

**UNIVERSITY OF VIRGINIA
BOARD OF VISITORS
MEETING OF THE
BUILDINGS AND GROUNDS
COMMITTEE
MARCH 31, 2005**

BUILDINGS AND GROUNDS COMMITTEE

Thursday, March 31, 2005
12:30 - 2:30 p.m.
Board Room, The Rotunda

AGENDA

	<u>PAGE</u>
I. CONSENT AGENDA (Ms. Sheehy)	
A. Easement, Fan Mountain	1
B. Easement, North Grounds Connector (Virginia Electric and Power Company)	1
C. Easement, Kluge Children's Rehabilitation Center (City of Charlottesville)	2
D. Easement, Kluge Children's Rehabilitation Center (Albemarle County Service Authority)	2
E. Architect Selection, School of Nursing Building	3
II. ACTION ITEMS (Ms. Sheehy)	
A. Six-Year Capital Outlay Plan	4
• Preliminary Financial Review	
B. Schematic Design, College at Wise Drama Building Addition and Renovation (Ms. Sheehy to introduce Mr. David J. Neuman; Mr. Neuman to report)	14
C. Concept, Site, and Design Guidelines, New Education School Building	16
III. REPORT BY THE VICE PRESIDENT FOR MANAGEMENT AND BUDGET (Ms. Sheehy)	
• Vice President's Remarks	24
1. Contract Review, Cocke Hall Renovation	
2. Contract Review, Rouss Hall Renovation and Commerce School Project	
IV. REPORT BY THE ARCHITECT FOR THE UNIVERSITY (Mr. Neuman)	
• Current Design: Rouss Hall Renovation and Commerce School	25
V. APPENDICES	
A. Academic Division Project Descriptions	1
B. Medical Center Project Descriptions	16
C. University of Virginia's College at Wise Project Descriptions	18

BOARD OF VISITORS CONSENT AGENDA

A. EASEMENT, FAN MOUNTAIN: Approval of easement

This action provides an adjacent property owner with an access easement to Fan Mountain Road. Without this access the property is landlocked. In exchange for the easement, he has agreed to exterior lighting restrictions that will benefit the Observatory if the property is ever developed. Several adjacent landowners have similar easements. The easement will be approximately 900 feet long and 22 feet wide.

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

APPROVAL OF A PERMANENT ACCESS EASEMENT AT THE FAN MOUNTAIN OBSERVATORY

RESOLVED that the granting of a permanent easement, to an adjacent property owner for access to Fan Mountain Road on property owned by The Rector and Visitors of the University of Virginia, is approved; and

RESOLVED FURTHER that appropriate officers of the University are authorized to execute said easement.

B. EASEMENT, NORTH GROUNDS CONNECTOR (Virginia Electric and Power Company): Approval of easement

The North Grounds Connector project requires the relocation of an existing Virginia Electric and Power Company line. This action provides an easement for the new underground electric line and vacates the existing easement. The easement will be approximately 1020 feet long and 20 feet wide.

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

APPROVAL OF A PERMANENT EASEMENT FOR VIRGINIA ELECTRIC AND POWER COMPANY FOR A POWER LINE ON UNIVERSITY PROPERTY ADJACENT TO THE NORTH GROUNDS CONNECTOR

RESOLVED that the granting of a permanent easement to Virginia Electric and Power Company for a power line adjacent to the North Grounds Connector on property owned by The Rector and Visitors of The University of Virginia, is approved; and

RESOLVED FURTHER that appropriate officers of the University are authorized to execute said easement and to vacate the easement for the existing power line route.

C. EASEMENT, KLUGE CHILDREN'S REHABILITATION CENTER (City of Charlottesville): Approval of easement

This easement is for the City of Charlottesville for a new gas line, which is being installed as a part of the townhouse project being developed by Weather Hill Homes, LTD., behind the Kluge Children's Rehabilitation Center at the base of Lewis Mountain. The line will also serve other adjacent properties. The new line replaces an existing line, and will be located under Stillfried Lane, which is on University property. When the University acquired the Center's property, the deed stated that the road was to be used as a corridor for utilities serving neighboring properties. In conjunction with the new line, the City of Charlottesville would like an easement detailing its location and dimensions, which will be approximately 487.5 feet long and 15 feet wide.

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

APPROVAL OF A PERMANENT EASEMENT FOR THE CITY OF CHARLOTTESVILLE FOR A NATURAL GAS LINE ON STILLFRIED LANE LOCATED AT THE KLUGE CHILDREN'S REHABILITATION CENTER

RESOLVED that the granting of a permanent easement, to the City of Charlottesville for a natural gas line on Stillfried Lane located at the Kluge Children's Rehabilitation Center in Albemarle County on property owned by The Rector and Visitors of the University of Virginia, is approved; and

RESOLVED FURTHER that appropriate officers of the University are authorized to execute said easement.

D. EASEMENT, KLUGE CHILDREN'S REHABILITATION CENTER (Albemarle County Service Authority): Approval of easement

This easement is for the Albemarle County Service Authority for new water and sewer lines, which are being installed as a part of the townhouse project being developed by Weather Hill Homes, LTD. behind the Kluge Children's Rehabilitation Center. The lines will also serve other adjacent properties. The new lines replace existing lines, and will be located under Stillfried Lane, which is on University property. When the University acquired the Center's property, the deed made mentioned that the road was to be

used as a corridor for utilities serving neighboring properties. In conjunction with the new lines, the Albemarle County Service Authority would like an easement detailing its location and dimensions, which will be approximately 487.5 feet long and 20 feet wide.

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

APPROVAL OF A PERMANENT EASEMENT FOR THE ALBEMARLE COUNTY SERVICE AUTHORITY FOR WATER AND SEWER LINES ON STILLFRIED LANE LOCATED AT THE KLUGE CHILDREN'S REHABILITATION CENTER

RESOLVED that the granting of a permanent easement, to the Albemarle County Service Authority for water and sewer lines on Stillfried Lane located at the Kluge Children's Rehabilitation Center in Albemarle County on property owned by The Rector and Visitors of the University of Virginia, is approved; and

RESOLVED FURTHER that appropriate officers of the University are authorized to execute said easement.

E. ARCHITECT SELECTION, SCHOOL OF NURSING BUILDING: Approval of architect selection

The School of Nursing Building will be located in the Health Sciences Center complex at the intersection of 15th Street and Lane Road. The 30,000 GSF building will house classrooms, faculty offices and student facilities. The budget is \$12 million with \$6 million provided by the State and \$6 million from gifts and University funds. We recommend the selection of the Bowie Gridley Architects of Washington, D.C.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee; this resolution does not have to be approve by the full Board.

APPROVAL OF ARCHITECT SELECTION FOR THE SCHOOL OF NURSING BUILDING

RESOLVED that Bowie Gridley Architects, of Washington, D.C., is approved for the performance of architectural and engineering services for the School of Nursing Building.

UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: March 31, 2005

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.A. Six-Year Capital Outlay Plan

BACKGROUND: This will be the seventh Six-Year Plan submitted to the state and covers the 2006-2012 period. It will be used as a planning tool and as supporting documentation for capital project funding at the state level. The Plan will be submitted to Richmond later this spring; the Governor's staff will evaluate it and make recommendations in the budget package for 2006-2008.

DISCUSSION: The Plan includes projects for which we are seeking state tax funds; projects for which we will use self-generated funds, such as indirect cost recoveries, gifts, and grants; and projects to be financed with bonds backed by a defined revenue stream. The Plan identifies a significant amount of work including infrastructure needs.

The six-year plan for the Academic Division, Medical Center, and College totals \$1.2 billion, and is split \$590.5 million general funds and \$609.5 million nongeneral funds. The 2006-2008 biennial request totals \$291.6 million, and is split \$136.2 million general funds and \$155.4 million nongeneral funds. A Preliminary Financial Review for the 2006-2008 biennium and summary tables for the entire six-year plan follow this item summary. The tables are arranged by agency and biennium. Individual project descriptions are included in the appendices. They are listed by agency and biennium.

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

APPROVAL OF SIX-YEAR CAPITAL OUTLAY PLAN

RESOLVED that the Six-Year Capital Outlay Plan for the Academic Division, the Medical Center, and The University of Virginia's College at Wise for the 2006-2012 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, provided the revisions do not alter in any substantive way the overall capital program as approved.

This page intentionally left blank.

UNIVERSITY OF VIRGINIA
PRELIMINARY FINANCIAL REVIEW

PROJECT/PROPOSED BOARD OF VISITORS ACTION: Approve the proposed capital outlay projects for inclusion in the 2006-2008 biennium of the University's Six Year Capital Outlay Plan for 2006-2012.

