

**UNIVERSITY OF VIRGINIA
BOARD OF VISITORS
MEETING OF THE
BUILDINGS AND GROUNDS
COMMITTEE
MAY 25, 2004**

BUILDINGS AND GROUNDS COMMITTEE

Tuesday, May 25, 2004

2:15 - 3:45 p.m.

Kaleidoscope Center, Newcomb Hall

Committee Members:

Mark J. Kington, Chair

William G. Crutchfield, Jr. Terence P. Ross

Susan Y. Dorsey

Thomas A. Saunders, III

Thomas F. Farrell, II

Gordon F. Rainey, Jr., Ex Officio

Lewis F. Payne

AGENDA

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- I. ACTION ITEM (Ms. Sheehy)
 - Schematic Design, Studio Art Building 1
(Ms. Sheehy to introduce Mr. David J. Neuman;
Mr. Neuman to report)

- II. REPORTS BY THE VICE PRESIDENT FOR MANAGEMENT
AND BUDGET (Ms. Sheehy)
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 - 1. Security Procedures for Buildings and
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 - 2. Historic Preservation Master Plan
 - 3. Outcomes of Planning Workshops

UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: May 25, 2004

COMMITTEE: Buildings and Grounds

AGENDA ITEM: Schematic Design, Studio Art Building

\$9,000,000 General Funds
\$3,500,000 Gifts

BACKGROUND: This project constructs a 47,600 GSF building on Carr's Hill for the Studio Art program. It will be a three story structure, and will provide 1) teaching studios for painting, sculpting, photography, film and digital art, 2) shop, darkroom, and lab space, 3) faculty offices, 4) gallery space, and 5) studios for visiting faculty. The University has a \$12.5 million authorization for this project. Recent estimates indicate that the project cost could be as high as \$16.7 million. This is not because of an increase in the project's scope, but because of a number of factors including 1) recent price escalations primarily for steel and concrete, 2) design improvements to the roof and exterior façade, 3) landscape enhancements, 4) infrastructure and foundation requirements, and 5) project delays caused by the Commonwealth's 2001 budget impasse. The architectural design guidelines were approved on April 3, 2003. The selection of Schwartz/Silver Architects, Inc. of Boston was approved at the May 23, 2003, Committee meeting.

DISCUSSION: The architects, in conjunction with Facilities Management and the Architect for the University, have developed the schematic design, which Mr. David Neuman will review with the Committee. Ms. Sheehy will discuss options for addressing the potential cost overrun.

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

APPROVAL OF SCHEMATIC DESIGN FOR THE STUDIO ART BUILDING

RESOLVED that the schematic design, dated May 25, 2004, and prepared by Schwartz/Silver Architects, Inc., of Boston, Massachusetts, for the Studio Art Building is approved for further development and construction.

AGENDA: May 25, 2004 – Buildings and Grounds Committee

PROJECT: Studio Art Building

UVA Project Manager: Richard Minturn

- **Design Guidelines**
- **Fact Sheet**
- **Site Plan**
- Building Plans**
- Elevations**
 - West**
 - East**
 - North**
 - South**
- Renderings**
 - Perspective Sketch from the East**
 - Perspective Sketch from the West**

Architectural Design Guidelines
Studio Art Building
April 3, 2003

A COMPLETE UNDERSTANDING AND ACCEPTANCE OF THESE ARCHITECTURAL DESIGN GUIDELINES IS ESSENTIAL TO THE SUCCESS OF THE PROJECT. The Studio Art Building is the first of the new buildings in the Arts Grounds. As the bellwether for the buildings that will follow, its design takes on particular significance.

- Philosophical Guidance: Thomas Jefferson's Academical Village is one of the masterpieces of American architecture. In a perfect world, the architectural guidelines for the Studio Arts building would mirror the designs of Jefferson. But, in reality, that objective is unrealistic for at least four fundamental reasons. First, a pure Jeffersonian building would not look appropriate when located next to the contemporary Campbell Hall and in close vicinity to the institutional Culbreth and Helms Theatre. Second, it is very difficult for a new structure to fully emulate buildings that have gracefully aged over 175 years. Third, form does follow function. It would be virtually impossible to incorporate certain modern features like skylights into classical Roman and Greek temple design. Finally, funds are not unlimited. Faithful Jeffersonian architecture would be very expensive to build and would surely exceed the budget for this project.

