UNIVERSITY OF VIRGINIA
BOARD OF VISITORS
MEETING OF THE
BUILDINGS AND GROUNDS
COMMITTEE
FEBRUARY 7, 2008
## AGENDA

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A. ARCHITECT SELECTIONS, SCIENCE INITIATIVE: INFORMATION TECHNOLOGY ENGINEERING BUILDING AND ARTS & SCIENCES RESEARCH BUILDING: Approval of architect selection.

In October 2007, the Board approved three capital project amendments and/or additions to provide laboratory space for new research and instructional programs as part of a comprehensive science initiative. In December, the Buildings and Grounds Committee approved the selection of Perkins + Will as architects for the first of the three buildings, the Ivy Translational Research Facility located at Fontaine Research Park. At this time, we bring forward the architect selection for the next two buildings.

The Information Technology Engineering Building, a $76.3 million project, provides a new 100,000 gross square foot research and instructional programs building related to the development, modeling, and evaluation of information based systems, and computational science. The new building will provide adaptable laboratories designed to foster interdisciplinary collaboration in areas of high-performance computing, computational statistics and simulation, systems integration, digital systems, wireless devices, and informatics. A new advanced technology visualization laboratory will be a core facility of the building, along with several class laboratories and a 200 seat auditorium. The new building will also provide much-needed common space for faculty and student collaboration. Also included in the project scope is a modest renovation of Olsson Hall.

The Arts and Sciences Research Building, an $88.9 million project, addresses existing research space deficiencies in the College and Graduate School of Arts & Sciences by providing modern lab facilities capable of accommodating research in the life and physical sciences disciplines. This facility will provide wet laboratories, office space, and shared core facilities to support existing and developing initiatives requiring magnetic resonance imaging and electron force microscopy.

The buildings will be in close proximity to each other adjacent to Whitehead Road. The Information Technology Engineering Building will be sited adjacent to Olsson Hall and next to Engineers’ Way, while the Arts and Sciences Research
Building will be connected to both the Chemistry Building and the Chemistry Addition.

We recommend the selection of Bohlin Cywinski Jackson of Pittsburgh, in association with Johnson, Craven & Gibson Architects of Charlottesville, for the contracts.

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

**APPROVAL OF ARCHITECT SELECTION FOR THE INFORMATION TECHNOLOGY ENGINEERING BUILDING AND THE ARTS AND SCIENCES RESEARCH BUILDING**

RESOLVED that Bohlin Cywinski Jackson of Pittsburgh, in association with Johnson, Craven & Gibson Architects of Charlottesville, is approved for the performance of architectural and engineering services for both the Information Technology Engineering Building and the College of Arts and Sciences Research Building at the University of Virginia.

**B. ARCHITECT SELECTION, “RUGBY ROAD ADMINISTRATIVE BUILDING” RENOVATION:** Approval of architect selection.

This $17.7 million project, approved by the Board in February 2007, will renovate the old Faculty Apartments Building on Rugby Road and convert it to the administrative offices. Built in 1924, the building is located on Rugby Road just north of the Beta Bridge, toward the center of a triangular lot bounded by Rugby Road on the east, Lambeth Lane on the north and University Way to the west and south. It is in close proximity to the Central Grounds and is also accessible to the North Grounds.

The renovation project will return all floors of the building to active use, and provide much needed administrative office and conference space. The project also will provide the first opportunity for the University to attain LEED certification for the renovation of a historic building.

The concept and design guidelines were approved for this project on October 4, 2007. We recommend the selection of Glave & Holmes Associates of Richmond for this contract.
ACTION REQUIRED: Approval by the Buildings and Grounds Committee

APPROVAL OF ARCHITECT SELECTION FOR THE "RUGBY ROAD ADMINISTRATIVE BUILDING" RENOVATION

RESOLVED that Glave & Holmes Associates of Richmond is approved for the performance of architectural and engineering services for the "Rugby Road Administrative Building" Renovation.
UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: February 7, 2008

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.A. Project Approvals

BACKGROUND: Normally, the Board of Visitors approves major capital projects every two years as part of the Six Year Major Capital Project program. When the University identifies new capital projects outside the Six Year Major Capital Project cycle, approval by the Buildings and Grounds and Finance Committees is required. Recently several new projects have been identified, particularly in conjunction with the December update of the Medical Center’s Long Range Plan. At its meeting earlier in the day, the Finance Committee reviewed financial plans and the Buildings and Grounds Committee will review the proposed projects for inclusion in the University’s Major Capital Projects Plan.