DESCRIPTION: The University has reviewed the preliminary business plans for each of the proposals outlined below. The University agrees that the business plans are acceptable insofar as the preliminary revenue and expense figures are known and verifiable. The University will conduct further analyses for more comprehensive assessments of fiscal impact when the final business plans are presented for each project. By accepting this initial proposal, the Board does not authorize the issuance of debt or any other long-term financial obligation; rather the Board approves the inclusion of these projects as a part of the 2006-2012 Six-Year Capital Outlay Plan. Further, it is the expectation of the Board that the Administration will not allow construction of any project to begin until funding has been identified and confirmed.

FISCAL IMPACT:

Academic Division

The first biennium of the Six Year Capital Outlay Plan includes a state general fund request of \$113.2 million or 57 percent of the total. Four of the projects - Ruffner Hall Infrastructure, Science Teaching & Outreach Facilities, Information Technology Engineering Building, Ivy Stacks, - are heavily dependent upon the availability of state funds for initiation. The Main Heat Plant Upgrade is dependent on state monies to complete its funding. At this time, we are projecting that \$5.7 million (less than 3 percent) will be funded from debt for the Main Heat Plant Upgrade. The debt service on this environmental compliance project will be funded from auxiliary and Medical Center contributions towards the project. The remaining biennial need - \$81 million - is projected to come from gifts, grants, and facilities and administrative (F&A) recoveries from grants.

There will be incremental operating and maintenance costs for much of the new construction. State general funds will provide a portion of this cost (up to 41 percent for a fully academic building; less for a research building). Other sources, including tuition, F&A recoveries, and private sources, will fund the remaining operating and maintenance requirements for each project.

Medical Center

For the Medical Center, the first biennium of the Six Year Capital Outlay Plan includes the expectation that \$44.7 million or 65 percent of the requested projects will be funded from medical center operating revenues. The remaining need - \$24 million - will be financed with bonds. Debt service will be met from hospital operating revenues. Operating and maintenance costs for the new facilities will also be funded from hospital operating revenues. The Medical Center has determined that it can support these additional obligations and achieve their performance targets.

College at Wise

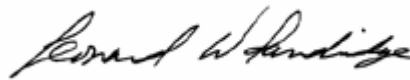
The first biennium of the College at Wise's Six Year Capital Outlay Plan consists of renovation projects that are fully reliant upon state general funds - a request of \$23 million. Any incremental operating and maintenance costs resulting from these projects will be funded from a combination of state general funds and tuition, according to the state's fund split at the time.

Overall Debt Assessment

The total debt funding of \$29.7 million sought for the first biennium of the Six Year Capital Outlay Plan should not jeopardize internal guidelines for financial ratios.

CONCLUSION: The preliminary fiscal analysis of the University's proposed capital outlay projects for the 2006-08 biennium indicates that the Board of Visitors should approve the 2006-2012 Six Year Capital Outlay Plan.

RECOMMEND APPROVAL OF BOARD ACTION:



Leonard W. Sandridge
March 31, 2005

**Academic Division (207)
2006-2008 Project Biennium Plan**

PROJECTS	GENERAL FUNDS	NON-GENERAL FUNDS	BOND FUNDS	TOTAL
Renovation Projects				
1 Ruffner Hall Infrastructure Upgrade	\$ 16,500,000	\$ -	\$ -	\$ 16,500,000
2 Science Teaching & Outreach Facilities	\$ 7,425,000	\$ 1,000,000	\$ -	\$ 8,425,000
3 Jordan Hall HVAC	\$ -	\$ 19,600,000	\$ -	\$ 19,600,000
4 SOM Laboratories Renovation	\$ -	\$ 8,000,000	\$ -	\$ 8,000,000
5 Jordan Hall Lab Renovations	\$ -	\$ 8,662,000	\$ -	\$ 8,662,000
6 McCue Center Renovation	\$ -	\$ 1,600,000	\$ -	\$ 1,600,000
7 Birdwood Restoration	\$ -	\$ 9,600,000	\$ -	\$ 9,600,000
Subtotal	\$ 23,925,000	\$ 48,462,000	\$ -	\$ 72,387,000
New Construction Projects				
1 MR-6 Furniture	\$ 765,000	\$ -	\$ -	\$ 765,000
2 Information Technology Eng. Bldg	\$ 37,500,000	\$ 12,500,000	\$ -	\$ 50,000,000
3 Ivy Stacks	\$ 13,650,000	\$ -	\$ -	\$ 13,650,000
Subtotal	\$ 51,915,000	\$ 12,500,000	\$ -	\$ 64,415,000
Infrastructure Projects				
1 Main Heating Plant Envir. Comply	\$ 21,000,000	\$ -	\$ 5,700,000	\$ 26,700,000
2 Fire & Life Safety (Thornton)	\$ 900,000	\$ -	\$ -	\$ 900,000
3 Accessibility	\$ 500,000	\$ -	\$ -	\$ 500,000
Subtotal	\$ 22,400,000	\$ -	\$ 5,700,000	\$ 28,100,000
Blanket Authorizations				
1 Academic/Research Facilities	\$ -	\$ 14,000,000	\$ -	\$ 14,000,000
2 Auxiliary Facilities	\$ -	\$ 3,000,000	\$ -	\$ 3,000,000
Subtotal	\$ -	\$ 17,000,000	\$ -	\$ 17,000,000
Maintenance Reserve	\$ 15,000,000	\$ 3,000,000	\$ -	\$ 18,000,000
TOTAL	\$ 113,240,000	\$ 80,962,000	\$ 5,700,000	\$ 199,902,000

Projects that were in 2004-2010 Plan are denoted by shading.

**Academic Division (207)
2008-2010 Biennium Plan**

PROJECTS	GENERAL FUNDS	NON-GENERAL FUNDS	BOND FUNDS	TOTAL
Renovation Projects				
1 Reactor Building Renovation	\$ 8,790,000	\$ -	\$ -	\$ 8,790,000
2 SOM Laboratories	\$ -	\$ 8,000,000	\$ -	\$ 8,000,000
3 Pavilion Renovation	\$ -	\$ 4,309,000	\$ -	\$ 4,309,000
Subtotal	\$ 8,790,000	\$ 12,309,000	\$ -	\$ 21,099,000
New Construction Projects				
1 Arts & Sciences Building Furniture	\$ 716,000	\$ -	\$ -	\$ 716,000
2 Cancer Research Building (MR-7)	\$ 23,178,000	\$ 23,178,000	\$ -	\$ 46,356,000
3 Life Sciences Building	\$ 39,688,000	\$ 39,688,000	\$ -	\$ 79,376,000
4 Psychology Building	\$ 28,023,000	\$ 28,023,000	\$ -	\$ 56,046,000
5 Music Building	\$ 23,850,000	\$ 7,950,000	\$ -	\$ 31,800,000
6 Alderman Road Residences Phase II	\$ -	\$ 10,000,000	\$ 21,000,000	\$ 31,000,000
7 New Upper-class Residence Hall	\$ -	\$ -	\$ 27,469,000	\$ 27,469,000
8 Fieldhouse/Athletic Offices	\$ -	\$ 45,000,000	\$ -	\$ 45,000,000
Subtotal	\$ 115,455,000	\$ 153,839,000	\$ 48,469,000	\$ 317,763,000
Infrastructure Projects				
1 North Grounds Chiller Plant	\$ 6,272,000	\$ -	\$ -	\$ 6,272,000
2 AFC Chillers	\$ 8,028,000	\$ -	\$ -	\$ 8,028,000
3 Steam Tunnel Repairs	\$ 4,633,000	\$ -	\$ -	\$ 4,633,000
4 Fire & Life Safety (Alderman Library)	\$ 1,695,000	\$ -	\$ -	\$ 1,695,000
5 Accessibility	\$ 500,000	\$ -	\$ -	\$ 500,000
Subtotal	\$ 21,128,000	\$ -	\$ -	\$ 21,128,000
Blanket Authorizations				
1 Academic/Research Facilities	\$ -	\$ 14,000,000	\$ -	\$ 14,000,000
2 Auxiliary Facilities	\$ -	\$ 3,000,000	\$ -	\$ 3,000,000
Subtotal	\$ -	\$ 17,000,000	\$ -	\$ 17,000,000
Maintenance Reserve	\$ 17,000,000	\$ 3,000,000	\$ -	\$ 20,000,000
TOTAL	\$ 162,373,000	\$ 186,148,000	\$ 48,469,000	\$ 396,990,000

Projects that were in 2004-2010 Plan are denoted by shading.