- Board of Visitors Approval: The Buildings and Grounds Committee of the University of Virginia's Board of Visitors will have the final approval authority over the design of the Studio Arts Building. Many members of this committee regard the design of Campbell Hall and Culbreth and Helms Theatre as being less than ideal. On the other hand, they respect the designs of the older, more traditional buildings in the immediate precinct—mainly the Bayly Art Museum and the four fraternities bordering the site. Consequently, the members of the committee expect the Studio Arts Building to serve as a transition from the contemporary/institutional look of Campbell Hall and Culbreth and Helms Theatre to more traditional Jeffersonian designs—with the bias toward the traditional. The architectural firm that is selected will accomplish this objective with the most appropriate, creative and tasteful design.

- The Design Should "Belong" at the University of Virginia: The design should be anchored firmly within the grounding principles underlying the sense of the University as place

and theme. More succinctly, as President John Casteen directed the architects at the outset of the Scott Stadium expansion project: "It should speak University of Virginia."

- The Design Should Integrate Building and Landscape: Every building at the University of Virginia is an element in a continuous fabric woven of structure and landscape: exterior space relates to interior space, interior to exterior, and every opportunity should be taken to create new public places equal in quality to the memorable places already existing, that are such a vital aspect of the experience of the University of Virginia.
- The Design Should Conform to the Surrounding Context: Within each of the larger domains defined by the predominant style during the particular period of its development, existing buildings at the University tend to cluster in more or less distinct neighborhoods with similar design characteristics. New buildings should fit naturally within their settings, whether traditional or non-traditional.
- Location and Contribution to the Master Plan: The Studio Art Building is to be located on the north side of Carr's Hill, as shown on the Arts Precinct Conceptual Design Plan of December 2000, prepared by William Rawn Associates/The Glave Firm/The Olin Partnership. Its primary front will face west, onto a future Arts Common (which is not a part of this project), in alignment with the west face of the Fiske Kimball Fine Arts Library, on a site opposite the Culbreth Theater building which is now almost entirely within the existing A-9 Parking Lot.
- Nature of the Site: The site slopes steeply from south to north, dropping approximately 20 feet across the long axis of the proposed building. The future Arts Common will be terraced along the west-to-east axis across this slope, and the terraces will terminate against the west face of the Studio Art Building. The general nature of the proposed landscape plan is shown on the precinct site plan attached. The landscape design must meet grade in such a way as to integrate with the grading of the future Arts Common.
- Context: The primary entrance to the building will be from the west, from the Arts Common. Campbell Hall, certainly the University's most successful example of the modernist New England Academic style of architecture so prevalent here and elsewhere throughout the 1960s and 1970s, resides

at the top of the hill. The Fiske Kimball Fine Arts Library is the eastern wing of Campbell Hall. The Culbreth Theater, a less fortuitous example in the same style, is across the Arts Common; its entrance is at the same elevation as the lower level of the Studio Art Building. On the other hand, the new building will share a service road at its rear with four early 20th century fraternity houses facing onto Rugby Road, all of them in an eclectic style and residential scale.

- Architectural Character: Because its primary Arts Common entrance is shared with the three larger modernist structures, the new building should conform in its general massing and scale to these buildings. However, recognizing that this will not be a large building and that many visitors to the Arts Grounds will in fact enter the precinct from traditional Rugby Road, great care should be taken to mediate the transition - particularly in scale -- between the two architectural styles. Walls should be of red brick, windows and major elements of trim should be white, the roof may be flat or pitched, and if pitched, may be of standing seam copper or other suitable metal similar in color to slate. Stone material may be appropriate for the walls where the stone terrace walls of the Arts Common meet the new building.
- Circulation: It is intended that service will be from the east side of the building, either from the upper level behind the three fraternity houses on the Quadrangle, or at the lower level, behind the Zeta Psi fraternity. There will be no vehicular access to the west side of the building. The scope of this project does not include any parking. Provision must be made for future pedestrian movement at an upper level, linking this building to existing and future buildings to the north and to the south. Final floor elevations must be carefully worked out in conformance with the intentions of the Arts Precinct Conceptual Design Plan to encourage free pedestrian circulation throughout the precinct.
- Other Issues: A Pre-Design study for this building was completed in September 2002. As the product of that study, detailed program information has been prepared, internal and external functional relationships have been tested and accepted, and plans with their related sections drawn. These elements should be the basis of the work required to complete this project.