DISCUSSION: The proposed projects include projects for the Academic Division, The University of Virginia’s College at Wise, and the Medical Center. The Administration has reviewed the preliminary request for each of the proposals. Project budgets have been developed using current cost benchmarks for the particular type of construction escalated to an expected midpoint of construction. Following is a description of each proposed project.

ACADEMIC DIVISION

Renovate Garrett Hall

University Debt: $11,000,000
Maintenance Reserve: $3,000,000
Total: $14,000,000

This project preserves and stabilizes the 1907-08 structure—originally The Commons, the principal University dining hall, renews building systems, addresses code compliance, and renovates space to meet the core functional requirements of the Batten School for Leadership and Public Policy. If fundraising is successful, the project could be expanded to either (1) upgrade and renovate the Annex or (2) demolish the Annex and construct a 10,000 gross square foot wing on the east side of the building.
Acquire Montesano

University Local Funds: $1,500,000 to $1,700,000

This project acquires Montesano, located at 465 Crestwood Drive, just off the Old Ivy Road, and approximately 3 acres from the University of Virginia Foundation. The University of Virginia Foundation has relocated from Montesano to the former Amvest Building recently given to the University. The University's Center for Politics will be housed in Montesano.

Expand and Replace Science/Utility Recoveries: $12,750,000
Engineering Chiller Plant University Debt: $8,250,000
Total: $21,000,000

This project replaces the chillers located in Olsson Hall and expands the cooling capacity of the McCormick Road central chilled water system. This is critical to serve new facilities planned for the precinct, including Bavaro Hall, the Information Technology Engineering Building, the College of Arts and Sciences Research Building and the new Alderman Road residence halls.

UNIVERSITY OF VIRGINIA'S COLLEGE AT WISE

Renovate Greear Gym and General Funds: $30,000,000
Construct Convocation Center Gifts: $5,000,000
Total: $35,000,000

This revised project will renovate and modernize the 1961 Greear Gym ($5 million) and construct a convocation center ($30 million) to ease the burden of planning large, indoor gatherings for both the College and community. This project is dependent upon attaining state general funds and private funding, and the Administration will not allow construction of this project to begin until all funding has been identified and confirmed. Previously the Board approved a $46.7 million ($16.8 million general fund request) project to renovate Greear Gym and construct an addition to the Recreation Center. The College has replaced that project with this revised proposal and will forward this revised project to the General Assembly for consideration in the 2008 session.

MEDICAL CENTER

University Hospital (UH) - University Debt: $14,500,000
Renovate Heart Center Hospital Operating Funds: $1,083,000
Total: $15,583,000

This project will reconfigure current space, add additional catheter labs, add a stereotaxis room, enclose an open
mezzanine, and add a hallway. It adds 1,100 gsf and renovates 20,500 gsf.

**UH – Add Two Operating Rooms**  
*University Debt: $14,200,000*  
*Hospital Operating Funds: $94,000*  
*Imaging Room Total: $14,294,000*

This project replaces two radiology procedure rooms with two operating rooms (ORs) and adds a Magnetic Resonance Imaging (MRI) room situated in between the two ORs. The project budget also includes approximately $6.7 million in equipment needed for the new rooms. These additions are needed to meet the critical care requirements of the region.

**UH – Renovate Surgical Pathology Laboratory**  
*University Debt: $6,500,000*  
*Hospital Operating Funds: $81,250*  
*Total: $6,581,250*

This project renovates 8,800 gsf to develop a larger surgical pathology lab in order to accompany the volume of work that goes along with 26 operating rooms, plus 4 additional planned operating rooms.

**UH – Add Elevators**  
*University Debt: $7,500,000*  
*Hospital Operating Funds: $94,000*  
*Total: $7,594,000*

The Medical Center has elevator wait times that are longer than acceptable. After working with a consultant, the Medical Center will add a bank of two elevators across the elevator lobby from the existing West visitor elevators.

**UH – Renovate Radiology Department**  
*Hospital Operating Funds: $21,212,000*

This project will improve and upgrade the radiology, department, including department circulation, patient preparation and holding, the front entrance, and reading areas.

