

March 22, 2001

MEMORANDUM

TO: The Buildings and Grounds Committee:

James C. Wheat, III, Chair  
William G. Crutchfield, Jr.  
William H. Goodwin, Jr.  
Stephen S. Phelan, Jr.  
Terence P. Ross  
Benjamin P.A. Warthen  
John P. Ackerly, III, Ex Officio

and

The Remaining Members of the Board:

Thomas J. Bliley, Jr.	Gordon F. Rainey, Jr.
Charles M. Caravati, Jr., M.D.	Timothy B. Robertson
Charles L. Glazer	Elizabeth A. Twohy
T. Keister Greer	Walter F. Walker
Elsie Goodwyn Holland	Joseph E. Wolfe

FROM: Alexander G. Gilliam, Jr.

SUBJECT: Minutes of the Meeting of the Buildings and Grounds  
Committee on March 22, 2001

The Buildings and Grounds Committee of the Board of Visitors of the University of Virginia met, in Open Session, at 2:10 p.m., Thursday, March 22, 2001, in the Board Room of the Rotunda; James C. Wheat, III, Chair, presided. William G. Crutchfield, Jr., William H. Goodwin, Jr., Benjamin P.A. Warthen, and John P. Ackerly, III, Rector, were present.

Charles M. Caravati, Jr., M.D., also was present.

Present as well were John T. Casteen, III, Leonard W. Sandridge, Alexander G. Gilliam, Jr., Ms. Colette Sheehy,

Samuel A. Anderson, III, Robert P. Dillman, Melvyn P. Leffler, and Ms. Jeanne Flipppo Bailes.

The Chair asked Ms. Sheehy, Vice President for Management and Budget, to present the Agenda.

The first items on the Agenda were Consent items: resolutions approving the selection of architects for the Monroe Hall Addition, for term contract for ADA projects, and for the renovation of Garrett Hall, as well as an engineer for term contract for utility projects.

The Monroe Hall Addition project will provide renovations of the existing building and additions to the west and south sides of Monroe Hall; the project was approved by the Board as part of the University's 2001 capital budget amendments. The proposed resolution asked for the approval of Einhorn Yaffee Prescott of Alexandria as the architect.

The Committee adopted the resolution and recommended it to the full Board for approval at the Board meeting on April 7, 2001 (see Minutes of the meeting of the Board of Visitors of that date).

The term contract for handicapped access (ADA) projects will provide design and other services on a variety of small projects, the first of which will be at the southern end of the Lawn, Old Cabell Hall in particular. The proposed resolution asked for the approval of Quinn Evans Architects of Washington.

The Committee adopted the resolution and recommended it to the full Board for approval at the Board meeting on April 7, 2001 (see Minutes of the meeting of the Board of Visitors of that date).

The Garrett Hall renovations, approved by the Board as part of the 2001 capital budget amendments, will correct serious fire and safety deficiencies, bring the building into compliance with ADA regulations, renovate all three floors of the building and involve minor exterior restorations. The proposed resolution asked for the approval of The Glave Firm of Richmond as the architects.

The Committee adopted the resolution and recommended it to the full Board for approval at the Board meeting on April 7, 2001 (see Minutes of the meeting of the Board of Visitors of that date).

The final Consent resolution asked for the approval of Dewberry & Davis of Richmond as engineers to be retained on term contract for a variety of utility projects.

The Committee adopted the resolution and recommended it to the full Board for approval at the Board meeting on April 7, 2001 (see Minutes of the meeting of the Board of Visitors of that date).

Ms. Sheehy then began what was a considerable and comprehensive discussion of the University's Six-Year Capital Outlay Plan. (Her synopsis of the Plan, as well as the full Plan and brief descriptions of individual projects, are appended as Attachment A.) The discussion centered principally on funding of the various projects listed in the Plan, with the general consensus that a State General Obligation Bond issue probably will be the most realistic way of paying for these projects. Mr. Goodwin suggested that a small group be formed to consider ways of funding construction; he also broached the idea of levying on students a surcharge for construction, in the way of a required fee.

Focusing on the renovations of New Cabell and Cocke and Rouss Halls, Ms. Sheehy asked the Committee's advice on planning options for this work. She presented two options (the options are appended as Attachment B), and the Committee chose Option #2. Mr. Leffler, Dean of Arts & Sciences, commented on the need for the renovations.

On motion, the Committee adopted a resolution approving the Six-Year Capital Outlay Pan, and recommended it to the full Board for approval at the Board meeting on April 7<sup>th</sup>.

#### APPROVAL OF SIX-YEAR CAPITAL OUTLAY PLAN

RESOLVED that the Six-Year Capital Outlay Plan for the Academic Division, Medical Center, and The University of Virginia's College at Wise for the 2002-2008 period is approved; and

RESOLVED FURTHER that appropriate officers of the University are authorized to make necessary revisions to the Plan prior to its submission to the state, including the addition of \$11.3 million to complete the renovation of New Cabell Hall, provided the revisions do not alter in any substantive way the overall capital program as approved; and

RESOLVED FURTHER that the Administration develop a contingency plan for the funding of critical capital outlay projects if state funds are not provided by the 2002 General Assembly.

In adopting the resolution, the Committee emphasized the importance of the University being in a good position on planning these projects to take advantage of whatever action is taken on capital needs in Richmond.

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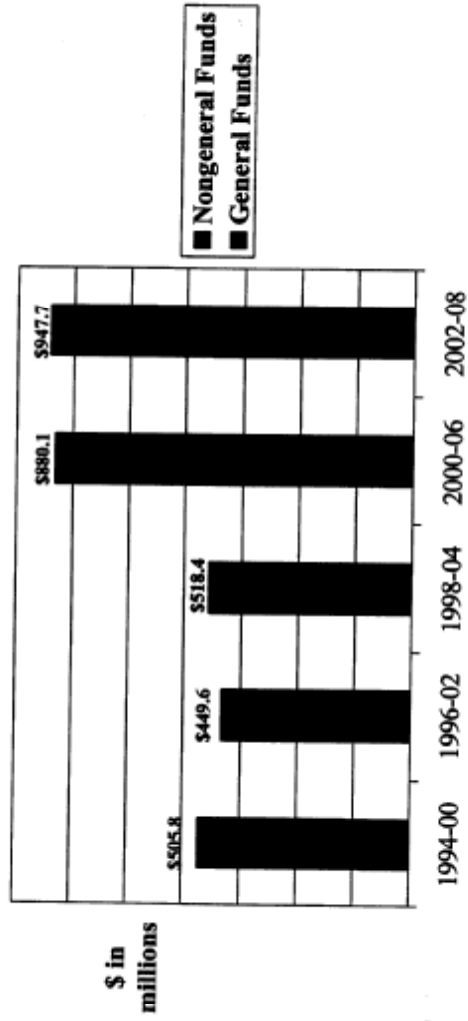
On motion, the meeting was adjourned at 3:30 p.m.

AGG:lah

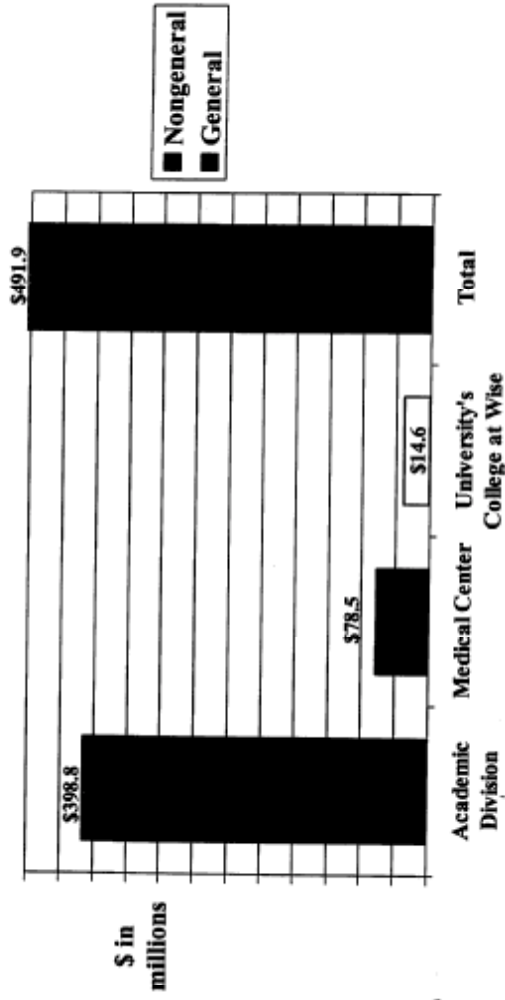
Attachments

Copies to: Mr. John T. Casteen, III  
Mr. Gene D. Block  
Dr. Robert W. Cantrell  
Mr. George E. Culbertson  
Mr. Paul J. Forch  
Mr. William W. Harmon  
Mr. Terry Holland  
Mr. Peter W. Low  
Dr. Robert E. Reynolds  
Mr. Leonard W. Sandridge  
Ms. Colette Sheehy  
Mr. Robert D. Sweeney  
Ms. Louise Dudley  
Mr. Samuel A. Anderson

