

**UNIVERSITY OF VIRGINIA  
BOARD OF VISITORS**

**Meeting of the  
Buildings and Grounds  
Committee**

**September 12, 2024**

## **Buildings and Grounds Committee**

**Thursday, September 12, 2024**

**2:15 – 3:30 p.m.**

**Board Room, The Rotunda**

### **Committee Members:**

John L. Nau III, Chair	The Honorable L.F. Payne
Robert D. Hardie, Vice Chair	Amanda L. Pillion
Carlos M. Brown	David F. Webb
U. Bertram Ellis Jr.	Michael J. Kennedy, Faculty Representative
Marvin W. Gilliam Jr.	Lisa R. Kopelnik, Student Representative

### **AGENDA**

<b>I.</b>	<b>REMARKS BY THE CHAIR</b>	<b>1</b>
<b>II.</b>	<b>ACTION ITEMS</b>	
	• Namings (Ms. Sheehy)	
	A. Robert M. Carey, MD Courtyard at the School of Medicine	2
	B. Breedon Commerce Grounds	4
<b>III.</b>	<b>SUSTAINABILITY AT UVA (Ms. Trimble, Ms. Cowan, and Ms. Tuma)</b>	<b>6</b>
<b>IV.</b>	<b>REPORT BY THE SENIOR VICE PRESIDENT FOR OPERATIONS AND STATE GOVERNMENT RELATIONS (Ms. Sheehy and Mr. Sundgren)</b>	<b>7</b>
	A. Buildings & Grounds Committee Overview	
	B. Student Housing Development	
	C. Capital Project Construction Procurement Process	
<b>V.</b>	<b>OVERVIEW OF UNIVERSITY OF VIRGINIA FOUNDATION AND NORTH FORK RESEARCH PARK (Mr. Rose)</b>	<b>8</b>
<b>VI.</b>	<b>RECENTLY COMPLETED CAPITAL PROJECTS (Ms. Sheehy)</b>	<b>9</b>
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**UNIVERSITY OF VIRGINIA  
BOARD OF VISITORS AGENDA ITEM SUMMARY**

**BOARD MEETING:** September 12, 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:** September 12, 2024

**COMMITTEE:** Buildings and Grounds

**AGENDA ITEM:** II.A. Naming: Robert M. Carey, MD Courtyard at the School of Medicine

**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.

Dr. Robert M. Carey is a world-renowned clinical endocrinologist and leader in cardiovascular endocrinology; he was a distinguished member of the UVA School of Medicine faculty for 50 years (1973-2023) and the longest-serving dean in the School's history (1986-2002). When Dr. Carey served as Chief of the UVA Division of Endocrinology and Metabolism (1978-1986), the program became one of the best in the country, with a national ranking of #5 (U.S. News and World Report). During his highly successful 16-year tenure as James Carroll Flippin Professor in Medical Science and Dean, he transformed academic medicine at the University of Virginia. Four new departments were founded, seven multidisciplinary centers were initiated, and six new basic research centers were developed; additionally, National Institutes of Health (NIH) funding to the School quintupled, private fundraising increased twelvefold, and 60 endowed professorships were established. At the conclusion of his deanship, Dr. Carey was appointed David A. Harrison III Distinguished Professor of Medicine (2003-2015) and University Professor. In 2003, he received the Thomas Jefferson Award, the University's highest honor for faculty and staff.

Dr. Carey's expertise is in the hormonal causes of high blood pressure, body fluid and electrolyte disturbances, and adrenal disorders. Throughout his career, he provided clinical care in general endocrinology, cardiovascular endocrinology, adrenal disease, and hypertension. He maintained a productive NIH-funded research program for over 50 years and was a strong advocate for biomedical research nationally. The author of 500 scientific papers, Dr. Carey is a past recipient of the Distinguished Physician Award and the Outstanding Leadership Award of the Endocrine Society. He is an elected member of the National Academy of Medicine, the Association of American Physicians, and the American Society for Clinical Investigation. He led the development of clinical practice guidelines that ensured better care for patients with hypertension nationally and internationally. In 2020, Dr. Carey was named Distinguished Scientist of the American Heart Association.

**DISCUSSION:** In recognition of Dr. Robert M. Carey's transformational leadership of the School of Medicine across all missions, his legacy of innovation and groundbreaking

research, and the indelible impact he has made on the field of endocrinology, UVA Health seeks approval from the Board of Visitors to name the courtyard framed by the Carter-Harrison Research Building and Medical Research Buildings 4 and 5 at the UVA School of Medicine the “Robert M. Carey, MD Courtyard.”

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

**NAMING OF THE ROBERT M. CAREY, MD COURTYARD**

WHEREAS, Dr. Robert M. Carey, a world-renowned clinical endocrinologist and leader in cardiovascular endocrinology, was a distinguished member of the UVA School of Medicine faculty for 50 years (1973-2023) and the longest-serving dean in the School’s history (1986-2002); and

WHEREAS, during Dr. Carey’s tenure as James Carroll Flippin Professor in Medical Science and Dean of the School of Medicine, he transformed academic medicine at UVA and oversaw the founding of several new departments and multidisciplinary and basic research centers; remarkable increases in National Institutes of Health funding and private philanthropy to the School; and the establishment of 60 endowed professorships; and

WHEREAS, Dr. Carey provided clinical care throughout his career in general endocrinology, cardiovascular endocrinology, adrenal disease, and hypertension, and he led the development of clinical practice guidelines that ensured better care for patients with hypertension nationally and internationally; and

WHEREAS, Dr. Carey maintained a productive research program for over 50 years; is a past recipient of the Distinguished Physician Award and the Outstanding Leadership Award of the Endocrine Society, is an elected member of the National Academy of Medicine, the Association of American Physicians, and the American Society for Clinical Investigation; and was named Distinguished Scientist of the American Heart Association in 2020;

RESOLVED, the Board approves the naming of the Robert M. Carey, MD Courtyard at the School of Medicine.

