UNIVERSITY OF VIRGINIA
BOARD OF VISITORS
MEETING OF THE
BUILDINGS AND GROUNDS
COMMITTEE
NOVEMBER 7, 2005
BUILDINGS AND GROUNDS COMMITTEE

Monday, November 7, 2005
3:00 – 4:00 p.m.
Lower East Oval Room, The Rotunda

Committee Members:
Mark J. Kington, Chair
Alan A. Diamonstein  Lewis F. Payne
Susan Y. Dorsey  Don R. Pippin
W. Heywood Fralin  Gordon F. Rainey, Jr.
Vincent J. Mastracco, Jr.  Thomas F. Farrell, II, Ex Officio
Catherine S. Neale

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A. South Lawn
B. Center for the Arts
A. Architect Selection, Observatory Hill Residence Hall (Alderman Road Residence Area Replacement Housing - Phase 1): Approval of architect selection.

This project constructs the first of two swing space residence halls for the Alderman Road Residence Area Replacement Housing project, which is a multi-phased program to replace 11 outmoded residence halls. The budget projection for this residence hall is between $12.6 million and $14.7 million. Funding will be provided by housing revenues and bonds. Debt service will be financed by room rates. This building will be located on Observatory Hill behind Balz House in the upper western portion of the Alderman site. It will accommodate approximately 160 first year students as well as programming space for the residence life program. The project concept, site and design guidelines were approved by the Board on June 10, 2005. We recommend the selection of Hanbury Evans Wright Vlattas + Company of Norfolk for this contract.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee

APPROVAL OF ARCHITECT SELECTION FOR OBSERVATORY HILL RESIDENCE HALL (ALDERMAN ROAD RESIDENCE AREA REPLACEMENT HOUSING - PHASE 1)

RESOLVED that Hanbury Evans Wright Vlattas + Company of Norfolk, is approved for the performance of architectural and engineering services for the Observatory Hill Residence Hall project (Alderman Road Residence Area Replacement Housing - Phase 1).

B. Architect Selection, Hereford First Year Residence Hall (Alderman Road Residence Area Replacement Housing - Phase 1): Approval of architect selection.

This project constructs the second of two swing space residence halls for the Alderman Road Residence Area Replacement Housing project, which is a multi-phased program to replace 11 outmoded residence halls. The budget projection for this residence hall is between $12.6 million and $14.7 million. Funding will be provided by housing revenues and bonds. Debt service will be financed by room rates. This building will be located at Hereford College adjacent to Johnson House in the northwest corner of the overall Hereford site. It will
accommodate approximately 120 first year students as well as specific programming space for the first-year residence life program. In addition, two of the existing Hereford residence halls will be converted to first-year use in order to create a 350-400 first-year student complex. The project concept, site and design guidelines were approved by the Board on June 10, 2005. We recommend the selection of Wallace Roberts & Todd, LLC of Philadelphia in association with Solomon E.T.C. of San Francisco for this contract.

**ACTION REQUIRED:** Approval by the Buildings and Grounds Committee

**APPROVAL OF ARCHITECT SELECTION FOR HEREFORD FIRST YEAR RESIDENCE HALL (ALDERMAN ROAD RESIDENCE AREA REPLACEMENT HOUSING – PHASE 1)**

RESOLVED that Wallace Roberts & Todd, LLC of Philadelphia, in association with Solomon E.T.C. of San Francisco, is approved for the performance of architectural and engineering services for the Hereford First Year Residence Hall project (Alderman Road Residence Area Replacement Housing – Phase 1).

C. **Architect Selection, Medical Education School Building:**

Approval of architect selection.

This project constructs a six-story, 60,000 - 65,000 gross square foot building for the School of Medicine. The building will create a strong "front door" for the School, and will become a center for the School's educational and student life programs. It will house two large classrooms, a simulation center, a clinical skills center, a student lounge and other student facilities, and the offices of Student Affairs, Financial Aid and Admissions. The building will be located at the corner of 15th Street and Lane Road, connected to MR-5 and adjacent to McLeod Hall. The project concept, site and design guidelines were approved by the Board on June 10, 2005. We recommend the selection of CO Architects of Los Angeles, California for this contract.
ACTION REQUIRED: Approval by the Buildings and Grounds Committee

APPROVAL OF ARCHITECT SELECTION FOR MEDICAL EDUCATION SCHOOL BUILDING

RESOLVED that CO Architects, of Los Angeles, California, is approved for the performance of architectural and engineering services for the Medical Education Building.

D. Engineer Selection, South Chiller Plant Addition: Approval of engineer selection.

This project expands the South Chiller Plant, which is located in the Health Sciences Center behind the MR-4 research building, to provide an additional 6,000 tons of chilled water capacity. The plant is connected to the Health System Chilled Water Loop which supplies chilled water for the air conditioning systems in Health System Buildings. The additional capacity will require the installation of new cooling towers and the construction of a building to house the chillers and related equipment. The project will meet the needs of new Health System projects such as the Clinical Cancer Center, Hospital Bed Expansion project, Medical Education building, the Nursing School building, and future hospital renovation projects. The budget is $14.0 million. The Concept, Site and Design Guidelines are being presented at this meeting. We recommend the selection of Affiliated Engineers East, P.C., of Chapel Hill, North Carolina, for this contract.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee

APPROVAL OF ENGINEER SELECTION FOR SOUTH CHILLER PLANT ADDITION

RESOLVED that Affiliated Engineers East, P.C., of Chapel Hill, North Carolina, is approved for the performance of architectural and engineering services for the South Chiller Plant Addition.
BACKGROUND: This project expands the South Chiller Plant, which is located in the Health Sciences Center behind the MR-4 research building, to provide an additional 6,000 tons of chilled water capacity. The plant is connected to the Health System Chilled Water Loop which supplies chilled water for the air conditioning systems in Health System Buildings. The additional capacity will require the installation of new cooling towers and the construction of a building to house the chillers and related equipment. The project will meet the needs of new Health System projects such as the Clinical Cancer Center, Hospital Bed Expansion project, Medical Education building, the Nursing School building, and future hospital renovation projects.