# Six-Year Capital Plan All Divisions



# 2002-04 Biennium Capital Plan



**Academic Division  
2002-04 Biennium Capital Plan  
(\$ in millions)**

• Renovation Projects	\$ 42.7
• New Construction	302.5
• Infrastructure Projects	17.6
• Planning Authorizations	3.0
• Blanket Authorizations	17.0
• Maintenance Reserve	<u>16.0</u>
	\$398.8

**Medical Center  
2002-04 Biennium Capital Plan  
(\$ in millions)**

• Renovation Projects	\$ 5.7
• New Construction	54.0
• Planning Authorizations	2.0
• Acquisitions	8.8
• Blanket Authorizations	<u>8.0</u>
	\$78.5

**University's College at Wise  
2002-04 Biennium Capital Plan  
(\$ in millions)**

• Renovation Projects	\$ 4.3
• New Construction	6.5
• Infrastructure Projects	2.6
• Maintenance Reserve	<u>1.2</u>
	\$14.6

**Academic Division  
2002-2004 Biennium Plan**

PROJECTS	GENERAL FUNDS	NON-GENERAL FUNDS	BOND FUNDS	TOTAL
<b>Renovation Projects</b>				
1. Fayerweather Hall Renovation	\$ 4,600,000			\$ 4,600,000
2. Clark Hall Renovation/Addition	\$ 5,000,000			\$ 5,000,000
3. Cocke Hall Renovation	\$ 6,000,000			\$ 6,000,000
4. Gilmer Hall Science Classrooms	\$ 5,700,000			\$ 5,700,000
5. Alderman Road Residence Halls Refurbishing		\$ 16,000,000		\$ 16,000,000
6. Vivarium Upgrades		\$ 2,000,000		\$ 2,000,000
7. School of Medicine Laboratories		\$ 2,000,000		\$ 2,000,000
8. Hotel C Renovation		\$ 1,400,000		\$ 1,400,000
<b>Subtotal</b>	<b>\$ 21,300,000</b>	<b>\$ 21,400,000</b>		<b>\$ 42,700,000</b>
<b>New Construction Projects</b>				
1. Medical Research Building (MR-6)	\$ 25,000,000	\$ 21,000,000		\$ 46,000,000
2. Material Science Engineering & Nanotechnology Building	\$ 7,000,000			\$ 7,000,000
3. Digital Academical Village	\$ 25,000,000	\$ 20,000,000		\$ 45,000,000
4. McLeod Hall Addition	\$ 6,750,000	\$ 6,750,000		\$ 13,500,000
5. Art Museum		\$ 30,000,000		\$ 30,000,000
6. Parking Structure			\$ 14,000,000	\$ 14,000,000
7. Arts & Sciences Parking Structure			\$ 9,000,000	\$ 9,000,000
8. Arena / Parking			\$111,000,000	\$111,000,000
9. Student Center		\$ 15,000,000		\$ 15,000,000
10. Observatory Hill Dining Facility		\$ 2,000,000	\$ 10,000,000	\$ 12,000,000
<b>Subtotal</b>	<b>\$ 63,750,000</b>	<b>\$ 94,750,000</b>	<b>\$144,000,000</b>	<b>\$302,500,000</b>
<b>Infrastructure Projects</b>				
1. Cavalier Substation Upgrade	\$ 4,700,000			\$ 4,700,000
2. Engineering / Science Chiller Plant	\$ 4,800,000	\$ 2,400,000		\$ 7,200,000
3. Storm Water Management	\$ 1,400,000	\$ 1,000,000		\$ 2,400,000
4. Campbell Hall Chillers	\$ 1,600,000	\$ 700,000		\$ 2,300,000
5. Fire & Life Safety	\$ 500,000			\$ 500,000
6. Lawn Accessibility	\$ 500,000			\$ 500,000
<b>Subtotal</b>	<b>\$ 13,500,000</b>	<b>\$ 4,100,000</b>		<b>\$ 17,600,000</b>
<b>Planning Authorizations</b>				
1. New Cabell Hall Renovation	\$ 1,500,000			\$ 1,500,000
2. Music Building	\$ 750,000	\$ 750,000		\$ 1,500,000
<b>Subtotal</b>	<b>\$ 2,250,000</b>	<b>\$ 750,000</b>		<b>\$ 3,000,000</b>
<b>Blanket Authorizations</b>				
1. Academic / Research		\$ 14,000,000		\$ 14,000,000
2. Auxiliary		\$ 3,000,000		\$ 3,000,000
<b>Subtotal</b>		<b>\$ 17,000,000</b>		<b>\$ 17,000,000</b>
Maintenance Reserve	\$ 16,000,000			\$ 16,000,000
<b>TOTAL ACADEMIC PROGRAM</b>	<b>\$116,800,000</b>	<b>\$138,000,000</b>	<b>\$144,000,000</b>	<b>\$398,800,000</b>

Projects not included in the 2000-2006 Six-Year Plan or previously approved by the Board as capital budget amendments for the 1999 or 2000 General Assembly Sessions are shown in italics.

**Academic Division  
2004-2006 Project Biennium Plan**

PROJECTS	GENERAL FUNDS	NON-GENERAL FUNDS	BOND FUNDS	TOTAL
<b>Renovation Projects</b>				
1. New Cabell Hall, Phase I	\$ 8,500,000			\$ 8,500,000
2. Jordan Hall HVAC	\$ 7,000,000	\$ 7,000,000		\$ 14,000,000
3. Alderman Library Renovation	\$ 6,000,000			\$ 6,000,000
4. Rouss Hall Renovation	\$ 7,800,000			\$ 7,800,000
5. Medical School Laboratory Upgrades				
6. Suhling Wing Renovation		\$ 2,000,000		\$ 2,000,000
7. <i>Newcomb Hall Dining Renovation</i>		\$ 4,000,000		\$ 4,000,000
		\$ 3,000,000		\$ 3,000,000
<b>Subtotal</b>	<b>\$ 29,300,000</b>	<b>\$ 16,000,000</b>		<b>\$ 45,300,000</b>
<b>New Construction Projects</b>				
1. Music Building	\$ 11,750,000	\$ 11,750,000		\$ 23,500,000
2. Ivy Stacks	\$ 8,000,000			\$ 8,000,000
3. Monroe Hall Addition, Phase II	\$ 5,000,000	\$ 5,000,000		\$ 10,000,000
4. <i>Arts &amp; Sciences Residential College</i>			\$22,500,000	\$ 22,500,000
5. <i>Miller Center Expansion, Phase III</i>				
6. 700 Car Parking Structure		\$ 10,000,000		\$ 10,000,000
			\$10,500,000	\$ 10,500,000
<b>Subtotal</b>	<b>\$ 24,750,000</b>	<b>\$ 26,750,000</b>	<b>\$33,000,000</b>	<b>\$ 84,500,000</b>
<b>Infrastructure Projects</b>				
1. Alderman Road Substation Upgrade	\$ 4,600,000			\$ 4,600,000
2. Steam Tunnel (Central Grounds)	\$ 2,800,000			\$ 2,800,000
3. Rotunda Mechanical Room Repair	\$ 1,400,000			\$ 1,400,000
4. Fire & Life Safety	\$ 500,000			\$ 500,000
5. Accessibility	\$ 500,000			\$ 500,000
<b>Subtotal</b>	<b>\$ 9,800,000</b>			<b>\$ 9,800,000</b>
<b>Planning Authorizations</b>				
1. <i>Science Building</i>	\$ 1,500,000	\$ 1,500,000		\$ 3,000,000
<b>Subtotal</b>	<b>\$ 1,500,000</b>	<b>\$ 1,500,000</b>		<b>\$ 3,000,000</b>
<b>Blanket Authorizations</b>				
1. Academic/Research		\$ 14,000,000		\$ 14,000,000
2. Auxiliary		\$ 3,000,000		\$ 3,000,000
<b>Subtotal</b>		<b>\$ 17,000,000</b>		<b>\$ 17,000,000</b>
Maintenance Reserve	\$ 16,000,000			\$ 16,000,000
<b>TOTAL ACADEMIC PROGRAM</b>	<b>\$ 81,350,000</b>	<b>\$ 61,250,000</b>	<b>\$33,000,000</b>	<b>\$175,600,000</b>

Projects not included in the 2000-2006 Six-Year Plan or previously approved by the Board as capital budget amendments for the 1999 or 2000 General Assembly Sessions are shown in italics.

