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# UVA Board of Visitors Buildings & Grounds Committee



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September 12, 2024



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# AGENDA

- Remarks from the Chair
- Action Items
  - Namings
    - Robert M. Carey MD Courtyard at the School of Medicine
    - Breeden Commerce Grounds
- Sustainability at UVA
- Report by the Senior Vice President for Operations & State Government Relations
  - Buildings & Grounds Committee Overview
  - Student Housing Development
  - Capital Project Construction Procurement Process
- Overview of University of Virginia Foundation and North Fork Research Park
- Recently Completed Capital Projects

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# Action Items



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# Naming: Robert M. Carey MD Courtyard

- Honorific naming of courtyard framed by Carter-Harrison Research Building and Medical Research Buildings 4 and 5 at UVA School of Medicine
- Name honors Dr. Robert Carey, renowned endocrinologist and distinguished member of School of Medicine faculty for 50 years
- Longest serving dean in UVA School of Medicine history





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# Naming: Breeden Commerce Grounds

- Board approved naming of Ramon W. Breeden, Jr. Commerce Grounds in March 2024
- Name honors Ray Breeden, supporter and 1956 alumnus of McIntire School of Commerce
- Request to amend name to “Breeden Commerce Grounds”



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# UVA SUSTAINABILITY



Board of Visitors Buildings & Grounds Committee Update

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UVA Office for Sustainability September 12, 2024





# AGENDA

- Sustainability Plan Progress
- Office for Sustainability Leadership Programs
- Student Leadership: Waste Reduction
- Student Leadership: Service Learning
- Student Leadership: Outreach and Education





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# 2030 PLAN Highlights

- **Carbon Emissions:** 44.8% reduction
- **Energy Efficiency:**
  - Surpassed ten-year energy reduction goal: 27% reduction in energy use intensity
  - Avoided over \$14 million in energy costs over the past three years
  - Sustainable Labs program has saved \$2.3 million in utility costs since 2021





# OVERVIEW

## OFS Student Leadership Programs

- Sustainability Advocates
- Zero-Waste Ambassadors
- Eco-Leaders
- Student Employee Teams





# WASTE REDUCTION

ReUse Recycling, composting

- **Green Games and Green Athletics:**
  - Diverted over 24 tons of waste at 10 home football/basketball games
- **Hoos ReUse: Move-Out**
  - Collected over 9,000 pounds of home goods and furniture and over 1,000 pounds of non-perishable food





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# SERVICE LEARNING

## Community Engagement

### – Corner Cleanups

- Nine events, 220+ volunteers, 82 bags of waste collected



### – Student Garden Workdays

- 50 events, over 40 student volunteers





# OUTREACH + EDUCATION

## Building Awareness

- **Residence Hall Engagement**
  - Nine events, 220+ volunteers, 82 bags of waste collected
- **Earth Month Eco-Fair**
  - 26 organizations and over 300 attendees on Peabody Lawn





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# THANK YOU

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[www.sustainability.virginia.edu](http://www.sustainability.virginia.edu)



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# Report by the Senior Vice President



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# **BUILDINGS & GROUNDS COMMITTEE**

## **Committee Charge**

- **Responsible for all matters relating to land use and the UVA physical plant.**
- **Exercises oversight of:**
  - **Preservation, maintenance, and security of the University's buildings and grounds.**
  - **Construction of new facilities.**
- **Approves:**
  - **New capital projects, including construction and major renovation of buildings and other facilities.**
  - **Site and design of new buildings.**
  - **Namings of buildings and exterior physical spaces.**
  - **Demolitions of buildings.**
  - **Major land use plans and sustainability plans.**



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# **BUILDINGS & GROUNDS COMMITTEE**