**Academic Division (207)
2010-2012 Biennium Plan**

PROJECTS	GENERAL FUNDS	NON-GENERAL FUNDS	BOND FUNDS	TOTAL
Renovation Projects				
1 Mountain Lake Renovation	\$ 1,554,000	\$ -	\$ -	\$ 1,554,000
2 Gilmer West Renovation	\$ 37,019,000	\$ -	\$ -	\$ 37,019,000
3 Cobb Hall Renovation	\$ 17,205,000	\$ 17,206,000	\$ -	\$ 34,411,000
4 SOM Laboratories	\$ -	\$ 8,000,000	\$ -	\$ 8,000,000
Subtotal	\$ 55,778,000	\$ 25,206,000	\$ -	\$ 80,984,000
New Construction Projects				
1 BioEngineering	\$ 28,125,000	\$ 28,125,000	\$ -	\$ 56,250,000
2 New Cabell Replacement	\$ 20,500,000	\$ 39,500,000	\$ -	\$ 60,000,000
3 Drama Building Addition	\$ 13,134,000	\$ 13,134,000	\$ -	\$ 26,268,000
4 HS Library Addition	\$ 12,866,000	\$ -	\$ -	\$ 12,866,000
5 Science Education Outreach Center	\$ -	\$ 2,800,000	\$ -	\$ 2,800,000
6 Research Farm Vivarium	\$ -	\$ 10,370,000	\$ -	\$ 10,370,000
7 Miller Center Phase III	\$ -	\$ 5,000,000	\$ -	\$ 5,000,000
8 Alderman Road Residences Phase III	\$ -	\$ 10,500,000	\$ 22,500,000	\$ 33,000,000
Subtotal	\$ 74,625,000	\$ 109,429,000	\$ 22,500,000	\$ 206,554,000
Infrastructure Projects				
1 North Grounds Boiler Replacements	\$ 2,260,000	\$ -	\$ -	\$ 2,260,000
2 Steam Tunnel Repairs / Emmet St.	\$ 4,040,000	\$ -	\$ -	\$ 4,040,000
3 Replacement Boiler (Main Plant)	\$ 3,842,000	\$ -	\$ -	\$ 3,842,000
4 Fire & Life Safety (Gilmer)	\$ 1,469,000	\$ -	\$ -	\$ 1,469,000
5 Accessibility	\$ 500,000	\$ -	\$ -	\$ 500,000
Subtotal	\$ 12,111,000	\$ -	\$ -	\$ 12,111,000
Blanket Authorizations				
1 Academic/Research Facilities	\$ -	\$ 14,000,000	\$ -	\$ 14,000,000
2 Auxiliary Facilities	\$ -	\$ 3,000,000	\$ -	\$ 3,000,000
Subtotal	\$ -	\$ 17,000,000	\$ -	\$ 17,000,000
Maintenance Reserve	\$ 19,000,000	\$ 3,000,000	\$ -	\$ 22,000,000
TOTAL	\$ 161,514,000	\$ 154,635,000	\$ 22,500,000	\$ 338,649,000

Projects that were in 2004-2010 Plan are denoted by shading.

Medical Center (209)

2006-2008 Biennium Plan

PROJECTS	GENERAL FUNDS	NON-GENERAL FUNDS	BOND FUNDS	TOTAL
Renovation Projects				
1 Consolidation of Psychiatric Beds	\$ -	\$ 25,730,000	\$ -	\$ 25,730,000
Subtotal	\$ -	\$ 25,730,000	\$ -	\$ 25,730,000
New Construction Projects				
1 Musculoskeletal Outpatient Addition	\$ -	\$ 3,000,000	\$ -	\$ 3,000,000
2 Children's Medical Center	\$ -	\$ (4,000,000)	\$ 4,000,000	\$ -
Subtotal	\$ -	\$ (1,000,000)	\$ 4,000,000	\$ 3,000,000
Planning / Acquisitions				
1 Medical Office Building	\$ -	\$ -	\$ 20,000,000	\$ 20,000,000
Subtotal	\$ -	\$ -	\$ 20,000,000	\$ 20,000,000
Blanket Authorizations				
1 Medical Center Facilities	\$ -	\$ 20,000,000	\$ -	\$ 20,000,000
Subtotal	\$ -	\$ 20,000,000	\$ -	\$ 20,000,000
TOTAL	\$ -	\$ 44,730,000	\$ 24,000,000	\$ 68,730,000

2008-2010 Biennium Plan

PROJECTS	GENERAL FUNDS	NON-GENERAL FUNDS	BOND FUNDS	TOTAL
Blanket Authorizations				
1 Medical Center Facilities	\$ -	\$ 20,000,000	\$ -	\$ 20,000,000

2010-2012 Biennium Plan

PROJECTS	GENERAL FUNDS	NON-GENERAL FUNDS	BOND FUNDS	TOTAL
Blanket Authorizations				
1 Medical Center Facilities	\$ -	\$ 20,000,000	\$ -	\$ 20,000,000

Projects that were in 2004-2010 Plan are denoted by shading.

The University of Virginia's College at Wise (246)

2006-2008 Biennium Plan

PROJECTS	GENERAL FUNDS	NON-GENERAL FUNDS	BOND FUNDS	TOTAL
Renovation Projects				
1 Old Science Building Renovation	\$ 10,934,000	\$ -	\$ -	\$ 10,934,000
2 Smiddy Hall Renovation / IT Building	\$ 10,872,000	\$ -	\$ -	\$ 10,872,000
Subtotal	\$ 21,806,000	\$ -	\$ -	\$ 21,806,000
Infrastructure Projects				
1 Accessibility	\$ 600,000	\$ -	\$ -	\$ 600,000
Subtotal	\$ 600,000	\$ -	\$ -	\$ 600,000
Maintenance Reserve	\$ 600,000	\$ -	\$ -	\$ 600,000
TOTAL	\$ 23,006,000	\$ -	\$ -	\$ 23,006,000

2008-2010 Biennium Plan

PROJECTS	GENERAL FUNDS	NON-GENERAL FUNDS	BOND FUNDS	TOTAL
Renovation Projects				
1 Greear Gym Renovation	\$ 10,335,000	\$ -	\$ -	\$ 10,335,000
2 Indoor Pool Renovation	\$ 3,432,000	\$ -	\$ -	\$ 3,432,000
Subtotal	\$ 13,767,000	\$ -	\$ -	\$ 13,767,000
New Construction Projects				
1 New Library	\$ 25,800,000	\$ -	\$ -	\$ 25,800,000
2 Drama - Art Addition	\$ 4,675,000	\$ -	\$ -	\$ 4,675,000
3 Convocation Center	\$ 26,656,000	\$ -	\$ -	\$ 26,656,000
Subtotal	\$ 57,131,000	\$ -	\$ -	\$ 57,131,000
Planning / Acquisitions				
1 New Classroom / Lab Building	\$ 2,027,000	\$ -	\$ -	\$ 2,027,000
Subtotal	\$ 2,027,000	\$ -	\$ -	\$ 2,027,000
Maintenance Reserve	\$ 700,000	\$ -	\$ -	\$ 700,000
TOTAL	\$ 73,625,000	\$ -	\$ -	\$ 73,625,000

2010-2012 Biennium Plan

PROJECTS	GENERAL FUNDS	NON-GENERAL FUNDS	BOND FUNDS	TOTAL
Renovation Projects				
1 Wyllie Library Conversion	\$ 12,999,000	\$ -	\$ -	\$ 12,999,000
Subtotal	\$ 12,999,000	\$ -	\$ -	\$ 12,999,000
New Construction Projects				
1 New Classroom / Lab Building	\$ 18,239,000	\$ -	\$ -	\$ 18,239,000
2 Planetarium	\$ 5,066,000	\$ -	\$ -	\$ 5,066,000
3 Proscenium Theater Addition	\$ 19,602,000	\$ -	\$ -	\$ 19,602,000
4 Residence Hall III	\$ -	\$ -	\$ 12,420,000	\$ 12,420,000
5 Cafeteria Expansion	\$ -	\$ -	\$ 1,550,000	\$ 1,550,000
6 Student Recreation Center	\$ -	\$ -	\$ 12,125,000	\$ 12,125,000
Subtotal	\$ 42,907,000	\$ -	\$ 26,095,000	\$ 69,002,000
Maintenance Reserve	\$ 800,000	\$ -	\$ -	\$ 800,000
TOTAL	\$ 56,706,000	\$ -	\$ 26,095,000	\$ 82,801,000

Projects that were in 2004-2010 Plan are denoted by shading.

UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: March 31, 2005

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.B. Schematic Design, College at Wise Drama Building Addition and Renovation

\$7,475,000 General Obligation Bonds

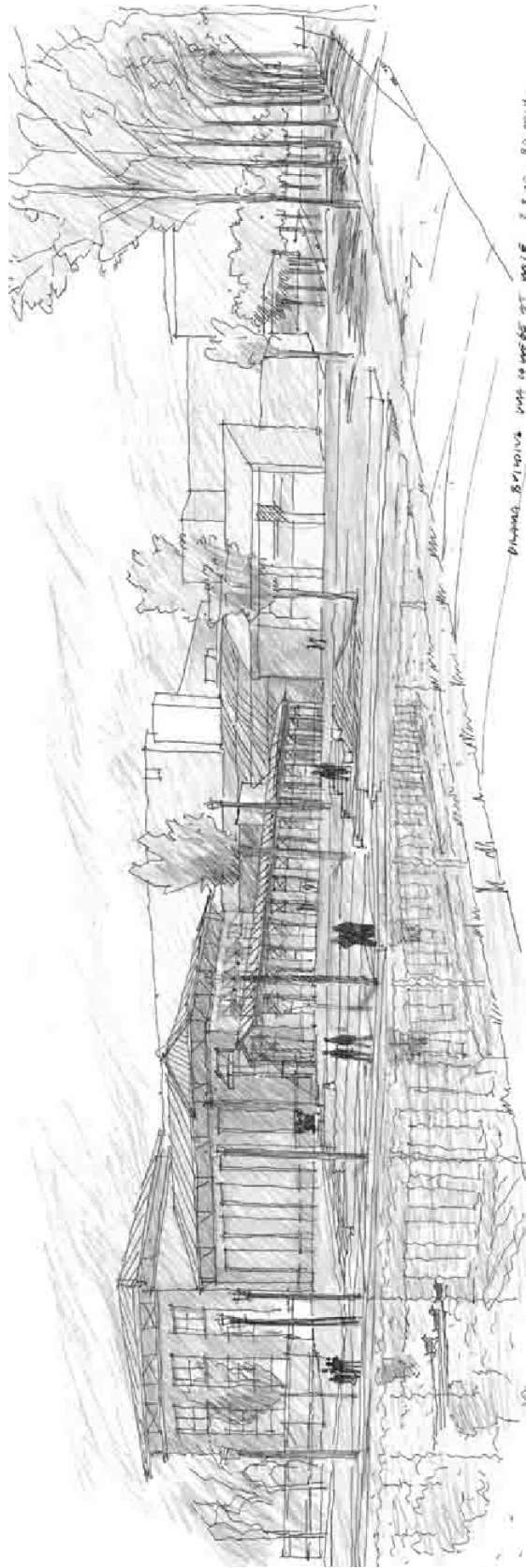
BACKGROUND: This project renovates the existing 10,300 gross square foot Drama building at the College at Wise and constructs a 19,000 gross square foot addition. This is the first major renovation of the Drama building since it was built in 1974. The project will provide enhanced instruction, practice and performance spaces for theater, music, and dance instruction. The renovation will cost \$7,475,000 and is funded by the State through General Obligation Bonds. The revised Concept, Site, and Design Guidelines were approved on December 8, 2004. The selection of Bushman Dreyfus Architects of Charlottesville was approved on September 2, 2003.

DISCUSSION: The architects, in conjunction with the Architect for the University and Facilities Management, have developed the schematic design, which Mr. Neuman will review with the Committee.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee

APPROVAL OF SCHEMATIC DESIGN FOR THE COLLEGE AT WISE DRAMA BUILDING ADDITION AND RENOVATION

RESOLVED that the schematic design, dated March 31, 2005, and prepared by the Bushman Dreyfus Architects of Charlottesville, for the College at Wise Drama Building Addition and Renovation is approved for further development and construction.



PHOTOGRAPHY WITH THE ARCHITECTURE 3.1.05 - 80.0000

Perspective

UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: March 31, 2005

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.C. Concept, Site, and Design Guidelines,
New Education School Building

\$37,200,000 Gifts

BACKGROUND: This project constructs a 75,000 to 80,000 gross square foot building for the Curry School of Education. The building will house classrooms, clinics, and offices for faculty and administration. It will be located between Ruffner Hall and Emmet Street on an existing parking lot. The current budget projection is between \$36 million and \$37.2 million. The final budget will be determined by available funding and construction cost increases. Funding will be provided by gifts.

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

ACTION REQUIRED: Approval by the Buildings and Grounds Committee

APPROVAL OF CONCEPT, SITE, AND DESIGN GUIDELINES FOR THE NEW
EDUCATION SCHOOL BUILDING

RESOLVED that the concept, site, and design guidelines, dated March 31, 2005, and prepared by the Architect for the University, for the New Education School Building are approved; and

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

New Education School Building Concept, Site and Design Guidelines

A) Proposed Project Concept

The Curry School of Education offers programs leading to a Bachelor and Master of Science in Education, Bachelor and Master of Arts in Teaching, Doctor of Philosophy and in Education, and a variety of specialized degrees, as well as non-degree professional training programs. The School claims preeminence in several areas, among them educational technology, the needs of at-risk populations, and educational policy studies. At a time when other major education schools are reducing their emphasis on teacher training, Curry remains committed to producing great teachers and other leaders in education and to fostering research reaching across disciplines. Key to achieving these goals will be new expansion space, as well as much-needed improvements to Ruffner Hall.

The Curry School is currently housed in U.Va.'s Ruffner Hall and multiple other facilities on and off the University's Grounds. All of them are constricted by space and technology limitations. The existing facility is a 4-story, 84,800 GSF building that was constructed in 1972. Significant renovation of the building and its existing infrastructure support systems will be required to ensure continued productive use of that facility. The University has proposed a \$16.5 M renewal project to the Commonwealth for funding in the FY 06-08 biennium as part of our current capital plan.

The proposed new project is based on the School's five-year academic and strategic planning process as well as the University's 2020 goals. The project is budgeted at between \$36M – \$37.2M and will add 75,000 – 80,000 GSF. New advanced technology classrooms will allow integration of professional preparation, clinical training, and scholarly work. The new building will also provide much-needed common space for faculty and student collaboration. In addition, effectiveness and efficiency of operations of currently fragmented clinical training functions and services will be improved by siting the new structure directly adjacent to Ruffner Hall.

B) Siting Criteria

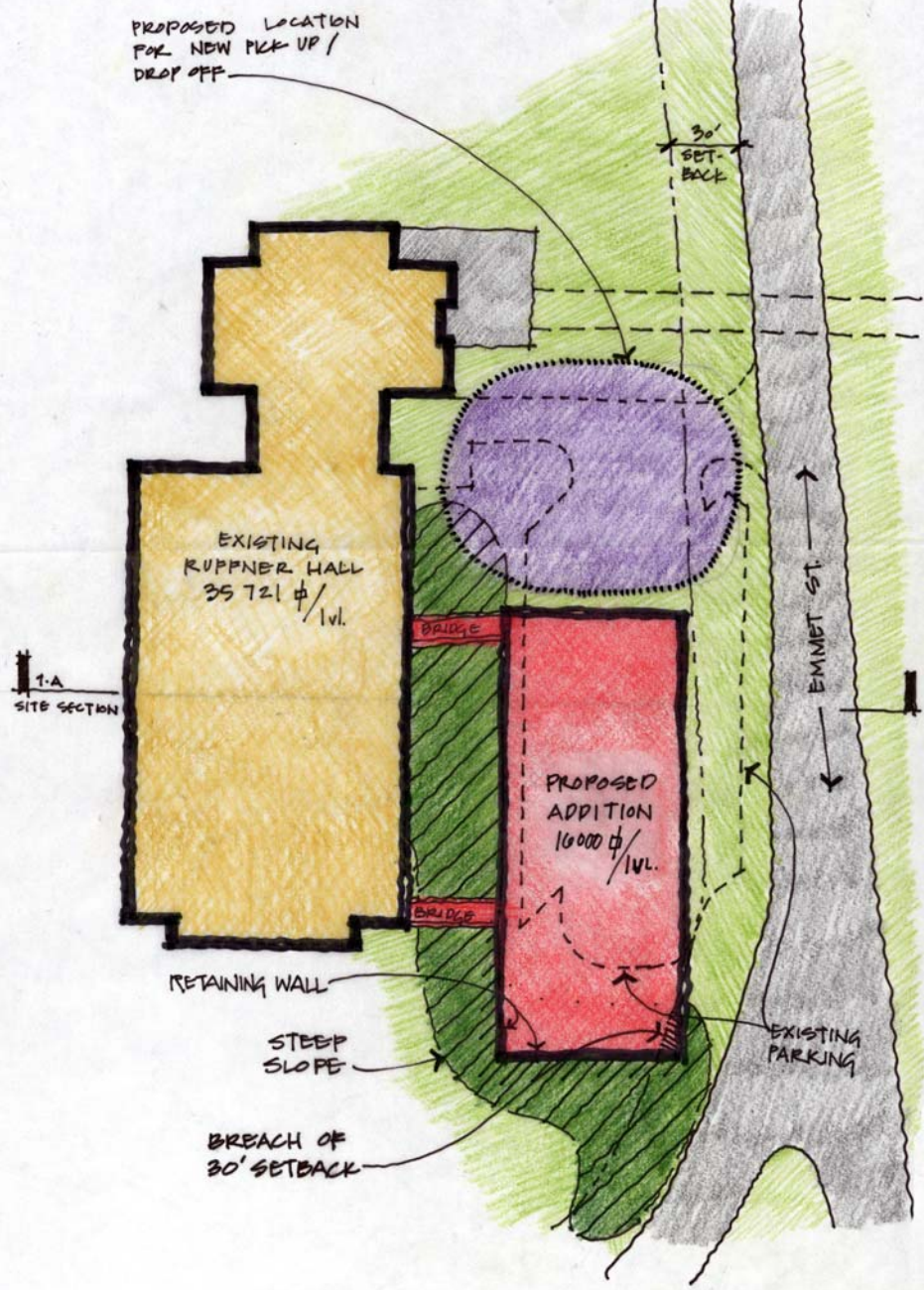
The University of Virginia general siting criteria for all new facilities include the following components. Those highlighted are the most pertinent in determining the siting recommendation for the new Curry School of Education building.