**Academic Division  
2006-2008 Biennium Plan**

PROJECTS	GENERAL FUNDS	NON-GENERAL FUNDS	BOND FUNDS	TOTAL
<b>Renovation Projects</b>				
1. Cobb Hall Renovation	\$10,410,000	\$ 10,410,000		\$ 20,820,000
2. Microelectronics Lab Renovation	\$ 1,500,000			\$ 1,500,000
3. <i>Maury Hall Renovation</i>	\$ 6,283,000			\$ 6,283,000
4. Reactor Building Renovation	\$ 3,500,000			\$ 3,500,000
5. Medical School Laboratory Upgrades		\$ 2,000,000		\$ 2,000,000
6. <i>Pavilion Renovation</i>		\$ 2,800,000		\$ 2,800,000
<b>Subtotal</b>	<b>\$21,693,000</b>	<b>\$ 15,210,000</b>		<b>\$ 36,903,000</b>
<b>New Construction Projects</b>				
1. Engineering Information Technology	\$12,500,000	\$ 12,500,000		\$ 25,000,000
2. <i>Science Building</i>	\$25,000,000	\$ 25,000,000		\$ 50,000,000
3. Drama Addition and Renovation	\$ 4,000,000			\$ 4,000,000
4. Grounds Walk Phase II		\$ 8,500,000		\$ 8,500,000
5. <i>MR-6 Courtyard: Vivarium/NMR/Core Labs</i>		\$ 7,986,000		\$ 7,986,000
<b>Subtotal</b>	<b>\$41,500,000</b>	<b>\$ 53,986,000</b>		<b>\$ 95,486,000</b>
<b>Infrastructure Projects</b>				
1. Boiler No. 1 Replacement	\$ 4,000,000			\$ 4,000,000
2. Steam Tunnel Repairs (Emmet Street)	\$ 1,000,000	\$ 2,600,000		\$ 3,600,000
3. North Grounds Chiller Plant	\$ 2,800,000			\$ 2,800,000
4. Fire & Life Safety	\$ 500,000			\$ 500,000
5. Accessibility	\$ 500,000			\$ 500,000
<b>Subtotal</b>	<b>\$ 8,800,000</b>	<b>\$ 2,600,000</b>		<b>\$ 11,400,000</b>
<b>Planning Authorizations</b>				
1. BACT Boiler Controls	\$ 1,200,000			\$ 1,200,000
2. New Residence Hall & Dining Facility		\$ 1,100,000		\$ 1,100,000
<b>Subtotal</b>	<b>\$ 1,200,000</b>	<b>\$ 1,100,000</b>		<b>\$ 2,300,000</b>
<b>Blanket Authorizations</b>				
1. Academic/Research		\$ 14,000,000		\$ 14,000,000
2. Auxiliary		\$ 3,000,000		\$ 3,000,000
<b>Subtotal</b>		<b>\$ 17,000,000</b>		<b>\$ 17,000,000</b>
<b>Maintenance Reserve</b>	<b>\$16,800,000</b>			<b>\$ 16,800,000</b>
<b>TOTAL ACADEMIC PROGRAM</b>	<b>\$89,993,000</b>	<b>\$ 89,896,000</b>		<b>\$179,889,000</b>

Projects not included in the 2000-2006 Six-Year Plan or previously approved by the Board as capital budget amendments for the 1999 or 2000 General Assembly Sessions are shown in italics.

**Medical Center  
2002-2004 Biennium Plan**

PROJECTS	GENERAL FUNDS	NON-GENERAL FUNDS	BOND FUNDS	TOTAL
Renovation Projects				
1. <i>Old Medical School Renovations</i>		\$ 5,729,000		\$ 5,729,000
Subtotal		\$ 5,729,000		\$ 5,729,000
New Construction Projects				
1. University Hospital Expansion		\$ 6,000,000	\$48,000,000	\$ 54,000,000
Subtotal		\$ 6,000,000	\$48,000,000	\$ 54,000,000
Planning Authorizations				
1. <i>Stacey Hall Replacement</i>		\$ 2,000,000		\$ 2,000,000
Subtotal		\$ 2,000,000		\$ 2,000,000
Acquisitions				
1. <i>Finance / Computing Facility</i>		\$ 7,500,000		\$ 7,500,000
2. <i>Health System Properties</i>		\$ 1,250,000		\$ 1,250,000
Subtotal		\$ 8,750,000		\$ 8,750,000
Blanket Authorizations				
1. <i>Planning, Renovations, Utilities, &amp; Acquisitions</i>		\$ 8,000,000		\$ 8,000,000
Subtotal		\$ 8,000,000		\$ 8,000,000
TOTAL MEDICAL CENTER PROGRAM		\$ 30,479,000	\$48,000,000	\$ 78,479,000

Projects not included in the 2000-2006 Six-Year Plan or previously approved by the Board as capital budget amendments for the 1999 or 2000 General Assembly Sessions are shown in italics.

**Medical Center  
2004-2006 Biennium Plan**

PROJECTS	GENERAL FUNDS	NON-GENERAL FUNDS	TOTAL
Renovation Projects			
Subtotal			
New Construction Projects			
1. <i>Stacey Hall Replacement</i>		\$ 20,000,000	\$ 20,000,000
Subtotal		\$ 20,000,000	\$ 20,000,000
Planning Authorizations			
Subtotal			
Blanket Authorizations			
1. <i>Planning, Renovations, Utilities, &amp; Acquisitions</i>		\$ 8,000,000	\$ 8,000,000
Subtotal		\$ 8,000,000	\$ 8,000,000
TOTAL MEDICAL CENTER PROGRAM		\$ 28,000,000	\$ 28,000,000

Projects not included in the 2000-2006 Six-Year Plan or previously approved by the Board as capital budget amendments for the 1999 or 2000 General Assembly Sessions are shown in italics.

**Medical Center  
2006-2008 Biennium Plan**

PROJECTS	GENERAL FUNDS	NON-GENERAL FUNDS	TOTAL
Renovation Projects			
Subtotal			
New Construction Projects			
Subtotal			
Planning Authorizations			
Subtotal			
Blanket Authorizations			
1. Planning, Renovations, Utilities, & Acquisitions		\$ 8,000,000	\$ 8,000,000
Subtotal		\$ 8,000,000	\$ 8,000,000
TOTAL MEDICAL CENTER PROGRAM		\$ 8,000,000	\$ 8,000,000

Projects not included in the 2000-2006 Six-Year Plan or previously approved by the Board as capital budget amendments for the 1999 or 2000 General Assembly Sessions are shown in italics.

PROJECTS	GENERAL FUNDS	NON-GENERAL FUNDS	TOTAL
Renovation Projects			
1. Crockett Hall Renovation	\$ 4,325,000		\$ 4,325,000
Subtotal	\$ 4,325,000		\$ 4,325,000
New Construction Projects			
1. Drama Building Addition and Renovation	\$ 6,490,000		\$ 6,490,000
Subtotal	\$ 6,490,000		\$ 6,490,000
Infrastructure Projects			
1. Access Road & Stormwater Management	\$ 2,000,000		\$ 2,000,000
2. Accessibility Projects	\$ 541,000		\$ 541,000
Subtotal	\$ 2,541,000		\$ 2,541,000
Maintenance Reserve	\$ 1,200,000		\$ 1,200,000
<b>TOTAL COLLEGE AT WISE PROGRAM</b>	<b>\$ 14,556,000</b>		<b>\$ 14,556,000</b>

Projects not included in the 2000-2006 Six-Year Plan or previously approved by the Board as capital budget amendments for the 1999 or 2000 General Assembly Sessions are shown in italics.

**University of Virginia's College at Wise  
2004-2006 Biennium Plan**

PROJECTS	GENERAL FUNDS	NON-GENERAL FUNDS	BONDS	TOTAL
Renovation Projects				
1. Smiddy Hall Renovation	\$ 4,800,000			\$ 4,800,000
2. Science Building Renovation	\$ 4,000,000			\$ 4,000,000
Subtotal	\$ 8,800,000			\$ 8,800,000
New Construction Projects				
1. Physical Education & Convocation Center	\$ 6,490,000	\$14,990,000		\$ 21,480,000
Subtotal	\$ 6,490,000	\$14,990,000		\$ 21,480,000
Infrastructure Projects				
1. Water & Sewer Line Replacement & Metering	\$ 2,163,000			\$ 2,163,000
2. Install Building Electric Meters, Phase I	\$ 500,000			\$ 500,000
Subtotal	\$ 2,663,000			\$ 2,663,000
Maintenance Reserve	\$ 1,300,000			\$ 1,300,000
<b>TOTAL COLLEGE AT WISE PROGRAM</b>	<b>\$19,253,000</b>	<b>\$14,990,000</b>		<b>\$ 34,243,000</b>

Projects not included in the 2000-2006 Six-Year Plan or previously approved by the Board as capital budget amendments for the 1999 or 2000 General Assembly Sessions are shown in italics.

