

**UNIVERSITY OF VIRGINIA
BOARD OF VISITORS
MEETING OF THE
BUILDINGS AND GROUNDS
COMMITTEE
SEPTEMBER 11, 2006**

BUILDINGS AND GROUNDS COMMITTEE

Monday, September 11, 2006
11:00 a.m. - 12:00 noon
Byrd Seminar Room, Room 318
Harrison Institute

Committee Members:

Lewis F. Payne, Chair

Daniel R. Abramson

Alan A. Diamonstein

Susan Y. Dorsey

W. Heywood Fralin

Vincent J. Mastracco, Jr.

Anne Elizabeth Mullen

Don R. Pippin

Gordon F. Rainey, Jr.

Thomas F. Farrell, II, Ex Officio

AGENDA

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A TOUR OF COCKE HALL WILL BE OFFERED AT THE CONCLUSION OF
THE LUNCH WHICH FOLLOWS THE COMMITTEE MEETING

BOARD OF VISITORS CONSENT AGENDA

A. EASEMENT, CLAUDE MOORE NURSING EDUCATION BUILDING (DOMINION VIRGINIA POWER): Approval of easement

As part of the construction of the Claude Moore Nursing Education Building, the University has asked Dominion Virginia Power to relocate a transformer and install underground electrical lines and equipment from the front of the property to the rear of the property. This relocation will require an easement 15 feet wide, which will run the length of the southern property line.

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

APPROVAL OF A PERMANENT EASEMENT FOR RELOCATION OF TRANSFORMER AND INSTALLATION OF UNDERGROUND ELECTRICAL WIRES FOR THE NURSING EDUCATION BUILDING

RESOLVED, the Board approves the granting of a permanent easement to Dominion Power to provide for the relocation of a transformer, and the installation of underground electrical lines and equipment for the benefit of the Nursing Education School on property owned by The Rector and Visitors of the University of Virginia; and

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

B. EASEMENT, OBSERVATORY HILL FIRST YEAR RESIDENCE HALL (ALDERMAN ROAD RESIDENCE AREA REPLACEMENT HOUSING PHASE 1) (DOMINION VIRGINIA POWER): Approval of easement

As part of the construction of the Observatory Hill First Year Residence Hall (Alderman Road Residence Area Replacement Housing Phase 1), the University has asked Dominion Virginia Power to relocate a power pole and overhead lines. This power line is a high voltage line and requires a variable width easement, not to exceed 30 feet wide. The easement is located along McCormick Road as it traverses Observatory Hill near the water treatment plant. If an existing easement exists, the University will ask Dominion Virginia Power to vacate same and "quit claim" any and all rights.

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

APPROVAL OF A PERMANENT EASEMENT FOR RELOCATION OF OVERHEAD
ELECTRICAL WIRES FOR OBSERVATORY HILL FIRST YEAR RESIDENCE HALL
(ALDERMAN ROAD RESIDENCE AREA REPLACEMENT HOUSING PHASE 1)

RESOLVED, the Board approves the granting of a permanent easement to Dominion Virginia Power to provide for the relocation of overhead lines, poles, and equipment to facilitate the construction of the Observatory Hill First Year Resident Hall on property owned by The Rector and Visitors of the University of Virginia; and

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

UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: September 11, 2006

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.A. Schematic Design, Hereford First-Year Residence Hall (Alderman Road Residence Area Replacement Housing - Phase 1)

\$ 8,475,000 Bonds
\$ 5,750,000 Housing Revenues
\$14,225,000

BACKGROUND: This project will provide the second of two swing space residence halls in support of the Alderman Road Residence Area Replacement Housing project, which is a multi-phased program to replace eleven outmoded residence halls. The design of the first swing space residence hall at Observatory Hill was approved by the Committee in April, 2006. A 2003 feasibility study concluded that renovation would not be cost effective. Once the swing space buildings are in place, the phased demolition and replacement program will begin, and it will take approximately ten years to complete. The current budget projection for the Hereford project is between \$14.2 million and \$14.7 million, with funding provided from bonds carried by housing revenues. Debt service will be financed by room rents, and the Housing Division has instituted a program of room rate increases dedicated specifically for this debt service.

