UNIVERSITY OF VIRGINIA
BOARD OF VISITORS
MEETING OF THE
BUILDINGS AND GROUNDS
COMMITTEE
APRIL 26, 2016
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BOARD MEETING: April 26, 2016

COMMITTEE: Buildings and Grounds

AGENDA ITEM: I. Remarks by the Chair

BACKGROUND: The Committee Chair will provide introductory remarks.
UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: April 26, 2016

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II. Architect/Engineer Selection: Contemplative Sciences Center

BACKGROUND: At the June 2014 meeting, the Buildings and Grounds Committee approved the Concept, Site, and Design Guidelines for the Contemplative Sciences Center. The Center will serve as a basis for exploring the transformative power of knowledge and practice in relationship to personal and collective wellbeing, and the building will provide a place for people across Grounds and the community to meet, talk, research, and practice in contemplative settings. The major donor has provided funding to engage an architect and move the project through schematic design.

DISCUSSION: A joint selection committee consisting of representatives of the Contemplative Sciences Center, the Office of the Architect, the Provost Office, the School of Architecture, the College of Arts and Sciences, and Facilities Management interviewed seven architectural firms from a list of 40 firms that submitted letters of interest, all with the required experience working on similar projects, to provide architectural services for this project.

Based on proposals submitted by the firms and the interviews, the University recommends the selection of Aidlin Darling Design of San Francisco, California serving as prime architect with VMDO Architects of Charlottesville, Virginia serving as associate architect for this contract. This collaboration will bring extensive experience with the University of Virginia and other colleges and universities, as well as a deep understanding of and a high-level of commitment to the project.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee
RESOLVED, Aidlin Darling Design of San Francisco, California and VMDO Architects of Charlottesville, Virginia are approved for the performance of architectural services for the Contemplative Sciences Building.
Ms. Sheehy and Ms. Raucher will review three projects proposed for inclusion in the Capital Program: Administrative Building for UVIMCO and the UVA College Foundation; Outdoor Tennis Stadium at Boar's Head; and Ivy Mountain Redevelopment Zone. Write-ups describing the proposed projects were shared with the Committee in advance of this meeting and are included on the following pages.
Program Background

This proposal follows previous conceptual studies for a 30,000 GSF office building to be located at Boar’s Head. The project was conceptually envisioned as a two-story building, with underground parking for 75 vehicles and sited to maintain open space views upon arrival into the Boar’s Head property.

The University and the University of Virginia Foundation have subsequently chosen not to pursue the development of an office building at the Boar’s Head Professional Center site, and a site along Old Ivy Road has been proposed for future study.

The Foundation has Letters of Intent in place with the University of Virginia Investment Management Company (UVIMCO) and the UVA College Foundation who collectively are interested in approximately 30,000 GSF. We propose to study the ideal capacity for the site, from an economic and square foot perspective.

Project Drivers

Relocating UVIMCO from the current location at the Fontaine Research Park would free up necessary space for medical clinics and research. The College Foundation will relocate from adjacent leased space into a University-owned office building.

Findings

The program for a joint UVIMCO / College Foundation building can be accommodated on this site as well as future administrative space as needed by the University. The Office of the Architect has developed a phased plan that could start with this proposed use and expand to three total buildings on this site.

Status

Next steps for the site include the following:

- **Zoning and Site Capacity Study** within the context of the larger site
- **Geotechnical Survey** to assess conditions of the current fill site
University of Virginia Foundation

UVA OUTDOOR TENNIS STADIUM AT BOAR’S HEAD
A PROJECT MANAGED BY THE UVA FOUNDATION

Program Background

The UVA Foundation in partnership with the University is undertaking a conceptual design and cost estimate in support of the location of a 12-court outdoor tennis facility capable of hosting NCAA tournament play at the Boar’s Head tennis facility.

Project Drivers

Currently, the teams do not have a facility that provides stadium viewing capacity and amenities which would accommodate national champion caliber team play. Maintaining competitive excellence among peers has been a key driver of this project. It is envisioned that through partnerships with Boar’s Head Inn, the Sports Club and other programs, Boar’s Head members and guests may also take advantage of this regional/east coast asset.

