

UNIVERSITY OF VIRGINIA  
BOARD OF VISITORS  
MEETING OF THE  
BUILDINGS AND GROUNDS  
COMMITTEE  
JUNE 1, 2002

BUILDINGS AND GROUNDS COMMITTEE

Saturday, June 1, 2002  
11:00 - 11:15 a.m.  
Board Room, The Rotunda

AGENDA

PAGE

- I. CONSENT AGENDA (Ms. Sheehy)
  - Architectural Design Guidelines, South Lawn Project 1
  
- II. REPORTS BY THE VICE PRESIDENT FOR MANAGEMENT AND BUDGET (Ms. Sheehy)
  - A. Vice President's Remarks 3
  - B. Report on the Actions of the Buildings and Grounds Committee (Mr. Farrell) 4
  - C. Miscellaneous Reports 5
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    - 2. Professional Services Contracts
    - 3. Pavillions

BOARD OF VISITORS CONSENT AGENDA

- ARCHITECTURAL DESIGN GUIDELINES, SOUTH LAWN PROJECT:  
Approval of architectural design guidelines

This project includes the construction of a new Arts & Sciences Building and a parking facility on the B-1 Parking Lot, which is located on Jefferson Park Avenue opposite New Cabell Hall, and a replacement building for New Cabell Hall. The projects are needed to upgrade and increase academic and research space for the College and Graduate School of Arts & Sciences.

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

APPROVAL OF ARCHITECTURAL DESIGN GUIDELINES FOR SOUTH LAWN PROJECT

RESOLVED that the architectural design guidelines, dated June 1, 2002, prepared by the Architect for the University, for the South Lawn project, are approved; and

RESOLVED FURTHER that the project will be presented for further review at the schematic design level of development.

South Lawn Project  
Architectural Design Guidelines  
June 1, 2002

Inherent in these Guidelines is the intent and scope of the Vision Statement for the Buildings and Grounds of the University of Virginia, adopted by the Board of Visitors on May 21, 1991. The Vision Statement shall be the primary reference for the overall design and planning of the Project.

These Guidelines are intended for two new academic buildings for the College and Graduate School of Arts & Sciences. One building, of roughly 125,000 SF, will be on the site of the present "B-1" parking lot south of the Lawn and across Jefferson Park Ave. The second, of roughly 160,000 SF, will be on the site of New Cabell Hall. The buildings will provide classrooms, academic offices, special project space and social space. A structured parking facility for roughly 150 cars will be located in basement levels below the building on the "B-1" site.

As a primary Master Plan goal, these buildings should provide the College with a distinct identity while still unambiguously

linking to the University of Virginia. The new architecture and landscape elements must extend the campus southward in concert with the organizing principles of the Lawn, heal the area south of Cabell Hall and connect the new precinct visually, physically and metaphorically with the Central Grounds.

The site plan strategy should integrate the new academic complex with the sloping topography as well as with Old Cabell Hall. Consideration should be given to elements such as terraces, loggias and gardens that would visually and physically connect the Lawn at the upper elevation with the new College across Jefferson Park Avenue. The relationships between "dependencies", garden terraces, and landscape at Monticello exhibit design principles that would be an appropriate model to follow in siting these buildings. Vehicular access should be unobtrusive, yet clear. A drop-off area on JPA should also be provided fronting the New Cabell site.

For the pedestrian, the complex must be welcoming and permeable, with clear routes of circulation through open and enclosed public spaces, reinforcing an overall design that extends the Jeffersonian vision and makes a new unified pedestrian campus at the southernmost end of the Central Grounds.

The architectural design of the College's new buildings should take cues from Jefferson's pavilions in scale, material quality, and proportion, thus creating the new precinct's characteristic intimacy. New pavilions and ranges may be multi-story in design but should be arranged around terraced spaces open to those southern vistas originally conceived by Thomas Jefferson. Consideration should also be given to creating a physical heart for the College, where intimate meetings and larger gatherings can take place, as well as a variety of spaces that foster both structured and informal interchange and interdisciplinary interaction.

UNIVERSITY OF VIRGINIA  
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: June 1, 2002

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.A. Vice President's Remarks

ACTION REQUIRED: None

DISCUSSION: The Vice President for Management and Budget will inform the Board of recent events that do not require formal action, but of which it should be made aware.