- 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- pedestrian, bicycle, 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.

C) Proposed Site:

Prominently located along Emmet Street, immediately to the east of Ruffner Hall, the site will accommodate the building while offering a strong physical connection to the existing facility, student recreation areas and the Central Grounds. A dense network of existing University infrastructure is available in the area. The new building will develop a new, more inviting entry and a strong street presence to help identify and distinguish the School of Education. The site also features views of the recently completed Dell stream, pond and landscape.

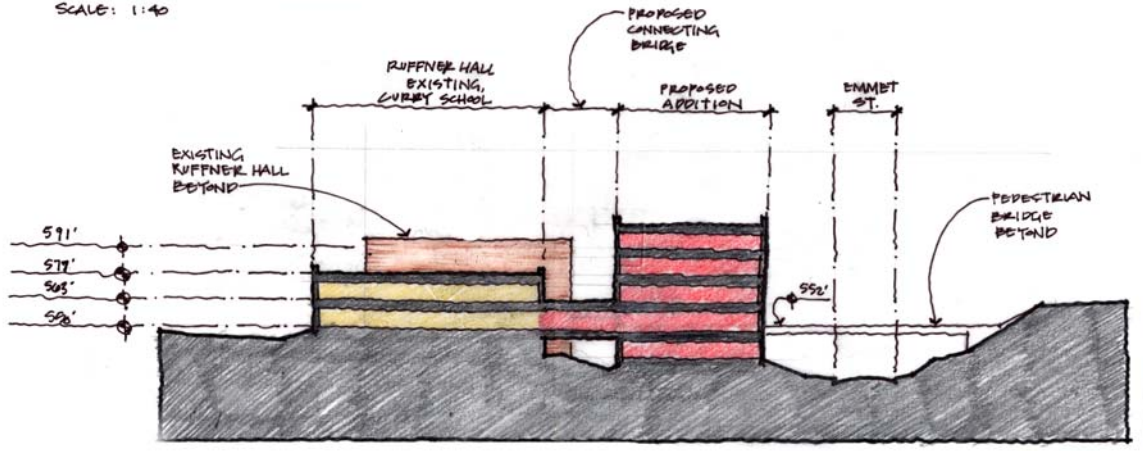
1 RUFFNER HALL ADDITION
B CURRY SCHOOL - OPT 1.1



New Education School Building

1
A RUFFNER HALL ADDITION
CUREY SCHOOL - OPT 1

SITE SECTION 09.16.09
SCALE: 1:40



New Education School Building

D) Design Guidelines

Site Planning

- Building setbacks will be a minimum of 30' from Emmet Street except as noted on the attached drawing.
- Preserve 40' minimum distance between the existing and the new building to permit penetration of natural light to illuminate lower floors and support ground plantings.
- Preserve green buffer south and west of the proposed addition.
- Views of the Dell pond from the north end of the site to be preserved.

Stormwater

- Adhere to Meadow Creek Stormwater Master Plan
- Any proposed development west of Ruffner must not increase stormwater run-off onto banks northwest of Ruffner and must further address existing erosion problems due to run-off on said banks.

Circulation and Parking

- Vehicular circulation and drop-off to be north of proposed addition; existing loading dock to be down-played and screened.
- The existing surface parking spaces in the R-3 lot, east of Ruffner Hall, will be accommodated in the area west of Ruffner Hall.
- Configure sidewalks to connect appropriately to the surrounding pedestrian system on Emmet Street and McCormick Road, including pedestrian entry on the south side of the building.
- Existing and new building should have pedestrian circulation links at grade. Covered pedestrian walks (2) connecting both facilities at the first floor of Ruffner Hall should be located to maximize circulation efficiency and connectivity.
- Maintain existing east-west pedestrian circulation routes north of Ruffner.

Architecture

- Building mass not to exceed 5 floors from existing grade.
- Rooftop will be visible from buildings to the east, across Emmet Street and south from McCormick Road. Any rooftop equipment to be avoided where possible, otherwise, it must be screened from view.
- Develop massing, fenestration and architectural details to establish a compatible relationship to Ruffner Hall and other nearby facilities.
- Develop roof form that is complementary and contextual with U.VA. traditions.
- Create a welcoming main entry from Emmet Street.
- Utilize materials and colors consistent with the U.VA. palette.
- Integrate basic tenets of sustainable design.
- Overall building design should integrate “sound planning, strong landscape, and memorable architecture”; i.e. the building character that is *of* the University of Virginia.

Landscape

- Provide for a pleasant pedestrian experience along Emmet Street that includes a “tree lawn” with street trees between sidewalk and curb.
- Entry, drop-off and turn-around to be designed to provide a safe and attractive pedestrian experience.
- Existing memorial trees in the area shall be protected and preserved.

- Consider preservation of specimen conifers on the south end of the building.
- Remove existing plantings between the new building and Ruffner Hall in order to re-design the space between the buildings.
- Provide appropriate and safe levels of pedestrian lighting in accordance with U.VA. standards.
- Screen all trash/recycling areas, above-grade utilities and loading docks.
- All site furnishings selections will comply with the U.VA. Facilities Design Guidelines; signage will comply with University sign standards.
- Comply with U.VA. Landscape Master Plan in overall design intent.

Review and Compliance

The Office of the Architect for the University is responsible for the review and approval of project compliance with these design guidelines.

UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: March 31, 2005

COMMITTEE: Buildings and Grounds

AGENDA ITEM: III. Vice President's Remarks

ACTION REQUIRED: None

DISCUSSION: The Vice President for Management and Budget will report on recent budget increases for the Cocke Hall project and Rouss Hall Renovation and Commerce School project. These increases were necessitated by recent price escalations and exceeded the existing budgets by more than 10%. In accordance with the Board's new Capital Planning Policy, permission to increase the project budgets was obtained from the chairs of the Buildings and Grounds and Finance Committees.

UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: March 31, 2005

COMMITTEE: Buildings and Grounds

AGENDA ITEM: IV. Report by the Architect for the
University

ACTION REQUIRED: None

DISCUSSION: The Architect for the University will review the design changes to the Rouss Hall Renovation and Commerce School project that were made after the Committee approved the project's schematic design.

APPENDICES

APPENDIX A

Academic Division
2006-2008 Project Descriptions

Renovation Projects

1. Ruffner Hall Infrastructure \$16,500,000 GF

This project repairs and/or replaces major infrastructure systems. The building, which was built in 1973, has reached a point where its maintenance needs exceed funding that is available through maintenance reserve. The project's major scope items include replacement of the HVAC systems, repairs to the exterior brick veneer, and abatement of the asbestos insulation in the return air plenums. Failure to fund this project will result in continued deterioration, will hamper use of the building, and will limit potential renovations.

2. Science Teaching and Outreach Facilities \$8,425,000
\$7,425,000 GF
\$1,000,000 NGF

This request consists of five teaching, outreach and research projects. \$3.1 million of General Funds is budgeted for the replacement of Chemistry Building fume hoods and their exhaust systems, which date from when the building was constructed and are over thirty-five years old. \$875,000 of General Funds is budgeted for The State's Arboretum at Blandy Farm for upgrades to its facility-wide water and sewer systems as well as the infrastructure systems in the Quarters Building. \$1 million of General Funds is budgeted for a dry lab at the Long Term Environmental Research Station at Oyster, VA. \$1.8 million of General Funds is budgeted for the Science Education Outreach Center, which is to be based at the Alden House and the McCormick Observatory. The funding will restore Alden House and bring the Observatory into ADA compliance. The request includes \$1.0 million of Non-General Funds for a 5,000 GSF, single-story wet research lab at Blandy Farm.

3. Jordan Hall HVAC Infrastructure \$19,600,000 NGF

This project replaces thirteen-air handler units and three hundred roof top exhaust fans, and installs a new building automation system infrastructure. The project replaces an HVAC infrastructure, which has exceeded its useful life, does not meet current research standards, provides no redundancy, has limited emergency power, and has become difficult to maintain

because of the limited availability of replacement parts. It requires constant maintenance to keep many of its components operating. Its internally lined ductwork has deteriorated to the point where it inhibits air flow, is a source of potential contaminants, and is energy inefficient. If this project does not proceed in a timely manner, 1) current ongoing research could be compromised or destroyed, 2) new grant funded research opportunities could be lost, 3) life safety issues would not be addressed, and 4) opportunities to reduce maintenance and operating costs including energy savings would be forfeited.

