

**UNIVERSITY OF VIRGINIA
BOARD OF VISITORS
MEETING OF THE
BUILDINGS AND GROUNDS
COMMITTEE
DECEMBER 14, 2007**

BUILDINGS AND GROUNDS COMMITTEE

Friday, December 14, 2007

10:00 - 11:30 a.m.

Frances Hayes Conference Room - A Side,
McGuireWoods, Richmond, VA

Committee Members:

Lewis F. Payne, Chair

Daniel R. Abramson

Alan A. Diamonstein

Susan Y. Dorsey

Thomas F. Farrell, II

G. Slaughter Fitz-Hugh, Jr.

Vincent J. Mastracco, Jr.

Carey J. Mignerey

Don R. Pippin

Gordon F. Rainey, Jr.

AGENDA

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BOARD OF VISITORS CONSENT AGENDA

A.1. ARCHITECT/ENGINEER SELECTION, IVY TRANSLATIONAL RESEARCH BUILDING: Approval of architect/engineer selection.

This project constructs an approximately 110,000 gross square feet health sciences research facility at the Fontaine Research Park. Part of the University's comprehensive science initiative, this project expands the available research and laboratory space to meet long-term objectives to increase research in medicine.

The concept, site, and design guidelines for the project will be presented for approval on December 14th.

Because the design is closely integrated with two adjacent research facility construction projects - 480 Ray C. Hunt Drive and the Life Sciences Annex - for both design and project and cost management reasons, the firm of Perkins + Will of Washington, is recommended for the contract. This firm has been involved successfully with both of these nearly-completed projects.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee

APPROVAL OF ARCHITECT SELECTION FOR THE IVY TRANSLATIONAL RESEARCH BUILDING

RESOLVED that Perkins + Will of Washington, is approved for the performance of architectural and engineering services for the Ivy Translational Research Building at the University of Virginia.

A.2. ARCHITECT/ENGINEER SELECTION, CLINICAL OFFICE BUILDING, THIRD FLOOR BUILD-OUT: Approval of architect/engineer selection.

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 of Virginia in 2004. The original scope and budget of the project included a shelled third floor. The Medical Center has now determined that the third floor will house a newly created multidisciplinary spine center (which will

provide patients with a single location for diagnosis and treatment of spine disorders), Sports Medicine (which is relocating from the McCue Building) and Radiology Services to support both clinics.

We recommend the selection of _____ of _____, _____ for the contract. The architect selection will occur just prior to the December 14, 2007 meeting. The final recommendation will be presented at the meeting.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee

APPROVAL OF ARCHITECT SELECTION FOR THE CLINICAL OFFICE BUILDING, THIRD FLOOR BUILD-OUT

RESOLVED that _____ of _____, _____ is approved for the performance of architectural and engineering services for the Clinical Office Building, Third Floor Build-Out at the University of Virginia.

A.3. ARCHITECT/ENGINEER SELECTION, SMIDDY HALL RENOVATION AND INFORMATION TECHNOLOGY BUILDING AT THE UNIVERSITY OF VIRGINIA'S COLLEGE AT WISE: Approval of architect/engineer selection.

This project renovates Smiddy Hall to correct serious infrastructure, code, life safety, and energy efficiency concerns and to meet prevailing egress and disabled access requirements. The project will now keep the College's Information Technology Department and main information processing center within Smiddy Hall.

The concept, site, and design guidelines were approved by the Committee on January 22, 2007. The Board of Visitors approved the selection of Calloway Johnson Moore & West, PA, of Lynchburg, for this contract on April 13, 2007.

Because the University could not reach contract terms with Calloway Johnson Moore & West, it is recommended that Train and Partners of Charlottesville, the second choice in the original selection process, be chosen for architectural services for the remainder of the project.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee

APPROVAL OF ARCHITECT SELECTION FOR THE SMIDDY HALL RENOVATION AND THE INFORMATION TECHNOLOGY BUILDING AT THE UNIVERSITY OF VIRGINIA'S COLLEGE AT WISE:

RESOLVED that Train and Partners, of Charlottesville, is approved for the performance of architectural and engineering services for the Smiddy Hall Renovation and Information Technology Building at The University of Virginia's College at Wise.