**University of Virginia's College at Wise  
2006-2008 Biennium Plan**

PROJECTS	GENERAL FUNDS	NON-GENERAL FUNDS	BOND FUNDS	TOTAL
<b>Renovation Projects</b>				
1. Renovate Indoor Pool	\$ 2,500,000			\$ 2,500,000
2. Greear Gym Renovation	\$ 2,163,000			\$ 2,163,000
Subtotal	\$ 4,663,000			\$ 4,663,000
<b>New Construction Projects</b>				
1. Wyllie Library Addition	\$ 5,584,000			\$ 5,584,000
2. Planetarium	\$ 2,500,000			\$ 2,500,000
3. Relocate Baseball Field		\$ 2,750,000		\$ 2,750,000
4. Football Field House, Press Box & Lighting		\$ 5,000,000		\$ 5,000,000
5. Student Residence For 120			\$ 7,000,000	\$ 7,000,000
Subtotal	\$ 8,084,000	\$ 7,750,000	\$ 7,000,000	\$22,834,000
<b>Infrastructure Projects</b>				
1. <i>Install Building Electric Meters, Phase II</i>	\$ 500,000			\$ 500,000
Subtotal	\$ 500,000			\$ 500,000
<b>Planning Projects</b>				
1. <i>New Classroom Building</i>	\$ 750,000			\$ 750,000
Subtotal	\$ 750,000			\$ 750,000
Maintenance Reserve	\$ 1,400,000			\$ 1,400,000
<b>TOTAL COLLEGE AT WISE PROGRAM</b>	<b>\$15,397,000</b>	<b>\$ 7,750,000</b>	<b>\$ 7,000,000</b>	<b>\$30,147,000</b>

Projects not included in the 2000-2006 Six-Year Plan or previously approved by the Board as capital budget amendments for the 1999 or 2000 General Assembly Sessions are shown in italics.

## APPENDIX A

### Academic Division 2002-2004 Project Descriptions



This project will renovate the remaining teaching laboratories into state-of-the-art facilities. This renovation will complete the replacement of the old and deficient mechanical, electrical and plumbing systems, including adequate restroom facilities that support the teaching and research activities. New air handling equipment will replace the existing stand-alone fan coil units. The first floor teaching labs are the heart of the biology teaching center for a significant number of undergraduate students, and have not been renovated since being built over 35 years ago. The existing labs are inadequate for the teaching technology and methodology of today's sciences. If this project is deferred, the biology program will continue to be adversely impacted by out-of-date facilities, and will not be able to attract the best students, faculty, and researchers.

5. Alderman Road Residence Halls	\$16,000,000
Refurbishing	\$16,000,000 NGF

This project will replace major building systems, including water, heating, and plumbing, in eleven residence halls. These thirty-year-old residence halls have never had any major improvements. The interior finishes will be refurbished, and all new restroom facilities will be provided. The plan is to refurbish one or two buildings each year during the summer break. If this project is deferred, the operation and maintenance will be higher and student satisfaction with the residence accommodations will be lower.

6. Vivarium Upgrades	\$2,000,000
	\$2,000,000 NGF

This project will allow the continued upgrading of the existing vivaria in the School of Medicine. These animal care facilities are becoming more essential to the steadily increasing grant funded research undertaken by the School of Medicine. Many of the existing vivaria facilities are located in buildings where the heating, ventilating, and air conditioning infrastructure is at the end of its useful life. The mechanical systems are no longer adequate to provide the necessary cooling and number of fresh air changes that these animals require, or to make more efficient use of the space available by increasing the density of the cages used to house the animals. If this project is deferred, it will become more difficult for the University to obtain accreditation from agencies such as the Association of Assessment and Accreditation of Laboratory Care International (AAALAC). Accreditation from the AAALAC is essential in meeting National Institutes of Health (NIH) standards, upon which millions of dollars in grant money is contingent.

7. School of Medicine Laboratories	\$2,000,000
	\$2,000,000 NGF

This project will allow the continued renovation of a major group of research laboratories to accommodate the needs of new faculty or revised research programs in Suhling, Cobb Hall, the Old Medical School, Jordan Hall or Medical Research Building No. 4. Many of these laboratories and support spaces have exceeded their useful life and are no longer capable of meeting the current requirements of students, faculty, researchers, and investigators. Over the last ten years, there has also been an increased demand for state-of-the-art laboratory space due to new grants and an increase in research staff. The project supports this demand by upgrading a significant amount of existing laboratories and research space in a cost-effective manner. It provides an opportunity to deal more effectively with building infrastructure, code, and design issues while increasing the efficiency of this space. If this project is deferred, it will be necessary to continue an interim strategy of funding a series of smaller renovations in disparate locations as the space becomes available. This approach makes it more difficult to meet the requirements of grant funding agencies, and does not provide major opportunities for reducing the maintenance and operating costs that are realized in larger renovations.

8. Hotel C Renovation	\$1,400,000
	\$1,400,000 NGF

This project will provide complete renovation and restoration of this original 1820s building by Thomas Jefferson. The work is required to keep the facility usable for meetings. Work will include complete replacement of all service systems (electrical, plumbing, HVAC) and provision of fire detection and suppression systems compatible with new systems being installed elsewhere in the Academical Village. Rebuilding of the ground floor for continued use as bathroom facilities for West Lawn student residents is an integral part of this renovation. Also, the present temporary ADA adaptation must be rebuilt in a permanent manner. If this project is deferred, the facility will continue to deteriorate and will not be available for the intense demand now experienced.

#### New Construction Projects

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1. Medical Research Building (MR-6)	\$46,000,000
	\$25,000,000 GF
	\$21,000,000 NGF

This project will provide for the construction of a 183,000 gross square feet research facility in the University of Virginia Health Sciences Center. It includes 30,000 gross square feet of shell space under the courtyard adjacent to MR-6. The facility is expected to house School of Medicine's research programs in the areas of Cancer, Infectious Diseases, Allergy and Immunology, as well as vivarium space. Presently, the demand for modern research space is satisfied by facilities not originally intended for

research. These out-dated research areas are already overcrowded as faculty members are being forced to share available offices and laboratories. If this project is deferred, the School of Medicine will not be able to meet the space requirements for additional grant funded research, will not be able to capitalize on the expected increase in NIH research funding over the next five years, and will have to turn down new grant opportunities.

2. Materials Science Engineering	\$7,000,000
and Nanotechnology Building	\$7,000,000 GF

This project will provide a 50,000 gross square feet addition joining the Materials Science and Chemical Engineering buildings. Without this project the School of Engineering will have insufficient and inadequate facilities for the National Science Foundation grant to establish the Center for Nanoscopic Materials Design under the MRSEC program. The Center's research will focus on semiconductor materials. This project received an \$11 million NGF authorization in the 1999 Legislative Session under the title of Engineering Research Center. The University wishes to increase the total authorization to \$14 million, and requests \$7 million of that as general funds. If this project is deferred, the Commonwealth will miss an opportunity to strengthen its position as a high tech leader and to improve teaching and research. In addition, it will make it more difficult to attract additional research funds in this growing field.

3. Digital Academical Village	\$45,000,000
	\$25,000,000 GF
	\$20,000,000 NGF

This project will provide 150,000 gross square feet facility for a state-of-the-art digital center for instruction, study, and research using computer technology. This technology is profoundly changing instruction, learning, research, and dissemination of knowledge in all fields within the humanities and social sciences. No existing Arts and Sciences facilities are adequately designed and configured for this technology, which supports the growing interdisciplinary research and teaching of the humanities and social sciences. If this project is deferred, the Arts and Sciences will continue to be hampered and constricted in fulfilling their mission with state of the art methodologies.

4. McLeod Hall Addition	\$13,500,000
	\$ 6,750,000 GF
	\$ 6,750,000 NGF

This project will provide authority to construct a 42,000 gross square foot addition to McLeod Hall with 44,228 gross square feet of restructured parking. This facility will provide the





retire the East End Substation because only used replacement parts are available for it. Its load will be shifted to the Cavalier Substation. Without this substation expansion, the University electrical system will be unable to meet critical University and Health System electrical loads.

2. Engineering / Science Chiller Plant	\$7,200,000
	\$4,800,000 GF
	\$2,400,000 NGF

This project adds 2000 tons capacity and replaces existing chillers and existing cooling towers with new units and provides added units to support planned construction in the area served by the McCormick Road CW Loop. The new units are needed to replace 20-year-old chillers that are unreliable and to meet demand. Failure of existing units during peak load will cause loss of research; failure to provide new units will prevent cooling new facilities. A total of 4800 tons is required.

3. Storm Water Management Project	\$2,400,000
	\$1,400,000 GF
	\$1,000,000 NGF

This project will provide storm water management structures to comply with Virginia Storm Water Management Regulations for existing and planned facilities north and west of McCormick Road including the Arts Precinct. Virginia Storm Water Management Regulations (4VAC3-20) require that storm water best management practices (BMPs) be implemented for new construction projects to prevent adverse water quality impacts. Regional BMPs are generally more effective and less expensive. This project will permit the University to implement storm water management in the most functional and cost effective manner while maintaining sensitivity to aesthetic issues. This project must be accomplished in parallel with the development of the Arts Precinct facilities to avoid more costly and less effective on-site storm water management solutions for the Studio Art Building and other planned projects.