## **Major Themes and Priorities**

**Major Capital Plan**

**Sustainability  
Initiatives**

**University Building  
Official**

**Historic  
Preservation**



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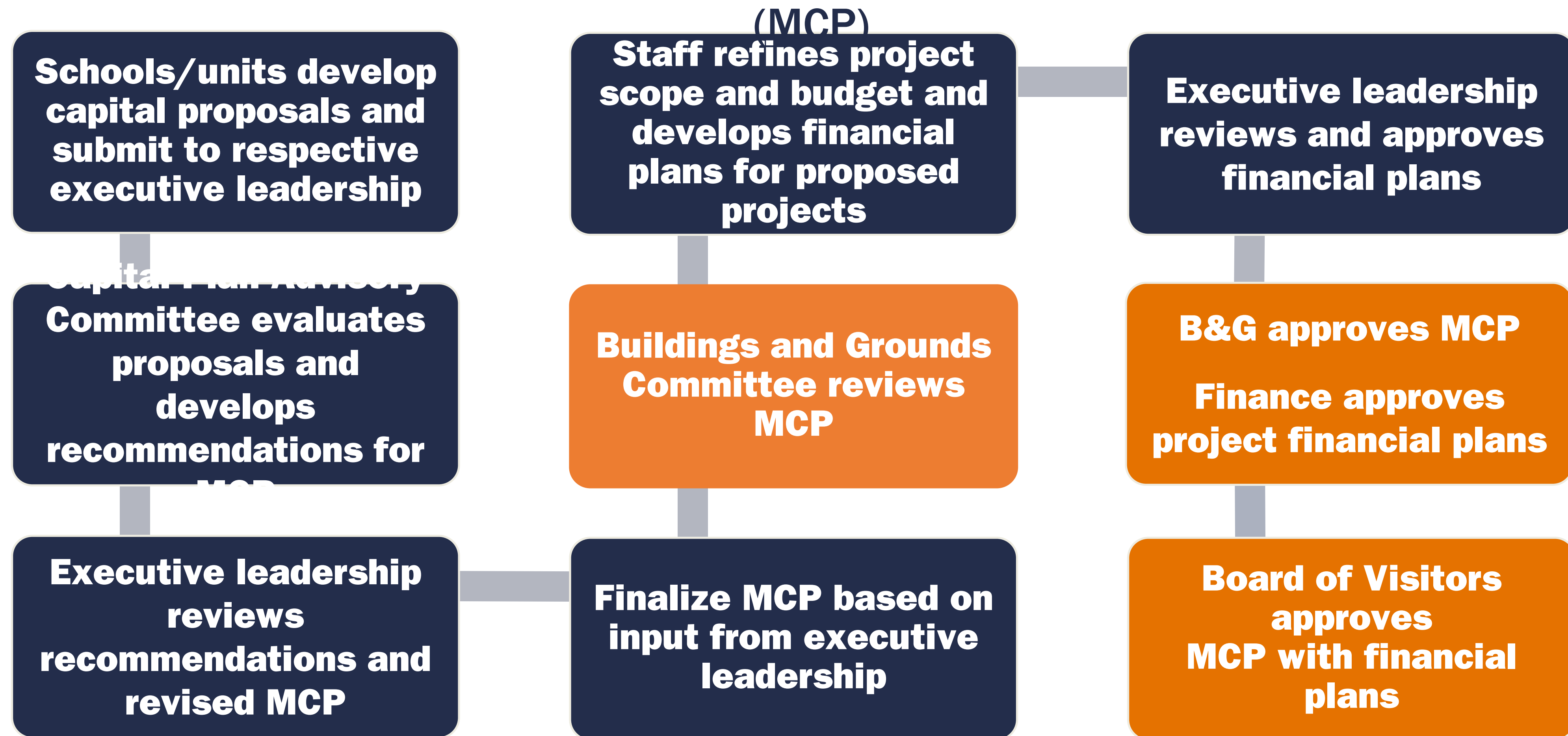
# UVA CAPITAL PROGRAM

- **Major capital projects:** construction, renovation, or infrastructure projects with budgets of \$5 million or more.
- Annual capital planning process ensures new projects align with institutional priorities.
- **Minor capital projects:** budgets between \$3 million and \$5 million.



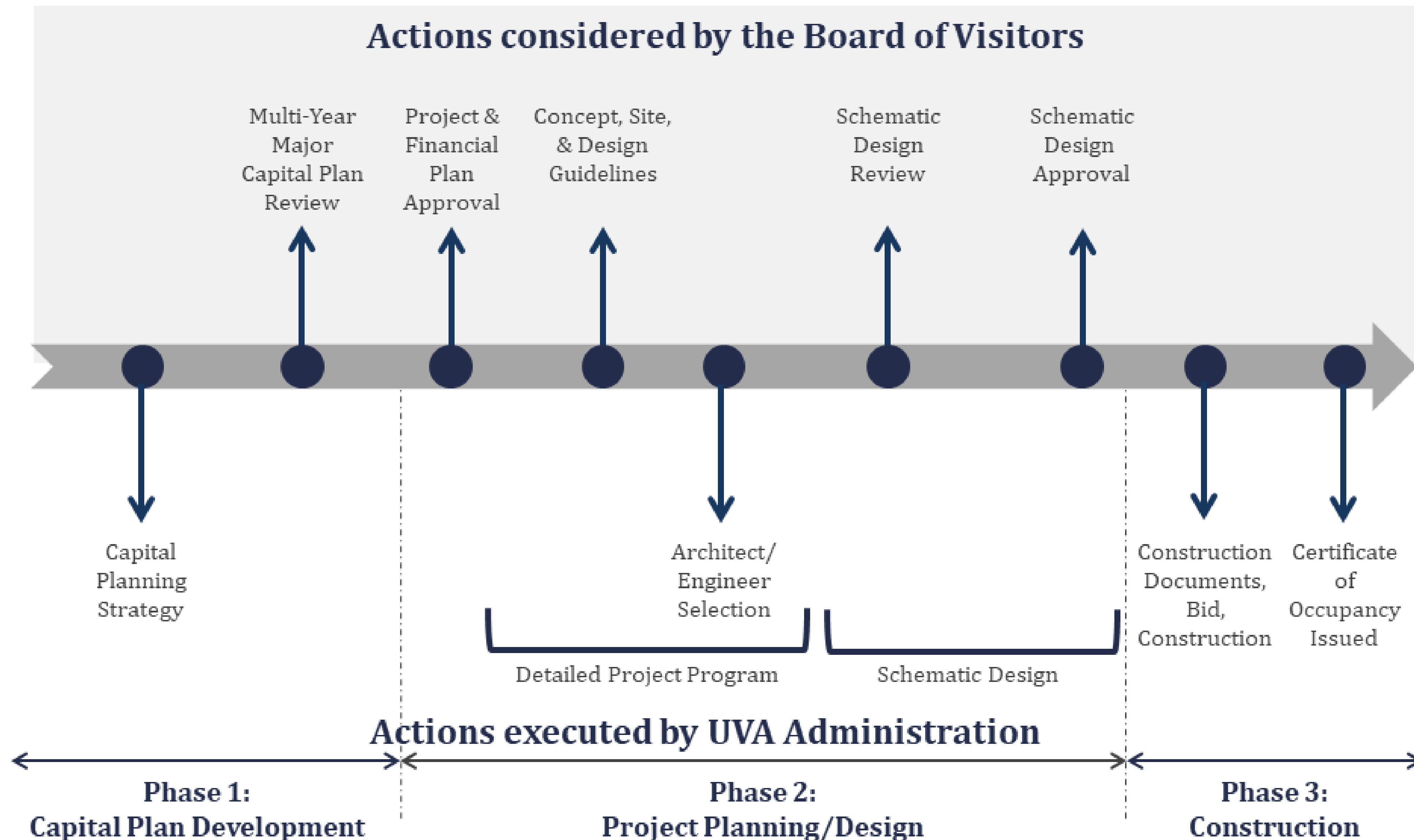
# ANNUAL DEVELOPMENT OF UVA'S MAJOR CAPITAL PLAN

