

**UNIVERSITY OF VIRGINIA  
BOARD OF VISITORS  
MEETING OF THE  
EDUCATIONAL POLICY COMMITTEE**

**CAPITAL CONSTRUCTION REVIEW**

**January 22, 2007**

UNIVERSITY OF VIRGINIA  
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: January 22, 2007

COMMITTEE: Educational Policy

AGENDA ITEM: II.F. Capital Construction Review

ACTION REQUIRED: None

DISCUSSION: The Vice President and Provost will review the proposed academic priorities for the 2008-2014 Capital Plan.

2008-2014 Capital Plan - Academic Projects - Program Review

2007-2008 Amendments

General Funds

School of Engineering and Applied Science: "Information Technology Engineering Building" - Planning Only  
New Construction. n/a GSF. Research, office, and instruction space.

GF: \$1,500,000 NGF: \$1,500,000 Total: \$3,000,000

This request is for an initial planning of a new building for Information Technology Engineering at the School of Engineering. Planning will include site selection and due diligence, programming, concept design and estimate.

Faculty from the departments of Computer Science, Systems and Information Engineering, and Electrical and Computer Engineering are bringing together a diverse set of capabilities to impact the development, modeling, and evaluation of information-based systems. A new building is needed to facilitate this research and associated instructional programs.

SEAS proposes a new facility that will provide instructional and research space and faculty, staff, and graduate student offices.

General Funds

College of Arts and Sciences: "Chemistry teaching labs renovations and fume hood replacement"  
Renovations and renewal. GSF: n/a. Instructional space.  
GF: \$3,100,000

The University proposes to phase the renovation of twelve chemistry instructional laboratories over a period of six years to minimize the disruption of classes and scheduling. The renovations will provide new fume hoods and exhaust systems to meet current environmental standards, new casework, sinks, mechanical, electrical, and plumbing systems, and other furnishings and equipment as required

The Chemistry Department teaches essential, high-enrollment courses in basic and advanced chemistry that are required for numerous majors in the College.

The Chemistry Building's teaching lab facilities have deteriorated and are in need of renovation. Twelve instructional laboratories in the Chemistry Building need renovation to bring them up to modern pedagogical, environmental, and safety standards. In particular, the Chemistry Building's fume hoods require replacement. These hoods were original to the building's construction over 30 years ago, and they no longer meet modern research and teaching standards.

#### General Funds

College of Arts and Sciences: "Monroe Hall Renewal"

Building renewal. 67,500 GSF. Instruction and office space.

GF: \$8,000,000

Monroe Hall, on the University's Central Grounds, will be vacated by the McIntire School of Commerce in spring of 2008. This project will remedy backlogged maintenance problems and provide for limited replacement of interior finishes and FF&E.

The College and Graduate School of Arts and Sciences needs additional instructional and faculty office and departmental space in order to meet growing enrollment needs. Monroe Hall will provide roughly 10 classrooms and over 60 faculty offices, plus departmental space.

Repairs will include waterproofing, window replacement, HVAC repairs, and very limited interior finishes refurbishing. Classrooms will be the one interior aspect that will receive significant improvement, with a/v and computing upgrades, and furnishings repair and replacement.

This project supports the core liberal arts mission of the University.

General Funds - Cost escalation relief

College of Arts and Sciences: "Gilmer Hall Teaching Labs" Renovation. 11,000 GSF Class-lab, lab support, and classroom space.

GF: \$425,000

Renovation of the Biology Teaching Labs in Gilmer Hall is an ongoing General Obligation Bond-funded project presently in construction. Total authority is presently \$6,275,000. The start of the project was delayed due to the release schedule of funds from the GOB program, and cost escalations above the original budget have occurred. The \$425,000 of relief requested here will be combined with scope reductions to bring the project into balance while maintaining essential functions of the project.