4. School of Medicine Laboratories \$8,000,000 NGF

This project allows the continued renovation of research laboratories in the Old Medical School, Jordan Hall, the Jordan Hall Addition and Medical Research Building No. 4. Many of these laboratories and their support spaces have exceeded their useful life and are no longer capable of meeting the current requirements of students, faculty, and researchers. There is also an increased demand for state-of-the-art laboratory space due to new grants and an increase in research staff. The project provides an opportunity to deal effectively with building infrastructure, code, and design issues. If this project is deferred, it will 1) be necessary to continue funding a series of smaller renovations, 2) make it more difficult to meet the requirements of grant funding agencies, 3) be more expensive to implement, and 4) limit maintenance and operating cost savings.

5. Jordan Hall Laboratory Renovations \$8,662,000 NGF

This project creates additional research space by renovating teaching lab spaces that will be vacated when the Medical Education Building has been completed. The School of Medicine's research programs are restricted by a lack of sufficient, state-of-the-art research space. If this project does not proceed, the School's ability to seek additional grant funding and to attract and retain faculty will be hampered.

6. McCue Center Renovation \$1,600,000 NGF

This project renovates the football team locker room, hallway and lounge, reconfigures the football office suite and reception area, and provides new furniture. The purpose is to improve the appearance and function of these areas in order to recruit and develop the best possible student-athlete.

7. Birdwood Restoration \$9,600,000 NGF

This project restores a deteriorating historic building and its dependencies, and makes them available for use by an academic department or center. The scope includes replacement of all infrastructure systems and extensive interior and exterior repairs. If this project does not proceed, the buildings will continue to deteriorate and will not serve any useful purpose.

New Construction Projects

1. MR-6 Furniture \$765,000 GF

This item restores furniture funding for this GOB project. Furniture funding was cut from all GOB projects when they were authorized with the understanding that agencies would request the funding when it was needed for furniture acquisitions.

2. Information Technology Engineering Building \$50,000,000
\$37,500,000 GF
\$12,500,000 GF

This project constructs a 95,000 gross square feet facility, housing a new interdisciplinary academic program. Collaboration between the faculties and staffs of the departments of Computer Sciences, Systems Engineering, and Electrical Engineering will be facilitated by this new state-of-the-art facility. Currently, the School of Engineering is hampered by lack of technically adapted space to foster new initiatives and programs. The scope also includes renovations in Olsson Hall. If the project is deferred, the engineering programs that generate grants will be significantly inhibited, limiting the potential for future grant funding.

3. Ivy Stacks \$13,650,000 GF

This project expands the Ivy Stacks Library Storage facility, which is filled to capacity as are all other Library System facilities. With the completion of the Special Collections Library, the vacated Alderman Library stack space is being used temporarily for book storage, but this space has limited capacity and will eventually be needed for more critical uses.

Infrastructure Projects

1. Main Heating Plant Modifications \$26,700,000
\$21,000,000 GF
\$ 5,700,000 BONDS

This is a supplement to the authorization received for the 2004-2006 biennium. It consists of the \$12.5 million balance from Commonwealth's original project commitment and funding for a \$14.2 million supplement that increases the authorization from \$51.8 million to \$66.0 million. Funding for the supplement is split between \$8.5 million of General Funds and \$5.7 million of University bonds. The project is required to remain compliant with federal and state clean air regulations and to meet the heating needs of new and existing facilities. If it is not funded, adverse regulatory actions including fines will result and/or the heating needs of the University cannot be met.

2. Fire & Life Safety \$900,000 GF

The University has prioritized its fire and life safety needs. The intent is to apply available funds to the most pressing need. This project adds a fire suppression system to the Engineering School (Thornton Hall); 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 building without sprinklers. If this project is deferred, Thornton Hall will continue to be a high-risk building.

3. Accessibility \$500,000 GF

This project provides 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 highest priorities on the University's accessibility plan, and are for facilities, which are used by students, staff, faculty, and the public. If this project is deferred, very busy pedestrian avenues will remain inaccessible.

Blanket Authorizations

1. Academic/Research Facilities \$14,000,000 NGF

This request will provide a blanket authorization to plan, renovate, and perform utility work for minor academic and research projects with budgets between \$1 million and \$2 million. If this request is deferred, the ability to quickly and efficiently execute small projects will be eliminated.

2. Auxiliary Facilities \$3,000,000 NGF

This request will provide a blanket authorization to plan, renovate, and perform utility work for minor auxiliary projects

with budgets between \$1 million and \$2 million. If this request is deferred, the ability to quickly and efficiently execute small projects will be eliminated.

Maintenance Reserve

1. Maintenance Reserve	\$18,000,000
	\$15,000,000 GF
	\$ 3,000,000 NGF

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

2008-2010 Project Descriptions

Renovation Projects

1. Reactor Building Renovation	\$8,790,000 GF
--------------------------------	----------------

This project renovates the University's decommissioned reactor building. The facility has space that could be used beneficially for instructional and administrative needs. If this project is not funded, valuable space will not be available for productive use and occupancy.

2. School of Medicine Laboratories	\$8,000,000 NGF
------------------------------------	-----------------

This project allows the continued renovation of research laboratories in the Old Medical School, Jordan Hall, the Jordan Hall Addition and Medical Research Building No. 4. Many of these laboratories and their support spaces have exceeded their useful life and are no longer capable of meeting the current requirements of students, faculty, and researchers. There is also an increased demand for state-of-the-art laboratory space due to new grants and an increase in research staff. The project provides an opportunity to deal effectively with building infrastructure, code, and design issues. If this project is deferred, it will 1) be necessary to continue funding a series of smaller renovations, 2) make it more difficult to meet the requirements of grant funding agencies, 3) be more expensive to implement, and 4) limit maintenance and operating cost savings.

3. Pavilion Renovation \$4,309,000 NGF

This project restores one of the original 1820s faculty resident / classroom buildings by Thomas Jefferson. It is needed to maintain current use as a faculty residence. The renovation will include complete replacement of all service systems (electrical, plumbing, HVAC) and equipment plus provision of fire detection and suppression systems compatible with new systems being installed elsewhere in the Academical Village. It also removes lead-bearing paints, whose presence is problematic with respect to continued habitation.

New Construction Projects

1. Arts & Sciences Building Furniture \$ 716,000 GF

This item restores furniture funding for this GOB project. Furniture funding was cut from all GOB projects when they were authorized with the understanding that agencies would request the funding when it was needed for furniture acquisitions.

2. Cancer Center Research Building \$46,356,000
\$23,178,000 GF
\$23,178,000 NGF

This item constructs a 107,000 GSF research building for the School of Medicine. The facility will contain wet laboratories, support space, administrative space and a vivarium. The project is needed to address a shortfall in research space. If it is not funded, recruitment and retention of researches will be adversely impacted and the School's ability to compete for additional research funding will be hampered.

3. Life Sciences Building \$79,376,000
\$39,688,000 GF
\$39,688,000 NGF

This project constructs a new Biomedical Science Research Center that will allow three interdisciplinary and inter-school science programs to be launched or expanded, including the Institute for Regenerative Medicine, an expanded Pharmacological research effort, and an enhanced Neuroscience Program. This incubator facility will provide the College and Graduate School of Arts and Sciences, the School of Engineering, and the School of Medicine with space to advance cross-disciplinary science that will allow the University and the Commonwealth to establish leadership positions in these important, cutting edge sciences. A new facility will allow the University to compete more effectively for an expanded Federal biomedical research budget

and also will provide economic development benefits in the form of new research jobs, royalty revenues, and the possible creation of new research companies. This new building will be in the 100,000-150,000 GSF range and will free up space in existing facilities, permitting the further expansion of more traditional scientific research.

4. Psychology Building	\$56,046,000
	\$28,023,000 GF
	\$28,023,000 NGF

This item provides a new building for the Psychology Department, which has outgrown its space in Gilmer Hall. Psychology is the highest-ranked science department in the College, and is the biggest science major. A recent study by a consultant indicates that the Department has a 60% space deficit. In response to this shortage research labs are being moved to off-grounds rental space. If this project is not funded, the Department's national standing will be jeopardized.

5. Music Building	\$31,800,000
	\$23,850,000 GF
	\$ 7,950,000 NGF

This item provides a new building for the Music Department which is currently housed in Old Cabell Hall. The Department is short of space and lacks properly designed spaces. For example, there is a lack of sound isolation in all of the practice, rehearsal and teaching spaces. In recent years, the Music program has seen significant enrollment growth and has initiated a PH.D program. If this project is not funded, the department's existing programs and future growth will continue to be restricted.