**Primary Care Center**  
*Hospital Operating Funds: $6,581,000*

*Repair Brick and Replace Roof*  
This project replaces the exterior brick façade of the Primary Care Center and the roof. The exterior brick facing of the Primary Care Center (built in 1979) is experiencing structural issues due to its age and construction.
Construct Moser Hospital Operating Funds: $2,507,000

Radiation Therapy Center Addition
This project adds 1,500 gsf for a second linear accelerator and 1,500 gsf for additional support space to the Moser Radiation Therapy Center, located on Ivy Road.

Upgrade West Main Street University Debt: $3,300,000
Streetscape and Utilities Grants: $700,000
Total $4,000,000

This project upgrades the area along the south side of West Main Street from the Patton house/Core Lab Building to the intersection of West Main Street and JPA. The scope includes increasing the capacity of utilities and placing them underground, executing intersection improvement, widening the sidewalk, and adding site furnishings and landscaping. The City of Charlottesville is contributing $700,000 as a partial match in funding.

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

APPROVAL OF NEW CAPITAL PROJECTS TO BE ADDED TO THE UNIVERSITY’S MAJOR CAPITAL PROJECTS PLAN

WHEREAS, the University proposes that the following new capital projects be added to the University’s Major Capital Projects Program:

Renovate Garrett Hall $14,000,000
Acquire Montesano $1,700,000
Expand/Replace Science/Engineering Chiller Plant $21,000,000
College at Wise - Renovate Greear Gym and Construct Convocation Center $35,000,000
University Hospital (UH) - Renovate Heart Center $15,583,000
UH - Add Operating and MRI Rooms $14,294,000
UH - Renovate Surgical Pathology Lab $6,581,250
UH - Add Elevators $7,594,000
UH - Renovate Radiology Department $21,212,000
Primary Care Center - Repair Brick and Replace Roof $6,581,000
Construct Moser Radiation Therapy Center Addition $2,507,000
Upgrade W. Main Street Streetscape and Utilities $4,000,000

RESOLVED, the Board of Visitors approves the addition of these projects to the University’s Major Capital Projects Program.
UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: February 7, 2008

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.B. Project Budget and Scope Reviews

BACKGROUND: In accordance with the policy adopted by the Board of Visitors in October 2004, all capital project budget increases in excess of ten percent require the approval of the Finance and Buildings and Grounds Committees. In addition, the administration will occasionally provide information refining or modifying the scope which will be achieved within the approved budget.

DISCUSSION: The University administration has three capital projects for review at this meeting.

(1) Hospital Bed Remodeling (previously approved as the General Clinical Research Center/Psychiatry Beds Relocation) - In 2006, a $25.73 million capital project was approved to renovate space in the Medical Center to consolidate psychiatric beds and relocate the General Clinical Research Center (GCRC). The purpose of the project was to increase available inpatient beds. Recently the scope of the project, but not the budget or the purpose, has been revised to include the renovation of the University Hospital Eighth Floor 9 Bed Acuity Adaptable Unit and GCRC, the Third Floor 7 Bed Critical Care Unit, and the Short Stay Unit. Additionally, the University requests a change in the fund source from hospital operating revenues to University debt.

(2) Clinical Office Building Third Floor Build-Out - This project builds out 21,600 gross square feet in the Clinical Office Building at 415 Ray C. Hunt Drive in the Fontaine Research Park. The building was designed and built by the Health Services Foundation and acquired by the University in 2004. The original approved scope and budget of the project included a completed third floor; however the third floor was shelled rather than completed. The Medical Center has now determined that the third floor will house a newly created multidisciplinary spine center, Sports Medicine (relocating from the McCue Building), and Radiology
Services to support both clinics. Completing the third floor build-out at this time will require a budget increase of $4.0 million on the original $17.325 million project budget, an increase of 23 percent. The increase will be funded from University debt.

(3) **Printing and Copying Services Addition** – At its September 29, 2007 meeting, the Board of Visitors approved a 15,000 gross square foot, $2.6 million addition to the existing Printing and Copying Services facility at 2474 Old Ivy Road. The addition provides much needed additional production and storage space and replaces an existing scissor-lift with a loading dock. It is now expected that the budget for this facility will be $3.3 million, an increase of 26.9 percent over the approved budget. The increase is related to 1) changing the facility construction from pre-fabricated metal construction to a concrete masonry with brick veneer in order to be both structurally and architecturally congruent, 2) site requirements, including utilities and storm water management, and 3) costs for LEED certification. The increase in the project budget will be funded from auxiliary revenues and University debt.