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

**BOARD MEETING:** September 12, 2024

**COMMITTEE:** Buildings and Grounds

**AGENDA ITEM:** II.B. Naming: Breeden Commerce Grounds

**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.

Ramon (Ray) W. Breeden, Jr. is a 1956 alumnus of the McIntire School of Commerce. After pursuing post-graduate studies in business at the University of Richmond, he began his career as a math teacher and later moved to real estate development, holding various positions in real estate sales and mortgage financing before expanding into single-family home construction and then multifamily and commercial developments. In 1961, Mr. Breeden founded The Breeden Company, which has grown into a national developer of multifamily and commercial projects. In 2023, The Breeden Company was listed as one of the nation’s top multifamily owners by Multi-Housing News and was included in the 2023 Building Design and Construction Giants 400 Report. Mr. Breeden stepped down as President and CEO of the company in January 2022, and remains Chairman of the Board.

Mr. Breeden has been a long-time, generous donor to the University, and he recently committed a combined \$50M to the McIntire School of Commerce and UVA Athletics, both of which have consistently benefited from Mr. Breeden’s philanthropy over the years. He has served on McIntire’s Foundation Board and Advisory Board, as well as on multiple non-University related organizations including the Advisory Council for Virginia Commonwealth University’s Real Estate Graduate School of Studies, Tidewater Builders Association, Hampton Roads Military and Federal Facilities Alliance, and the Virginia Beach Education Foundation. Mr. Breeden is also a significant supporter of various nonprofit causes in the Virginia Beach and Tidewater area. In recognition of his impact as an accomplished developer and philanthropist, August 9 is known as “Ramon W. Breeden, Jr. Day” in Virginia Beach, where he resides with his wife, Lucy Channing Breeden. Mr. Breeden’s son, Christopher Breeden, is a 1997 alumnus of the McIntire School of Commerce.

**DISCUSSION:** Earlier this year, the Board approved the naming of the Ramon W. Breeden, Jr. Commerce Grounds in recognition of Mr. Breeden’s generous giving to the McIntire School. These grounds include Rouss Hall, Robertson Hall, Cobb Hall, Shumway Hall (currently under construction), and the outdoor spaces between these buildings. The

McIntire School of Commerce seeks the Board’s approval to amend the current name of the Commerce Grounds to the “Breedon Commerce Grounds.”

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

**NAMING OF THE BREEDON COMMERCE GROUNDS**

WHEREAS, Ramon W. Breedon, Jr. is a 1956 alumnus of the McIntire School of Commerce and a UVA parent; and

WHEREAS, Mr. Breedon has been a longtime, generous donor to the University and has served on McIntire’s Foundation Board and Advisory Board, and in recognition of Mr. Breedon’s support of the School, in March 2024 the Board of Visitors approved the naming of the Ramon W. Breedon, Jr. Commerce Grounds;

RESOLVED, the Board of Visitors approves the amended name Breedon Commerce Grounds.

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

**BOARD MEETING:** September 12, 2024

**COMMITTEE:** Buildings and Grounds

**AGENDA ITEM:** III. Sustainability at UVA

**ACTION REQUIRED:** None

**DISCUSSION:** Andrea Trimble, Director of the UVA Office for Sustainability, and UVA students Ellie Cowan and London Tuma will share highlights on progress toward UVA's sustainability goals as well as the Office for Sustainability's student leadership programs.



**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:** Senior Vice President for Operations and State Government Relations Colette Sheehy will share an overview of the Buildings & Grounds Committee and its areas of responsibility; she will also provide a report on the University's student housing initiative. Don Sundgren, Associate Vice President and Chief Facilities Officer, will provide an overview of the University's capital project construction procurement process, including recent changes to the process in the context of a new state law governing these procedures.

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

**BOARD MEETING:** September 12, 2024

**COMMITTEE:** Buildings and Grounds

**AGENDA ITEM:** V. Overview of University of Virginia Foundation and North Fork Research Park

**ACTION REQUIRED:** None

**DISCUSSION:** Tim Rose, Chief Executive Officer of the University of Virginia (UVA) Foundation, will provide an overview of the Foundation. He will discuss the real estate and other services the Foundation provides to UVA, with a specific focus on North Fork, a UVA Discovery Park.

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

**BOARD MEETING:** September 12, 2024

**COMMITTEE:** Buildings and Grounds

**AGENDA ITEM:** VI. Recently Completed Capital Projects

**ACTION REQUIRED:** None

**DISCUSSION:** Senior Vice President for Operations and State Government Relations Colette Sheehy will highlight and share images of two recently completed capital projects: the Physics Building Renovation and Gaston and Ramazani Houses, two new upper-class student residence halls.

