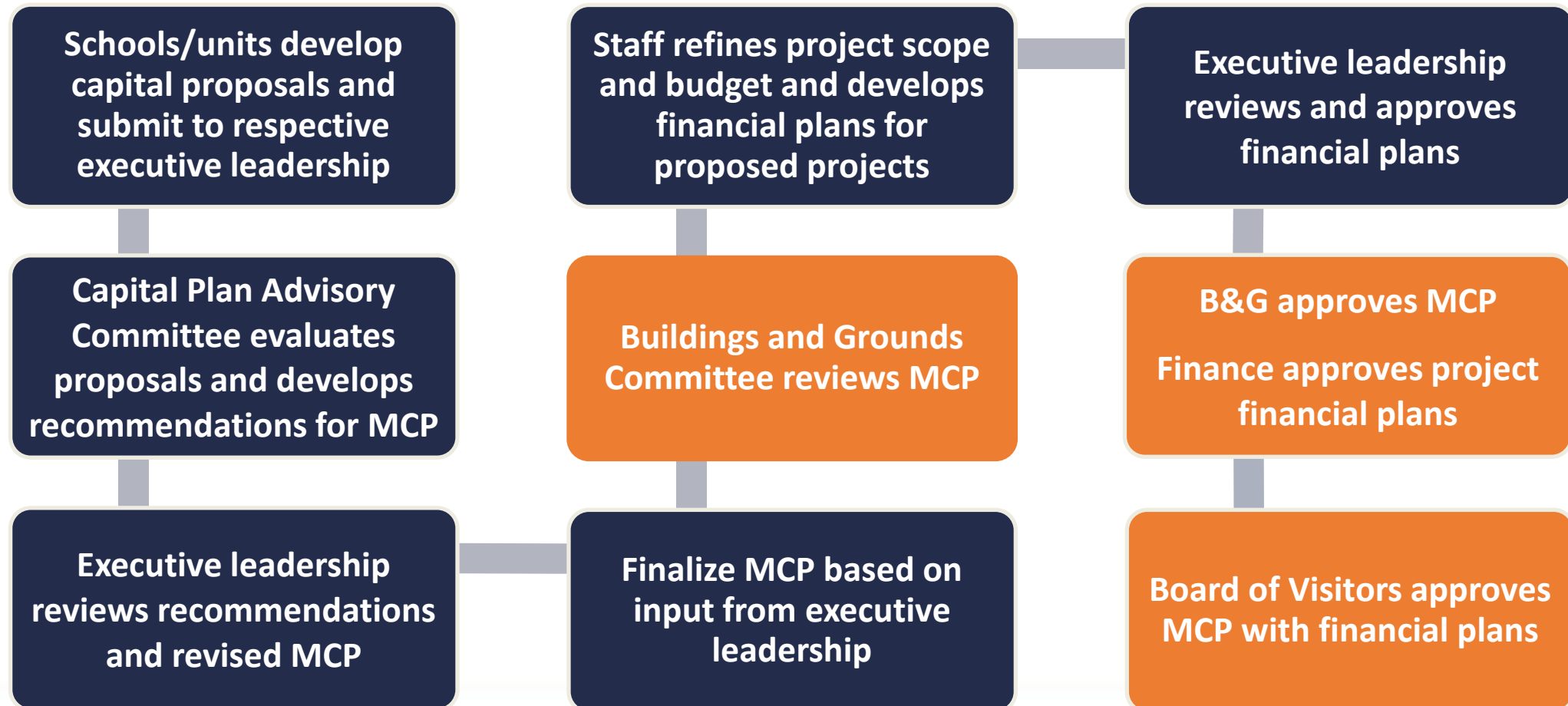
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# Annual Development of UVA's Major Capital Plan

Process launches each fall and runs through June with the approval of the Major Capital Plan (MCP)





# Proposed 2024 Major Capital Plan Summary

Current Major Capital Plan	\$ 2,684.2
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Less: Projects completed/anticipated to be complete in FY2024	(\$ 576.7)
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Plus:

Construction authorization for 1 new project	\$ 7.0
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Planning/design authorization for 7 projects	\$ 13.5
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Less: Removal of 3 projects	(\$ 71.5)
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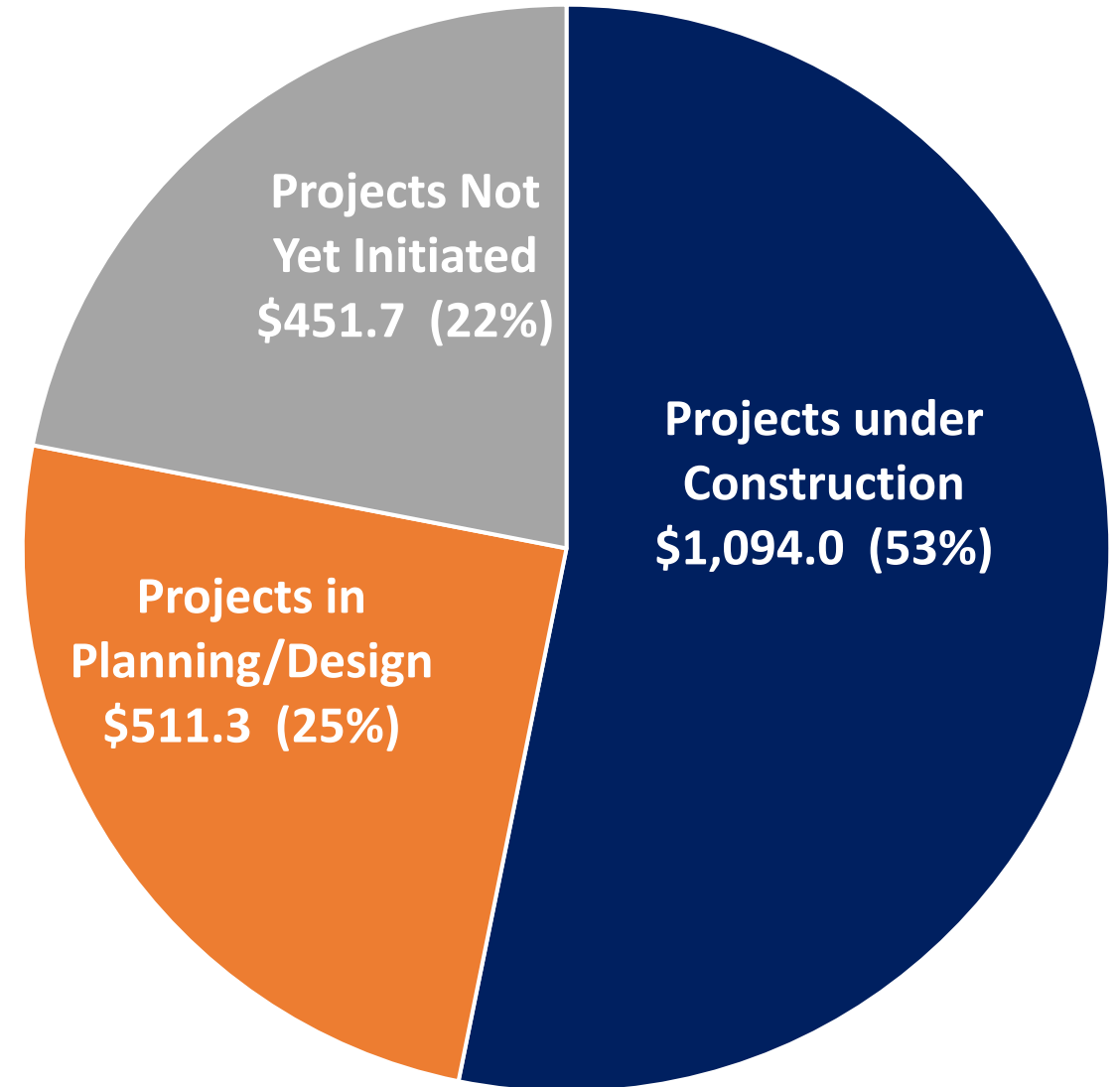
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<b>2024 Major Capital Plan</b>	<b>\$ 2,057</b>
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**UVA  
Proposed  
2024 Major  
Capital Plan  
\$2.06B**