**ACTION REQUIRED**: Approval by the Finance Committee and by the Board of Visitors

### APPROVAL OF PROJECT SCOPE AND BUDGET MODIFICATIONS

RESOLVED, the scope modification for the Hospital Bed Remodeling Project (previously approved as the General Clinical Research Center/Psychiatry Beds Relocation, to be funded from hospital operating revenues) and the budget increases for the Clinical Office Building Third Floor Fit-out (increase of $4.0 million to $21.325 million) and the Printing and Copying Services Addition (increase of $600,000 to $3.3 million) are approved; and

RESOLVED FURTHER that, if needed, modifications to the previously approved schematic design for the Printing and Copying Services Addition may be made to remain within the $3.3 million budget.
BACKGROUND: This project renovates Smiddy Hall and adds a 6,000 gsf addition for the College’s Office of Information Technology. Smiddy Hall was built in 1974 as a general classroom and faculty office building. Except for a roof replacement in 2000, the building has never been renovated or significantly upgraded. The building will be reprogrammed and reconfigured to provide functional, up-to-date spaces that are well-aligned with the College’s program. The project will replace infrastructure systems, add alarm and sprinkler systems, correct code deficiencies, improve disabled accessibility, and significantly improve the exterior appearance of this prominently located facility.

The concept, site, and design guidelines were approved by the Committee on January 22, 2007. The selection of Train and Partners of Charlottesville as the project design architect was approved on December 14, 2007.

DISCUSSION: The design architects, Train and Partners, in conjunction with the Architect for the University and representatives from the College at Wise and Facilities Management, have developed a schematic design, which Mr. Neuman will review with the Committee.
ACTION REQUIRED: Approval by the Buildings and Grounds Committee

APPROVAL OF SCHEMATIC DESIGN, SMIDDY HALL RENOVATION AND INFORMATION TECHNOLOGY ADDITION AT THE UNIVERSITY OF VIRGINIA’S COLLEGE AT WISE

RESOLVED, the schematic design dated February 8, 2008, and prepared by Train and Partners of Charlottesville, for the Smiddy Hall Renovation and Information Technology Addition, is approved for further development and construction.
UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: February 7, 2008

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.D. Approval of 2008 Grounds Plan – Guiding Principles and Related Infill / Redevelopment Zones

BACKGROUND: The Master Plan for the University of Virginia, approved by the Board of Visitors in June 1999, specified key principles to emphasize the relationship between the academic and physical environment of the University, seeking to organize and nurture the life of the mind as one of the key elements in establishing a concept of the "academical village for the 21st century." The Board of Visitors adopted a vision statement reflecting the goal of restoring the Founder's objective of linking the academic and the physical plans of the University. This and previous plans recognized that this vision must be supported by regular updates of the University's master plan to provide a framework for decisions about the figure growth and development of the institution.

Since 1965, the University has updated its Grounds Plan on a cycle of approximately nine years (1973, 1982, 1990, 1999). The first updates responded to rapid growth and escalating operating costs, and more recently to a perceived need to restore a sense of order and continuity to the Grounds as a whole. Each of these plans has built upon previous work as an important piece of a continuum in the development of the Grounds.

Current master planning builds upon this tradition. Over the past three years, progress reports to the Buildings and Grounds Committee pointed out that the major land use patterns from previous plans remained essentially intact; that there is sufficient capacity within the boundaries of the 1,135 acres of Central, West and North Grounds to accommodate the anticipated growth through 2025; and that critical new elements such as biodiversity and open space preservation, transportation demand management and cultural resources stewardship must be incorporated into the 2008 Grounds Plan. The current planning work can be described as strategically-driven, starting with a strong central concept of
sustainability and five guiding principles, which will continue to be referenced and interpreted in succeeding years.