**WRITTEN REPORTS**

**Buildings and Grounds Committee  
University of Virginia**

**September 12, 2024**

**UNIVERSITY OF VIRGINIA**  
**PAVILION OCCUPANCY STATUS AS OF AUGUST 31, 2024**

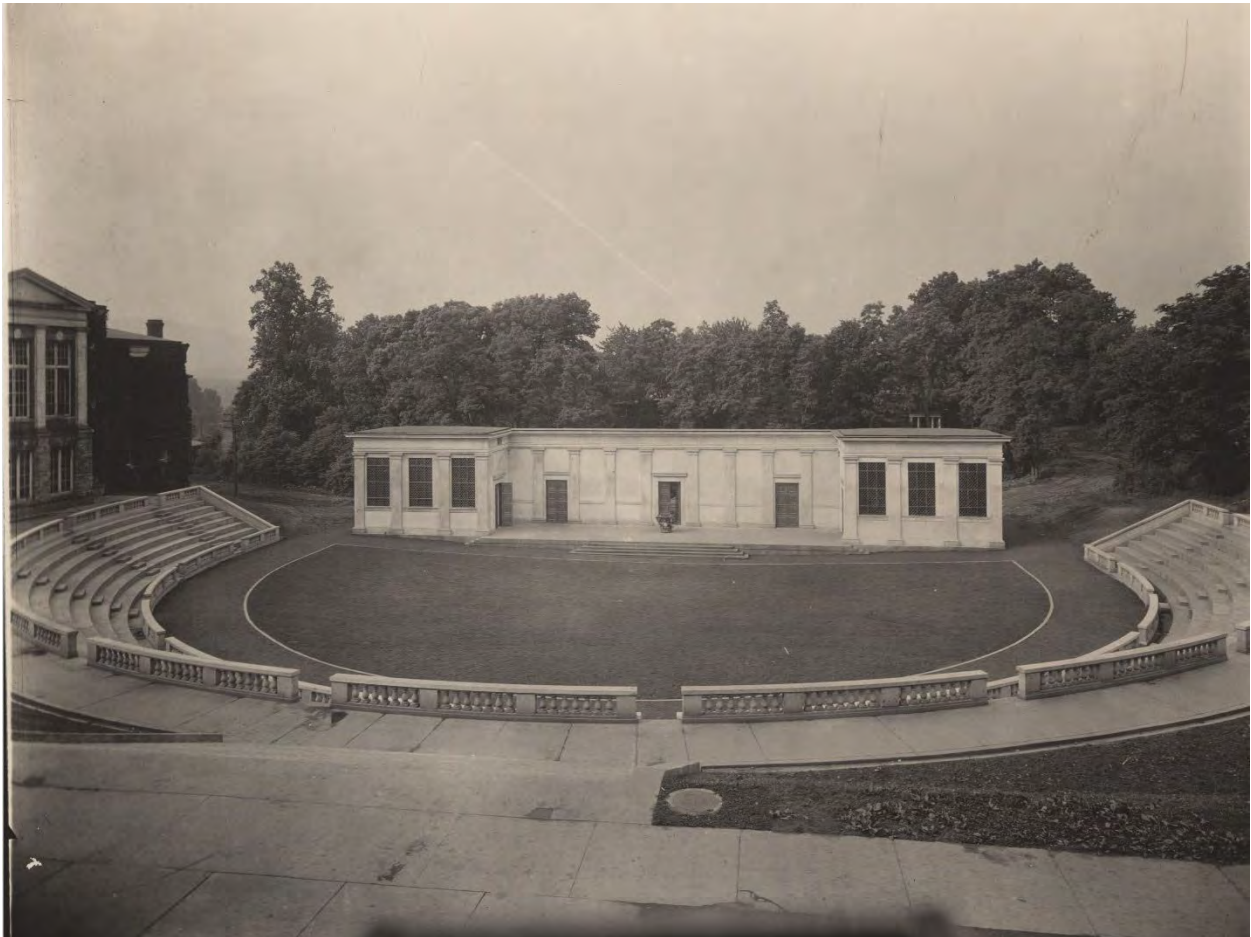
<b>Pavilion</b>	<b>Occupants</b>	<b>Assigned</b>	<b>Available</b>
<b>I</b>	Scott C. Beardsley	Summer 2015	Summer 2025
<b>II</b>	Christa Davis Acampora	August 2023	August 2028
<b>III</b>	Michael F. Suarez	Summer 2020	Summer 2025
<b>IV</b>	Larry J. Sabato	Fall 2002	June 30, 2028
<b>V &amp; Annex</b>	Nicole T. Jenkins	April 1, 2021	March 31, 2026
<b>VI</b>	Kenyon R. Bonner	Summer 2024	Summer 2029
<b>VII</b>	Colonnade Club	N/A	N/A
<b>VIII Upper</b>	Theresa J. Carroll	Summer 2022	Summer 2027
<b>IX</b>	Vacant		
<b>X</b>	Ian H. Solomon	Summer 2020	Summer 2025
<b>Montebello</b>	Jennifer L. West	Summer 2021	Summer 2026
<b>Sunnyside</b>	Vacant	N/A	N/A
<b>Sprigg Lane House</b>	Leslie C. Kendrick	Summer 2024	Summer 2029

**2023-2024 Minor Capital Projects Report**

Project Description	Approved	Scope	Total Project Budget	Fund Source
<b>UVA HEALTH</b>				
Pediatric Behavioral Health	January 2024	Renovate ~10,000 GSF in the UVA Health Riverside outpatient clinic for an outpatient pediatric behavioral health clinic.	\$3,950,000	Operating cash
<b>TOTAL</b>			<b>\$3,950,000</b>	

# Historic Preservation Projects on Grounds

## Annual Report 2023-24



McIntire Amphitheater shortly after completion in 1920

**Prepared by**  
**The Historic Preservation Team**  
**The Office of the Architect for the University and Facilities Management**

## **Introduction**

Each year funds from the Historic Preservation endowment and gift accounts, supplemented by state-provided maintenance funds, support projects in and around the Academical Village. Some of these projects address the ongoing stewardship of the Academical Village, such as improving the drainage, repairing structural issues, and repointing the buildings and garden walls. This report is an overview of some of the projects planned and undertaken in 2023-24.

- I. Restoration of the Amphitheater**
- II. Renovation of the Mews**
- III. Discoveries during the rebuilding of a garden wall at Pavilion V**
- IV. Historic Structure Reports for the Lawn and Range Rooms and for Oak Lawn**
- V. Landscape Improvements in the Academical Village**
- VI. Update to the Historic Preservation Framework Plan**
- VII. Upcoming Project - Final Phase of Memorial Gymnasium Renewal**



## I. Restoration of the Amphitheater

The McIntire Amphitheater was designed by Fiske Kimball, a noted Jefferson scholar and first director of the architecture program at the University. Finished in 1921, it was intended for theatrical and musical performances and originally had a large pipe organ. It was for many years also the site of the University's commencement ceremonies. By the mid-20<sup>th</sup> century, the building was neglected – the grass area in front was graveled and turned into a parking lot – and various campaigns to freshen its appearance added inappropriately textured and colored coatings to its walls. The comprehensive project currently underway includes the recently completed new roof, removing all the inappropriate coatings, repairing damage to the stucco walls, and restoring the wall finish. During the roofing and finish removals projects, we discovered structural issues with the center wall that seemed to threaten the building's stability. The wall has been temporarily stabilized while a permanent solution is designed and implemented before completing the façade repairs. The current finish was applied to conceal the façade repairs temporarily while that design is developed. This project is being undertaken with Maintenance Reserve funds provided by the state.