# Proposed Additions to the Major Capital Plan

Project	Estimated budget
Pinn Hall 2nd-Floor Renovation	\$7.0M
Athletics Training Grounds Conversion (planning/design)	\$1.0M
Darden Faculty Office Building Renovation (planning/design)	\$1.5M
Darden Faculty Research Building Renovation (planning/design)	\$1.5M
Darden Global Innovation Nexus (planning/design)	\$5.0M
Observatory Mountain Engineering Research Facility (OMERF) MEP System Renewal and ADA Improvements (planning/design)	\$1.5M
The Park Complex Improvements (planning/design)	\$1.5M
UVA Copeley Childcare Center Expansion (planning/design)	\$1.5M
<b>TOTAL</b>	<b>\$20.5M</b>



## Projects Proposed to be Removed from Capital Plan

Project	Estimated budget
Old Cabell Hall Renewal	\$60.0M
Pinn Hall Integrated Spatial Biology Core Consortium	\$8.5M
UVA Museum (planning/design)	\$3.0M
Total	
\$71.5M	



# Strategic Planning Studies

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- 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
- UVA Health
  - Grove Street Site Redevelopment
  - Oak Lawn Site



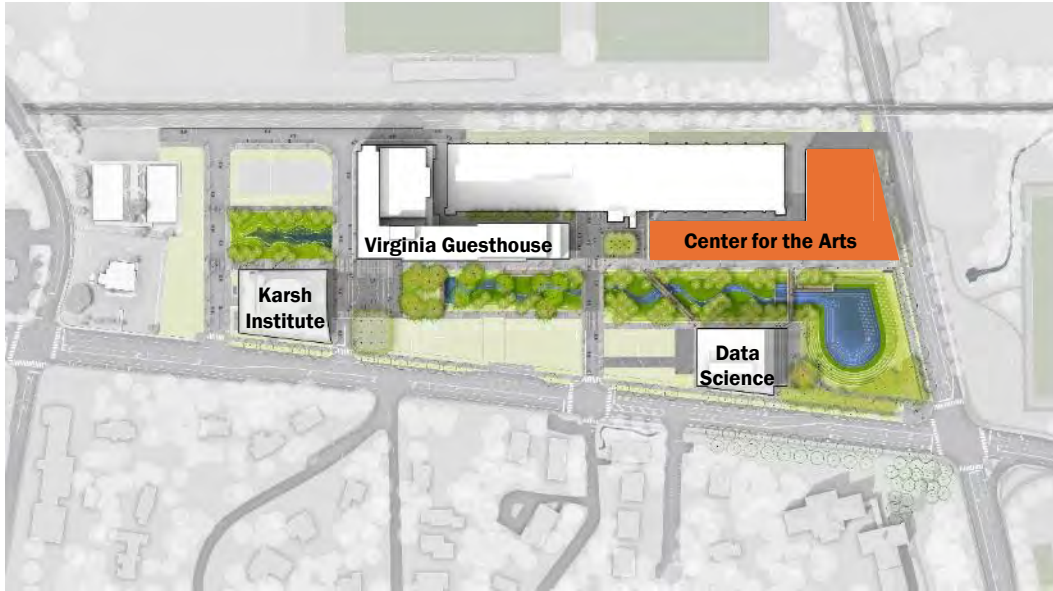
# Concept, Site, and Design Guidelines: Center for the Arts

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# Concept, Site, and Design Guidelines: UVA Center for the Arts



- September 2016 - the Buildings and Grounds Committee approved a long-term framework plan to redevelop the Ivy Corridor.
- February 2019 – the Emmet Ivy Task Force recommended the creation of 3 nexuses for Discovery, Democracy, and Creativity and Experimental Arts, within which this facility would fit.
- June 2019 – the UVA Center for the Arts was approved by the Board of Visitors and added to the Major Capital Plan.
- September 2021 – UVA receives gift for the Richard and Tessa Ader Performing Arts Center.
- The proposed site is appropriate for the Center for the Arts program, enables convenient access from the Emmet Ivy Parking Garage, and allows visibility and aesthetic character as appropriate for the intended use and as an anchor for the Emmet Ivy Corridor district.