The Building and Grounds Committee has had three specific updates of the plan as it has developed in May 2006, March 2007, and October 2007. The Committee also endorsed the overarching concept of sustainability in January 2007 after review of the University-wide 2006 Sustainability Assessment. Sustainability is further interpreted in the 2008 Grounds Plan through the use of interrelated guiding principles:

- Environmental quality - to maintain and advocate for the protection of our natural environs
- Multi-disciplinary Development - to enhance integrated land use patterns to foster student / faculty interaction and collaboration
- Connectivity - to increase linkages among all land use areas
- Context - to plan for opportunities to connect appropriately with the community and surrounding open space
- Preservation - to maintain our cultural heritage and its architectural and landscape resources

The Committee has responded positively to these updates with support of these strategic principles and the overall strategy of addressing growth within the existing Grounds through redevelopment and infill in designated mixed use zones.

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

**APPROVAL OF THE 2008 GROUNDS PLAN – GUIDING PRINCIPLES AND RELATED INFILL/REDEVELOPMENT ZONES**

WHEREAS, a renewed planning effort began in 2004 by the Office of the Architect for the University, and

WHEREAS, the concept of sustainability and a related set of five guiding principles has been developed which provides the framework for the 2008 Grounds Plan; and

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WHEREAS, the 2008 Grounds Plan makes use of redevelopment zones and infill sites to connect the three precincts of the Grounds from the North Grounds through the Central Grounds, including the Health System, to the West Grounds; and

WHEREAS, the 2008 Grounds Plan allows for the future physical growth of the University as envisioned in both Virginia 2020 and the Commission on the Future of the University reports within the existing 1,135 acres of the Grounds, as well as the continuation and expansion of a connected network of open spaces for circulation and landscape;

RESOLVED, the guiding principles and the infill/redevelopment zones from the 2008 Grounds Plan for the University of Virginia, dated February 7, 2008, and prepared by the Office of the Architect for the University, are approved.
AGENDA ITEM: II.E. Approval of a Commemorative Plaque at Carr’s Hill

BACKGROUND: The Board of Visitors must approve all plaques and commemorative markers proposed for the University Grounds. Such markers are approved first by the President, then referred to the Buildings and Grounds Committee and finally, to the full Board.

DISCUSSION: Until 1904, of course, the chief executive officer of the University was the Chairman of the Faculty, who was appointed by the Board of Visitors for a fixed term. In 1904, the Board elected Edwin Anderson Alderman, a North Carolinian who was President of Tulane University, the first President of the University.

The Chairman of the Faculty did not have an official residence, but President and Mrs. Alderman were promised one. Carr’s Hill, which had a dormitory and a student dining hall, was proposed as the site, but construction did not get underway for several years. A house was designed by McKim, Mead & White, Stanford White’s firm, who had designed Cabell, Rouss, and Cocke Halls, restored the Rotunda after the Fire and designed what is now called Garrett Hall but which was built as The Commons, the University’s principal dining hall. The house, which takes its name from its location, was finished in 1909.

As part of the celebration of the centennial of the house, it is proposed to put a commemorative plaque in the front sidewalk, below the brick landing in front of the portico. The plaque will measure 24 x 16 inches; a mockup shown on Page 19.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee and the Board of Visitors
APPROVAL OF CARR’S HILL COMMEMORATIVE PLAQUE

WHEREAS, Carr’s Hill, the official residence of the President of the University, was completed in 1909;

RESOLVED, the Board of Visitors approves the placement of a commemorative plaque in the pavement of the front walk, below the portico of the house, at Carr’s Hill; the wording of the plaque is to be as follows:

CARR’S HILL
"Designed by McKim, Mead & White of New York and completed in 1909, Carr’s Hill was built to be the residence of the University’s President."

2009

On the occasion of Carr’s Hill’s 100th anniversary.
BOARD MEETING: February 7, 2008

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 for the University will review the Capital Project Development Process.
UNIVERSITY OF VIRGINIA
ARCHITECT/ENGINEER SELECTION FOR CAPITAL PROJECTS $5 MILLION OR LESS
AND NOT ON TERM CONTRACTS
PERIOD ENDED SEPTEMBER 30, 2007

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UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: February 7, 2008

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 following items with the Committee: (a) the status of the design concepts for the Whitehead Road Landscape Enhancement Plan being developed in relationship to the Arts & Sciences Research and ITE Buildings; and (b) the status of current historic preservation planning and projects within the Academical Village.