UNIVERSITY OF VIRGINIA  
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: June 1, 2002

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.B. Report on the Actions of the  
Buildings and Grounds Committee

ACTION REQUIRED: None

May 9, 2002, Meeting of the Buildings and Grounds Committee

DISCUSSION: The Buildings and Grounds Committee met on May 9, 2002 to review 1) architectural design guidelines for the New Arena and the Campbell Hall Addition, 2) a demolition request for the buildings at the Davis Farm - Vivarium Complex, 3) the schematic design for the New Arena, 4) the preliminary design for the Materials Science Engineering and Nanotechnology Building, and 5) the schematic and preliminary design for the Hospital Expansion project.

UNIVERSITY OF VIRGINIA  
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: June 1, 2002

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.C. Miscellaneous Reports

ACTION REQUIRED: None

DISCUSSION: These are reports, which are provided to the Buildings and Grounds Committee at each meeting.

**UNIVERSITY OF VIRGINIA  
BOARD OF VISITORS  
MEETING OF THE  
BUILDINGS AND GROUNDS  
COMMITTEE  
MISCELLANEOUS REPORTS  
JUNE 1, 2002**

UNIVERSITY OF VIRGINIA  
BOARD OF VISITORS  
MEETING OF THE  
BUILDINGS AND GROUNDS COMMITTEE  
MISCELLANEOUS REPORTS  
JUNE 1, 2002

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**MAJOR PROJECT STATUS REPORT**  
**University of Virginia Academic Division / Agency 207**  
 June 1, 2002

Project	Budget	Design Review Status			Construction		Comments
		Guidelines	Schematic	Preliminary	Start	Complete	
<b>Clark Hall Renovation and Addition</b> Architect: Ellenzweig Associates Address: Cambridge, MA Contract Date: February 18, 1997 Construction Manager: Barton Malow Address: Charlottesville, VA	\$39,432,000	Jan-98	Apr-98	May-99	Aug-00	Jun-03	Construction is 55% complete. The Addition to Clark Hall is 80% complete and is on schedule for substantial completion 6/28/02.
<b>Special Collections Library</b> Architect: Hartman-Cox Address: Washington, DC Contract Date: October 17, 1997 Contractor: Beers Skanska, Inc. Address: Richmond, VA	\$26,000,000	May-98	May-99	Sep-99	Feb-02	Feb-04	Construction is 5% complete.
<b>Monroe Lane Student Residence</b> Architect: Mitchell/Matthews and Associates Address: Charlottesville, VA Contract Date: January 11, 2000 Contractor: Beers/Skanska Address: Richmond, VA	\$7,300,000	Feb-00	Apr-00	Jun-00	Apr-01	Jun-02	Construction is 72% complete.
<b>Biomedical Engineering &amp; Medical Sciences Bldg</b> Architect: Henningson, Durham & Richardson Address: Alexandria, VA Contract Date: January 11, 2000 Contractor: Beers/Heyward & Lee Address: Richmond, VA	\$41,624,000	Nov-97	Apr-98	Sep-98	Oct-99	Jun-02	Construction is 100% complete.
<b>Medical Research Building (MR-6)</b> Architect: Henningson, Durham & Richardson Address: Alexandria, VA Contract Date: January 11, 2000			Feb-01	Sept-01	TBD	TBD	Construction documents 95% complete. Comparison Review with MR5 project underway.

N/A = Design Review Not Required

Major Project Status Rpt

Project	Budget	Design Review Status			Construction		Comments
		Guidelines	Schematic	Preliminary	Start	Complete	
<b>Law School Expansion Project/Student Faculty Center</b> Architect: Train & Spencer Address: Charlottesville, VA Contract Date: March 7, 2000 Contractor: Beers/Heyward & Lee Address: Richmond, VA	\$8,000,000	Sep-99	Nov-99	Feb-00	Dec-00	Jul-02	The renovation component is complete. Work continues on the expansion component. Overall, construction is 98% complete.
<b>NRAO Addition and Renovation</b> Architect: Versar Global Solutions, Inc. Address: Williamsburg, VA Contract Date: July 15, 1999	\$8,900,000	May-99	Sep-99	Nov-99	TBD	TBD	NRAO has requested that the advertising for construction bids be delayed until further notice.
<b>Environmental Science Field Station</b> Architect: Bushman Dreyfus Architects Address: Charlottesville, VA Contract Date: March, 1998 Engineer: MSA Engineers Address: Norfolk, VA Contract Date: June, 2000	\$2,600,000 Phase I	Jun-98	Jan-01	Jan-01	Jul-02 Pier and Dock Oct-02	Aug-03	Issues raised by the Chesapeake Bay Local Assistance Department have been resolved. Project is back on track.
<b>Observatory Hill Dining</b> Architect: Dagit-Saylor Architects Address: Philadelphia, PA Contract Date: July 20, 2001	\$22,000,000	Oct-01	Oct-01	Mar-02	Jan-03	Jul-04	Existing facility will remain open during construction.