General Funds - cost escalation relief

College of Arts and Sciences: "Ruffin Hall (Studio Art) Cost escalation"

New construction. Class-lab, office, and exhibition space

GSF: 43,000

GF: \$3,220,000

Ruffin Hall, the new Studio Art building, is an ongoing project originally approved in the 2000 - 2002 biennium. Total authority and budget are now \$25,922,187. The project experienced significant cost escalation when first bid in late 2005, and a further step of escalation during the 6 months from January to June 2006 when relief from the state was pending and final pricing was being established. A University commitment of an additional \$3,220,000 was required to execute a construction contract in early summer of 2006. The Commonwealth has since given the University an opportunity to make this request for substitution of state general funds for the \$3,220,000 in University funds. This item represents our response to that opportunity.

Construction of Ruffin Hall is in progress. It will contain studios for drawing, painting, sculpture in wood and metal, print-making, photography, digital art, and performance art. It will also contain exhibition space for student work and visiting shows, faculty offices, and departmental space.

General Funds - cost escalation relief

School of Nursing: "Claude Moore Nursing Education Building  
Cost Escalation"

New Construction: Classroom, office, and departmental space

GSF: 31,300

GF: \$3,550,000

The Claude Moore Nursing Education Building is an ongoing project originally approved in the 2004 - 2006 biennium. The project experienced significant cost escalation when bid in early 2006. The School of Nursing committed an additional \$3,550,000 to the project in order to execute a construction contract timely and avoid further cost escalation. Authority and working budget for the building are now \$15,550,000. The Commonwealth has since given the University an opportunity to make this request for substitution of state general funds for the \$3,550,000 in University funds. This item represents our response to that opportunity.

Construction of the Nursing Education Building is in progress. It will contain classroom, faculty office, departmental, and gathering space to support program growth in the School and to relieve crowding in McLeod Hall.

Non-General Funds Authority

Provost: "Advanced Research and Technology Building (ART)"

New Construction. GSF: 84,500. Research and office space.

NGF: \$45,400,000

The Provost and University wish to increase authority for the Advanced Research and Technology building. The request is to increase the present Authority for this purchase by \$3,900,000 from \$41,500,000 to \$45,400,000. Cost of the ART building has increased due to market cost increases and unforeseen site conditions.

The ART building will support research and core lab needs for sponsored research of the College and School of Medicine. In addition, the building has been upgraded to provide wet lab space on the second floor and more robust wet lab space on the third floor to meet the needs of the research group assigned to the space.

Provost: "Life Sciences Annex to the ART Building"  
New Construction. GSF: 34,000. Research and animal space.  
NGF: \$35,100,000

The Life Sciences Lab annex will be a lab and animal research facility constructed as a below-grade addition to the north side of the ART Building and accessed via the lower level of the ART.

The Life Science Annex is required for the live animal research that is the basis of the work of the Center for Biological Timing that will occupy the 3rd floor labs. The Annex space is also required for the live animal research of investigators from other Schools, including School of Medicine.

The Annex will have the capacity for over 10,000 mouse cages in a "barrier grade" environment, plus facilities for circadian experiments, genomic research, and general animal-based research procedures.

#### Non-General Funds Authority

School of Medicine: "Renew Jordan Hall HVAC"  
Building Renewal. GSF: n/a. Research and office space.  
NGF: \$28,900,000

This project replaces thirteen-air handler units located in three areas of Jordan Hall. Three hundred roof-top exhaust fans will also be replaced, and a new building automation system will be installed.

The project is needed in order to replace HVAC infrastructure, which has exceeded its useful life, does not meet current research standards, provides no redundancy, has limited emergency power capability, has become difficult to operate and maintain because of the limited availability of replacement parts, and is extremely inefficient in its use of energy.

Note: this amendment is to increase project authority from \$19,600,000 to \$28,000,000. Costs will be financed with 12 year bonds. The BoV deferred maintenance initiative proposes to provide debt service payment on \$16.2M, with SoM supporting the remainder.

2008-2010 Biennium

General Funds

Curry School: "Renew Ruffner Hall"

Building Renewal. 85,000 GSF. Instruction and Office Space

GF: \$19,800,000

The Provost and the Curry School request general funds to renew deteriorated building systems, infrastructure, and utility connections at Ruffner Hall.