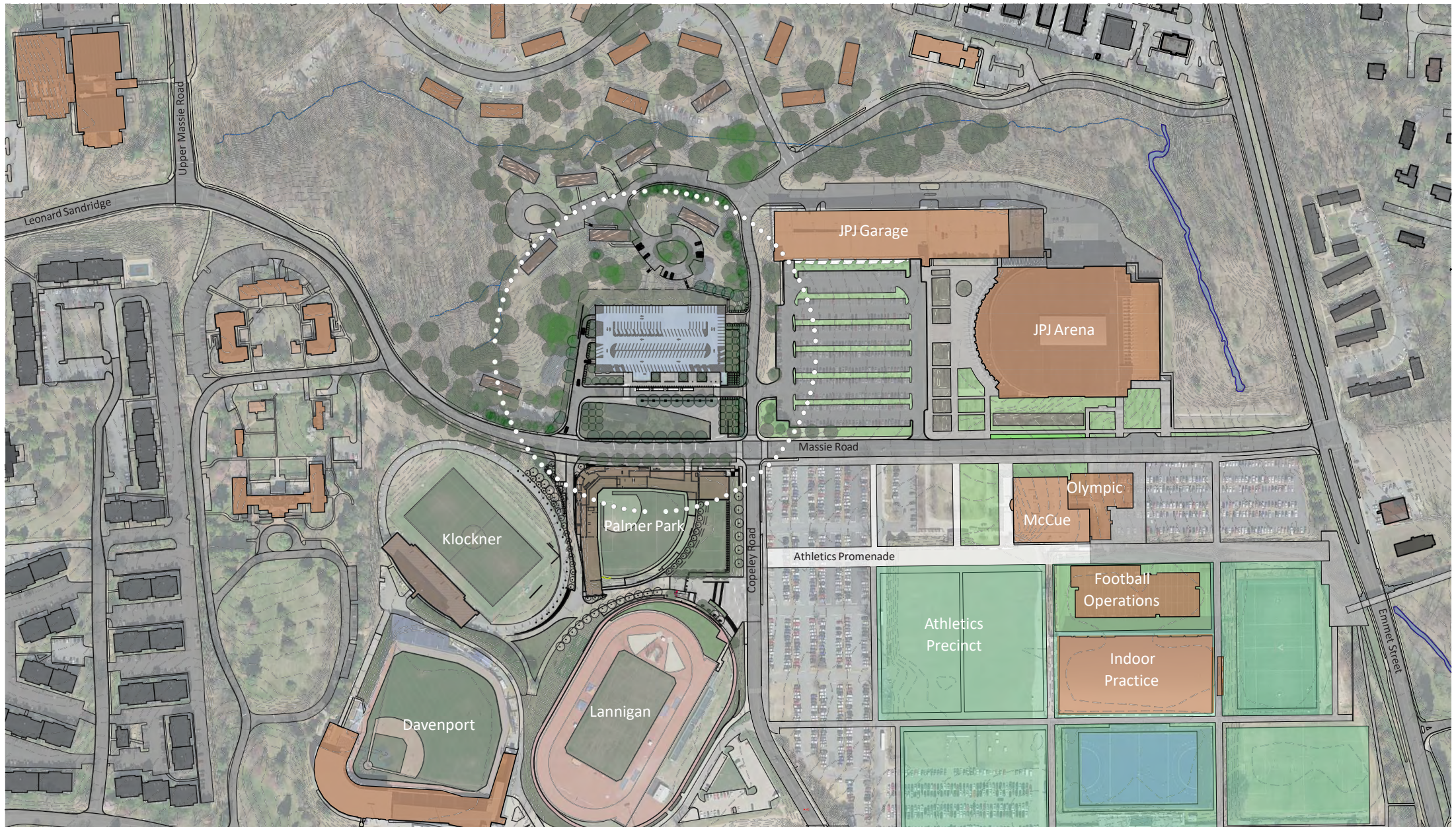


# Schematic Design Review: North Grounds Parking Garage

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North Grounds Parking Garage Site Plan