The new building joins five residence halls and the Runk Dining Hall built in 1992. The Residential College currently houses approximately 500 undergraduates and a small number of graduate students. This building will be located at the highest point of the complex adjacent to Johnson House, and will accommodate 130 first-year students and seven residential advisors. In addition, two of the existing Hereford residence halls (Malone House and Weedon House) will be converted to first-year use in order to create a 350-400 first-year student complex. The concept, site and design guidelines were approved on June 10, 2005. The selection of Wallace Roberts & Todd, LLC of Philadelphia, in association with Solomon E.T.C. of San Francisco, as the project design architect was approved on November 7, 2005.

DISCUSSION: The design team, in conjunction with the Architect for the University, Housing and Dining Services, and Facilities Management, has 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 HEREFORD FIRST-YEAR RESIDENCE
HALL (ALDERMAN ROAD RESIDENCE AREA REPLACEMENT HOUSING - PHASE 1)

RESOLVED that the schematic design, dated September 11, 2006, and prepared by Wallace Roberts & Todd, LLC of Philadelphia, in association with Solomon E.T.C. of San Francisco, for the Hereford First-Year Residence Hall (Alderman Road Residence Area Replacement Housing - Phase 1), is approved for further development and construction.

**Hereford First-Year Residence Hall
(Alderman Road Residence Area Replacement Housing - Phase 1)
Design Guidelines**

Site Planning

- Road and building construction will not encroach upon, nor adversely affect the stormwater detention basin located to the west of the site.
- A road connecting Vaughn and Hereford Drives will be constructed as a part of this project.
- Building setbacks will be a minimum of 30' from existing and proposed roads.
- Preserve the open area along the western edge of the site as a landscaped open space.
- Orient the primary entry to Vaughn Drive.
- Design entry to establish a clear identity and a welcoming gateway from the north end of the complex.
- Orient additional student entries along the south and east sides.
- Orient new building to complement established plan geometries and respect generous open spaces.
- Locate service access and trash/recycling area to the south of the site, screened from existing buildings.

Circulation and Parking

- Entry, drop-off, and accessible parking area to be accommodated on Vaughn Drive.
- Design accessible pathway from existing parking lot to the north of the building site.
- Configure sidewalks along the street and between buildings to relate to the functional needs of the new building and to connect appropriately to the surrounding pedestrian system.

Architecture

- Building mass will consist of four floors set into the existing grade.
- Develop massing, fenestration and architectural details to establish a visual relationship to Hereford College.
- Develop roof forms that are contextual with UVa traditions, as well as complementary to existing Hereford complex.
- Create an identifiable and welcoming sheltered main entry from the vehicular drop-off area.
- Public rooms should be disposed to address views to the western mountains.
- Integrate the basic tenets of sustainable design.
- Utilize materials and colors consistent with UVa palette.
- 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

- Develop contextual landscape appearance at the Hereford complex using native woodland plant palette as well as existing plant and material palette.
- Create a landscaped garden associated with the drop-off zone at the main entry.
- Comply with UVa Landscape Master Plan in overall design intent.
- Provide appropriate and safe levels of pedestrian lighting in accordance with UVa standards.
- Screen all trash/re-cycling areas and above-grade utilities.
- All site furnishings will comply with UVa Facilities Design Guidelines; 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.

Hereford First-Year Residence Hall
(Alderman Road Residence Area Replacement Housing - Phase 1)



LOCATION MAP



SITE GUIDELINES

HEREFORD FIRST-YEAR RESIDENCE HALL

- PROJECT COST: \$12.6-\$14.7 M
- ARCHITECT: WALLACE ROBERTS & TODD, SOLOMON E.T.C.
- CONTRACTOR: TBD
- CONSTRUCTION START: SPRING 2007, FINISH: FALL 2008



VIEW FROM SITE

Hereford First-Year Residence Hall
(Alderman Road Residence Area Replacement Housing - Phase 1)
Aerial View of Site



UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: September 11 2006

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.B. Schematic Design, Claude Moore
Medical Education Building

\$ 30,000,000 Gifts

BACKGROUND: This project constructs a six-story, 60,000 gross square foot building for the School of Medicine. The building will create a "front door" for the School, and will become a center for the School's educational and student life programs. The project includes both a 160-seat learning studio and a 160-seat large lecture hall, a simulation center, a clinical skills center, an expanded student lounge and other student facilities. The Medical Education Building will also house the Offices of Student Affairs, Financial Aid, Medical Education, and Admissions.