Ruffner Hall will continue to support a mix of instructional functions for the Curry School and College, plus faculty office needs and some clinical needs.

The project will replace building systems that are beyond their useful life and/or no longer function for the required use. These include HVAC, flooring, electrical, fire alarm system, sprinklers, masonry, roofing, skylights, doors, windows, hardware, interiors, signage, furnishings, site work, and plumbing. The project will also abate asbestos-containing fireproofing, pipe insulation, and flooring and remove lead based paint. A structural evaluation of the building and structural stiffening where needed will be included. The present stand-alone chiller will be removed and the building connected to the McCormick Road loop of the central chilled water system. The project does not include renovation or reconfiguration except as may be required for code compliance.

Ruffner Hall was constructed in 1973. Many of the building utilities and systems have reached the end of their economic lives and require upgrade and/or replacement. The building has maintenance needs that exceed funding available through maintenance reserve.

General Funds

School of Engineering and Applied Science: "Information Technology Engineering Building"

New Construction. 77,850 GSF. Research, office, and instruction space.

GF: \$40,600,000      NGF: \$15,600,000      Total: \$56,200,000

This project is the design and construction of the Information Technology Engineering building for which planning funds were requested in the 2007 - 2008 amendment year.

Faculty from the departments of Computer Science, Systems and Information Engineering, and Electrical and Computer Engineering are bringing together a diverse set of capabilities to impact the development, modeling, and evaluation of information-based systems.

A new building is needed to facilitate this research and associated instructional programs. SEAS proposes a new facility that will provide instructional and research space and faculty, staff, and graduate student offices. Some exterior and interior renovation to Olsson Hall will be necessary to accommodate an atrium between the new facility and Olsson Hall. The request also includes funds for renovation of parts of Thornton Hall's "B" Wing to house faculty presently housed in temporary offices on the site of the ITE building.

This project is essential to realization of the goals and aspirations of the University 2020 Information Technology focus area.

#### General Funds

Library: "Addition: Ivy Stacks II"

Addition. 30,000 GSF. Book storage, preservation lab, technical support space.

GF: \$21,500,000      NGF: \$3,000,000      Total: \$24,500,000

The University Libraries propose construction of a second high-density shelving facility built to relieve existing overflow and accommodate growth in collections for the next 20 years.

The project is seen as an economical way to increase user and study space at the libraries on central Grounds. The stacks project will also support a preservation function and collections processing and handling functions.

The new facilities are proposed as an addition to the Ivy Stacks on Old Ivy Road, originally constructed in 1995. The current Ivy Stacks facility is full and the University Libraries' shelves will exceed capacity by 2009. Without the proposed expansion facility, the University's libraries must weed collections and/or reduce collection growth or study spaces, or begin renting expensive and less accessible commercial storage space.

General Funds

College of Arts and Sciences: "Blandy Arboretum: New research lab and cottages"

New Construction. 5,000 GSF. Research, faculty housing

GF: \$1,400,000 NGF: \$800,000 Total: \$2,200,000

The Blandy Farm and State Arboretum research and outreach facility is located in Clarke County, has been operated since 1926 as a biological and agricultural field station for the University, and was designated the State Arboretum in 1986.

Numerous research projects are conducted there each year, primarily by the Environmental Science and Biology Departments. Research at Blandy has grown more sophisticated, and the need for more advanced laboratory facilities continues to increase. Also, as increasing number of research projects are conducted each year at Blandy, primarily by students and faculty from the Environmental Science and Biology Departments, there is increased need for seasonal housing.

The project will include the following:

- 1) Construction of a modern laboratory building of approximately 3,000 GSF.
- 2) Construction of two additional research visitor residence cottages totaling approximately 2,500 GSF.
- 3) Blandy's utilities infrastructure is antiquated and in need of renewal. This request provides for replacement and extension of water and sewer lines from new well service installed in the past few years. Work will also add a sprinkler system and upgrade infrastructure in the Quarters Building.