Amphitheater as roof project is completed, temporarily painted for Commencement

## II. Renovation of the Mews

The Mews was constructed circa 1829 as a two-room, 1 ½ story kitchen and quarters building for workers enslaved in Pavilion III, which was then occupied by John T. Lomax, first Professor of Law. It was enlarged in several campaigns in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Until sometime after World War II it was a small single-family residence; it was then converted to two one-bedroom apartments and appears not to have been substantially renovated since the early 1970s. The current project involves repairing structural problems, replacing all the mechanical, electrical, and plumbing, adding air conditioning, fire detection, and sprinklers, and refreshing the finishes. The building will be ready for occupancy in the spring semester of 2025.

During the demolition, we were amazed to discover that a sizeable amount of the building's original construction remains. A large section of an original garden wall, a small section of original brick floor, the hearth for the cooking fireplace, an original heart pine floor on the second floor, and evidence of a substantial stair connecting the two floors are all present. Remarkably, a large amount of original plaster also remains, especially on the north wall, with evidence of a history of paint and wallpaper, shelves, and the addition over time of chair rails and baseboards. This is the most intact physical evidence we have found so far of spaces once occupied by the enslaved workers at the University, and it is being conserved and presented in a way that will allow the building to continue to serve as a residence while also offering the opportunity to incorporate this history into the curriculum.



The Mews' original plaster and garden wall shortly after being revealed

### III. Discoveries during the rebuilding of a garden wall at Pavilion V

A few years ago, the east garden wall on the south side of Pavilion V appeared to be unstable, noticeably leaning toward the parking court. Our original intention was to dismantle and rebuild it, but further examination and archaeological investigations showed that it was likely an original section of garden wall dating to around 1823. This changed our plans, and instead the wall was retained and stabilized with masonry repairs and some well-concealed steel elements. Archaeological research showed that that wall had served as the side wall for two structures on either side of the gate and ultimately connected with a roof between them. Starting as soon as the pavilions were occupied, many small structures like this were constructed to support life in the pavilions. Most were demolished in the early- to mid-20<sup>th</sup> century, so we rely on project-based research like this to better help us understand the life and activity in the early years of the University.



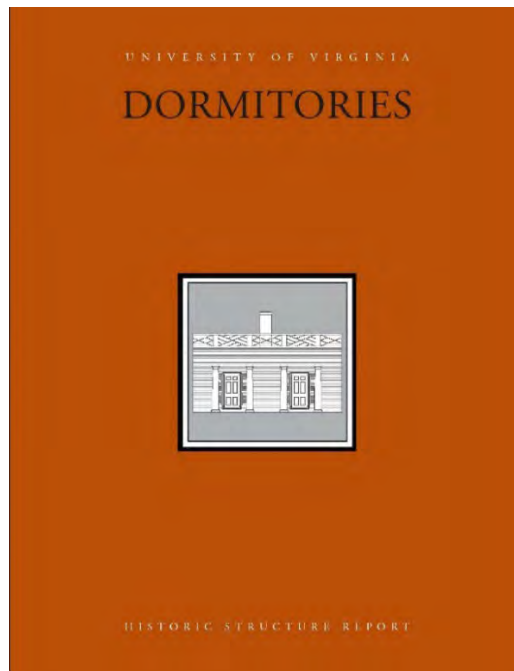
Garden wall with whitewash evidence of having been enclosed



1913 photograph of the building

#### IV. Historic Structure Reports for the Lawn and Range Rooms and for Oak Lawn

We prepare historic structure reports (HSR) as tools to aid in the planning of significant work on or around historic buildings. They document the history and existing condition of the building, establish hierarchies of significance for the historic features, which helps to guide planning for interventions, and identify issues of repair in the building. Late this spring, we completed a report for all the dormitory rooms on the Lawn and Ranges in anticipation of the possibility of adding central air conditioning to the rooms. At the same time, we began a report on the site and building at Oak Lawn, an 1822 home in Fifeville that was recently purchased by the University as a Health System development site. The analysis of the landscape and building will help to inform planning for the site as well as changes to the building to accommodate new uses.



Cover of the HSR



Front of Oak Lawn

## V. Landscape Improvements in the Academical Village

The long-term stewardship of the Pavilion Gardens and other landscape spaces in the Academical Village occasionally requires sensitive updates to meet the contemporary needs of the University. In particular, historic circulation systems such as garden paths and alleys receive substantial pedestrian and vehicular traffic; are highly visible public spaces; and should meet standards for accessibility and sustainability while reflecting the historic character for which the Academical Village is celebrated.

We completed a pilot study for new Pavilion Garden path paving materials in 2023. Crushed “honey stone” with a mortared brick edge has been the traditional paving material for most garden paths. The crushed stone tends to erode and collect downslope, creating an uneven walking surface and a need for constant maintenance. The brick edging also tends to heave, crack, and chip over time. Finally, the honey stone is no longer readily available from regional quarries, necessitating the search for new paving material. The location for the pilot paving study was the lower terrace of Garden II. We rebuilt the brick edging and tested four new stabilized crushed stone paving materials for appearance and historic compatibility, stability, cost, ease of installation, and maintenance. After observing the test materials for a year, we concluded the test with winning material. Marketed under the names GeoPavX and Daltex, the resin-bound aggregate closely resembles the traditional honey stone in appearance but requires less regular maintenance. The resin locks the aggregate into place, so it retains a smooth regular surface, meeting requirements for accessibility.

The same material, applied in a thicker layer, also supports vehicular traffic, and could be used in our historic alleys. We plan to deploy this strategy for the renovation of Colonnade Alley in 2025. The new paving material is water permeable and will reduce storm water runoff from our larger paved spaces, compared to the runoff that results from the current impermeable asphalt or concrete. The proposed paving is therefore a more sustainable choice than the asphalt or concrete currently in use.