University of Virginia-Board of Visitors
Studio Art Building
Fact Sheet
May 25, 2004

Project Title / Location / Approved Budget:

New Studio Art Building, Ruffin Hall. Off Rugby Road, in the new Arts Precinct, north of the Fiske Kimball Fine Arts Library. \$12 million (previously approved) \$16.7 million (proposed).

Current Project Status and Schedule:

The design Architect Schwartz/Silver, Inc. of Boston, Massachusetts, has completed Schematic Design. Following design approval by the Building and Grounds Committee construction documents will be completed in the spring of 2005. The project will be completed at the end of 2006.

Project Description:

A 47,600 GSF three-story brick building with basement, designed specifically to accommodate the particular programmatic needs of the Studio Art programs. Includes associated planted and hardscape landscape areas at three levels.

Program Description:

The New Studio Art Building will house drawing, painting, printmaking, digital art, performance art, photography, and sculpture studio spaces and associated workshops, gallery space, seminar rooms, and faculty offices to better meet demand for the Studio Art program. Fayerweather Hall will be renovated in a separate project to serve the Art History program. The new Studio Art Building was sited as an essential part of the Arts Precinct.

Relationship to Approved Master Plan:

The site of the new Studio Art Building has been approved by the University's Master Planning Council and is part of the Master Site Plan of the University.

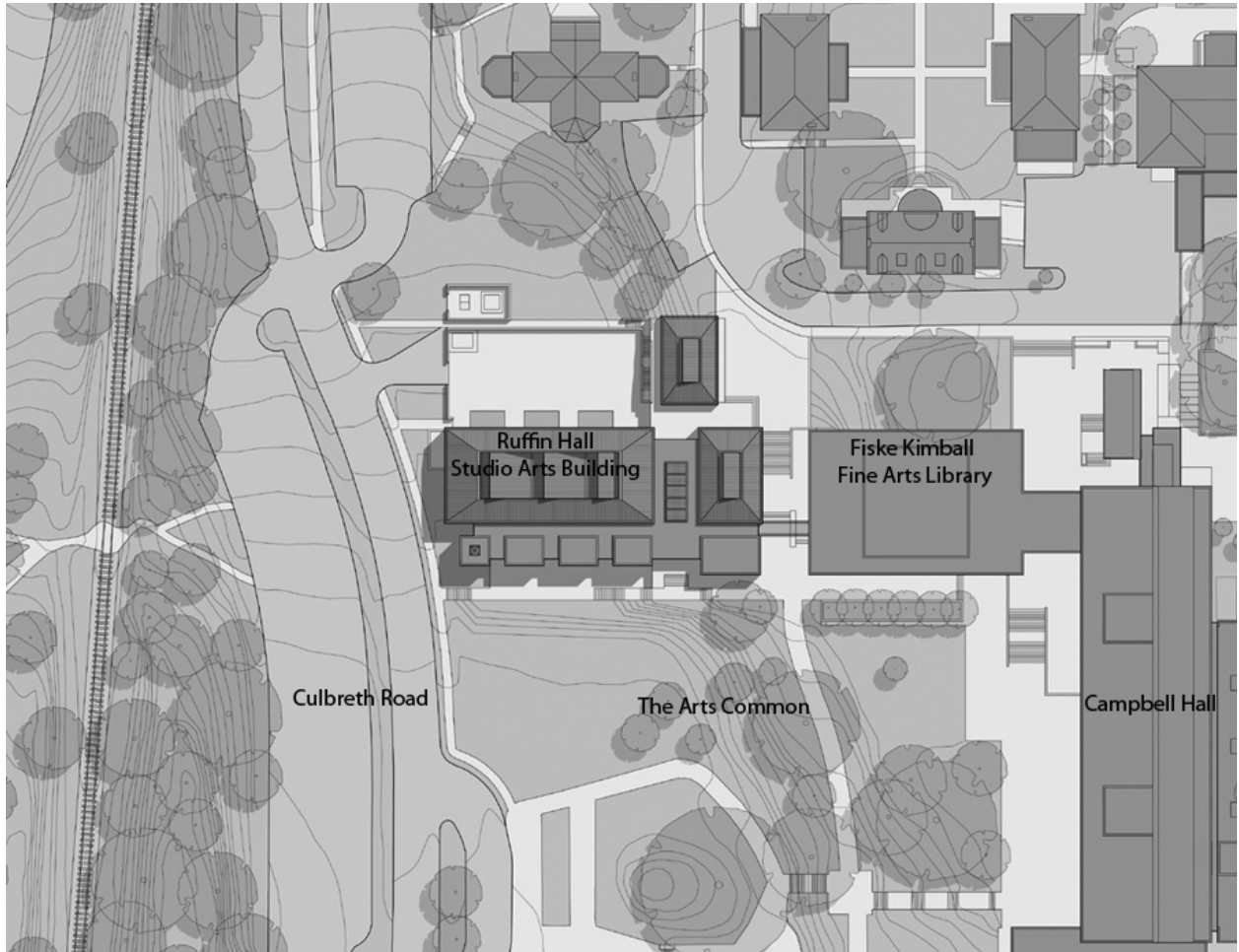
Conceptual Issues and Design Intent:

Ruffin Hall will be well-detailed red brick building, set into the sloping site. The design of the Studio Art Building integrates the materials, massing, proportion and details of its context. The building will provide an architectural and spatial transition between the Bayly Museum and Rugby Road fraternity houses, to Campbell Hall, the Fiske Kimball Fine Arts Library, the Drama Building and the new Arts Precinct Common. Site planning on the steeply sloping site will provide safe access to and egress from the building's three levels. On the interior, flexible open studio space will be efficiently arranged and daylit specifically for the program.

Previous History with BOV:

Architectural Design Guidelines approved on April 3, 2003.

Architect selection approved on May 23, 2003.



Studio Art Site Plan

UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: May 25, 2004

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.A. Fayerweather Hall Renovation Project-
Contract Review

ACTION REQUIRED: None

BACKGROUND: At its April 17, 2004, meeting the Board of Visitors conducted a policy discussion on physical planning and its relationship to the mission of the University. One of the recommendations made by the Administration was to add a construction contract review step to the Buildings and Grounds Committee's design review process. It was proposed that for major construction projects the Administration would report on the construction contract type, the selected builder, the contract amount, the construction schedule, and other project costs.

DISCUSSION: On May 6th, construction bids were opened for the Fayerweather Hall renovation project, which has a total project budget of \$5.4 million funded by the General Obligation Bond bill approved in 2002. All three of the bids were over the project's \$3.54 million construction budget. The low bid was \$5.2 million. Based on the low bid, we recommend that the project's budget be increased by \$2.3 million for a total project cost of \$7.7 million. This revised amount will address the increased construction cost, materials testing services, chilled water connections, and provide a contingency appropriate to a historic renovation project. The difference between the construction budget and the bids is not due to an increase in the project's scope, which has remained unchanged, but to a number of other factors, including 1) recent price escalations primarily for steel and concrete; 2) the project's historic restoration component; and 3) project delays resulting from actions by the State. Since bid opening the University has evaluated the need for this project, which was developed as a part of a plan to address the facility needs of the McIntire Department of Art. Given the poor condition of Fayerweather Hall and the department's pressing space needs, the Administration has decided it is critical to proceed with this project now, and has identified supplemental funding.

UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: May 25, 2004

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.B Vice President's Remarks

ACTION REQUIRED: None

DISCUSSION: The Vice President for Management and Budget, the Architect for the University, and the Chief Facilities Officer will report on 1) Security Procedures for Buildings and Grounds, 2) the Historic Preservation Master Plan, and the 3) Outcomes of Planning Workshops.