The work is needed in order to adequately and safely support the existing program and support growth in sponsored research.

General Funds

College of Arts and Sciences: "South Lawn Furnishings"

New Construction. 108,000 GSF. Instruction, office, and departmental space.

GF: \$716,000

This is a technical request for release of state funds already authorized for the project. The Capital Outlay process calls for a separate application for the funds to be used for furnishings and equipment to be made during the construction phase of the project.

General Funds

School of Medicine: "MR-6 Furnishings"

New Construction. 198,000 GSF. Research and office

GF: \$765,000

This is a technical request for release of state funds already authorized for the project. The Capital Outlay process calls for a separate application for the funds to be used for furnishings and equipment to be made during the construction phase of the project.

Non-General Funds

Provost: "Gateway to the Arts"

New Construction. 156,000 GSF. Arts facilities and residential college

GF: \$25,000,000      NGF: \$93,410,000

The Gateway to the Arts project will include a new University Museum facility, a support facility for the band, a multi-use studio theater and band rehearsal space, a multi-use forum and visitors' center facility, and a residential college for the arts for 250 that will include dining hall and program space for the arts.

The program concept is to bring together a number of the University's art functions and a residential college to create an integrated living and learning community for the arts. The location, at the prominent Emmet St. and Ivy Road intersection, is proximate to the Carr's Hill Arts Grounds, increasing the opportunities for collaboration and integration of student life with academics. Further, the program includes public outreach in the performing arts and the educational role of the museum, and a visitors' center. Finally, a key program goal for the facility at this location will be to create a significant and memorable public entrance to the University.

Non-General Funds

Provost: "The Judge Advocate General's Legal Center and School - Addition and Renovation"

Addition and renovations. 60,000 GSF. Library, instruction, and office space.  
NGF: \$50,000,000

This item is a "place holder" to allow the JAG Legal Center and School to advance their application to Congress for funding approval. Their application process is expected to be started in 2007.

Since 1951, U.Va. has hosted the Army's Judge Advocate General's School, which conducts a graduate legal education program, culminating in the award of a master of laws degree for all Army and other armed services judge advocates and Army civilian attorneys, and provides a variety of other legal training and information services to the government. Since 1975, the JAG School has leased a facility, owned and developed by the University for this purpose, adjacent to the School of Law and Darden Graduate School of Business Administration on the University's North Grounds.

In 2003, The Judge Advocate General's School became The Judge Advocate General's Legal Center and School (LCS). This newly created institution assumed a significantly enhanced, non-educational mission - that of strategic planning and resource development. The Center consists of four distinct Departments--with the resultant addition of approximately 25 personnel. The start-up of the Center and the creation of a Non-Commissioned Officers' Academy in 2004, with its teaching/training mission and additional personnel, mandated a physical expansion of the LCS that is the subject of this request.

The project will include renovations to the existing building and construction of an addition of roughly 50,000 GSF. Renovations will be made at the Law School, Non-commissioned Officers' Academy, and Buildings Commons areas to better align with the changed mission. The Library and Legal Archive functions will be moved to the addition - providing space for growth of the renovated functions in the existing building, and roughly 6,000 SF reserved for planned growth. The addition will include a new Library, Regimental archives, Legal Center and some instructional space for the Law School. The addition will be a bar structure sited roughly 75' off the west wall of the existing JAG building and connected by 2 enclosed circulation passages. Conceptually, the addition will be roughly 60" x 315' in footprint on 3 levels.

Note: The project proposes that the University finance the addition and renovation with 20 year bonds. The University and JAG-LCS will execute a new lease assuring that rent payments cover financing and O&M costs, and that the JAG-LCS must convey the building to the University in a useable condition should they ever leave.

#### Non-General Funds

School of Nursing: "Renovate McLeod Hall"  
renovation. 30,000 GSF. Instructional, teaching lab, and  
Office  
NGF: \$6,000,000

The School of Nursing wishes to renovate McLeod Hall by enhancing the classrooms, expanding the patient care labs, and adding simulation and OR labs. They also wish to consolidate the research enterprise in order to facilitate collaboration and improve productivity.