4. Campbell Hall Chillers	\$2,300,000
	\$1,600,000 GF
	\$ 700,000 NGF

This project will install two 500-ton chillers in the Studio Art Building, which replaces the existing Campbell Hall 400-ton chiller and provides additional capacity, creating an Arts Precinct chilled water loop. New cooling towers, a condenser, chilled water piping, distribution pumps, electrical equipment, and controls will also be installed. A \$125,000 general fund authorization for planning was approved by the 1999 legislative session. Unless this plant is upgraded in parallel with design and construction of the Studio Art Building, there will be no chilled water for cooling Arts Precinct facilities, including the Studio Art Building.

5. Fire & Life Safety \$500,000  
\$500,000 GF

The University has prioritized the fire and life safety needs. The intent is to apply available fire and life safety funds to the most pressing need. This project proposes to add a fire suppression system to the Engineering School (Thornton Hall) in the first of three phases. The necessary building automation controls and alarms will be included. The University's Safety and Security Committee, Environmental Health and Safety, and Facilities Management all agree that this is the highest risk unsprinklered building. If this project is deferred, Thornton Hall will continue to be a high-risk building from a fire and life safety perspective. This project will also support emergency sprinkler requirements.

6. Lawn Accessibility \$500,000  
\$500,000 GF

The University has prioritized the accessibility needs on grounds. The intent is to apply available accessibility funds to the highest priority project at any given time. The Maury Hall auditorium is a 300-seat facility that is inaccessible and limited to an occupancy of 75 due to life safety issues. This project will provide an accessible entrance and a second means of egress from the auditorium to satisfy a life safety requirement. This will allow full use of the 300-seat capacity of the auditorium. If this project is deferred the University will be denied use of a major classroom facility.

#### Planning Authorizations

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1. New Cabell Hall Renovation \$1,500,000  
\$1,500,000 GF

This project will initiate planning for a phased renovation of this facility. The project will include upgrading all of the infrastructure systems including HVAC (heating, ventilation, and air conditioning), electrical and data communications. Restroom facilities and accessibility will also be improved. If this project is deferred, the main occupant of New Cabell Hall, Arts and Sciences, will have to continue to operate in substandard and inadequate space; and the University's largest classroom building will continue to not meet current code requirements.

2. Music Building \$1,500,000  
\$ 750,000 GF  
\$ 750,000 NGF

This project will provide further refinement of the preliminary program, building size and cost estimate developed in the William Rawn Precinct Study. With the Performing Arts Center being

developed as a separate facility, the program must be re-evaluated. Planning and design for the music building may then proceed. If this project is deferred, the Music Department's inadequate and insufficient space will continue and the academic program will be unable to meet the demand for Music studies.

#### Blanket Authorizations

- |                                       |                  |
|---------------------------------------|------------------|
| 1. Academic / Research, Planning,     | \$14,000,000     |
| Renovations, Utilities & Acquisitions | \$14,000,000 NGF |

This project will provide blanket authority to plan, renovate, perform utility work or acquire properties for the Academic Division. Many of the renovations in the Academic Division require the use of this authority to meet unanticipated changes in technology. If this project is deferred, the ability of the Academic Division to execute projects of this nature may be curtailed.

- |                                     |                 |
|-------------------------------------|-----------------|
| 2. Auxiliary Planning, Renovations, | \$3,000,000     |
| Utilities & Acquisitions            | \$3,000,000 NGF |

This project will provide blanket authority to plan, renovate, perform utility work, or acquire properties for the auxiliary enterprises. Many of the renovations require the use of this authority to meet unanticipated changes in technology. If this project is deferred, the ability of the auxiliary enterprises to execute projects of this nature may be curtailed.

#### Maintenance Reserve

- |                        |                 |
|------------------------|-----------------|
| 1. Maintenance Reserve | \$16,000,000    |
|                        | \$16,000,000 GF |

This project is for the repair and replacement of plant, property, and equipment to maintain or extend the useful life of these facilities. To the extent this request is not funded, the University's facilities will continue to deteriorate due to inadequate maintenance funding to maintain equilibrium.

### 2004-2006 Project Descriptions

#### Renovation Projects

- |  |                |
|--|----------------|
| 1. New Cabell Hall Renovation, Phase I | \$8,500,000    |
|  | \$8,500,000 GF |

This project replaces and improves the HVAC infrastructure of New Cabell Hall including the major improvement of adding air conditioning. To accomplish this infrastructure project new utility chases will be constructed outside of the existing building

envelope. The project will address accessibility, upgrade and improve all restroom facilities, abate hazardous material, and provide state of the art communication. The first phase will put the entire infrastructure in place and will initiate the building renovation. If this project is not funded, a major classroom and office facility will not be able to be efficiently used.

2. Jordan Hall HVAC	\$14,000,000
	\$ 7,000,000 GF
	\$ 7,000,000 NGF

This project will provide replacement of thirteen-air handler units located in three areas of the building. Three hundred roof top exhaust fans will also be replaced, and a new building automation system infrastructure will be installed. This project is needed in order to replace an HVAC infrastructure in Jordan Hall which has exceeded its useful life, does not meet current research standards, provides no redundancy, has limited emergency power capability to support the HVAC in the vivarium only, has become difficult to operate and maintain because of the limited availability of replacement parts and the constant maintenance required to keep many of the components operating, contains internally lined ductwork which has deteriorated to the point where it becomes locked inhibiting air flow and is the source of potential contaminants, and is extremely inefficient in its use of energy. If the necessary capital renewal funding for this project is not provided in a timely manner, current ongoing research could be compromised or destroyed all together, new grant funded research opportunities could be lost, potential life safety issues would not have been addressed, and significant opportunities to reduce maintenance and operating costs including energy savings would have been forfeited.

3. Alderman Library Renovation	\$6,000,000
	\$6,000,000 GF

This project will initiate renovation planning for the modernization of Alderman Library. The project will include fire and life safety improvements, improved accessibility, and renovation of the area vacated when Special Collections moves into the new facilities. If this project is not funded, a significant area of the Library will be underutilized.

4. Rouss Hall Renovation	\$7,800,000
	\$7,800,000 GF

This project will add to and renovate the 24,286 gross square feet of Rouss Hall for the Economics Department. The renovation will include correction of serious fire and life safety deficiencies, address accessibility, repair the roof, and replace all HVAC and electrical systems. Rouss Hall is an historic building and the renovation and addition must be done in accordance with the



This project will reconfigure and upgrade the Pavilion XI dining facility at Newcomb Hall. Located near the University Bookstore and visitor parking, Pavilion XI is the primary public restaurant on the Grounds, serving business visitors, families, and admission candidates, as well as students. It was last renovated in the early 1990s; it is poorly configured to serve this larger customer base, resulting in long lines and crowded dining areas. The project will provide new equipment and configuration to speed service and increase dining capacity and quality. If this project is deferred, the student's dining experiences take more time and will be less satisfactory.

## New Construction Projects

1. Music Building	\$23,500,000
	\$11,750,000 GF
	\$11,750,000 NGF

This project will provide 60,000 gross square feet of classroom, practice and office space for the music department. A study of the Arts Precinct recommended a location and program for this facility. The program will be refined, design documents prepared, and construction performed. If this project is deferred, the music program and student interest will be underserved. The music department will continue to use scattered locations for classes and office space.

2. Ivy Stacks	\$8,000,000
	\$8,000,000 GF

This project will provide a 15,000 gross square feet addition as the second and third of four modules at the Ivy Stacks library storage facility and will accommodate books and art. The existing facility is near its capacity, and can no longer offer relief to the expanding library system. Provision was made in the existing facility to share the head house for HVAC equipment and workroom space. A second order picker will be required with the new addition. If the project is deferred, the Library system will be unable to free up space for new acquisitions by relocating less circulated materials to the storage facility. This will put great stress on the already taxed Library system.

3. Monroe Hall Addition, Phase II	\$10,000,000
	\$ 5,000,000 GF
	\$ 5,000,000 NGF

This three-phase project will provide 40,000 gross square feet, which would include two floors and the basement of the Academic Building with construction of phase I beginning in January 2002. Planning for two additional phases of development estimated to cost \$20 million was also included in Phase I. This phase will renovate spaces in the existing building after occupants move into the addition created by phase I. The McIntire School of Commerce cannot meet the current undergraduate demand for commerce degrees due to a severe shortage of adequate technical classrooms and support facilities. This renovation will allow the School to meet the growing demand in their Graduate Executive Education programs in Accounting, Commerce Information Technology, and Banking, which in turn enhance the undergraduate programs. If this project is deferred, these vital and growing programs will stagnate and be unable to adapt to the state of the art technology so important in today's world of commerce.





phases. The building automation controls and alarms will be included. The University's Safety and Security Committee, Environmental Health and Safety, and Facilities Management all agree that this is the highest risk un-sprinkled building. If this project is deferred, Thornton Hall will continue to be a high-risk building from a fire and life safety perspective. This project will also support emergency sprinkler requirements.