Located at the corner of 15th Street and Lane Road, and joined at two levels to Medical Research Building - 5 (MR-5), the new building will be centrally located between the Health System Library, academic buildings, and research facilities. The direct connection with MR-5 provides a vital link with the Health System Library and Jordan Hall through the pedestrian bridge that crosses over Lane Rd. The building will be located adjacent to McLeod Lecture Hall and across 15th Street from the Nursing Education Building.

The Concept, Site and Design Guidelines were approved on June 10, 2005. The selection of CO Architects of Los Angeles, as project architect was approved on November 7, 2005.

DISCUSSION: The design team, in conjunction with the Architect for the University, the School of Medicine and Facilities Management, has 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 CLAUDE MOORE MEDICAL
EDUCATION BUILDING

RESOLVED that the schematic design, dated September 11, 2006, and prepared by CO Architects of Los Angeles, for the Claude Moore Medical Education Building, is approved for further development and construction.

Claude Moore Medical Education Building Design Guidelines

Site Planning

- Building setbacks will be a minimum of 50' from 15th Street; and 20' from Lane Road.
- Preserve the open space on the south-east corner of the site as a welcoming entry space.
- Orient the main entry to be visible from Jefferson Park Avenue.
- Orient an additional entry along Lane Road, directly opposite Jordan Hall and the Health Sciences Library.
- Utilize service access, parking and trash/recycling area at existing MR-5 service area on Lane Road.
- Utilize grade change at Lane Road and 15th Street sides of site to allow multiple disabled entry options.
- Design site to coordinate with re-design of the Health System south entry corridor.
- Comply with recommendations of Moore's Creek stormwater master plan.

Circulation and Parking

- Design entry and plaza between McLeod Hall and the new Nursing School building along 15th Street.
- Design secondary entry, transit stop and drop-off points on Lane Road.
- Provide another pedestrian access on south-west side of building facing McLeod Hall auditorium.
- Configure sidewalks along 15th Street and Lane Road to relate to the functional needs of the new building and to connect appropriately to the surrounding pedestrian walkway and to accommodate transit system riders and vehicles.

Architecture

- Building mass will consist of a basement level, 5 floors and a rooftop penthouse.
- Floor-to-floor heights will relate to existing MR-5 on levels 1-4. (See attached stacking diagram.)
- Develop fenestration and architectural details to establish a visual relationship to MR-5 and other nearby medical facilities. The interior design will further reinforce the relationship between the two buildings.
- Develop a roof form that is complementary and contextual with major nearby structures, as well as UVa traditions.
- Develop massing to reflect functions within, to reduce the apparent scale of the building, to articulate vertical circulation and to indicate primary entry.
- Create an identifiable and welcoming main entry as an architectural feature from the corner of 15th Street and Lane Road.
- Utilize materials and colors consistent with UVa/UVa Health System palette.
- Integrate the 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

- Maximize opportunity for creating outdoor gathering space(s) associated with the Medical Education Building.
- Develop contextual landscape appearance on both the 15th Street and Lane Road edges.
- Create a shaded waiting and bicycle parking area at the drop-off zone and the main entry.
- Provide appropriate and safe levels of pedestrian lighting in accordance with UVa standards.
- Connect building landscape to existing McLeod Hall landscaping.
- Incorporate designated pedestrian crossing zones on 15th Street and Lane Road.
- Screen all above-grade utilities.

- All site furnishings selections will comply with the UVa Facilities Design Guidelines; graphics will comply with University sign standards.
- Comply with UVa 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 guidelines.