McLeod Hall will continue as a primary facility supporting the School's instructional and research programs, as well as supporting the need for faculty office and departmental space.

The building is roughly 50,000 GSF. To fully implement the planned renovations, approximately 21,500 will require significant renovation and 28,500 will require upgrades to the finishes and equipment. The full project program includes the following: Center for Nursing Historical Inquiry will be located on the first floor in the space currently occupied by Student Services. The second floor will remain largely unchanged and feature several small classrooms and one large one. The third floor will contain the laboratories for clinical learning. The fourth floor will continue to contain faculty and staff offices on the perimeter. The interior of this floor will be completely demolished and divided into large sections for shared offices, a conference room, and storage. The fifth floor will need to be reconfigured for additional faculty and staff offices.

Infrastructure improvements will include addition of a sprinkler system and renewal of the 35 year old HVAC system.

Note: The project budget was reduced from \$12,000,000 to the \$6,000,000 figure after the Nursing School was obliged to re-assign funds from this project to the Claude Moore Nursing Education Building project in order to offset cost escalation. Accordingly, only a first phase of the planned program for McLeod would be implemented with this project.

However, should the application for General Funds relief on the Nursing Education building be successful, it may become possible to increase the McLeod Hall budget and implement more of the program goals.

#### Non-General Funds

School of Engineering: "Student Projects Facility"  
New Construction. 4,000 GSF. Workshop  
NGF: \$1,000,000

The School of Engineering proposes a modest new shop structure for use of student teams working on academic projects.

SEAS has many student project teams; e.g., the solar car, the mini Baja car, the solar house, and the concrete canoe. However it has virtually no space that can be allocated for student project work. This new facility would provide some conditioned work space with appropriate utilities for these teams.

The concept is an all purpose utility building that would provide about 3,000 to 4,000 square feet of shop space for Engineering School students to build their "widgets." It would probably have about four work bays. Conceptually, the building would be located on the periphery of Grounds, perhaps among other service function structures.

#### Non-General Funds

School of Medicine: "Renovate SoM Labs"  
Renovation. GSF: n/a. Research  
NGF: \$8,000,000

This project will allow the continued renovation of a major group of research laboratories to accommodate the needs of new faculty or revised research programs in the Old Medical School, West Complex, Jordan Hall, the Jordan Hall Addition, or Medical Research Building No. 4.

Many of these laboratories and support spaces have exceeded their useful life and are no longer capable of meeting the current requirements of students, faculty, researchers, and investigators. Over the last ten years, there has also been an increased demand for state-of-the-art laboratory space due to new grants and an increase in research staff. The project supports this demand by upgrading a significant amount of existing laboratories

and research space in a cost-effective manner. It provides an opportunity to deal more effectively with building infrastructure, code, and design issues while increasing the efficiency of the space.

The alternative to such a comprehensive renovation program is to continue an interim strategy of smaller renovations in disparate locations as the space becomes available. That approach makes it more difficult to meet the requirements of grant funding agencies, and does not provide major opportunities for reducing the maintenance and operating costs that are realized in larger renovations.

### 2010-2012 Biennium

#### General Funds

School of Engineering and Applied Science: "Biomedical Engineering building"

New Construction. 70,000 GSF. Research, instruction and office Space

GF: \$34,000,000            NGF: \$32,400,000            Total: \$66,400,000

The School of Engineering proposes a new building to accommodate the undergraduate degree program in Biomedical Engineering and expanded research opportunities in Biomedical Engineering, including significant opportunities for team-based translational research in collaboration with other schools.

The new facility would support research with lab space and provide faculty, staff, and graduate student offices. Some addition to the core facility of the Center would be included for instructional space and other core functions.