5. Accessibility	\$500,000
	\$500,000 GF

This project will provide accessible entrances to the Lawn between Pavilion III and V, and V and VII; will complete the accessible path from Pavilion IX to the South Lawn; and will provide an accessible entrance to the Chapel. These projects are the next highest priority on the University's published accessibility plan, and are facilities, which are used by students, staff, faculty, and the general public. Other accessibility issues will be resolved if funds allow. If this project is deferred, very busy pedestrian avenues will remain inaccessible.

#### Planning Authorizations

1. Science Building	\$3,000,000
	\$1,500,000 GF
	\$1,500,000 NGF

This project will provide planning for state of the art undergraduate multi-disciplinary science labs. This project will create labs, which can be used by multiple disciplines and will meet safety and accessibility requirements. If this project is deferred, the undergraduate science programs will suffer due to the current outdated and inappropriate laboratory spaces.

#### Blanket Authorizations

1. Academic / Research Planning,	\$14,000,000
Renovation, Utilities & Acquisitions	\$14,000,000 NGF

This project will provide additional blanket authority to plan, renovate, perform utility work or acquire properties for the Academic Division not originally envisioned as part of the current six-year plan. Many of the renovations in the Academic Division require the use of this authority to meet unanticipated changes in technology. Based on this current projected volume of these projects, it is anticipated that additional authority will be required during this biennium. If this project is deferred, the ability of the Academic Division to execute projects of this nature may be curtailed.

2. Auxiliary Planning, Renovations,	\$3,000,000
Utilities, & Acquisitions	\$3,000,000 NGF

This project will provide blanket authority to plan, renovate, perform utility work or acquire properties for the auxiliary enterprises. Many of the renovations require the use of this authority to meet unanticipated changes. If this project is deferred, the ability of the auxiliary enterprises to execute projects of this nature may be curtailed.

Maintenance Reserve

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1. Maintenance Reserve	\$16,000,000
	\$16,000,000 GF

This project is for the repair and replacement of plant, property, and equipment to maintain or extend the useful life of these facilities. To the extent this request is not funded, the University's facilities will continue to deteriorate due to inadequate maintenance funding to maintain equilibrium.

## 2006-2008 Project Descriptions

### Renovation Projects

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1. Cobb Hall Renovation	\$20,820,000
	\$10,410,000 GF
	\$10,410,000 NGF

The University requests \$10,410,000 in general fund authorization and \$10,410,000 in non-general fund authorization for renovation of 62,000 gross square feet of existing laboratory space to provide state of the art research space for the School of Medicine. The building infrastructure has exceeded its useful life and the current spaces no longer meet the requirements of students, faculty, researchers and investigators. Over the last ten years, there has also been an increased demand for state of the art laboratory space due to new grants and an increase in staff. These renovations support this demand by upgrading existing laboratory and support space, and using it more efficiently. If this project is deferred, existing inefficiencies in the use of the space, infrastructure problems and code deficiencies will not be addressed, and the opportunity to save operating and maintenance costs will not be realized.

2. Microelectronics Laboratory Renovation	\$1,500,000
	\$1,500,000 GF

This project will update and enlarge the School of Engineering Microelectronics Laboratory located in the D Wing of Thornton Hall, to facilitate research activity. The existing space will not accommodate changes in equipment necessary for the lab to meet its research mission. This project will provide a more efficient use of the existing space, update elements of the lab's infrastructure, which are at the end of their life cycle, and provide some additional research space through renovation. If this project is deferred, the opportunity for participation in the highly competitive microchip industry will be adversely impacted.

3. Maury Hall Renovation	\$6,283,000
	\$6,283,000 GF

This project will renovate Maury Hall, a primary classroom building housing six classrooms and one auditorium. The existing facility is in poor condition according to APPA's (Association of Physical Plant Administrators) rating systems, requires significant hazardous material abatement, and does not conform fully to ADA requirements. This project will allow the University to take advantage of technology improvements and enhance an important and vital classroom facility. If this project is deferred, the efficient use of the classroom and auditorium will be adversely affected due to fire and life safety issues. The cost of operation and maintenance will also remain higher than average.







2. Steam Tunnel Repair (Emmet Street)	\$3,600,000
	\$1,000,000 GF
	\$2,600,000 NGF

This project will repair or replace the "Emmet Street" section (approximately 1,160 linear feet) of steam tunnel at the University of Virginia. The tunnel has been recently inspected. The inspection revealed the tunnel is inadequate to support imposed loads. These loads include traffic on public roadway and fire fighting vehicles on University grounds. As an interim measure, bollards have now been placed over the tunnel to prevent access by vehicles. The project will also include the relocation of other utilities such as water, storm and sanitary, electric, chilled water to allow for the repair and replacement work. This tunnel carries required steam service to many critical academic, administrative, and research facilities. Loss of steam supply would negatively impact the heating and domestic hot water services to these facilities. Failure to repair or replace these sections of steam tunnel could result in injury to the public, loss by fire, and/or loss of required utility service to critical University facilities.

3. North Grounds Chiller Plant	\$2,800,000
	\$2,800,000 GF

This project will replace two 800-ton chillers and an existing 800-ton cooling tower with two new 1200-ton chiller units and a 1200-ton cooling tower. This project is needed to replace 26-year-old chillers that are unreliable, eliminate the use of chlorofluocarbons, and to meet demand. Failure of these units will cause the Law and JAG schools to be without cooling.

4. Fire & Life Safety	\$500,000
	\$500,000 GF

This project will add a fire suppression system to the Engineering School (Thornton Hall) in the third of three phases. The necessary building automation controls and alarms will be included. The University's Safety and Security Committee, Environmental Health and Safety, and Facilities Management all agree that this is the highest risk unsprinklered building. If this project is deferred, Thornton Hall will continue to be a high-risk building from a fire and life safety perspective.

5. Accessibility	\$500,000
	\$500,000 GF

The University has prioritized the accessibility needs on grounds. The intent is to apply available accessibility funds to the highest priority project at any given time. This project will provide new

accessible entrances to Health Sciences Library and Memorial Gymnasium. The present accessible entrances are temporary or very inconvenient to normal pedestrian routes and handicap parking. These projects are the next highest priority on the University's published accessibility plan, and are facilities frequently used by students, staff, faculty, and the general public. Other accessibility issues will be resolved as funds allow. If this project is deferred, very busy pedestrian routes will remain to the handicapped inaccessible.

#### Planning Authorizations

- |                         |                |
|-------------------------|----------------|
| 1. BACT Boiler Controls | \$1,200,000    |
|                         | \$1,200,000 GF |

This project will plan for the installation of air pollution (BACT) boiler controls at the Main Heating Plant and/or convert the plant to burn gas, a cleaner fuel. The fuel allowance for the plant has been exceeded several times over the last 8 years, which is a violation of the air permit. This leads to DEQ citations, fines, and adverse publicity. The air permit needs to be modified to increase the amount and type of fuel that can be burned or we will be unable to meet the medical and research heating demand. As part of the air permit modification, pollution control equipment will need to be installed that will support the increase in the types and quantities of fuel. The Department of Environmental Quality is currently evaluating our requests regarding permitting issues and requirements. Their response will determine the extent, expense, and timing of this requirement.

- |   |                 |
|---|-----------------|
| 2. New Residence Hall & Dining Facility | \$1,100,000     |
|   | \$1,100,000 NGF |

This request is for planning of upper-class student housing which meets the needs evidenced by student applications. Current housing is being pressured by the growth in first-year student acceptances, which has in turn diminished available University housing for upper-class students. A student residence and dining facility will include support space for residence advisors, reading rooms, computer rooms, and group space for faculty participation. Storm water management will be required.

#### Blanket Authorizations

- |                                      |                  |
|--------------------------------------|------------------|
| 1. Academic / Research Planning,     | \$14,000,000     |
| Renovation, Utilities & Acquisitions | \$14,000,000 NGF |

This project will provide additional blanket authority to plan, renovate, perform utility work or acquire properties for the Academic Division not originally envisioned as part of the current six-year plan. Many of the renovations in the Academic Division require the use of this authority to meet unanticipated changes in

technology. Based on this current projected volume of these projects, it is anticipated that additional authority will be required during this biennium. If this project is deferred, the ability of the Academic Division to execute projects of this nature may be curtailed.

2. Auxiliary Planning, Renovations,	\$3,000,000
Utilities, & Acquisitions	\$3,000,000 NGF

This project will provide blanket authority to plan, renovate, perform utility work or acquire properties for the auxiliary enterprises. Many of the renovations require the use of this authority to meet unanticipated changes. If this project is deferred, the ability of the auxiliary enterprises to execute projects of this nature may be curtailed.