Existing Aerial View Looking West





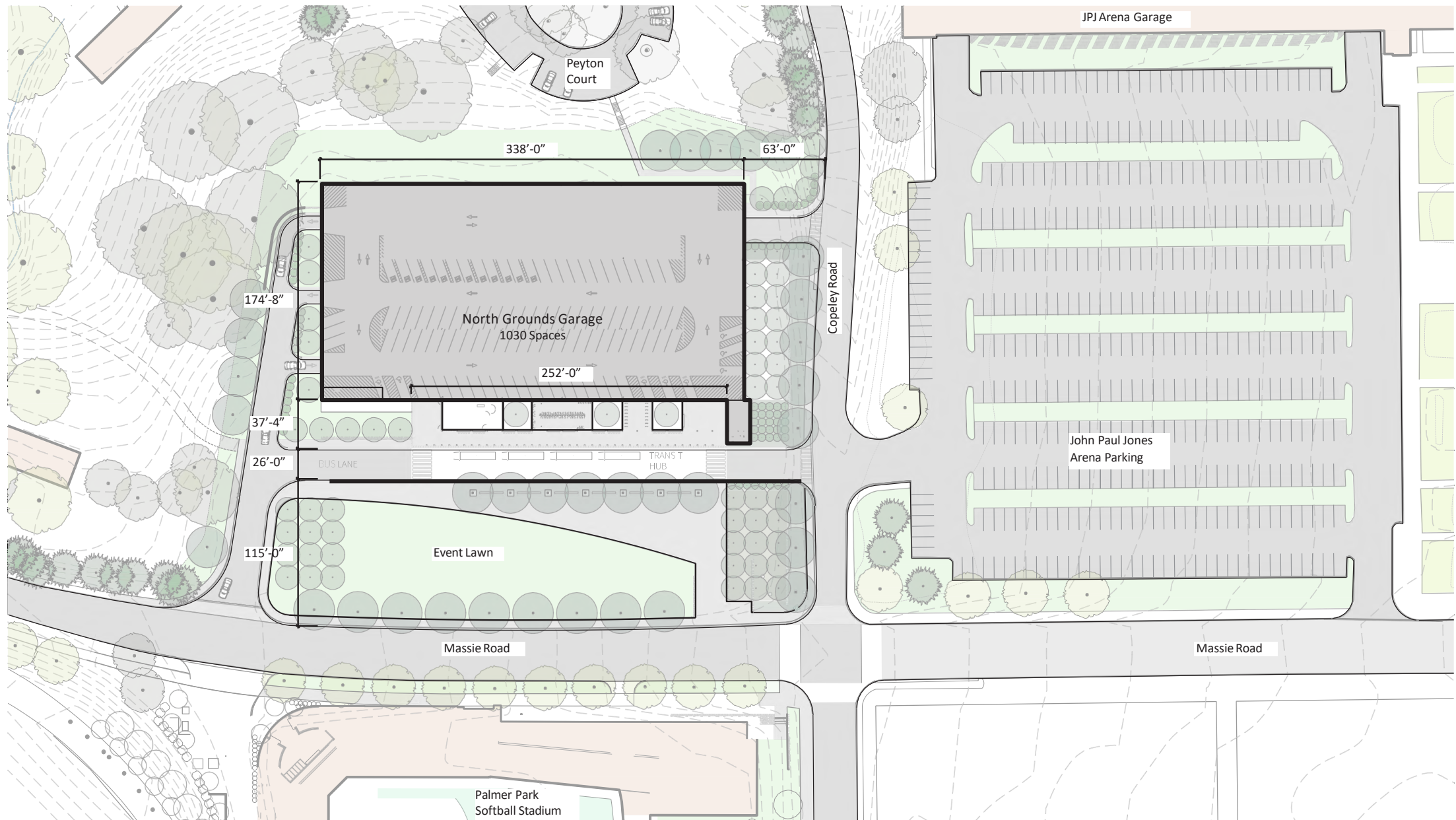
Proposed Aerial View Looking West



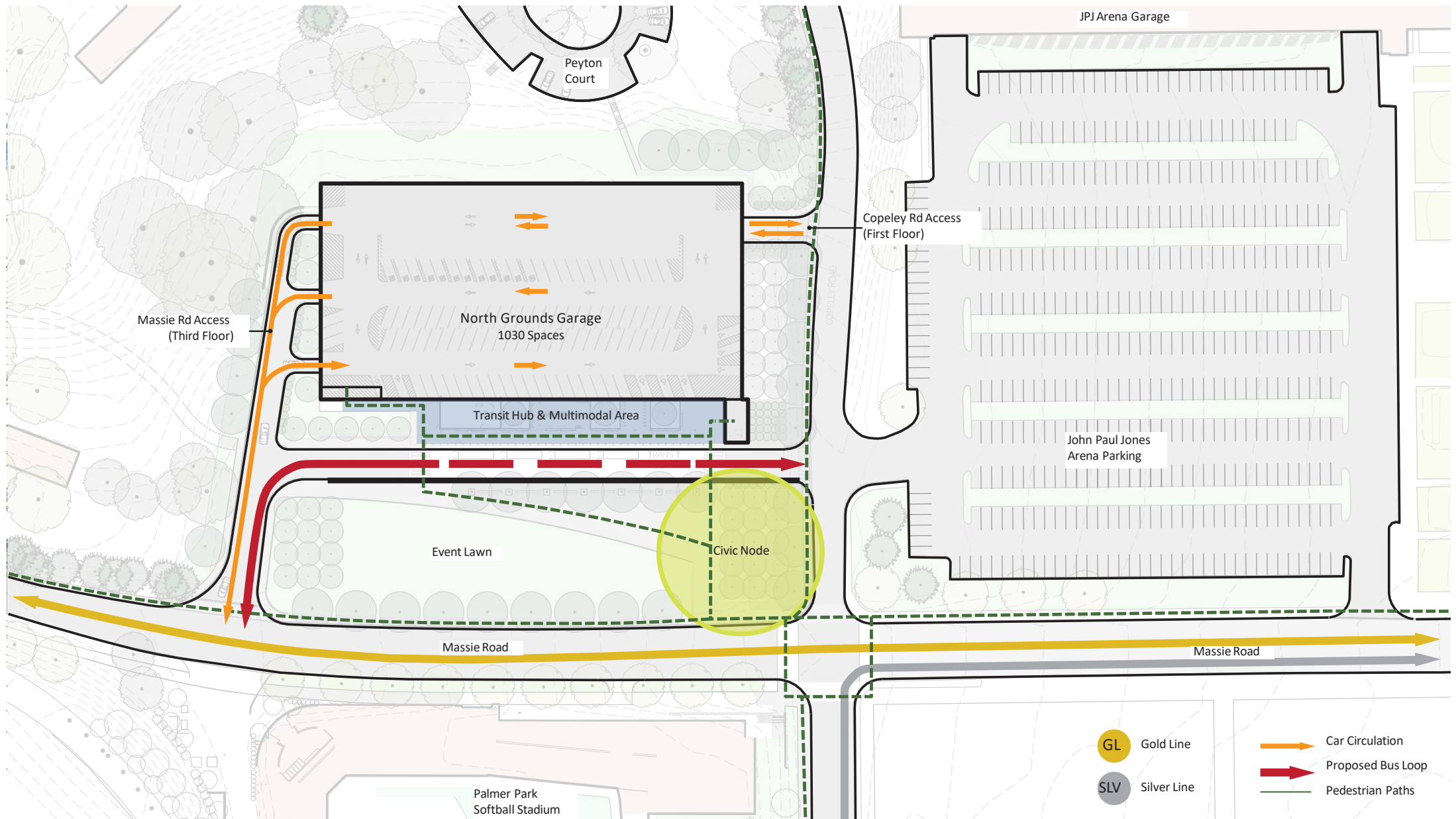


Proposed Aerial View Event Set-up



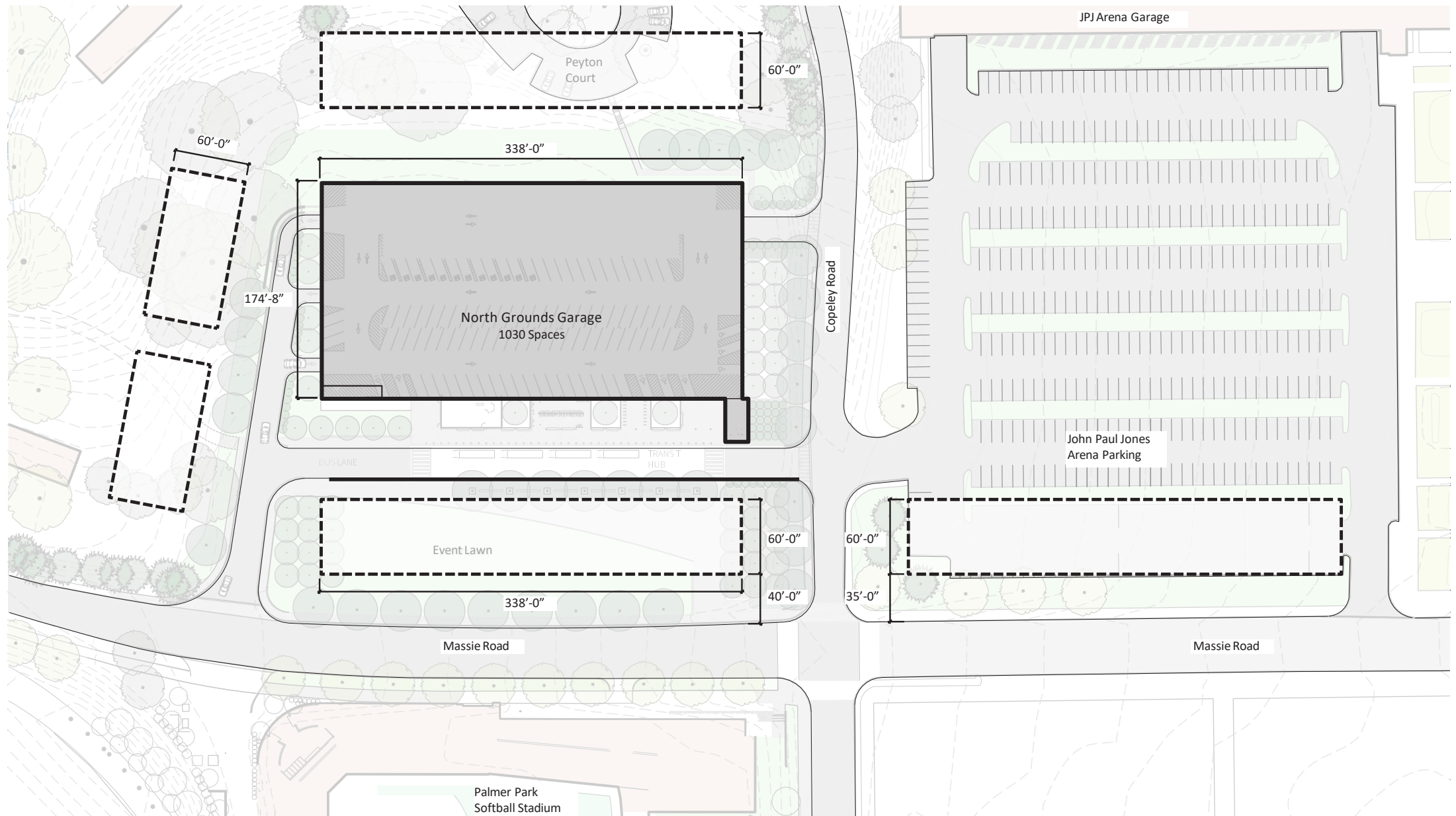


Proposed Site Plan



Proposed Bus Circulation





Potential Future Buildings





Proposed View Looking North at Copeley and Massie Roads





Proposed View Looking North

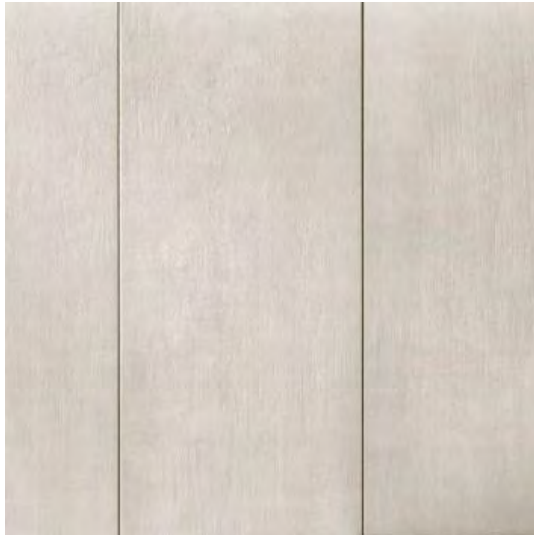




George Welsh Indoor Practice Facility and Football Operations Center



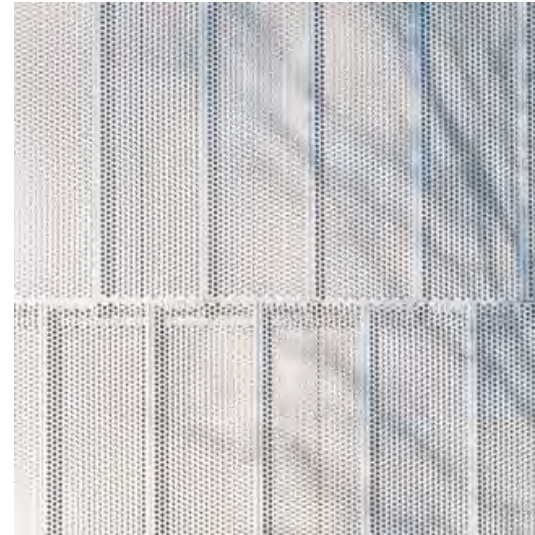
Palmer Park Softball Stadium



White Precast Concrete  
"Swiss Coffee" Tone



Brick Cladding + Stone Site Walls



Perforated Screen Panels



White Painted Steel + Wood Transit  
Hub Interior

## Material Palette





North Grounds Parking Garage South Elevation and Hub Plan





Proposed View Looking Southwest Under Hub





Proposed View Looking West from JPJ Arena Parking





Proposed View Looking West along Multi-modal Hub





Proposed View Looking South along Copeley Road



Multi-modal transit hub program  
supports other mobilities

Covered bicycle storage and E-bike  
charging stations

No mechanical ventilation needed

PV – ready roof structure

Energy efficient lighting on daylight  
and occupancy sensors

2% EV charging stations and 2%  
future capacity

Infrastructure for bus charging  
stations

Storm water meadow bio-  
retention basin and planting

Bird-safe glass





# Report by the Senior Vice President

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# Capital Project Development Process

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- BOV authorization for planning and design
- Conduct Pre-design/conceptual study
  - Ex: feasibility/programming study for a new Engineering building
- Select the architect/engineer
- Determine construction procurement method
  - Design/bid/build (low bid)
  - Design/build
  - Construction manager at risk



# How Do We Develop Project Budgets?

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- Use professional cost estimators with experience in specific building type
- Use metrics from recently constructed projects on Grounds
- Use metrics from similar projects at other higher education institutions
- Stay apprised of construction market conditions
  - Inflation
  - Supply chain issues
  - Volume of business in our region



# Managing a Project Budget

Cost estimating and value management, by 2 independent agencies, occur regularly throughout a project, specifically during these phases:

**Conceptual Design:** Team evaluates the feasibility of a project by developing the program, conceptual plans, and building massing, and a preliminary budget estimate and project schedule.

**Schematic Design (SD):** Design team prepares early drawings that describe a project's components, materials, scale, and site design. SD represents ~15% of design activity.

**Preliminary Design (PD):** Preparation of detailed design drawings, including outline of construction specifications and major mechanical and structural systems. PD represents ~30% of design activity.

**Construction Documents (CDs):** Preparation of final drawings and specifications used for bidding and construction. Cost estimates may occur at 50% CDs or as needed until contracts are awarded.