In addition to the initiation of a very popular new undergraduate degree program in Biomedical Engineering, the Engineering School is collaborating with the School of Medicine and the College of Arts and Science to provide a teaching and research environment that advances medical engineering research and improves health care. In collaboration with partners from industry and government the school is pursuing new capabilities such as gene therapy, noninvasive imaging, and cellular engineering that promise to revolutionize the treatment of disease. The degree program and expanded research

that the new building facilitates will contribute to the realization of the aspirations of the University 2020 Developmental Biology and Regenerative Medicine focus area.

The location of the facility with respect to other research and teaching buildings is still in planning. Consideration is being given to a strategic co-location with the School of Medicine's new Ivy Building for translational research; however more conventional locations in the engineering precinct are also being studied.

#### General Funds

School of Medicine: "Addition to Health Sciences Library"  
New Construction. 23,000 GSF. Library  
GF: \$19,300,000

This project constructs a 23,000 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, including compact shelving to accommodate an archive for the Health System, office 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 classroom and small group teaching facilities. This addition will be designed to complement the facilities available in the new medical education building that is sited just to the south.

#### General Funds

College of Arts and Sciences: "Mountain Lake Research Station: Facility renovation"  
Renovation. GSF: n/a. Research and housing  
GF: \$1,600,000

Mountain Lake Biological Station supports approximately 100 scientists and students each year from around the world, who conduct research on the diverse flora and fauna of the Southern Appalachians.

Areas of study include plant and animal population biology, behavioral ecology, life history evolution, community ecology, ecological genetics, biosystematics, epidemiology, conservation biology, and the physiology of behavior. Many research programs are long-term, resulting in numerous publications, and are often funded by the NSF.

The renovation will include infrastructure upgrades and a modest scope of renovations to the core facilities at Mountain Lake.

The station has been in operation since 1929 and has an extensive physical plant that needs updates, repairs, and improvements.

#### General Funds

College of Arts and Sciences: "New Long Term Environmental Research Station Building"

New Construction. 3,000 GSF. Research

GF: \$500,000    NGF \$500,000    Total: \$1,000,000

The Virginia Coast Long-Term Ecological Research (VCR/LTER) in Oyster, VA was located in rented facilities for many years. The University has purchased land on the harbor and developed a dock, a new lab, and a new housing building, which were dedicated and brought into service in August 2006.

The LTER's research activities focus on the transitions and steady-state systems that comprise the barrier-island/lagoon/mainland landscape of the Eastern Shore of Virginia. Primary study sites are located on Hog Island, Parramore Island, and mainland marshes near Nassawadox, VA.

The VCR/LTER is administered through the Department of Environmental Sciences. Researchers from many other institutions participate in research. These include East Carolina University, Old Dominion University, Virginia Commonwealth University, Virginia Institute of Marine Science, and the Nature Conservancy. The VCR/LTER is supported by National Science Foundation grants and is part of the U.S. Long-term Ecological Research Network. The LTER has also developed an ancillary program of regional primary and secondary educational outreach, particularly to high school students.

This project will add an additional research building at the new UVA property. It will include herbarium, library, and computational computing lab. The building will be constructed in the same vernacular style used for the lab and housing buildings. Sufficient utilities infrastructure is already in place to support this project.

The new building completes a long-planned second phase of the LTER campus and directly furthers the mission of the station.

#### General Funds

School of Medicine and Provost: "Life Sciences 1b - (remainder of MR-7 gsf needs)"

New Construction. 65,000+/- GSF. Research

GF: \$56,900,000      NGF \$11,000,000      Total: \$67,900,000

This item is a "place holder" for a planned request for state support of a second phase of the School of Medicine's MR-7 project, the Ivy Building, which was approved in the 2006 - 2008 biennium.

The Ivy Building will house translational research programs. The School of Medicine is funding the building and is the principal program sponsor, but some research programs will also involve collaboration of faculty across Schools.

Funding in place for the Ivy Building supports roughly 35,000 GSF, too small for an efficient research building. The University is investigating a number of strategies for increasing the size of the Ivy Building to the range of 100,000 GSF. A request for General Fund support is likely to be part of part of the strategy, and this item in the Capital Plan begins to make the case to the State for that support.