6. Alderman Road Residences Phase II	\$31,000,000
	\$21,000,000 BONDS
	\$10,000,000 NGF

This project replaces badly deteriorated housing units in the first year area on Alderman Road with newly constructed housing. It is a supplement to an existing \$38.5 million authorization. The project will replace the existing beds and add additional capacity. The latter will initially be the 'swing' space as the older housing units are replaced and by the time the project is completed the 'new' beds' will provide additional capacity. This project will require major infrastructure investment possibly including a chiller plant.

7. New Upper-class Residence Halls \$27,469,000 BONDS

This project constructs student housing that will enable the University to maintain its goal of housing approximately 35% of its students. Current housing is being pressured by enrollment growth. The scope includes support space for residence advisors, reading rooms, computer rooms, and group study spaces for faculty participation.

8. Fieldhouse/Athletic Offices \$45,000,000 NGF

This project is for a new Academic Center / Fieldhouse to replace University Hall (U-Hall). It will expand operations that currently cannot be provided due to lack of space. The facility will provide a more efficient use of space than U-Hall. This Center will include facilities such as academic affairs, coaches' offices, weight training, and equipment rooms. Deferring this project will mean continuing to operate at a woefully inadequate level of service in a sub par facility.

Infrastructure Projects

1. North Grounds Chiller Plant \$6,272,000 GF

This project replaces two 800-ton chillers and an existing 800-ton cooling tower with two new 1200-ton chiller units and a 1200-ton cooling tower. The project is needed to 1) replace 30-year-old chillers that are unreliable, 2) eliminate the use of chlorofluocarbons, and 3) meet demand. Failure of these units will cause the Law and JAG schools to be without cooling.

2. AFC Chillers \$8,028,000 GF

This project replaces the chillers located in Olsson Hall and provides firm capacity for the existing chiller equipment serving the West McCormick Road Precinct. The Olsson Hall chillers have outlived their useful lives, are unreliable, and are expensive to maintain. In addition, new construction in this precinct has increased the demand so that additional chiller capacity is needed in order to assure firm capacity.

3. Steam Tunnel Repair (Central Grounds) \$4,633,000 GF

This project repairs or replaces the "Central Grounds" section (approximately 1,420 linear feet) of steam tunnel. An inspection of the tunnel revealed that it is inadequate to support imposed loads. These loads include vehicular traffic and fire fighting 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 and research facilities. Loss of steam supply would negatively impact the heating, domestic hot water, and sterilization 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.

4. Fire & Life Safety \$1,695,000 GF

This item installs a fire suppression system in Alderman Library, which currently has no sprinklering. The project includes building automation controls and alarms. If deferred, Alderman Library will continue to be a high-risk building.

5. Accessibility \$500,000 GF

The University has prioritized its accessibility needs. The intent is to apply 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. If this project is deferred, very busy pedestrian routes will remain inaccessible to the handicapped.

Blanket Authorizations

1. Academic/Research Facilities \$14,000,000 NGF

This request will provide a blanket authorization to plan, renovate, and perform utility work for minor academic and research projects with budgets between \$1 million and \$2 million. If this request is deferred, the ability to quickly and efficiently execute small projects will be eliminated.

2. Auxiliary Facilities \$3,000,000 NGF

This request will provide a blanket authorization to plan, renovate, and perform utility work for minor auxiliary projects with budgets between \$1 million and \$2 million. If this request is deferred, the ability to quickly and efficiently execute small projects will be eliminated.

Maintenance Reserve

1. Maintenance Reserve	\$20,000,000
	\$17,000,000 GF
	\$ 3,000,000 NGF

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

2010-2012 Project Descriptions

Renovation Projects

1. Mountain Lake Renovations	\$1,554,000 GF
------------------------------	----------------

Mountain Lake is a biological field station with an extensive physical plant. It is used by approximately 100 scientists and students from around the world. The project will include infrastructure upgrades and modest renovations to its core facilities. In addition to this request the site may be considered for funding under NEON, the National Ecological Observatory Network, program that will likely require additional building and improvements to the existing structures.

2. Gilmer West	\$37,019,000 GF
----------------	-----------------

When the Psychology Department moves to its new building, the space it vacates in Gilmer West can be reassigned to Biology, which has a space deficit and is in need of additional wet laboratories / support spaces and possibly additional animal care facilities. The original HVAC and other infrastructure systems in this wing will be replaced and all current code requirements will be met.

3. Cobb Hall Renovation	\$34,411,000
	\$17,205,000 GF
	\$17,206,000 NGF

This project will allow renovation of 62,000 gross square feet of space to provide research space and/or academic and administrative 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 teaching

and laboratory space due to new grants and an increase in faculty and staff. These renovations support this demand by upgrading existing laboratory and support space, and/or academic and administrative space by 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 this opportunity to save operating and maintenance costs will not be realized.

4. School of Medicine Laboratories \$8,000,000 NGF

This project allows the continued renovation of research laboratories in the Old Medical School, Jordan Hall, the Jordan Hall Addition and Medical Research Building No. 4. Many of these laboratories and their support spaces have exceeded their useful life and are no longer capable of meeting the current requirements of students, faculty, and researchers. There is also an increased demand for state-of-the-art laboratory space due to new grants and an increase in research staff. The project provides an opportunity to deal effectively with building infrastructure, code, and design issues. If this project is deferred, it will 1) be necessary to continue funding a series of smaller renovations, 2) make it more difficult to meet the requirements of grant funding agencies, 3) be more expensive to implement, and 4) limit maintenance and operating

New Construction Projects

1. BioEngineering \$56,250,000
 \$28,125,000 GF
 \$28,125,000 NGF

This project constructs a 100,000 GSF building to accommodate 1) a new undergraduate degree program in Biomedical Engineering and 2) an expanded research program. The BioEngineering programs are an interdisciplinary effort between the School of Engineering, College of Arts and Sciences, and the School of Medicine. The project scope includes teaching facilities, research labs, a technology transfer center, and offices for faculty and staff. This project supports the goals of the University's 2020 Plan for Developmental Biology and Regenerative Medicine.

2. New Cabell Hall Replacement \$60,000,000
 \$20,500,000 GF
 \$39,500,000 NGF

This project provides for the construction of a New Cabell Hall Replacement building. This is the final phase of the South Lawn

redevelopment project, which includes construction of new Arts & Sciences buildings and a parking garage on the south side of Jefferson Park Avenue, the renovation of Rouss and Cocke Halls, and the demolition and replacement of New Cabell Hall.

3. Drama Addition and Renovation	\$26,268,000
	\$13,134,000 GF
	\$13,134,000 NGF

This project renovates and constructs an addition to the University's Drama Education Building, which was built in 1975. The project will provide additional performance spaces, soundproofed classrooms, scenery and costume shops. The project is needed to address a current space deficit and to provide additional space so the Drama Department can expand its offerings in such areas as dance and directing.

4. Health Science Library Addition	\$12,866,000 GF
------------------------------------	-----------------

This project constructs a 23,500 gross square foot, three-story addition on the south side of the Health Sciences Library. It will include space on the lower level to expand the historical collections, include compact shelving to accommodate an archive for the Health System, and seminar space for the archivist, and exhibit space for displaying historical artifacts and other treasures to the public. It will also contain space on the upper two levels to greatly expand computer classrooms and small group teaching facilities. If this project is deferred, the library will not be able to offer additional educational facilities, which allows them to keep abreast of advances in technology and instructional design development.

5. Science Education Outreach Center	\$2,800,000 NGF
--------------------------------------	-----------------

This project adds an addition to the McCormick Observatory and constructs major site improvements including additional parking spaces. This is a supplement to the project that is in the 2006-2008 biennium and is needed to fully develop the Observatory and Alden House as a science education outreach center.

6. Research Farm Vivarium	\$10,370,000 NGF
---------------------------	------------------

This project provides 15,420 GSF of vivarium space at the University's research farm. It is needed to support the University's growing research programs. If it is deferred, the University's ability to recruit faculty and attract additional research funding will be hampered.

7. Miller Center Expansion, Phase III \$ 5,000,000 NGF

This project constructs a new building for the Miller Center. It will house office space, a workroom, graduate research workstations and a soundproof oral history interview room. This project is needed to support and enhance the Miller Center's Presidential Oral History program.

8. Alderman Road Residences, Phase III \$33,000,000
\$22,500,000 BONDS
\$10,500,000 NGF

This project replaces badly deteriorated housing units at the first year area on Alderman Road with newly constructed and state of the art housing. It is a supplement to existing authorizations and a supplement planned for the 2008-2010 biennium. It is the intention to replace the existing beds and add capacity. The latter will initially be the 'swing' space as the older housing is replaced and by the time the project is completed the 'new' beds' will provide additional capacity.

Infrastructure Projects

1. North Grounds Boiler Replacements \$2,260,000 GF

This project replaces boilers that were installed in the 1970s. The boilers have become unreliable and have increasing maintenance costs. In addition, they lack pollution controls and emissions monitoring and control equipment.