# How Do We Manage a Project?

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- Internal team led by Office of the Architect and Facilities Management
  - Includes project sponsor, external designers, contractors, and specialty consultants
  - A Project Charter is developed that all stakeholders sign
- Pilot Owner's Representative as addition to the team
  - Brings outside knowledge of specific program
  - Provides project oversight
  - Communicates directly with leadership
  - Adds cost to a project



# External Assessment of Capital Project Development

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- Evaluated and benchmarked total costs of major capital projects at UVA
- Assessed factors and trends that influence capital project costs
- Findings and recommendations:
  - Found that UVA's costs are in line with other institutions and industry norms
  - Key opportunities identified:
    - Enhance rigor of programming and budgeting process
    - Begin process with a feasibility or pre-design study
    - Develop a project-specific Charter that includes risks and mitigation strategies
    - Regularly report on budget, schedule, and risks



# Reporting During a Project

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- Regular updates to the Buildings and Grounds Committee
- Quarterly reports on project budgets and schedules
- Monthly meetings with senior leadership on specific projects
- Frequent reporting to stakeholders



# Featured Projects

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Former view of Brandon Avenue



View from Approved Master Plan



Current View of Brandon Avenue

# Brandon Avenue Green Street





Former aerial view of Athletics District



Approved Athletics Master Plan



Current View of Athletics Complex

# Athletics Complex



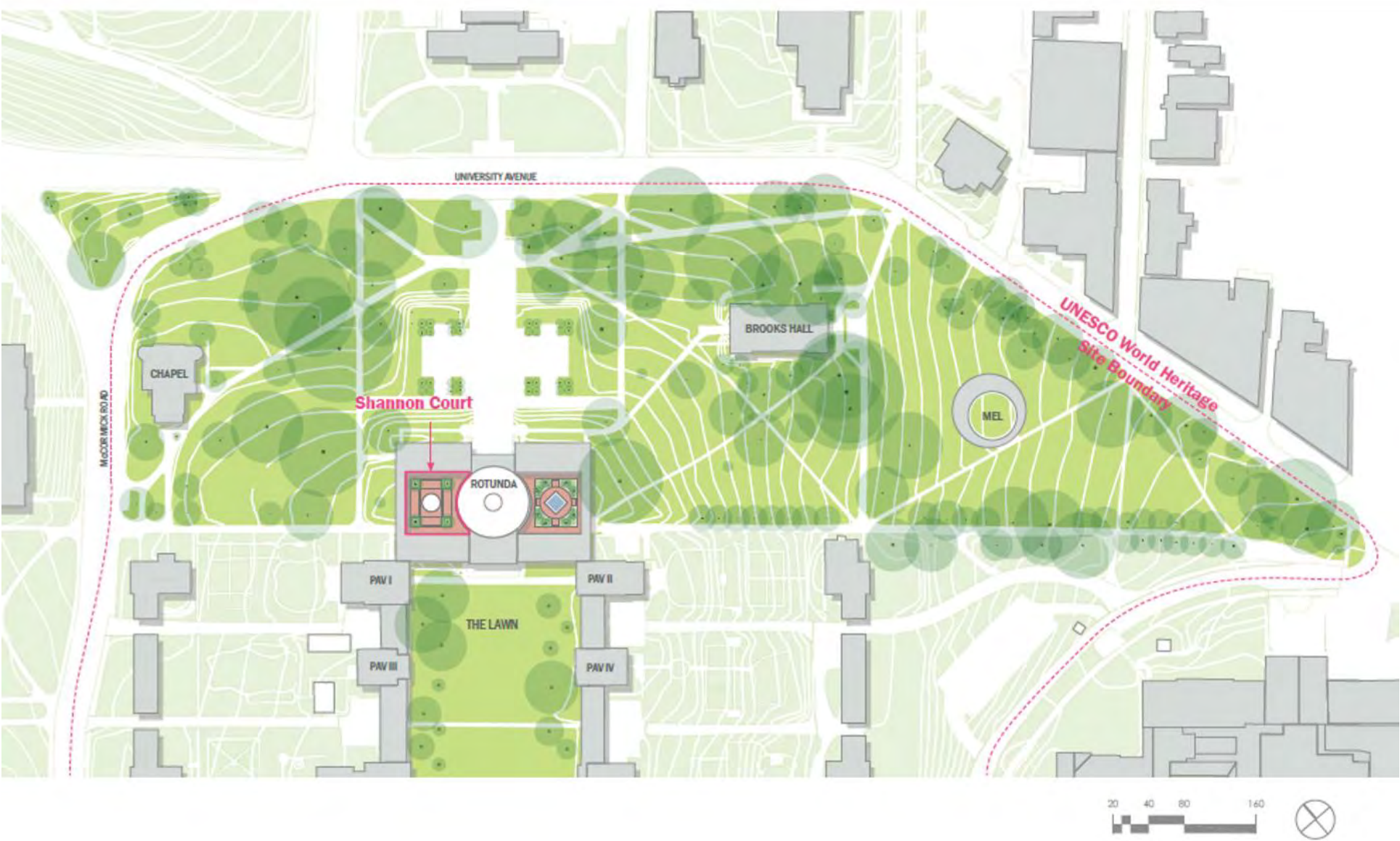
# Shannon Court

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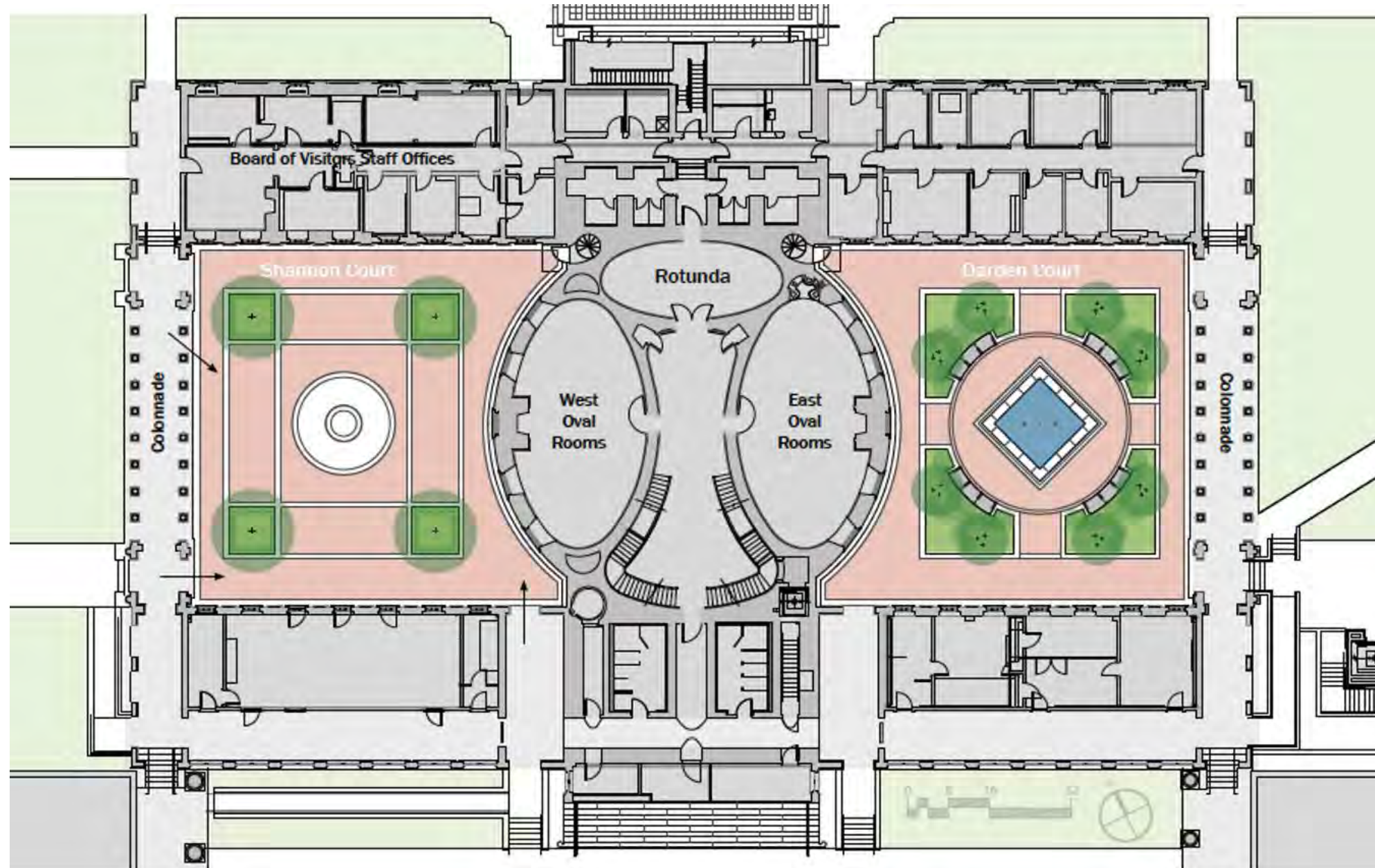


# Site and Context





# Original Landscape Master Plan





## The Two Courts



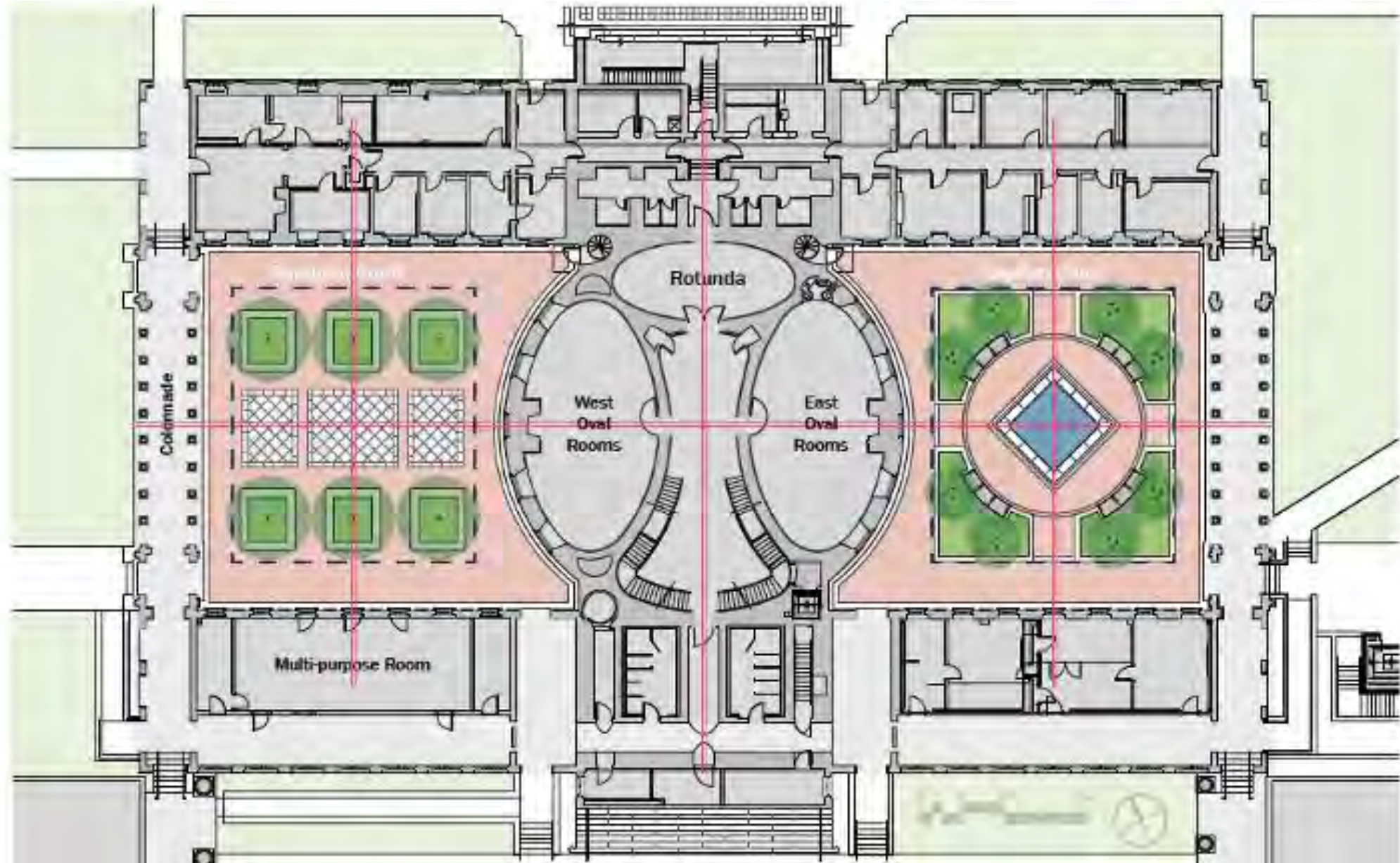
Shannon Court (West)



Darden Court (East)