#### Non-General Funds

School of Medicine: "Additions: Research farm vivarium"

Addition. 15,600 GSF. Research

NGF \$15,300,000

This project will construct approximately 15,420 GSF of vivarium space at the University Research Farm off Rt. 20 south in Albemarle County.

The facility will support key program needs of the animal-based research at the University: quarantine functions, research on farm animals, and research on other medium sized animals.

The facility will contain seven animal holding room modules, procedure rooms, cagewash/autoclave, two loading bays, delivery and shipping space, a locker room, and a small administrative area. It will accommodate small animals, including rodents, and medium animals, such as swine and sheep.

Continued growth in the research program has far exceeded expectations, and the School of Medicine has a critical shortage of animal facilities. This project is also a key component to the University's ability to recruit faculty in the life sciences and to attract research grant funding.

Non-General Funds

School of Medicine: "Renovate School of Medicine Labs"  
Renovation. GSF: n/a. Research  
NGF \$8,000,000

This project will allow the continued renovation of a major group of research laboratories to accommodate the needs of new faculty or revised research programs in the Old Medical School, West Complex, Jordan Hall , the Jordan Hall Addition, or Medical Research Building No. 4.

A larger project of this kind is preferable to the alternate strategy of funding a series of smaller renovations in disparate locations as the space becomes available. The piecemeal approach makes it more difficult to meet the requirements of grant funding agencies, and does not provide major opportunities for reducing the maintenance and operating costs that are realized in larger renovations.

2012-2014 Biennium

General Funds

Library: "Renovate Alderman Library: phase 1 of 3"  
Renovation and Renewal. 30,000 GSF. Library  
GF: \$26,200,000

The University Library seeks to add or modernize key building systems at Alderman Library, the University's main Library structure, and to renovate existing back-of-house spaces for study and group work use by students. The project is envisioned as phased over 3 biennia, with a total cost of \$75 - 80M. This request would fund design of the whole, and construction of a first phase of the work.

The purpose of the improvements will be: To provide needed study and group work spaces for the University community; to reduce the risk of fire; to provide timely alarm in the event of fire or unauthorized entry into the building; to provide monitoring and control of building; to make the building more accessible to persons with disabilities, increasing compliance with relevant codes and providing more logical, functional, and user-friendly accommodations; to provide adequate, safe, and convenient electrical power and distribution in the building - coordinated to growth and change in its program and the use of equipment; to provide reliable, sufficient, and unobtrusive heating, ventilation, and air conditioning, with good air quality and thermal comfort for users and staff, and appropriate filtration and thermal/humidity control for the preservation and stewardship of the Library's collections.

The upgrades are: 1. Renovation of roughly 30,000 SF of workshop, cataloging, and other service space that will be vacated by the construction of the Ivy Stacks II project into customer use areas for study and group work. 2. Fire Protection and Fire Alarms - Alderman Library currently has no fire suppression sprinklers. A complete sprinkler system will be installed. 3. Alarm and Security System - In coordination with installation of the fire suppression system an addressable fire alarm system and a security and door access system will be installed. 4. Accessibility Improvements. Prioritized accessibility improvements will be made to substantially comply with prevailing codes. 5. Electrical and HVAC Upgrades - The systems will be expanded and modernized with overloaded and worn out equipment replaced or enlarged.

The project is an urgently needed modernization of an important University facility. It has important safety and accessibility components, as well as providing for reasonable efficiency and curatorial quality for the library operation. Finally, it is an efficient and

relatively low cost approach to developing needed additional space for study and collaborative work.

#### General Funds

College of Arts and Sciences: "New Psychology Building"  
New Construction. 65,000 GSF. Research, departmental and office space, instructional and core facility space.

GF: \$31,600,000      NGF \$31,600,000      Total: \$63,200,000

The Psychology Department is the highest-ranked science department in the College and generates about \$1.7 million in overhead revenue annually through grant support of research. Psychology is the biggest science major in the College and the second-largest major at the University overall, graduating about 300 students each year.