#### Maintenance Reserve

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1. Maintenance Reserve	\$16,800,000
	\$16,800,000 GF

This project is for the repair and replacement of plant, property, and equipment to maintain or extend the useful life of these facilities. To the extent this request is not funded, the University's facilities will continue to deteriorate due to inadequate maintenance funding to maintain equilibrium.

APPENDIX B

Medical Center  
2002-2004 Project Descriptions

Renovation Projects

- |                                   |                 |
|-----------------------------------|-----------------|
| 1. Old Medical School Renovations | \$5,729,000     |
|                                   | \$5,729,000 NGF |

This project will provide for the renovation of 16,000 gross square feet of laboratory and office space on the fourth floor of the Old Medical School. This space is being vacated by the Pathology Department when it moves into the Biomedical Engineering and Medical Sciences Building (MR-5), which is currently under construction. This move will create an opportunity to renovate a relatively large area for clinical and administrative functions in a more cost-effective manner. If the project is deferred, existing inefficiencies in the use of space, building infrastructure problems and code deficiencies will not be addressed, and the opportunity to realize savings in maintenance and operating costs will be forfeited.

New Construction Projects

- |                                  |                   |
|----------------------------------|-------------------|
| 1. University Hospital Expansion | \$54,000,000      |
|                                  | \$ 6,000,000 NGF  |
|                                  | \$48,000,000 BOND |

This project will provide construction authority for a bustle addition and renovation to University Hospital, expansion and renovation of adjacent clinical facilities, and pedestrian bridge connections to surrounding buildings. The Heart Center, the Interventional Radiology Procedure Suites, the Surgical Operating Suites, and the Clinical Laboratories will be reconfigured and/or expanded as a result of this work. These changes will allow the University to respond to current market forces, provide for more efficient utilization of space within University Hospital, and enable the Medical Center to meet current and future standards of patient care delivery. If this project is deferred, the Medical Center will continue to experience costs associated with operational inefficiencies, a loss of existing and future market share to competitors, and more difficulty in recruiting and retaining highly sought after clinical faculty and staff.

Planning Authorizations

- |                            |                 |
|----------------------------|-----------------|
| 1. Stacey Hall Replacement | \$2,000,000     |
|                            | \$2,000,000 NGF |

This project will provide for the design of a new clinical, administrative, and parking facility on the Stacey Hall site. The existing one story structure covers approximately half the site and is in need of major capital renewal. The size and location of this property in close proximity to the Health Sciences Center creates an excellent opportunity to expand the clinical and administrative functions of the Health System in a four-story structure compatible with the surrounding buildings. If this project is deferred, the Medical Center will forego an opportunity to capitalize on the under utilization of this existing resource by expanding its clinical and administrative functions.

#### Acquisitions

- |                               |                 |
|-------------------------------|-----------------|
| 1. Medical Center Finance and | \$7,500,000     |
| Computing Facility            | \$7,500,000 NGF |

This project will provide authority to acquire space for the Medical Center Finance and Computing Departments, presently housed in Stacey Hall. If they could be relocated, outside the immediate vicinity of the University, the current space could be more fully utilized for clinical, administrative, and parking facilities as part of a larger development of the site. If this project is deferred, the development of that site will become more problematic, and an opportunity to use this site may be delayed.

- |                             |                 |
|-----------------------------|-----------------|
| 2. Health System Properties | \$1,250,000     |
|                             | \$1,250,000 NGF |

This project provides the authority to acquire additional properties in the vicinity of the Health Sciences Center to support the development of research, clinical, and administrative functions. It is needed to enable the University to acquire strategic pieces of property when they come on the market. If this project is deferred, this opportunity will not be available for larger acquisitions unless emergency authorization procedures are invoked.

#### Blanket Authorizations

- |  |                 |
|--|-----------------|
| 1. Medical Center Planning, Renovations, | \$8,000,000     |
| Utilities & Acquisitions                 | \$8,000,000 NGF |

This project will provide blanket authority to plan, renovate, perform utility work or acquire properties for the Medical Center not originally envisioned as part of the current six-year plan. Many of the clinical renovations in the Medical Center require the use of this authority to meet unanticipated changes in technology and health care practice. If this project is deferred, the ability

of the Medical center to execute projects of this nature may be curtailed.

#### 2004-2006 Project Descriptions

##### New Construction Projects

- |                            |                  |
|----------------------------|------------------|
| 1. Stacey Hall Replacement | \$20,000,000     |
|                            | \$20,000,000 NGF |

This project will provide for the design of a new clinical, administrative, and parking facility on the Stacey Hall site. The existing one story structure covers approximately half the site and is in need of major capital renewal. The size and location of this property in close proximity to the Health Sciences Center creates an excellent opportunity to expand the clinical and administrative functions of the Health System in a four-story structure compatible with the surrounding buildings. If this project is deferred, the Medical Center will forego an opportunity to capitalize on the under utilization of this existing resource by expanding its clinical and administrative functions.

##### Blanket Authorizations

- |  |                 |
|--|-----------------|
| 1. Medical Center Planning, Renovations, | \$8,000,000     |
| Utilities & Acquisitions                 | \$8,000,000 NGF |

This project will provide blanket authority to plan, renovate, perform utility work or acquire properties for the Medical Center not originally envisioned as part of the current six-year plan. Many of the clinical renovations in the Medical Center require the use of this authority to meet unanticipated changes in technology and health care practice. If this project is deferred, the ability of the Medical center to execute projects of this nature may be curtailed.

#### 2006-2008 Project Descriptions

##### Blanket Authorizations

- |  |                 |
|--|-----------------|
| 1. Medical Center Planning, Renovations, | \$8,000,000     |
| Utilities & Acquisitions                 | \$8,000,000 NGF |

This project will provide blanket authority to plan, renovate, perform utility work or acquire properties for the Medical Center not originally envisioned as part of the current six-year plan. Many of the clinical renovations in the Medical Center require the use of this authority to meet unanticipated changes in technology and health care practice. If this project is deferred, the ability of the Medical center to execute projects of this nature may be curtailed.

## APPENDIX C

### University of Virginia's College at Wise 2002-2004 Project Descriptions

#### Renovation Projects

- |                             |                |
|-----------------------------|----------------|
| 1. Crockett Hall Renovation | \$4,325,000    |
|                             | \$4,325,000 GF |

This project will renovate Crockett Hall, which is the College's signature building. It is one of the two Poor Farm buildings that were given to the College when it was established. Built in the 1920's, Crockett was last renovated in 1960. The renovation will restore the structure to its original use as an academic building. The College has received state planning funds for renovation design. The building has been closed since it is in very poor condition and does not meet ADA requirements.

#### New Construction Projects

- |   |                |
|---|----------------|
| 1. Drama Building Addition and Renovation | \$6,490,000    |
|   | \$6,490,000 GF |

This project will provide a 19,000 gross square foot addition and will renovate the Drama Building, which was constructed in 1974 and has never been renovated. The project will address deficiencies in the auditorium spaces; poor seating arrangement; inadequate lobby space; and inadequate wing and fly spaces in the backstage area. The addition will provide spaces for music and dance instruction, practice, and performance. The project is needed to support the College's degree programming in Performing and Visual Arts.

#### Infrastructure Projects

- |   |                |
|---|----------------|
| 1. Access Road and Storm Water Management | \$2,000,000    |
|   | \$2,000,000 GF |

This project provides for construction of a storm drainage facility and major site improvements. The storm water project is required to meet the needs of current and proposed construction projects. The site work projects will 1) establish major pedestrian paths that will organize the lower precinct of the campus, and 2) redistribute parking and access traffic away from the major pedestrian paths on the lower precinct, which will reduce on-campus congestion and create a safe pedestrian environment. If this project is deferred, most of the College vehicular traffic will have to continue to traverse the campus to reach the upper, and remote, parking. Students, faculty, and staff will not have safe, reasonably located parking.

- |                  |           |
|------------------|-----------|
| 2. Accessibility | \$541,000 |
|------------------|-----------|

\$541,000 GF

The College has been working to bring walkways and buildings on the campus into ADA compliance. This project will allow this work to continue. The terrain of the campus and multi-level entrances makes this a critical issue. The project also includes providing accessible entrances (ramps and electric door operators) to several buildings. Without this project, portions of the campus will remain limited in meeting the needs of physically challenged students, faculty, and staff.

#### Maintenance Reserve

1. Maintenance Reserve	\$1,200,000
	\$1,200,000 GF

This project is for the repair and replacement of plant, property and equipment to maintain or extend the useful life of these facilities. To the extent this request is not funded, the College's facilities will continue to deteriorate due to inadequate maintenance funding to maintain equilibrium.

#### 2004-2006 Project Descriptions

#### Renovation Projects

1. Smiddy Hall Renovations	\$4,800,000
	\$4,800,000 GF

This project will renovate the 21,534 gross square feet building. Smiddy Hall was constructed in 1974 as a classroom and faculty office building. Other than a roof replacement in 2000, this building has not been renovated or significantly upgraded since its construction. This project will update the systems throughout the facility and provide for ADA access to the second floor of the building. If this project is deferred, the College will face increasing maintenance costs and more and more difficulty in finding replacement parts for the very old HVAC system.