# Updated Landscape Master Plan

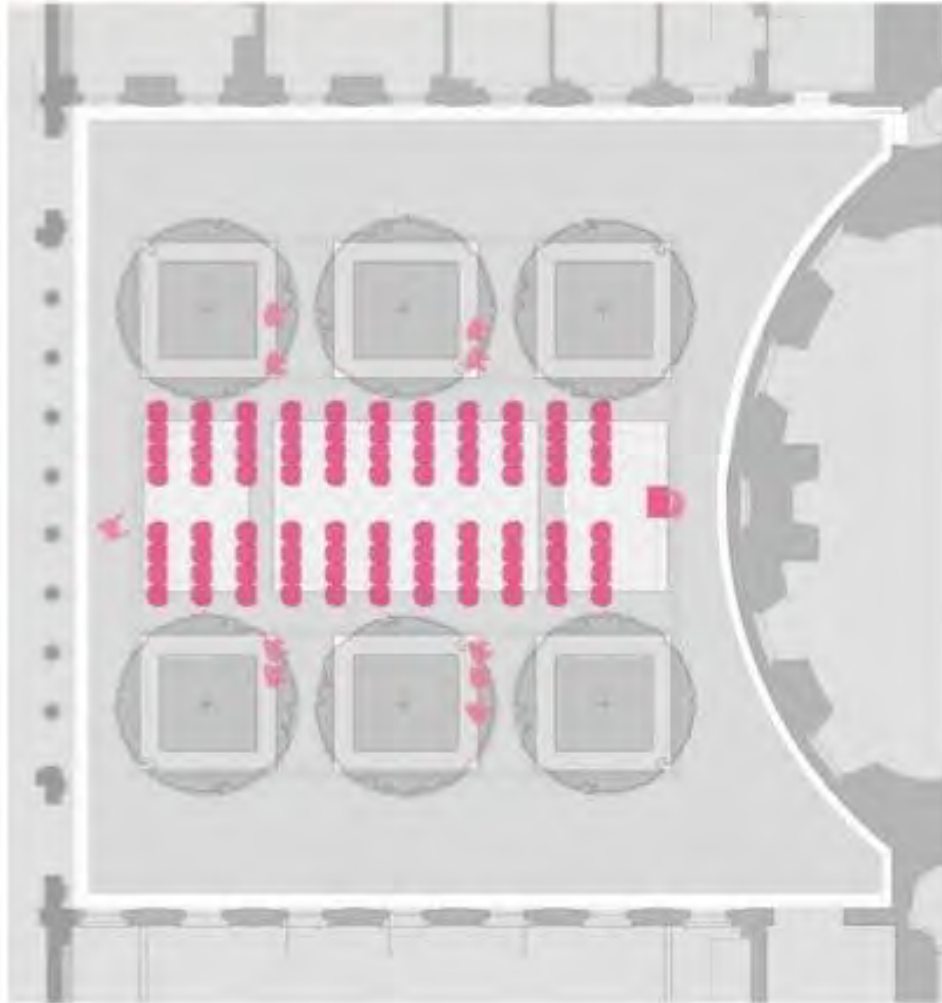




# Events

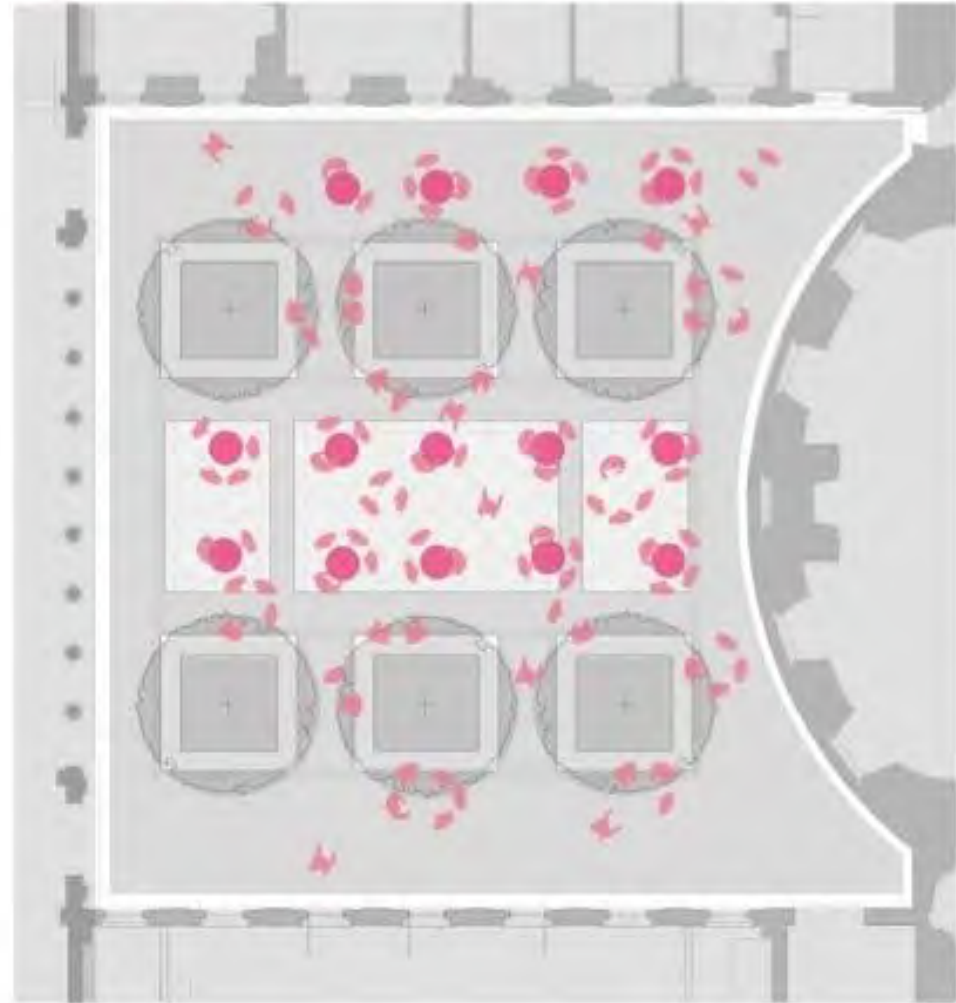
## Lecture | Fundraising Event

88 seated guests + 20-40 guests seated along walls



## Reception | Cocktail Hour

84 - 120 guests





# Materials



Brick paving with sandstone bands



Marble seatwalls



Low mounded perennials and grasses;  
maintain visual openness



Seasonal blooms of color



Lush, native mix



Layered and textural



## View of Court