The proposed new Psychology facility would provide research space, departmental space, and faculty, staff, and graduate student offices. Some addition to the core facility of the Center would be included for instructional space and other core functions.

The research space will include dry labs, clinical space, technologically-equipped labs for the study of behavioral and sensory neuroscience, wet labs, and faculty and researcher offices. Core facility components may include instrumentation (possibly a NMR), vivaria, and classrooms. Because of the clinical functions, some nearby parking is needed. Collaboration with faculty/researchers in the social sciences will be a consideration in the selection of a site for the building.

#### General Funds

School of Medicine: "Renovate Cobb Hall"  
Renovation. 62,000 GSF. Administrative, office, and instructional space.

GF: \$28,450,000      NGF \$28,450,000      Total: \$56,900,000

This project will renovate 62,000 gross square feet of obsolete research space, converting it to state-of-the-art academic and administrative space for the School of Medicine.

The building infrastructure at Cobb Hall 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 academic and administrative space to support the School of Medicine. The renovation of Cobb Hall supports this demand by providing modern, fully functional teaching and administrative space conveniently located in the proximity to other buildings occupied by the School.

The alternative to renovating and converting Cobb is to continue existing inefficiencies in the use of space, along with infrastructure problems and code deficiencies, and miss an opportunity to save operating and maintenance costs. Conversion of this building to teaching and administrative space will also allow the School of Medicine to discontinue leasing commercial space for some of these functions.

#### General Funds

Provost: "Renovate: Science Teaching and Outreach Center" Renovation. 8,100 GSF. Administrative, office, and exhibit space.

GF: \$6,500,000

The University seeks to establish a regional science education and outreach center in the Leander McCormick Observatory and Alden House facilities located on Observatory Hill.

Building on successful outreach programs in the sciences, mathematics, engineering, and medicine, the science center will engage university students, local school children, their teachers, and the general public in explorations of science, the history of scientific inquiry, and scientific research conducted at the University of Virginia. By providing a centralized infrastructure to support these activities, the science center will make it possible for the University to develop economies of scale in its science outreach programs. The center will support faculty-initiated outreach projects grounded in cutting-edge scientific research-an increasingly frequent expectation on the part of funding agencies and an important component of the University's efforts to increase its visibility and prominence in scientific research. Finally, the center will streamline public access by providing a gateway to all science and science-related education and outreach programs at the University, not only those offered by the

center, but also those offered by schools and other units at UVA.

Project scope: Renovation of Alden House to develop exhibit, program, and office space; renovation of McCormick Observatory and Alden House to provide full handicap access; creation of adequate parking facilities and access to multiple forms of transportation from Alderman Road vicinity to Observatory Hill; landscaping the surrounding grounds to include outdoor exhibits. Both properties are listed on the National Register of Historic Places, and the work will comply with appropriate preservation standards.

This center represents a strong response to key components of the vision and recommendations articulated by the Virginia 2020 Commission on Public Service and Outreach: it creates a physical space dedicated to university outreach; it engages a number of schools and departments at the University; its science focus makes it a strong complement to the University's 2020 research initiatives; it emphasizes one of the strategic priorities identified as a University strength by the PS&O Commission; it creates an infrastructure to support faculty-initiated outreach projects grounded in cutting-edge scientific research; and finally, it provides a use for the facilities that is consistent with their history.

#### Non-General Funds

School of Medicine: "Renovate School of Medicine Labs"  
Renovation. GSF: n/a. Research  
NGF \$8,000,000

This project will allow the continued renovation of a major group of research laboratories to accommodate the needs of new faculty or revised research programs in the Old Medical School, West Complex, Jordan Hall, the Jordan Hall Addition, or Medical Research Building No. 4.

A larger project of this kind is preferable to the alternate strategy of funding a series of smaller renovations in disparate locations as the space becomes available. The piecemeal approach makes it more difficult to meet the requirements of grant funding agencies, and does not provide major opportunities for reducing the maintenance and operating costs that are realized in larger renovations.