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





# Major Capital Project Process





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# STUDENT HOUSING DEVELOPMENT

- UVA 2030 Plan includes a goal to “establish a series of residential communities that will house all first- and second-year students on Grounds and provide ways for third- and fourth-year students to stay connected to their residential communities.”
- Will require adding about 2,000 new beds.
- Currently engaged in procurement process to partner with a third-party developer.



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# **Capital Project Construction Procurement Process**



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# THREE CONSTRUCTION PROCUREMENT METHODS

1. Design-Bid-Build
2. Design/Build
3. Construction Manager at Risk (CMaR)



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# CONSTRUCTION PROCUREMENT METHODS

## **Design-Bid-Build:**

- The University engages an Architect/Engineer (A/E) for full design, publicly advertises for bids, and awards a fixed price contract to the low responsive bidder.
- Typically used for smaller, non-complex projects.
- Also used for our pre-qualified On-Demand contractors for projects less than \$10M.



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# CONSTRUCTION PROCUREMENT METHODS

## Design/Build:

- The University engages an A/E to develop documents that represent the intent of the project (Bridging Documents) and publicly advertises.
  - Through a 2-step process, UVA then selects a firm, based on qualifications and price, to complete the design and construction for a fixed price.
- Used for parking garages and, at times, residence halls.



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# CONSTRUCTION PROCUREMENT METHODS

## **Construction Manager at Risk (CMaR):**

- Prior to Schematic Design, the University publicly advertises and selects a CM through a 2-step process based primarily on qualifications and technical evaluation.
  - The CM participates in design-phase (preconstruction) services and is awarded a fixed price contract at design completion.
- Typically used for larger, more complex projects and/or where dictated by schedule.



# RECENT HISTORY OF PROCUREMENT SELECTIONS: 2017 - 2023

	Number of Projects	Contract Value
Design-Bid-Build	123	\$141 M
Design/Build	3	\$105 M
CM at Risk	37	\$1,534 M