Findings

The conceptual study and cost estimating effort supported the request for a 12-court outdoor tennis stadium, including a clubhouse estimated to be approximately 10,000 square feet. The project is envisioned to include stadium courts, stadium seating, support facilities and parking, as well as required access improvements. The clubhouse will include locker rooms, lounge, coaches’ offices and meeting rooms, as well as a viewing platform.

Status and Recommendation

The UVA Foundation is developing the project on UVA Foundation land adjacent to the UVA Squash Facility and Boar’s Head Sports Club. The following steps have been taken:

- Completion of conceptual design documents
- Completion of cost estimates and establishment of project budget

It is estimated that facility design would take six to eight months, and construction would take approximately one year. Project initiation is contingent on fundraising and would include:

- Completion of golf course plan to accommodate the tennis facility
- Completion of possible rezoning and County of Albemarle site plan
- Completion of design documents and construction estimates
Program Background
The Ivy Mountain site was identified as a Redevelopment Zone in the 2008 Grounds Plan. The site is 23 acres, and the Office of the Architect has developed a suitability analysis of the site, yielding 11.5 acres suitable for development. Current uses on the site are police and emergency operations/communication center for our region, support offices for Facilities Management, and the Kluge Children’s Rehabilitation Center recently closed when the Battle Building was completed.

The Health System has an interest in using a portion of the site for a new HealthSouth Rehabilitation Hospital. The current HealthSouth Rehabilitation Hospital is in Fontaine Research Park and provides physical therapy and rehabilitation facilities. HealthSouth plans to expand the hospital facility to provide additional beds which the current site cannot accommodate. The Health System would make use of the current site at Fontaine for other uses.

Project Drivers
Relocating HealthSouth from Fontaine to Ivy Mountain would free up space for medical clinics and research, while allowing HealthSouth to expand its facility.

Findings
HealthSouth and the Health System are developing a proposed program for the new facility which will then be test fit on the Ivy Mountain site. An issue is the topography and wetlands within the site. The OAU and HS have conducted a traffic study for proposed Ivy Mountain redevelopment.

Status
Next steps include:

- Development of HealthSouth Conceptual Program
- Studying feasibility of the use of this site with the proposed program
Ms. Raucher will report to the Committee on the progress made to date in planning for a Memorial for Enslaved Laborers. Funding has been provided to hire an artist/environmental design team to identify a site and develop conceptual plans, cost estimates, and illustrative materials for the creation of a suitable memorial commemorating the contributions of enslaved workers in building and sustaining the early University. With a national search currently underway, a consultant is expected to be selected in the summer of 2016 and will begin engagement with the community this fall. The proposed site and design plans will be brought before the Buildings and Grounds Committee for review and approval.
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AGENDA ITEM: V. Planning Studies Reports

ACTION REQUIRED: None

Ivy Corridor Study

Ms. Raucher and consultants from DumontJanks Architecture and Planning will review the progress of the Ivy Corridor Planning Study, and will discuss current activities and planned next steps.

Brandon Avenue Planning Study

Ms. Raucher will inform the Committee of progress on planning efforts for a long-term strategy on redeveloping the Brandon Avenue area, and will discuss the planned schedule to reach a preferred concept on the site.

Health System Space Study

Dr. Shannon will report to the Committee on the status of and current activities around the Health System integrated planning study.
UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: April 26, 2016

COMMITTEE: Buildings and Grounds

AGENDA ITEM: VI. Space Needs to Support Program Mission and Vision

ACTION REQUIRED: None

Student Health

Dr. Christopher P. Holstege, Executive Director of the Elson Student Health Center, will review the core services provided by Student Health, and discuss the increased demand for student health services and space needs of existing and expanding programs to promote the wellbeing of the University’s students.

Batten School of Leadership and Public Policy

Mr. Allan C. Stam, Dean of the Batten School of Leadership and Public Policy, will discuss anticipated growth of student enrollments and program offerings at the Batten School, and the facilities and space needs necessary to achieve Batten’s vision for the future.