N/A = Design Review Not Required

Major Project Status  
Rpt

Project	Budget	Design Review Status			Construction		Comments
		Guidelines	Schematic	Preliminary	Start	Complete	
<b>Campbell Hall Addition</b> Architect: SMBW, P.C. Address: Richmond, VA Contract Date: August 10, 2001	\$5,000,000	May-02	Jun-02	TBD	TBD	TBD	Schematic design for a Phase I South Addition was initiated in March 2002. Schematic design for a Phase II East Addition will begin in June 2002. Schematic design for Phase II will be submitted for BOV approval in September 2002.
<b>South Lawn</b> Architect: Polshek Partnership Architects Address: New York, NY Contract Date: Predesign Contract: 3/26/02	\$46,500,000	Jun-02	TBD	TBD	TBD	TBD	Predesign at 60%. This budget figure includes B-1 Building (\$41M) and B-1 Parking (150 cars \$5.5 M) only.
<b>Miller Center Addition/Renovation</b> Architect: Geier Brown Renfrow Architects Address: Alexandria, VA Contract Date: September 24, 1999 Contractor: Beers, Heyward & Lee Construction Co, Inc. Address: Richmond, VA	\$7,500,000	May-99	Nov-99	Feb-00	Oct-00	Jun-02	Construction is 90% complete. Addition is complete. Renovation of Faulkner House is in progress.
<b>Fayerweather Hall Renovation</b> Architect: Dagit - Saylor Architect Address: Philadelphia, PA Contract Date: September 28, 1999	\$5,400,000	Oct-99	Nov-99	Nov-99	TBD	TBD	Construction documents were completed in January 2002. Project is on hold until funding is provided.
<b>Studio Art Building</b> Architect: Machado and Silvetti Address: Boston, MA Contract Date: October 1, 2000	\$12,500,000	Sep-00	Jun-02	Oct-02	TBD	TBD	The schematic design is 50% complete.
<b>Darden Phase II</b> Architect: Ayers Saint Gross Address: Baltimore, MD Contract Date: August 25, 1999 Contractor: Whiting-Turner Contracting Co. Address: Richmond, VA	\$46,000,000	Jun-99	Sep-99	Apr-00	Jun-00	Dec-02	The parking structure, Sponsors Hall Addition and Darden Center are complete. The classroom and faculty office additions are scheduled for completion in December 2002.

N/A = Design Review Not Required

Major Project Status Rpt

Project	Budget	Design Review Status			Construction		Comments
		Guidelines	Schematic	Preliminary	Start	Complete	
<b>Grounds Walk, Phase I (Emmet Street Bridge)</b> Architect: Ammann & Whitney/Ayers Saint Gross Address: Baltimore, MD Contract Date: June 1, 2001	\$3,200,000	N/A	Oct -01	Mar-02	Oct-02	Oct-03	Preliminary design is complete. Final design is scheduled for August 2002 completion.
<b>Aquatic &amp; Fitness Center Addition</b> Architect: Hughes Group Address: Sterling, VA Contract Date: December, 2000	\$10,400,000	1994	Jan-01	Oct-01	Jul-02	Nov-03 (bldg) Sept-04 (chiller)	Construction documents are 95% complete. Pre-qualified general contractors are selected; contract to be awarded by June 20.
<b>Materials Research Science &amp; Engineering Center</b> Architect: VMDO Architects Address: Charlottesville, VA Contract Date: April, 2001	\$28,000,000	Oct -01	Feb - 02	May-02	Apr-03	May-05	Preliminary design submitted for review in May, 2002.
<b>Emmet Street Parking Structure</b> Architect: Hartman-Cox Address: Washington, DC Contract Date: June 28, 2001	\$17,500,000	Oct-01	Dec-02	Apr-02	Jul-02	Aug-03	Schematic design completed January 2002. Design Build proposals were received in March. Contract to be awarded by May. Site work to start in July 2002.
<b>Lambeth Field Housing Renovations</b> Architect: Mitchell-Matthews & Associates Address: Charlottesville, VA Contract Date: October 19, 1999	\$11,000,000	N/A	N/A	N/A	May-02	Aug-05	Design was completed in January 2002. Project has been postponed for two years due to budget restraints.