# UVA FOUNDATION

**Tim R. Rose, Ph.D.**

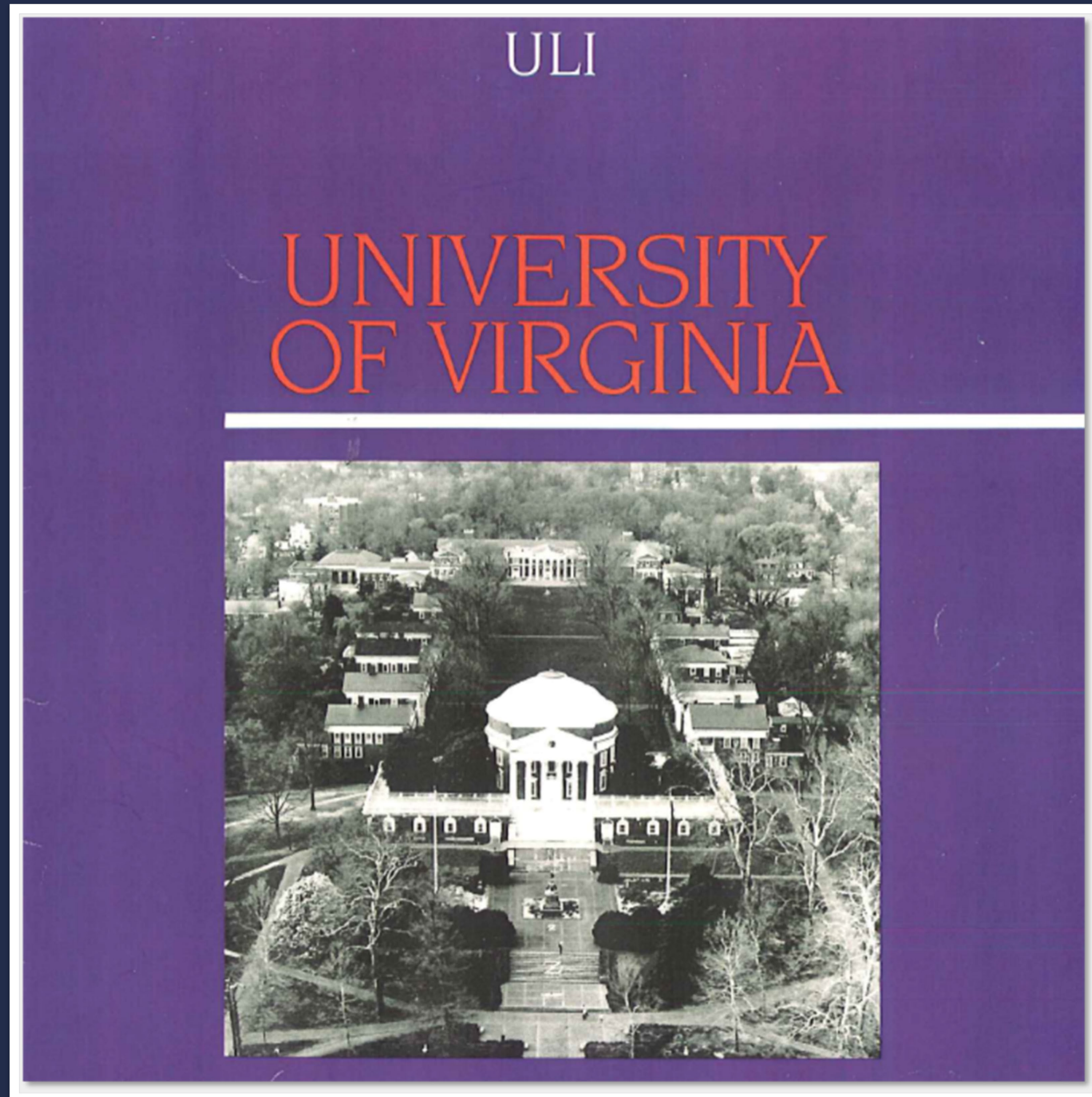
CHIEF EXECUTIVE OFFICER







# URBAN LAND INSTITUTE STUDY



1986



**The Foundation has only one customer – the  
University of Virginia**





# UVA POSITIONS ON THE BOARD



**DANIEL ABRAMSON**  
Principal, Abramson Properties  
Chairman of the Board  
Rector's Designee



**ROBERT BLUE**  
President and CEO, Dominion Energy  
Board of Visitors Finance Committee  
Chair



**JENNIFER "J.J." WAGNER DAVIS**  
UVA Executive Vice President and  
Chief Operating Officer



**MARK LUELLEN**  
UVA Vice President for Advancement



**LORI MCMAHON**  
UVA Vice President for Research



**JOHN NAU**  
Chairman and CEO, Silver Eagle  
Beverages  
Board of Visitors Buildings and  
Grounds Committee Chair



**JIM RYAN**  
UVA President

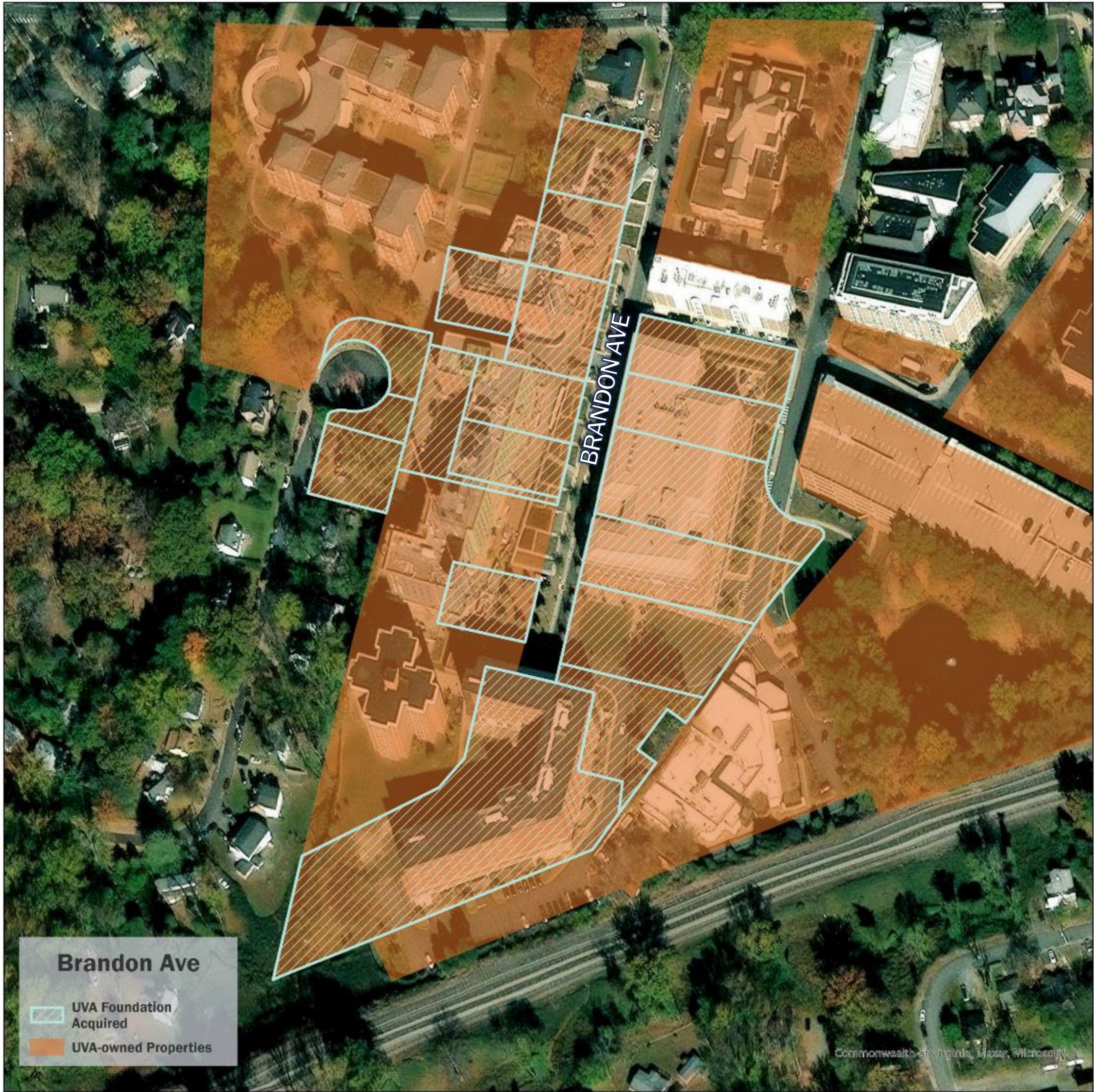


A photograph of a white building with a brick walkway and a view of a green landscape. The image shows a perspective view down a brick-paved walkway that runs alongside a white building. On the left, a large white column is visible. The building on the right has a large multi-paned window and an arched doorway. In the background, a lush green landscape with trees and hills is visible under a blue sky with some clouds. The text "SUPPORTING UVA DEVELOPMENT" is overlaid in the center of the image.