The phased repaving process will help create a more accessible, sustainable, and historically compatible circulation system within the Academical Village.



Garden II paving, before test



Garden II paving, during test

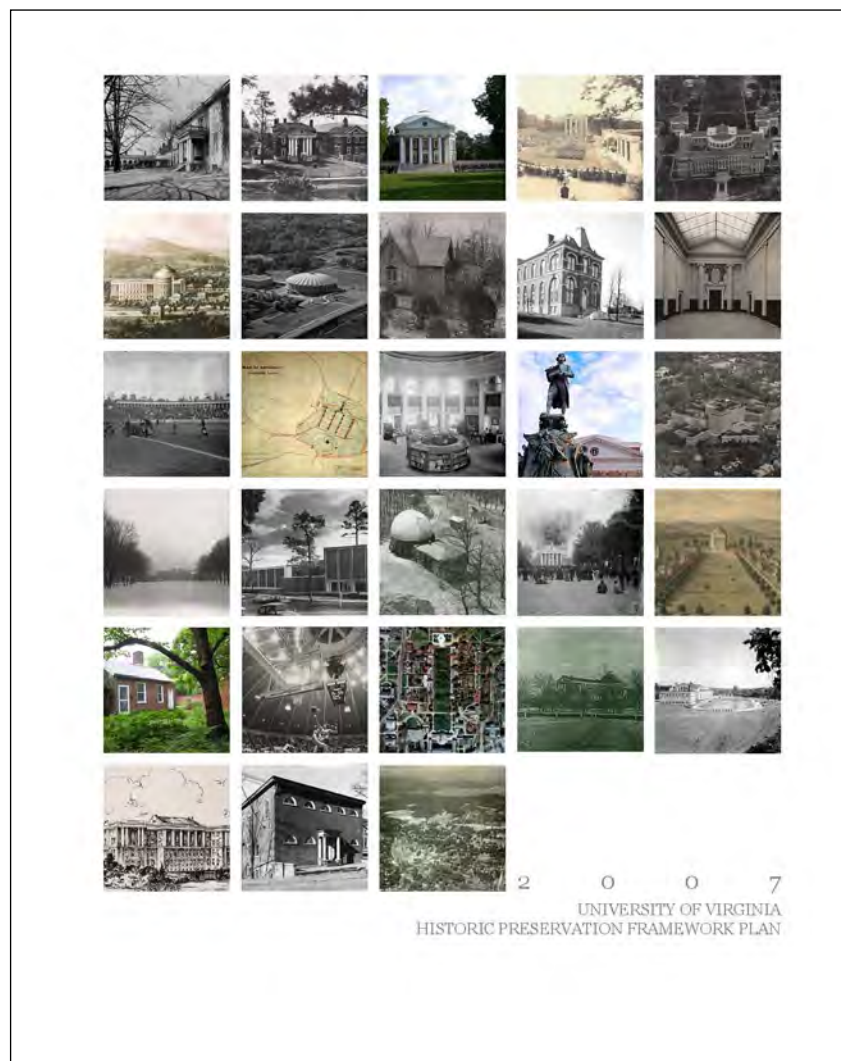


Garden II paving, after test

## VI. Update to the Historic Preservation Framework Plan

The Historic Preservation Framework Plan was approved by the Board of Visitors in 2005 and updated in 2014. Originally funded with a matching grant from the Getty Foundation, it evaluates the importance of the post-Jefferson buildings that are more than 40 years old based on their role in the history of the University, their design, their integrity, and their condition. Buildings are rated in four categories from Essential to Not Contributing. Examples of each category include the Heating Plant (not contributing), Newcomb Hall (contributing), Brown College (important), and Old Cabell Hall (essential). The Jefferson buildings were all assigned a separate category – Fundamental – and are not otherwise addressed in the plan. The Framework Plan provides guidance on how to approach work based on the significance of the building. It has proved to be a useful tool for helping to inform decisions on work ranging from regular maintenance to renovations, additions, and demolitions. The current update will expand the introductory essay, include a new essay which defines the essential characteristics of a UVA building, and adds about two dozen buildings to the inventory.

<https://officearchitect.virginia.edu/sites/officearchitect/files/2020-12/HistoricPreservationFrameworkPlan.pdf>



Cover of the original Framework Plan

## VII. Upcoming Project - Final Phase of Memorial Gymnasium Renewal

Designed by Fiske Kimball and completed in 1924, Memorial Gymnasium was conceived as a monument to the University men killed during World War I. Over the last 10 years, the University has undertaken a series of renovation projects at Mem Gym, including roof replacement, air conditioning the courts on the main floor, and extensive façade repairs. The final phase is being bid and includes replacement of the mechanical, electrical and plumbing systems, addition of air conditioning to the north and south ends of the building, creating two large classrooms at the south end of the building, lowering the sidewalk along Emmet Street, and providing permanent barrier-free access to the main entrance and two of the entrances on the west side of the building. The new ramp at the north side of the building will be well integrated into the design of the building and will replace a temporary metal ramp which detracts from its appearance. This work, like that at the Amphitheater, will be undertaken with state-provided Maintenance Reserve funds.



North (main) and West elevations of Memorial Gymnasium

# Office of the University Building Official

2023-2024 Annual Report



Benjamin Hays, PE, CBO



# Introduction

The Office of the University Building Official (OUBO) was created as part of the 2005 Higher Education Restructuring Act. OUBO administers the Virginia Uniform Statewide Building Code (VUSBC) for all construction projects on the University's Central Grounds, UVA Health, the College at Wise, Blandly Farm, and other UVA properties around the Commonwealth. In addition to ensuring compliance with national and state building codes, our team supports the mission of the University in ways that are uniquely enabled by our presence on Grounds.