Claude Moore Medical Education Building



LOCATION MAP



SITE GUIDELINES

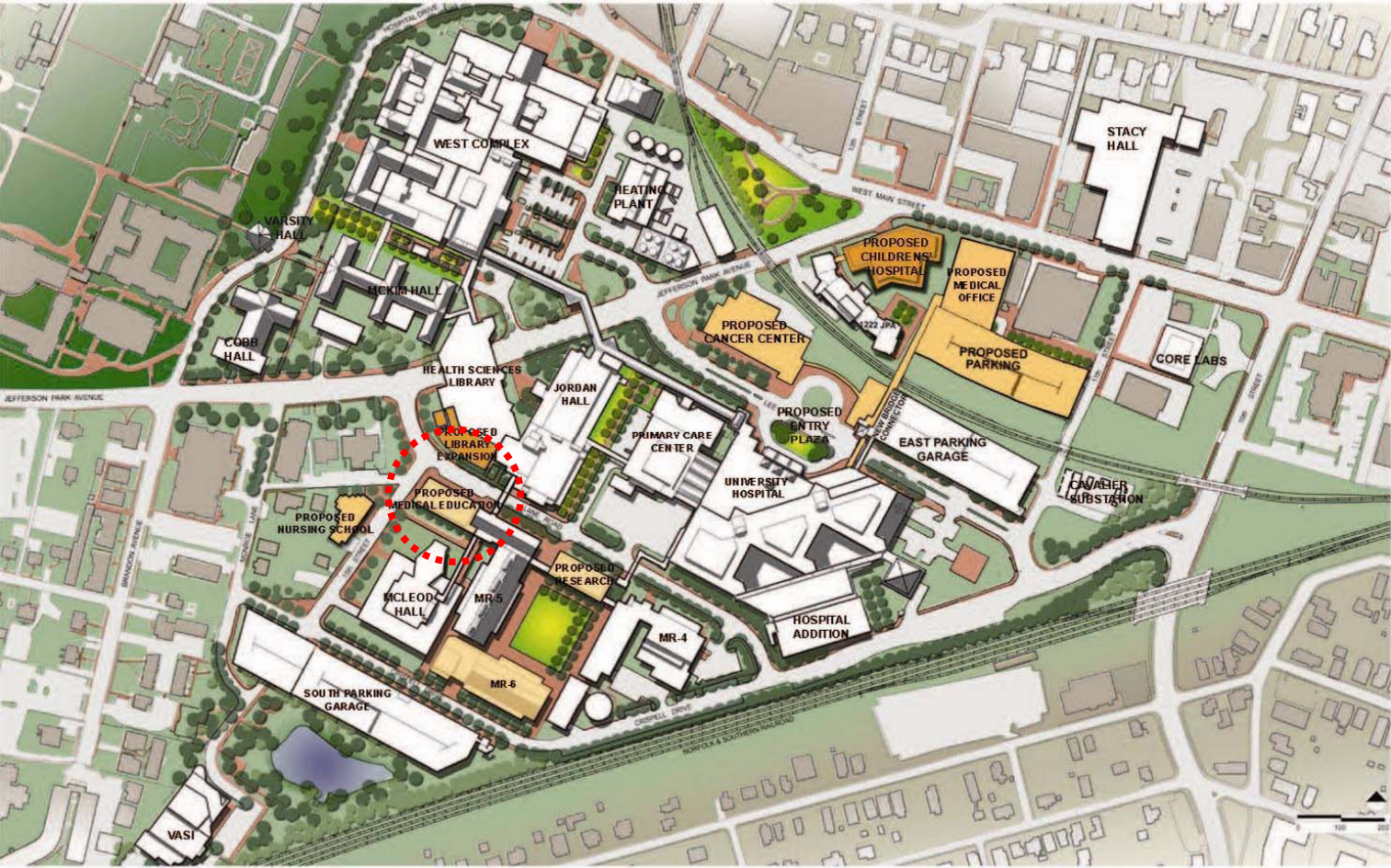
CLAUDE MOORE MEDICAL EDUCATION BUILDING

- PROJECT COST: \$30.0 M
- ARCHITECT: CO ARCHITECTS
- CONTRACTOR: TBD
- CONSTRUCTION START: SUMMER 2007,
FINISH: SUMMER 2009



SIMULATION CENTER

Claude Moore Medical Education Building
Health System Area Plan 2006



UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: September 11, 2006

COMMITTEE: Buildings and Grounds

AGENDA ITEM: III. Report by the Vice President for
Management and Budget

ACTION REQUIRED: None

DISCUSSION: The Vice President for Management and Budget
will report on the 2006-2007 Goals and Work Plan for the
Buildings and Grounds Committee.

UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: September 11, 2006

COMMITTEE: Buildings and Grounds

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

ACTION REQUIRED: None

DISCUSSION: The Architect for the University will provide reports on 1) the Historic Preservation Projects for FY 2006-07 and 2) the Clinical Services Building and North Parking Garage, currently being planned by the UVA Foundation on two sites near West Main Street in the City of Charlottesville.

Clinical Services Building and North Parking Garage