# **SUPPORTING UVA DEVELOPMENT**



# BRANDON AVE





An aerial photograph of a golf course at sunset. The sky is filled with vibrant orange, red, and yellow clouds. In the foreground, a large, well-manicured green field is visible, surrounded by dense trees. A large, two-story red brick house with a white porch is situated on the right side of the image. To the left of the house, there is a smaller white building. In the background, a long, low hill or ridge stretches across the horizon. The overall scene is peaceful and scenic.

# OTHER MAJOR PROGRAMS



# MORVEN



MAIN HOUSE



GUEST HOUSE



MEETING BARN



OLD KITCHEN



KITCHEN GARDEN



JAPANESE GARDEN  
& TEA HOUSE



FORMAL GARDENS



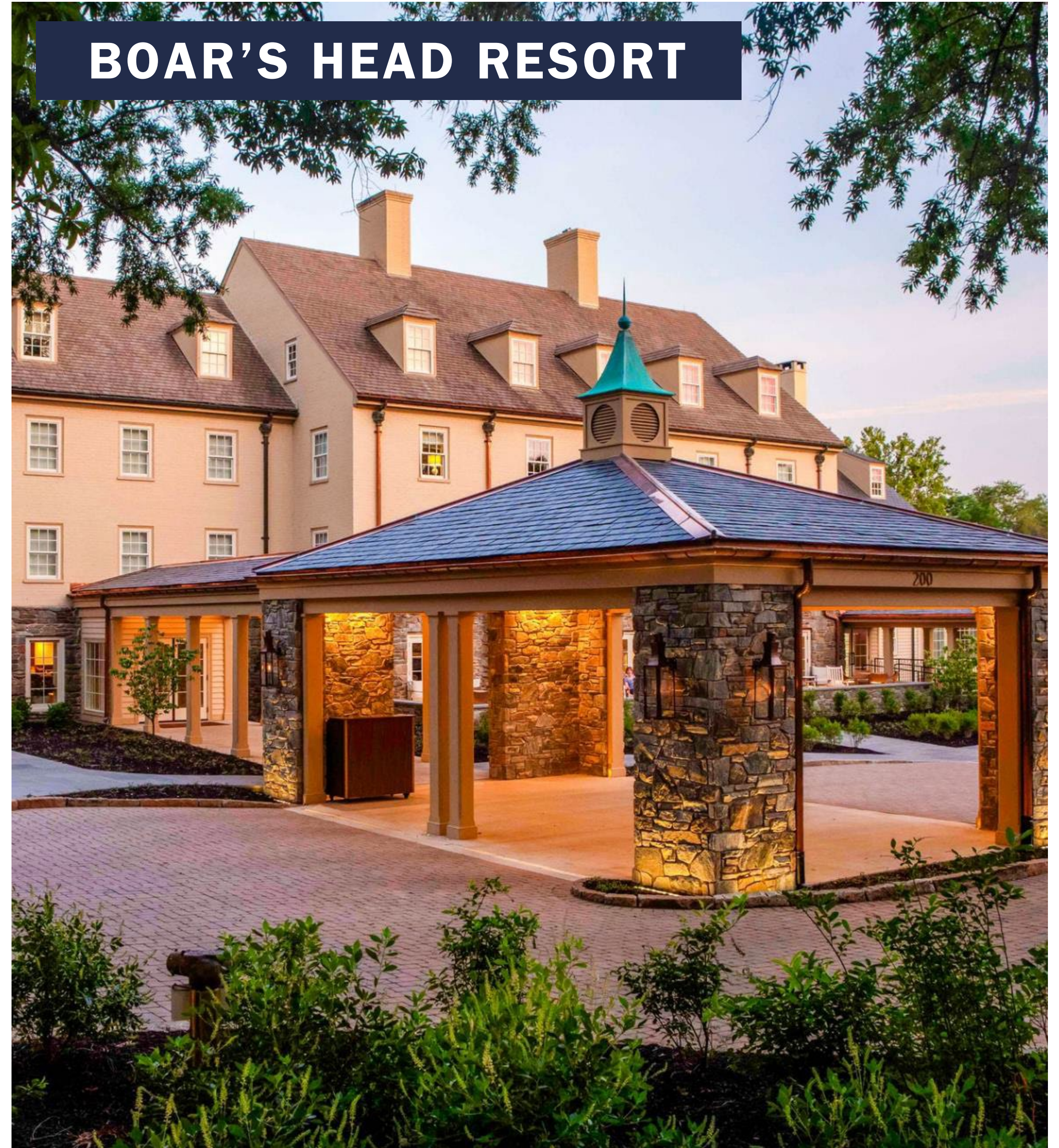
STONE HOUSE



# VIRGINIA GUESTHOUSE



# BOAR'S HEAD RESORT







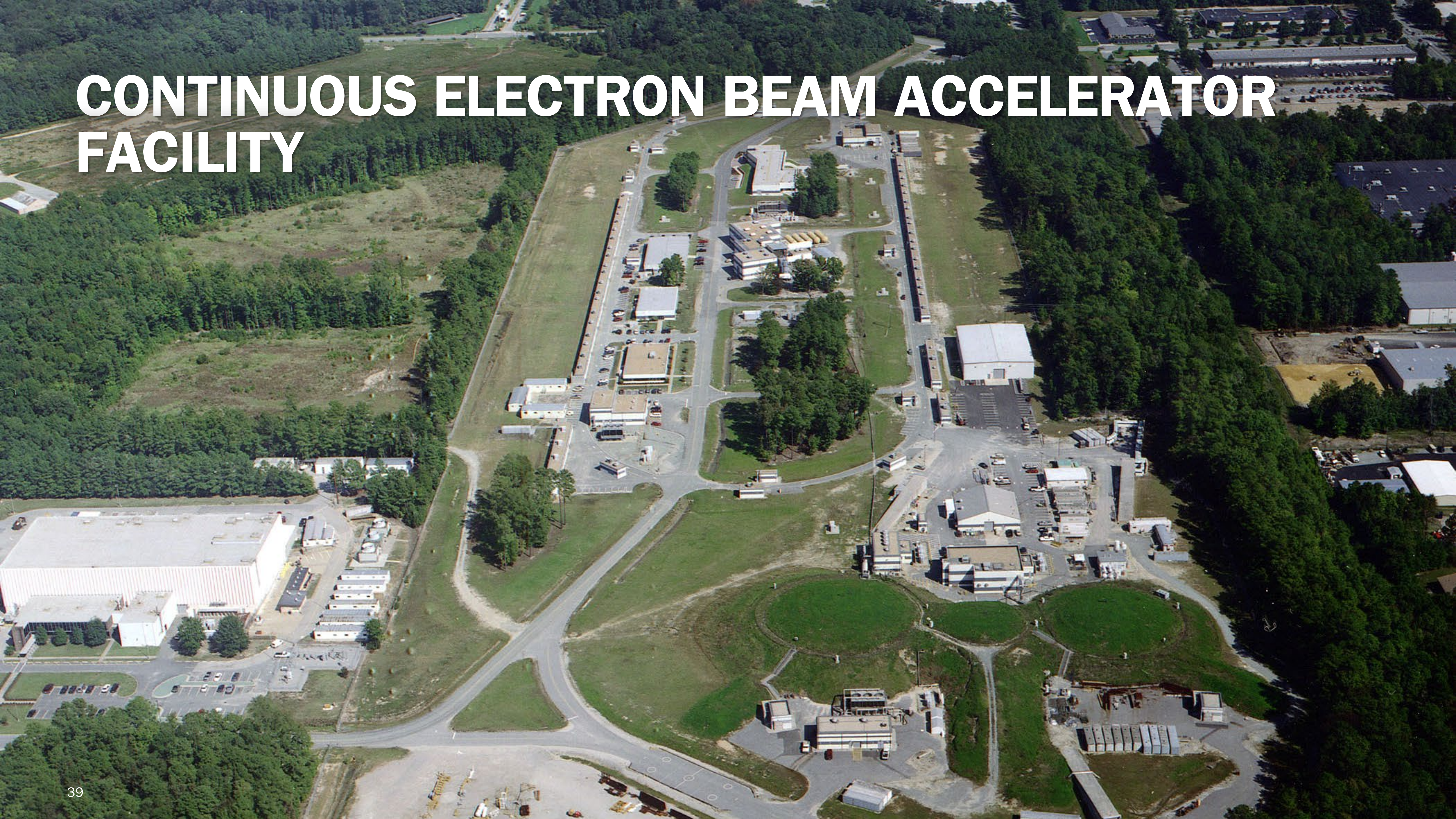


# NORTH FORK





# CONTINUOUS ELECTRON BEAM ACCELERATOR FACILITY





# LOCATION







Airport Road and  
Berkmar Extended

Research  
Grounds

Science &  
Technology  
Campus

**SITE 8**

Lewis & Clark Drive

 ZONED RESIDENTIAL

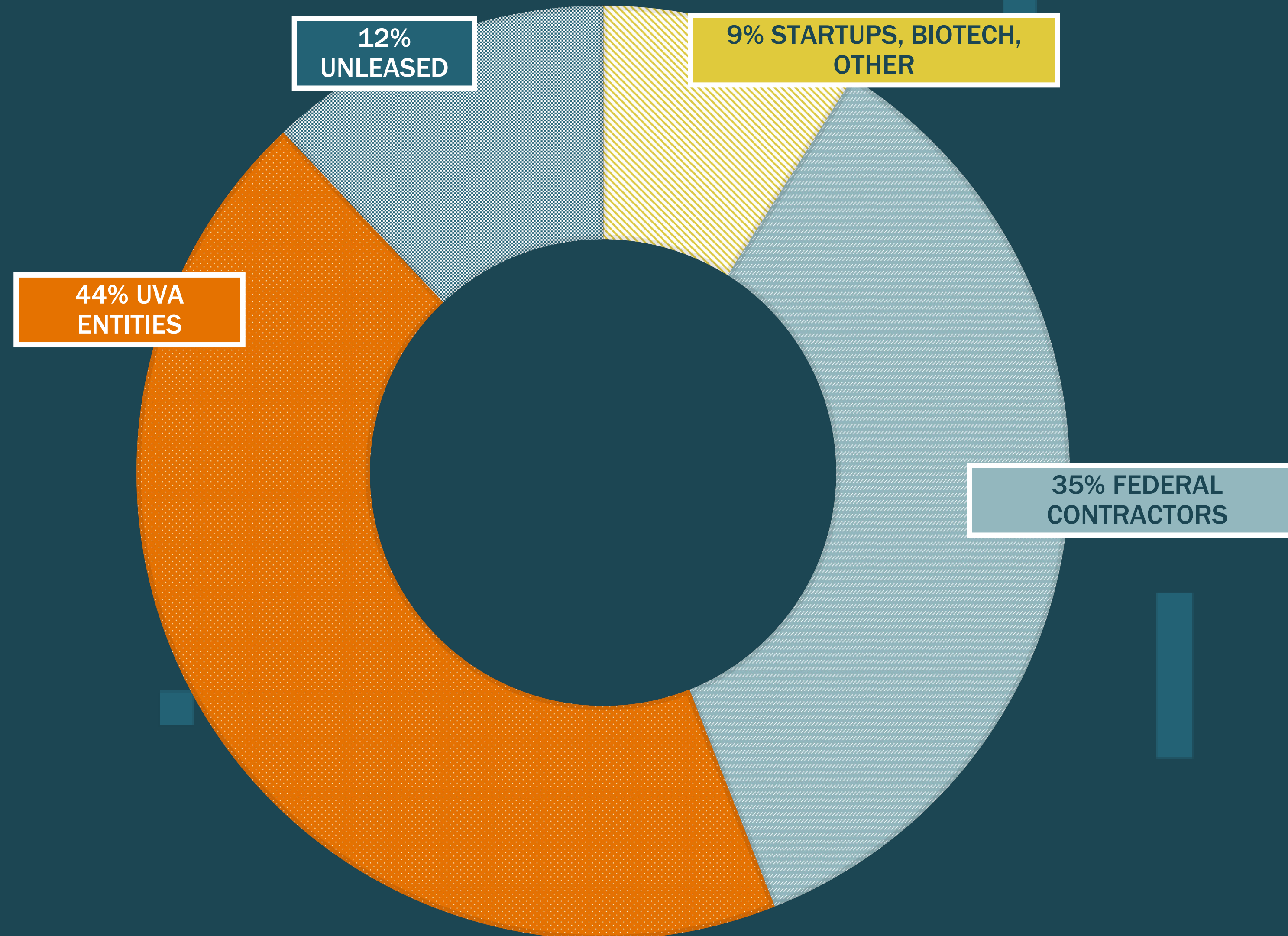
 EXISTING BUILDING

 CONCEPTUAL BUILDING

 READY SITES



# TENANT MIX





# NORTH FORK COMPANIES





**SITE 8**





An aerial photograph of a resort complex at dusk. In the center, a large crowd of people is gathered on a lawn. To the left, a large white tent is visible. In the foreground, there are