## Highlights

During the 2023-2024 fiscal year, our team

- reviewed, permitted, inspected, and evaluated occupancy for a record amount of construction and renovation work;
- attended hundreds of hours of training related to Virginia's newly adopted building codes;
- granted occupancy to a diverse group of capital projects including Shannon Library, the UVA Wise Nursing Education building, Contemplative Commons, the School of Data Science, the Football Operations Center, and new upper-class housing on Brandon Ave;
- volunteered time and expertise at the UVA Day of Caring, Habitat's Women's Build Day, DHCD Code classes, and mentoring;
- evaluated more than 200 suggestions from across the Grounds for the triennial update to the University's Design Guidelines;
- participated in continuing education by earning professional certifications, engineering licenses, and master's degrees, as well as teaching seminars and classes to coworkers, tradespeople, and university students!





## Core Business

The bulk of our work involves the technical **review** and **permitting** of design documents as well as the on-site **inspection** and **occupancy** evaluation of construction. The following pages highlight some of our projects from the last fiscal year.

Between July 2023 and June 2024, we

Reviewed

***1054 submittals***

Issued

***248 permits***

Performed

***1067 inspections***

and Evaluated

***168 occupancies***

for ongoing design and construction of

***\$2.31 billion<sup>1</sup>***

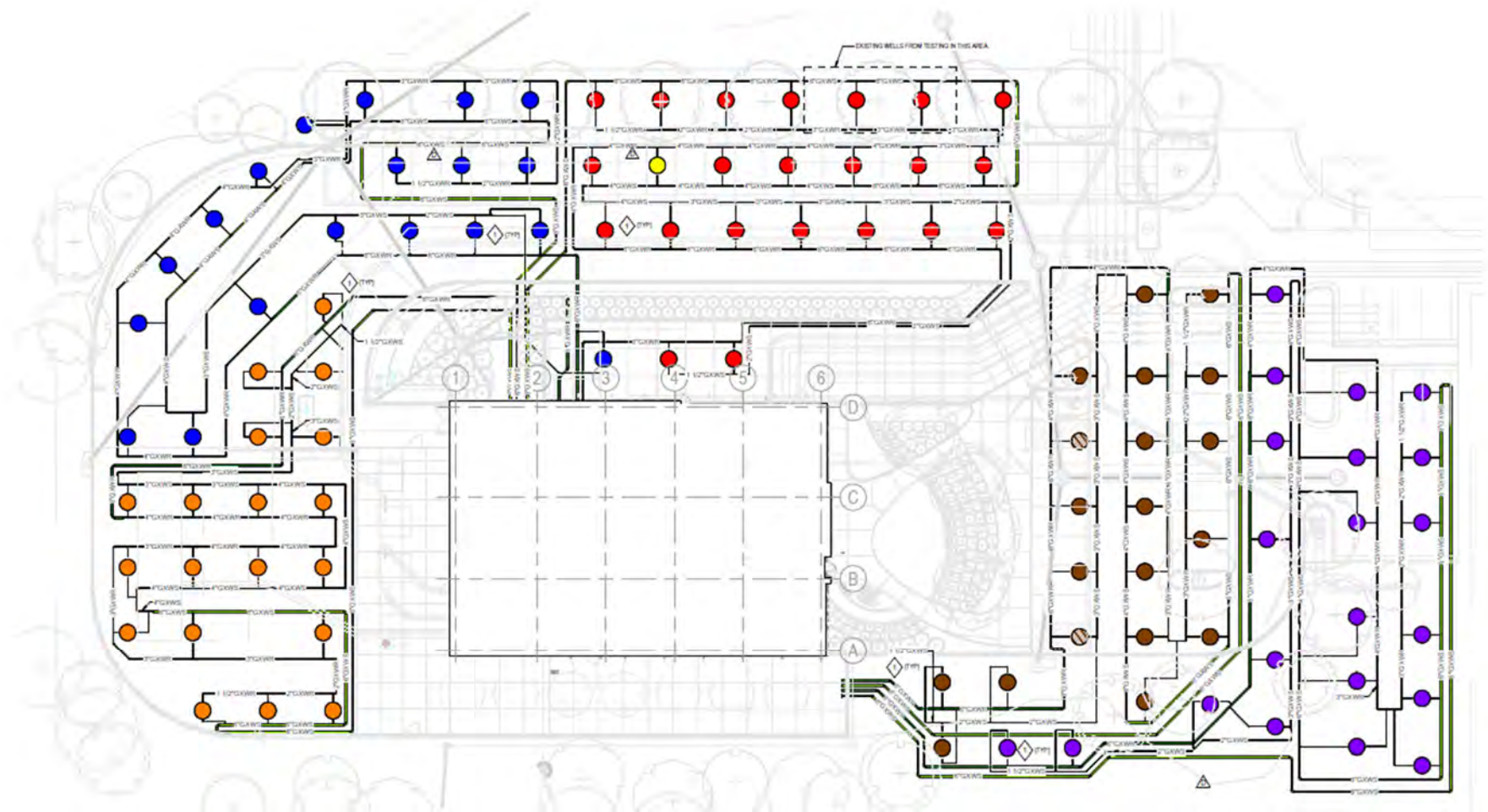
# Review

We begin reviewing capital construction projects around the same time as the BOV Schematic Design approval. Following a process outlined by the Commonwealth, we review design documents again at the preliminary phase and at the completion of construction documents. This collaborative and iterative process is especially critical in the development of complex building programs that accommodate multiple users and venues, such as the Institute for Biotechnology.



# Review

Our team of 10 professionals is comprised of structural, mechanical, electrical, and fire protection engineers as well as architects, inspectors, and permit technicians. This diverse expertise allows us to critically evaluate fire and life-safety systems in complex buildings like the University Hospital, for phased projects like the Physics Renovation, and for unique systems like the geexchange wells that support UVA's Green Building Standards at the Fontaine energy plant.