DISCUSSION: The Office of the Architect has prepared the concept, site and design guidelines. Mr. Neuman will review the guidelines with the Committee.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee

APPROVAL OF CONCEPT, SITE, AND DESIGN GUIDELINES FOR THE SOUTH CHILLER PLANT Addition

RESOLVED that the concept, site, and design guidelines, dated November 7, 2005, and prepared by the Architect for the University, for the South Chiller Plant Addition are approved; and

RESOLVED FURTHER that the project will be presented for further review at the schematic design level of development.
South Chiller Plant Expansion Project Proposed Project Concept:

In anticipation of significant facility growth within the University’s Health Systems precinct, projections indicate a shortfall of chilled water capacity for planned facility expansion. This shortfall will ultimately affect the ability of the University to supply and, therefore, develop current projects beyond the end of 2007. The South Chiller Expansion Project must provide a minimum of 6,000 tons of chilled water capacity to the Health Systems chilled water system. The increased supply will provide adequate capacity for the foreseeable future and redundancy for existing chilled water system.

The additional capacity will require expansion of the existing facility located in the area bounded by Crispell Drive, MR-4, and the thermal expansion tank for the existing South Chiller Plant. The proposed site is small and confined, but is screened from other facilities within the Health System as well as the adjacent Fifeville neighborhood. The site is currently used as a parking lot, providing fire truck access to MR-4. To accommodate the greatest amount of chilled water capacity in the proposed location, the building will likely need to be configured with chillers on the ground floor, ancillary equipment on a second floor or mezzanine, and cooling towers on the roof.

The building and chiller plant design must maximize chiller capacity within the proposed site. Project design has been divided into two specific phases: preliminary design and final design / construction. The preliminary design will establish and test the feasibility of a building/equipment envelope contained within the site that remains in compliance with all fire-safety requirements and regulations. It will also determine how the project site will accommodate a facility that will provide the needed chilled water capacity and allow for appropriate UVA design concerns. The second phase of A/E efforts will execute completion of design documents and construction administration. An engineering firm will lead the project in association with a design architect.
The University of Virginia general siting criteria for all new facilities include the following components:

- **Conforms with overall land use plan and district/area plans.**
- **Reinforces functional relationships with other components of the same department or program, and is compatible with other neighboring uses.**
- **Satisfies access requirements- vehicular and service.**
- **Maximizes infill opportunities to utilize land resources and existing infrastructure.**
- **Minimizes site development costs, including extension of utilities, access, loss of parking, mass grading, etc.**
- **Minimizes opportunity cost; i.e., value of this use and size versus other alternatives.**
- **Provides a size that is adequate, but not excessive, for initial program, future expansion, and ancillary uses.**
- **Allows for incorporating sustainability principles in terms of solar orientation, reuse of historic structures, storm water management, etc.**
- **Avoids unnecessary environmental impacts, including significant tree removal or filling of existing stream valleys.**
- **Allows site visibility and aesthetic character as appropriate for the intended use and for the neighborhood.**
- **Minimizes time for implementation of project.**
Context: South Chiller Plant Expansion

Allowable Building Area
Design Guidelines:

Site Planning
- Building construction will not encroach upon, nor adversely affect traffic flow along Crispell Drive.
- Fire safety code considerations and coordination will be crucial in the final siting of the new building due to proximity to MR-4. Fire vehicle access to MR-4 must be maintained.
- Building siting must accommodate the operation of existing MRIs in adjacent areas of MR-4.
- Existing underground utilities / piping must be addressed in building foundation and infrastructure.
- Building setbacks will be a minimum of 15’ from the street edge and aligned with the south-east corner of MR-4. Exact setbacks from the Chiller Plant will be determined as part of the design process.
- The new building will allow unobstructed access to, and maintenance of, all chillers and related equipment.

Architecture
- Building will consist of two floors set into the existing grade with rooftop cooling towers.
- Final massing and architectural details will establish a visual relationship to the existing South Chiller Plant.
- Materials and colors consistent with UVa palette will be utilized.
- The Building will contain basic interior functions in an aesthetically acceptable fashion.

Landscape
- Project will comply with UVa Landscape Master Plan in overall design intent.
- Appropriate and safe levels of pedestrian lighting in accordance with UVa standards will be provided.
- Project will screen trash/recycling areas, rooftop equipment and above-grade utilities from adjacent Health System buildings and Fifeville neighborhood.
- Graphics will comply with University sign standards.

Review and Compliance
The Office of the Architect for the University is responsible for the review and approval of project compliance with these guidelines.
BOARD MEETING: November 7, 2005

COMMITTEE: Buildings and Grounds

AGENDA ITEM: III. Reports by the Architect for the University

ACTION REQUIRED: None

DISCUSSION: The Architect for the University will provide an update on the South Lawn and the Center for the Arts projects.