two swimming pools, one of which is surrounded by lounge chairs. To the right, there are several large, multi-story resort buildings with multiple gables and dormers. In the background, a large body of water reflects the sky, and a long, low building with a central gabled section sits on the far shore. The entire scene is framed by dense green trees, and in the far distance, a range of mountains is visible under a twilight sky with soft orange and purple hues.

**THANK YOU**



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# Recently Completed Capital Projects



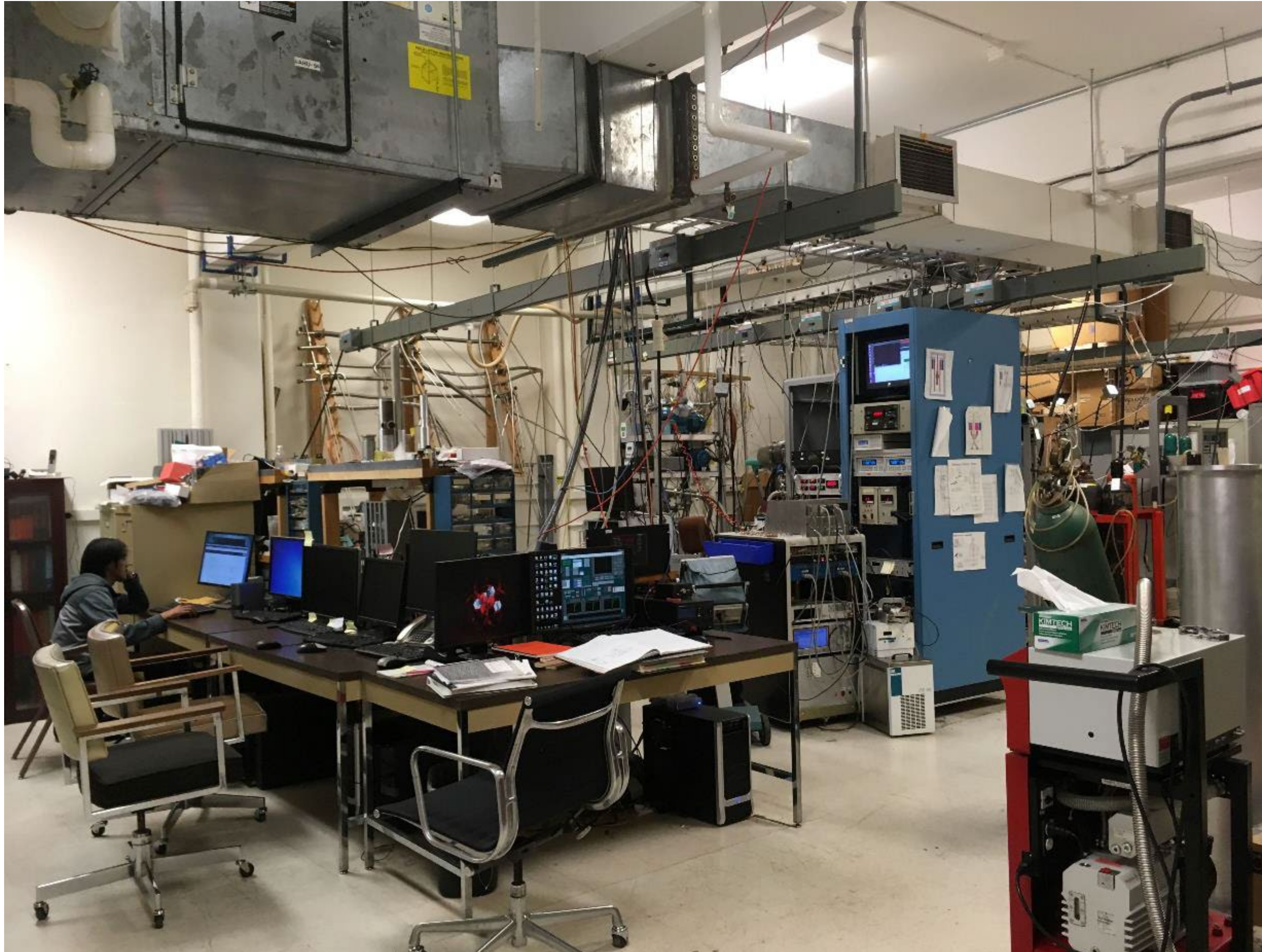
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# PHYSICS BUILDING RENEWAL: BEFORE & AFTER