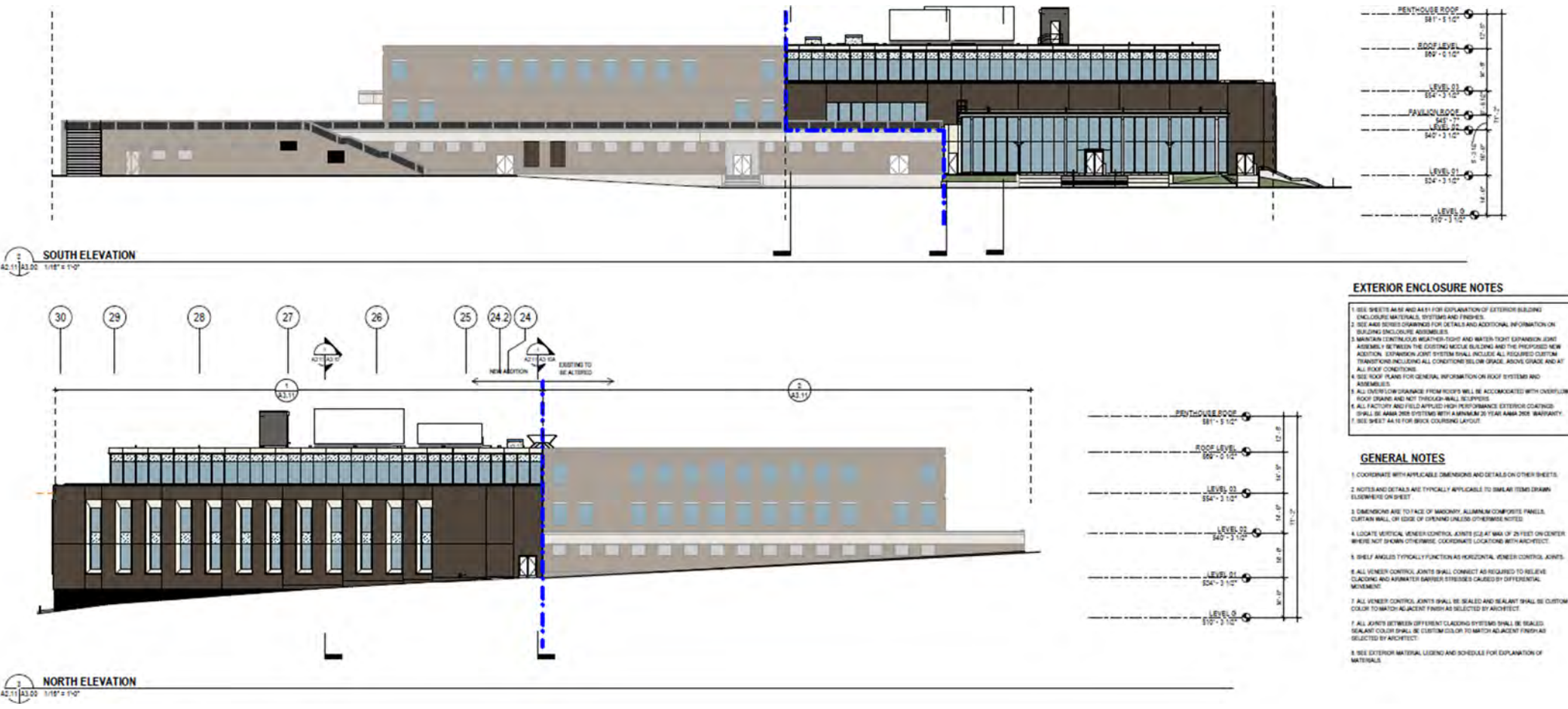
# Permit

The Fontaine Research park is undergoing a major transformation with the construction of a new parking garage, the Institute for Biotechnology, a new Energy Plant, a new spine road and roundabout, and a renovation to the UVA-Encompass building. To support these projects' schedules, we evaluated and issued early site and structural permits enabling construction to begin before the full designs were complete. This approach relies on early and sustained engagement with UVA's project managers and our design and construction partners.



# Permit

The Virginia Uniform Statewide Building Code requires a building permit for most construction and renovation work at UVA. For relatively minor work like reconfiguring a lab or adding electrical outlets to an office, a written work description or a single drawing may be sufficient to fulfill code requirements. For capital projects like the Olympic Sports Center addition-and-renovation to the McCue Center, the permit drawings are nearly 500 sheets with technical specifications exceeding 2000 pages.



# Inspect

The first chapter of the building code outlines general inspection requirements applicable to all projects. The construction specifications, manufacturer's installation instructions, and other sections in the code detail more nuanced inspection requirements for the specialized systems and equipment in modern buildings. For historic buildings like the Mews, inspecting the existing conditions prior to systems rough-in allows for adjustments that respect and maintain the unique historic fabric of the University.



# Inspect

In addition to routine inspections performed by OUBO staff, other third-party inspectors review components of the structural, fire protection, and other building systems. We coordinate inspections with the State Fire Marshall as outlined in the Higher Education Restructuring Act. Additionally, we support teams in UVA Health when the federal Joint Commission performs their regular inspections of the UVA Hospital. A project's final inspection, like the one shown below at the UVA Chapel, occurs when all construction activity is complete and just prior to public occupancy.





# Occupy

The Certificate-of-Use-and-Occupancy (CUO) is an exciting moment in the life of a project. After years of planning, design, and construction, the CUO represents that the building is code-compliant and ready for public use. The Football Operations Center received its first temporary CUO this summer just in time for the arrival of this year's football team.



# Occupy

Evaluating capital construction projects for occupancy involves tests, checks, and final inspections: exit signs, emergency lighting, and generators need to be operational; the fire alarm and sprinkler systems need to be clear of 'trouble signals' and be reporting to UVA Systems Control; water tests must confirm potability; egress paths and stairs need to be free of hazards; and interior airflow must be sufficient for the intended uses. Once all of these (and more!) evaluations are complete, contractors and tradespeople can move out and the public can come in.



# Alignment with UVA's Goals

Our location physically situated on UVA's Central Grounds in Charlottesville enables us to align with the Vision and Strategic Goals of the University's 2030 Plan. The snapshots below illustrate some of the many ways we are integrated into this Great and Good University.