2. Steam Tunnel Repair (Emmet Street) \$4,040,000 GF

This project repairs or replaces the "Emmet Street" section (approximately 1,160 linear feet) of steam tunnel. An inspection of the tunnel revealed that it is inadequate to support imposed loads. These loads include vehicular traffic on the adjacent roadway and fire fighting vehicles. As an interim measure, bollards have now been placed over the tunnel to prevent access by vehicles. The project also relocates 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. Replacement Boiler \$3,842,000 GF

This project replaces boiler #4 in the Central Steam Plant. The boiler is 10 years beyond its service life. The project compliments the Heating Plant Modification project and assures that the University's heating needs will be met in an effective way, as well as be in compliance with environmental requirements.

4. Fire & Life Safety \$1,469,000 GF

This project installs a fire suppression system in Gilmer Hall West. The necessary building automation controls and alarms will be included. If this project is deferred, Gilmer Hall will continue to be a high-risk building from a fire and life safety perspective.

5. Accessibility \$500,000 GF

This project provided accessible entrances to Old Cabell Hall, Clark Hall, the Mechanical Engineering Building and Cobb Hall. These facilities are used by students, faculty, staff, and the public.

Blanket Authorizations

1. Academic/Research Facilities \$14,000,000 NGF

This request will provide a blanket authorization to plan, renovate, and perform utility work for minor academic and research projects with budgets between \$1 million and \$2 million. If this request is deferred, the ability to quickly and efficiently execute small projects will be eliminated.

2. Auxiliary Facilities \$3,000,000 NGF

This request will provide a blanket authorization to plan, renovate, and perform utility work for minor auxiliary projects with budgets between \$1 million and \$2 million. If this request is deferred, the ability to quickly and efficiently execute small projects will be eliminated.

Maintenance Reserve

1. Maintenance Reserve \$22,000,000
\$19,000,000 GF
\$ 3,000,000 NGF

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

APPENDIX B

Medical Center
2006-2008 Project Descriptions

Renovation Projects

1. Consolidation of Psychiatric Beds \$25,730,000 NGF

This project consolidates 40 psychiatric beds into renovated space on the 5th floor of the multistory facility. Currently 20 of the beds are in the University Hospital and 20 are at Martha Jefferson. Consolidation of the beds will provide a more efficient use for psychiatric inpatient services and will free up space in the hospital for additional beds.

New Construction Projects

1. Musculoskeletal Outpatient Addition \$3,000,000 NGF

This project adds a 7,500 GSF addition to the musculoskeletal outpatient building at the Fontaine Research Park. The addition will accommodate the expansion of the Orthopaedics Clinic, Physical Medicine and Rehabilitation Center, and the Imaging Center. The project is needed to allow for increased patient access.

2. Children's Medical Center \$4,000,000 BONDS

This project is already authorized with a budget of \$48 million. It involves the construction and/or renovation of 163,000 gross square feet of clinical space in order to establish a comprehensive outpatient Pediatrics Center within the Health System area. This request increases the project's bond authorization from \$11 million to \$15 million and reduces the non-general fund component from \$37 million to \$33 million.

Planning / Acquisitions

1. Medical Office Building \$20,000,000 BONDS

This project will allow for the construction and/or acquisition of a 68,000 gross square foot Medical Office Building to provide clinical space for Imaging. If this project is deferred, the Medical Center will not be able to provide quality and convenient patient care facilities.

Blanket Authorizations

1. Medical Center Facilities \$20,000,000 NGF

This request will provide a blanket authorization to plan, renovate, and perform utility work for minor Medical Center projects with budgets between \$1 million and \$2 million. If this request is deferred, the ability to quickly and efficiently execute small projects will be eliminated.

2008-2010 Project Descriptions

Blanket Authorizations

1. Medical Center Facilities \$20,000,000 NGF

This request will provide a blanket authorization to plan, renovate, and perform utility work for minor Medical Center projects with budgets between \$1 million and \$2 million. If this request is deferred, the ability to quickly and efficiently execute small projects will be eliminated.

2010-2012 Project Descriptions

Blanket Authorizations

1. Medical Center Facilities \$20,000,000 NGF

This request will provide a blanket authorization to plan, renovate, and perform utility work for minor Medical Center projects with budgets between \$1 million and \$2 million. If this request is deferred, the ability to quickly and efficiently execute small projects will be eliminated.

APPENDIX C

University of Virginia's College at Wise 2006-2008 Project Descriptions

Renovation Projects

1. Old Science Building Renovation \$10,934,000 GF

This project renovates the Science building, which was built in 1963 to meet the needs of a two-year curriculum. The building contains class laboratories for physics, geology, and biology and classrooms for all the science disciplines. The project upgrades these spaces and the building's infrastructure systems including the addition of air conditioning and a fire suppression system. It is needed to enhance the College's science curriculum which is one of its strongest programs.

2. Smiddy Hall Renovation / IT Building \$10,872,000 GF

This project renovates Smiddy Hall and constructs a 6,000 GSF IT Center. 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. The building is currently experiencing electrical problems due to insufficient capacity creating outages affecting the academic and administrative computing operation. The project will enhance all building spaces and update its infrastructure systems. The IT operation will be moved into a facility specifically designed to support its needs. In doing so, it will free up space in Smiddy Hall for academic uses.

Infrastructure Projects

1. Accessibility \$600,000 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. 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 \$600,000 GF

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

2008-2010 Project Descriptions

Renovation Projects

1. Greear Gym Renovation \$10,335,000 GF

This project renovates and upgrades the infrastructure of the 26,500 GSF gymnasium building, which was constructed in 1961. The facility has had no major renovations or improvements. 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 its athletic and intramural programs.

2. Renovate Indoor Pool \$3,432,000 GF

This project renovates and upgrades the infrastructure of the existing 8,800 square feet swimming pool building. There have been no major renovations or improvements to this building, which was built in 1971. Upgrades of all major building systems are needed, including the pool filtering system and replacement of the asbestos roofing. If this project is deferred, this building will continue to deteriorate.

New Construction

1. New Library \$25,800,000 GF

The project constructs a 60,000 GSF library facility that will provide sufficient space to accommodate the College's planned growth. Its scope includes stack space, student study areas, and instructional spaces. Without this project, it will be difficult to maintain accreditation.

2. Drama Art Addition \$4,675,000 GF

This project constructs a 10,000 GSF addition to the Drama Building to incorporate the art division with the rest of the Department of Visual and Performing Arts. It will provide studio space for painting, sculpture, pottery, etc. The project is critical to the College's liberal arts mission.

3. Convocation Center \$26,656,000,000 GF

This project constructs a 3,000 seat 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.

Planning Authorizations

1. New Classroom/Lab Building \$2,027,000 GF

This project will provide planning for a new classroom building. As the College enrollment continues to expand, new classrooms are needed to prevent overcrowding, to assist scheduling and to provide space for expanded programs. If this project is deferred, the College cannot keep up with expanded enrollment, or develop and offer new programs to the students.

Maintenance Reserve

1. Maintenance Reserve \$700,000 GF

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

2010-2012 Project Descriptions

Renovation Projects

1. Wyllie Library Conversion \$12,999,000 GF

This project converts the Wyllie Library into an academic classroom building. This will allow the College to address strategic areas of academic growth that result from an increasing enrollment.

New Construction Projects

1. New Classroom/Lab Building \$18,239,000 GF

This project will support increased enrollment and program growth with specialized classrooms incorporating technology for the business and education programs. The College has an increasing undergraduate enrollment and growth in its evening programs. If this project is not funded, the College will be unable to meet the demand for educational opportunities in Southwest Virginia.

2. Planetarium \$5,066,000 GF

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

3. Proscenium Theatre Addition \$19,602,000 GF

This project constructs a 39,400 GSF addition to the Drama Building for a 600-seat proscenium theatre, which will benefit both the College and the surrounding areas.

4. Residence Hall III \$12,420,000 BONDS

This 120-bed student residence hall is needed to handle the continued growth and demand for on campus housing. The demographic change of the growth occurring at the College is from an area outside of commuting distance. Existing residence halls are at capacity.

5. Cafeteria Expansion \$1,550,000 BONDS

This project constructs 5,000 GSF of additional dining space. It is needed to handle the increasing enrollment. The existing facility is close to capacity in its dining area and beyond capacity in the serving and food preparation areas. The condition will be exacerbated by the College's increasing enrollment.

6. Student Recreation Center \$12,125,000 BONDS

This project will provide students with a dedicated recreation facility. The College currently does not have adequate opportunities for student recreation. The only gym on campus is heavily utilized by academic programs and intercollegiate teams.

This leaves limited time for students to use the facility for intramural and recreational activities. Failure to construct this facility will limit the competitive recruiting position of the College.

Maintenance Reserve

1. Maintenance Reserve \$800,000 GF

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