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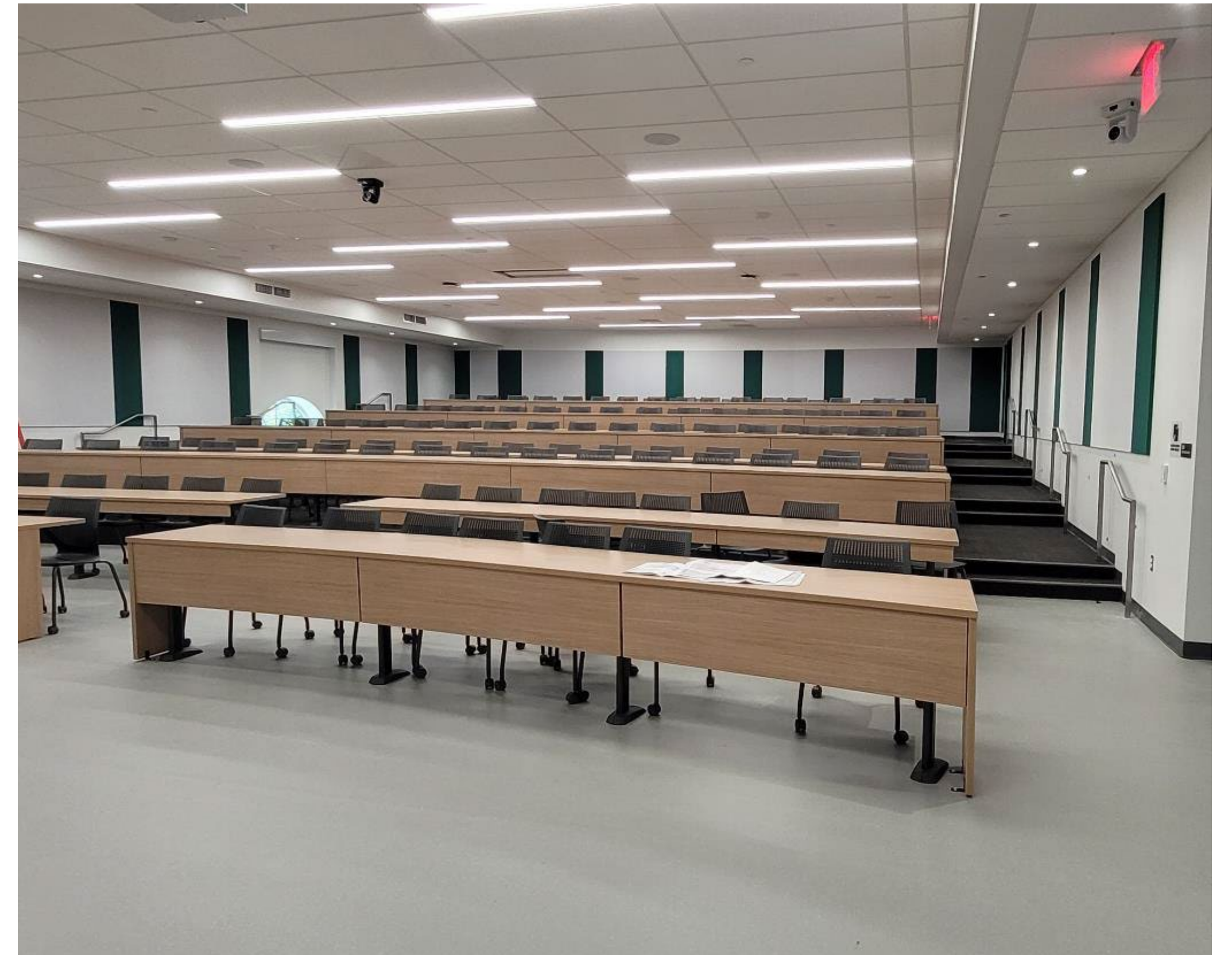
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# PHYSICS BUILDING RENEWAL





# PHYSICS BUILDING RENEWAL: BEFORE & AFTER





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# PHYSICS BUILDING RENEWAL: BEFORE & AFTER





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# PHYSICS BUILDING RENEWAL: BEFORE & AFTER





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# GASTON & RAMAZANI HOUSES





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# GASTON & RAMAZANI HOUSES





# GASTON & RAMAZANI HOUSES





# GASTON & RAMAZANI HOUSES





# GASTON & RAMAZANI HOUSES





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# THANK YOU