## Strengthen our Foundation

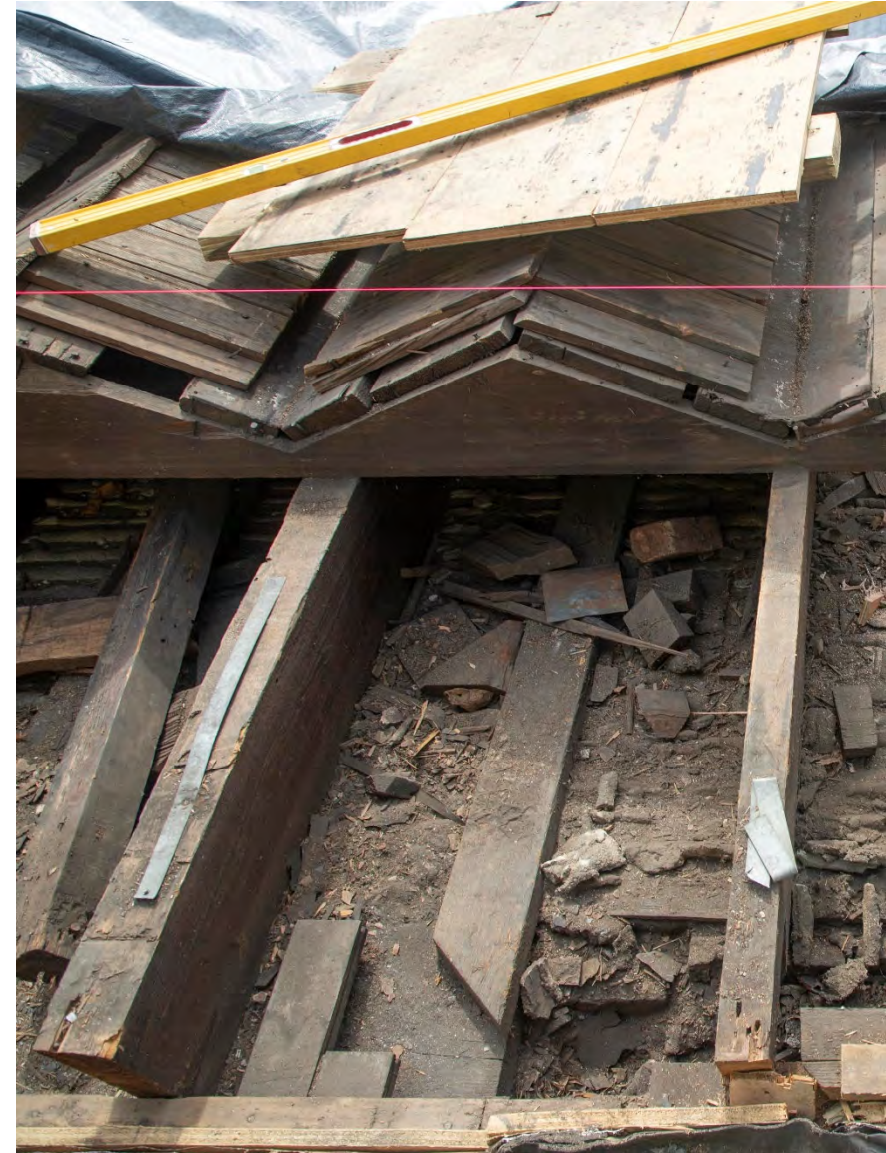
### Ensure our systems enable our best work

In the fall of 2023, together with Facilities Management (FM), OUBO identified a need for a better understanding of internal construction reviews. In addition to OUBO, many groups across Grounds review construction documents to ensure alignment with the University's Design Guidelines including the Office for Sustainability, the Health System Physical Plant, and Energy and Utilities. This need led to the development of a "Drawing Review Dashboard," which is an online site for tracking the internal-to-UVA review process. At this time, 16 departmental teams are testing the dashboard which will roll out to UVA project managers in fall 2024.

## Cultivate Community

### Being a good neighbor in the region

OUBO works closely with UVA Environmental Resources to review projects for stormwater management during construction as well as improve regional stormwater through the reduction of pollutants and the reuse of rainwater. Two of this year's capital projects - Contemplative Commons and Shannon Library - have rainwater cisterns that capture runoff and divert the water to the Newcomb Road Chiller Plant. In the first week of operation the cisterns diverted more than 100,000 gallons of rainwater for reuse by the chiller plant.





## Enrich and Improve Lives

### Working across departments, schools, and disciplines

Every three years, OUBO facilitates updates to the University's Design Guidelines. This year we received more than 200 suggestions for additions, removals, and edits from teams across the University including the College of Arts & Sciences, Office of the Architect, the Provost's Office, Facilities Management, the Health System, and the Office for Sustainability. Discipline specific experts in OUBO met with diverse groups of stakeholders to determine the impacts and viability of suggested edits. By the end of 2024, we will publish the updated Guidelines to our webpage.

## Synonymous with Service

### Offer accessible programs in our community

The architects, engineers, and technicians who work in OUBO serve the University, surrounding community, the Commonwealth, and others in a variety of ways. Many of our engineers sit on technical committees within Facilities Management. Architects serve on the International Code Council's Evaluation Service to help evaluate new products for building code compliance. We act as the liaison to the State Fire Marshall's Office. Several of us volunteer annually in the UVA Day of Caring and in Habitat for Humanity's Women's Day. We serve on a variety of national and local organizations, including the Construction History Society of America and Land-Use and Environmental Planning Committee. And we engage with students in the classroom and on construction sites to continue the tradition of using UVA's buildings as an active learning lab.

# Mission & Vision

**Mission:** OUBO promotes a high quality, healthy, safe, and accessible built environment for the University community by way of our technical expertise and our professional, customer-focused, and timely service.

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

# Images & Credits

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Page 11	East Lawn Roof Project	UVA Facilities Management
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Page 13	UVA Wise Nursing Education	Clark Nexsen Architects

## Footnotes

1. UVA Facilities Management annual report