N/A = Design Review Not Required

Major Project Status Rpt

Project	Budget	Design Review Status			Construction		Comments
		Guidelines	Schematic	Preliminary	Start	Complete	
<b>Monroe Hall Additions &amp; Renovations</b> Architect: EYP Architecture Engineering, P.C. Address: Washington, DC Contract Date: June 20, 2001	\$35,000,000	Oct-01	TBD	TBD	TBD	TBD	Programming and Concept Design are complete. The project is on hold pending design concept evaluation.
<b>Garrett Hall Renovation</b> Architect: Glave & Holmes Associates Address: Richmond, VA Contract Date: September 21, 2001	\$2,500,000	Jan-02	TBD	TBD	TBD	TBD	Due to funding reductions, the project is being suspended except for minor renovations in the Garrett Hall Annex so that the space can be occupied in an efficient manner.
<b>Baseball Field Renovations</b> Architect: VMDO Architects, Inc. Address: Charlottesville, VA Contract Date: August 28, 2001 Contractor: Martin/Horn, inc. Address: Charlottesville, VA	\$ 5,000,000	N/A	Sept-01	Sept-01	Sept-01	Apr-02	Grandstand and roof are 100% complete. Final punchlist was completed late April 2002.
<b>Health System Parking Garage</b> Architect: Walker Parking Consultants Address: Wayne, Pennsylvania Contract Date: October 18, 2001	\$13,050,000	Jun-01	TBD	TBD	TBD	TBD	
<b>New Basketball Arena and Parking</b> Architect: VMDO Architects, P.C. Address: Charlottesville, VA Contract Date: October 2, 2001	\$128,000,000	Apr-02	May-02	Oct-02	Nov-02	May-06	Schematic design is under review.
<b>Farm Vivarium Facility</b> Architect: FPW Architects Address: Charlottesville, VA Contract Date: TBD	\$4,000,000	TBD	TBD	TBD	TBD	TBD	Fee negotiations with A/E in process.

N/A = Design Review Not Required

Major Project Status Rpt

## University of Virginia Medical Center / Agency 209

Project	Budget	Design Review Status			Construction		Comments
		Guidelines	Schematic	Preliminary	Start	Complete	
<b>Hospital Expansion</b> Architect: RTKL Address: Baltimore, MD Contract Date: August 21, 2000	\$58,000,000	Jun-01	May-02	May-02	Nov-02	Dec-05	Cost estimates/budget reviews were in March 2002. Preliminary design scheduled for completion in July, 2002.
<b>Children's Center Addition &amp; Renovation</b> Architect: Stanley Beaman & Sears Address: Atlanta, GA Contract Date: January 31, 2002	\$52,100,000	Jun-02	Aug-02	Dec-02	TBD	TBD	Programming and Master Planning near completion. Final Program Report is scheduled for May 15, 2002. Schematic Design scheduled to be completed August 2002.

N/A = Design Review Not Required

Major Project Status Rpt

## University of Virginia's College at Wise / Agency 246

Project	Budget	Design Review Status			Construction		Comments
		Guidelines	Schematic	Preliminary	Start	Complete	
<b>Science Building Renovation and Addition</b> Architect: VMDO Address: Charlottesville, VA Contract Date: October, 1998 Contractor: Quesenberry Address: Big Stone Gap, VA	\$9,826,000	May-98	Mar-99	May-99	Feb-01	Sept-02	Construction is 70% complete.
<b>Student Center</b> Architect: VMDO Address: Charlottesville, VA Contract Date: October 1, 1998 Contractor: Powell Building Group Address: Johnson City, TN	\$10,000,000	May-98	May-99	Sep-99	Jun-01	Jan-03	Construction is 50% complete.