2. Science Building Renovation	\$4,000,000
	\$4,000,000 GF

This project will renovate the existing 25,438 gross square feet science building for class laboratories, faculty research laboratories, and ancillary support spaces. The Science Building was constructed in 1963 to meet the needs of a two-year curriculum. Currently, the College has underway the addition of a biology and

chemistry laboratory addition to the building, which would bring these laboratories into compliance with academic and health and safety issues. The renovation of the existing building will allow the systems and classrooms to be brought up-to-date and fire suppression systems added. If this project is deferred, the half of the College Science programs will be constricted in old antiquated facilities in stark contrast to the new state of the art Science addition.

### New Construction

1. Physical Education & Convocation Center	\$21,480,000
	\$ 6,490,000 GF
	\$14,990,000 NGF

This project will provide for a new Physical Education and Convocation Center on the campus. Presently no facility of this type exists at the College. The building is expected to house faculty offices, classrooms, training and conference rooms as well as a large convocation hall and will accommodate a variety of academic events such as graduation, spring convocation and other special events including community functions. The construction of this facility will create a college athletic center for intercollegiate sports, education, and training as well as community uses.

### Infrastructure Projects

1. Water & Sewer Line Replacement & Metering	\$2,163,000
	\$2,163,000 GF

This project will upgrade and replace portions of the existing water and sewer lines throughout the campus including the installation of metering devices for individual buildings throughout the campus. The existing piping lines are very old and susceptible to leaks and frequently require repairs. Most of the buildings do not currently have individual metering capability and it is impossible to monitor usage of water at any individual location. With individual meters the college will be able to monitor excessive usage patterns and apportion accountability.

2. Install Building Electric Meters, Phase I	\$500,000
	\$500,000 GF

This project will install electric meters at individual buildings throughout the campus. Individual buildings are currently not metered. Currently it is not possible to ascertain the quantities of electrical power that buildings or departments are using. With the addition of metering, the College will be able to recover costs based on usage measured.

### Maintenance Reserve

- |                        |                |
|------------------------|----------------|
| 1. Maintenance Reserve | \$1,300,000    |
|                        | \$1,300,000 GF |

This project is for the repair and replacement of plant, property and equipment to maintain or extend the useful life of these facilities. To the extent this request is not funded, the College's facilities will continue to deteriorate due to inadequate maintenance funding to maintain equilibrium.

## 2006-2008 Project Descriptions

### Renovation Projects

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- |                         |                |
|-------------------------|----------------|
| 1. Renovate Indoor Pool | \$2,500,000    |
|                         | \$2,500,000 GF |

This project will renovate and upgrade the infrastructure of the existing 8,800 square feet swimming pool building. There have been no major renovations or improvements in this building for many years and the building needs upgrades of all major systems, including the pool filtering system and replacement of the asbestos roofing. If this project is deferred, this building will continue to deteriorate.

- |                          |                |
|--------------------------|----------------|
| 2. Greear Gym Renovation | \$2,163,000    |
|                          | \$2,163,000 GF |

This project will renovate and upgrade the infrastructure of the 26,500 square feet existing gymnasium building constructed in 1961. No major renovations or improvements have occurred for many years. The existing facility is well used by students and staff for intercollegiate as well as intramural sports and the building requires new windows, lighting, plumbing, electrical systems as well as air conditioning and HVAC upgrades. If this project is deferred, the College will continue to have inadequate and outdated facilities for their athletic and intramural programs.

### New Construction Projects

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- |                           |                |
|---------------------------|----------------|
| 1. Wylie Library Addition | \$5,584,000    |
|                           | \$5,584,000 GF |

The project will provide additional stack space and student study areas. Studying areas are inadequate within the existing library and throughout the campus. The stack space inside the existing library is insufficient. As enrollment continues to increase, it is necessary for the library space to increase. If more study space is not provided and enrollment grows, the ratio of available study space per student will decrease and will become less than required for accreditation.

2. Planetarium \$2,500,000  
\$2,500,000 GF

This project will construct a new planetarium at the west end of the Science Building addition. This project will directly expand the science curriculum. Currently the closest facility of this type in Virginia is at Virginia Tech. This project will also benefit the community as a teaching tool for K-12 students in this region.

3. Relocate Baseball Field \$2,750,000  
\$2,750,000 NGF

This project will reconstruct and relocate the varsity baseball field to the new athletic precinct as proposed in the 1997 Facilities Master Plan Update. This relocated field will then be adjacent to other athletic facilities, such as football and the proposed convocation center. This relocation will then free its current location for other Master Plan proposed activities. If this field is not relocated, the Master Plan components cannot be realized.



Maintenance Reserve

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1. Maintenance Reserve	\$1,400,000
	\$1,400,000 GF

This project is for the repair and replacement of plant, property and equipment to maintain or extend the useful life of these facilities. To the extent this request is not funded, the College's facilities will continue to deteriorate due to inadequate maintenance funding to maintain equilibrium.

University of Virginia  
Planning Options for Arts and Sciences Facilities  
DRAFT-Discussion Only

**Assumptions:**

**(1) 2002 Costs:**

<b>[A]</b>	<b>Digital Academical Village (DAV) construction .....</b>	<b>\$50.0MM</b>
<b>[A]</b>	<b>DAV parking (500 cars) .....</b>	<b>\$ 9.0MM</b>
<b>[B]</b>	<b>Renovate Cocke (18,500 gsf) .....</b>	<b>\$ 6.0MM</b>
<b>[C]</b>	<b>Renovate Rouss (25,300 gsf) .....</b>	<b>\$ 7.8MM</b>
<b>[D]</b>	<b>Renovate New Cabell (66,500 gsf) .....</b>	<b>\$21.3MM</b>

**(2) 4% construction inflation.**

**(3) 6% cost of capital for net present value analysis.**

	Option #1 Construct DAV to create swing space			Option #2 DAV & Renovations in Parallel		
YEAR	Activity	Cost	Added Cost	Activity	Cost	Added Cost
02 - 03	Design DAV & [A] Parking [A]	\$7,000,000 \$1,000,000		Prepare Cocke Const Docs [B]  Design DAV [A]	\$700,000  \$7,000,000	
03 - 04	Continue DAV Design [A]			Continue DAV Design [A] Design DAV Parking [A] Prepare Rouss Const Docs [C] Renovate Cocke [B]	 \$1,000,000 \$900,000 \$5,300,000	
Biennial Total		\$8,000,000			\$14,900,000	
General Fund		\$7,000,000			\$13,900,000	
Nongeneral Fund		\$1,000,000			\$1,000,000	
04 - 05	Construct DAV & [A] Parking [A]	\$43,000,000 \$8,000,000		Prepare N. Cabell Const Docs [D] Renovate Rouss [C] Construct DAV & Parking [A]	\$2,600,000 \$6,900,000 \$51,000,000	
05 - 06	Continue DAV Construction [A] Prepare Cocke Const Docs [B]	 \$800,000		Continue DAV Construction [A] Construct N. Cabell Infrastructure [D]	 \$8,800,000	
Biennial Total		\$51,800,000			\$69,300,000	
General Fund		\$18,000,000			\$36,300,000	
Nongeneral Fund		\$33,800,000			\$33,000,000	
06 - 07	Renovate Cocke [B] Prepare Rouss Const Docs [C] Prepare N. Cabell Const Docs [D]	\$6,200,000 \$1,000,000 \$3,000,000	\$1,000,000	Renovate N. Cabell [D]	\$14,600,000	\$4,700,000
07 - 08	Renovate Rouss [C] Const N. Cabell Infrastructure [D]	\$8,100,000 \$10,200,000	\$1,300,000			
Biennial Total		\$28,500,000			\$14,600,000	
General Fund		\$28,500,000			\$14,600,000	
Nongeneral Fund		\$0			\$0	

08 - 09	Renovate 1/2 N. Cabell [D]	\$8,000,000			
09 - 10	Renovate 1/2 N. Cabell [D]	\$8,000,000	\$7,900,000		
Biennial Total		\$16,000,000			\$0
General Fund		\$16,000,000			\$0
Nongeneral Fund		\$0			\$0
Totals		\$104,300,00	\$10,200,000		\$98,800,000 \$4,700,000
		0			
General Fund		\$69,500,000			\$64,800,000
Nongeneral Fund		\$34,800,000			\$34,000,000
NPV GF		\$52,579,488			\$53,752,053
NPV NGF		\$29,284,507			\$28,597,433
Total NPV		\$81,863,995			\$82,349,486

NOTES:  
1) Delays renovations and does not position us to take advantage of a major state bond issue if one is approved.  
2) Provides new space to decant buildings that need to be renovated.  
3) Added cost = construction inflation, included in cost column.

NOTES:  
1) Relies heavily on a predictable capital funding stream from the state.  
2) Added cost = construction inflation, included in cost column.