N/A = Design Review Not Required

Major Project Status Rpt

**PROFESSIONAL SERVICES CONTRACTS  
UNIVERSITY OF VIRGINIA**

**PROFESSIONAL SERVICES CONTRACTS**

<b>CONTRACTS</b>	1997-1998	1998-1999	1999-2000	2000-2001	2001-2002 through April 18, 2002	Total 4 years 8 1/2 months	Percent for each category
Virginia Architects Contracts	66	89	104	105	59	423	35%
Virginia Engineers Contracts	100	86	124	106	59	475	39%
<b>Total of Virginia Firms Contracts</b>	<b>166</b>	<b>175</b>	<b>228</b>	<b>211</b>	<b>118</b>	<b>898</b>	<b>74%</b>
Out-of-State Architects Contracts	43	37	59	41	19	199	17%
Out-of-State Engineers Contracts	7	21	36	38	10	112	9%
<b>Total of Out-of-State Firms Contracts</b>	<b>50</b>	<b>58</b>	<b>95</b>	<b>79</b>	<b>29</b>	<b>311</b>	<b>26%</b>
<b>Total Contracts of All Firms</b>	<b>216</b>	<b>233</b>	<b>323</b>	<b>290</b>	<b>147</b>	<b>1209</b>	<b>100%</b>

**PROFESSIONAL SERVICES FEES**

<b>FIRMS</b>	1997-1998	1998-1999	1999-2000	2000-2001	2001-2002 through April 18, 2002	Total 4 years 8 1/2 months	Percent for each category
Virginia Architects Fees	\$ 4,069,784	\$ 4,823,076	\$ 5,366,602	\$ 6,348,738	\$10,015,282	\$30,623,482	42%
Virginia Engineers Fees	\$ 800,855	\$ 672,573	\$ 1,314,589	\$ 1,543,621	\$ 882,334	\$ 5,213,972	7%
<b>Total Virginia Firms Fees</b>	<b>\$ 4,870,639</b>	<b>\$ 5,495,649</b>	<b>\$ 6,681,191</b>	<b>\$ 7,892,359</b>	<b>\$10,897,616</b>	<b>\$35,837,454</b>	<b>49%</b>
Out-of-State Architects Fees	\$ 7,066,488	\$ 6,920,954	\$ 2,913,020	\$ 4,862,015	\$13,188,270	\$34,950,747	48%
Out-of-State Engineers Fees	\$ 97,704	\$ 73,553	\$ 771,744	\$ 1,253,928	\$ 503,482	\$ 2,700,411	3%
<b>Total Out-of-State Firms Fees</b>	<b>\$ 7,164,192</b>	<b>\$ 6,994,507</b>	<b>\$ 3,684,764</b>	<b>\$ 6,115,943</b>	<b>\$13,691,752</b>	<b>\$37,651,158</b>	<b>51%</b>
<b>Total Fees of All Firms</b>	<b>\$12,034,831</b>	<b>\$12,490,156</b>	<b>\$10,365,955</b>	<b>\$14,008,302</b>	<b>\$24,589,368</b>	<b>\$73,488,612</b>	<b>100%</b>

## Pavilion Occupancy Report

Pavilion	Occupants	Assigned	Vacancy Status			Comments (Renovation Work)
			Available	Renovation Period	Projected Re-occup.	
I	David W. Breneman & Donna Plasket	July 1998				
II	B. Jeanette & Wade Lancaster	July 1991				
III	William W. & Beverly Hannon	Aug. 1994				
IV	Kenneth & Terry Elzinga	Oct. 1992	Winter, 2003			
V & Annex	Gene D. & Carol Block	Oct. 2001	Winter, 2007			
VI	Robert M. & Theodora Carey	May 1991				
VII	Colomnade Club					
VIII	Cristina Della Coletta & Michael Thrift	May 1998	June 2004			
VIII Terrace Apartment	Sarah Farrell	June 1996	Aug. 2002			
IX	Karen Van Lengen & James Welty	Aug. 1999	Aug. 2006			
X	Carl P. & Charlotte Zeithaml	Mar 2001	Summer, 2006			
Montebello	Richard W. & Robin Miksad	Aug. 1994				

June 1, 2002