B.1. EASEMENTS, OLD IVY ROAD UTILITY RELOCATIONS: Approval of easement

The University of Virginia plans to construct an addition to the Printing and Copying Services facility and an ITC Data Center at 2474 Old Ivy Road. To accommodate these projects, utilities must be moved. The University requests approval to relocate existing permanent easements for utilities and to grant new permanent easements for utilities to accommodate the new construction.

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

APPROVAL TO RELOCATE PERMANENT EASEMENTS AND GRANT NEW PERMANENT EASEMENTS TO RELOCATE UTILITIES AT 2474 OLD IVY ROAD

RESOLVED that relocating existing permanent easements for utilities and granting new permanent easements for utilities located on 2474 Old Ivy Road, property owned by The Rector and Visitors of the University of Virginia, is approved; and

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

B.2. AIR RIGHTS AND EASEMENT, SOUTH LAWN PROJECT: Approval of air rights and easement

The University of Virginia is currently constructing the South Lawn Project, which includes a terrace crossing Jefferson Park Avenue from New Cabell Hall to the South Lawn. In order to construct the terrace, air rights and associated

easements are needed from the City of Charlottesville. The air rights to be conveyed by the City measure approximately 5,785 square feet; additionally, temporary construction easements, and a permanent easement of approximately 835 square feet along the southern boundary of the Jefferson Park Avenue right-of-way will provide for the installation and maintenance of the permanent foundation, with columns of support, for the South Lawn terrace.

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

APPROVAL OF CONVEYANCE OF AIR RIGHTS AND EASEMENT TO THE UNIVERSITY OF VIRGINIA FROM THE CITY OF CHARLOTTESVILLE FOR THE SOUTH LAWN TERRACE

RESOLVED that the request for conveyance of air rights and easements for the South Lawn Terrace over Jefferson Park Avenue dated September 17, 2007, from the City of Charlottesville is approved; and

RESOLVED FURTHER that appropriate officers of the University are authorized to execute such documents as are required to accomplish said conveyance.

B.3. BOUNDARY LINE AGREEMENT: Approval of agreement

The University of Virginia Foundation is working with CSX Corporation to acquire the air rights for the pedestrian bridge connecting the West Main Street Garage to the East Garage and/or other connective elements. Air rights are determined by property lines, however there is no documented property line in this area. To avoid a future boundary line conflict, the actual property line between CSX Corporation and the University of Virginia should be agreed upon for that portion associated with the width of the pedestrian bridge or approximately 40 feet. The boundary line agreement requires the University to quitclaim any rights on the CSX Corporation side of the property line and requires CSX Corporation to quitclaim any rights on the University side of the property line.

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

APPROVAL OF BOUNDARY LINE AGREEMENT WITH CSX CORPORATION

RESOLVED, the Board approves fixing the exact location of the boundary along adjacent properties owned by CSX Corporation on one side and by The Rector and Visitors of the University of Virginia on the other side, in the vicinity of the Medical Center; and

RESOLVED FURTHER that appropriate officers of the University are authorized to execute said quit claim deed and other appropriate documents.

UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: December 14, 2007

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.A.1 Project Approvals, Install Turf Field at The Park

BACKGROUND: The proposed project is to replace an existing outdoor natural grass playing field at The Park, the large intramural field near the Law School, with an artificial playing surface. This complex hosts over 850 intramural teams in the course of a year, and is now the primary location for the Intramural Sports outdoor field sports.

DISCUSSION: The proposed conversion space will provide a much more durable playing surface to address issues related to significant wear that occurs each year, as well as during times of drought. The more durable playing field will allow for extended use of the field throughout the entire year, maximizing existing space and physical resources. The project budget is \$1.4 million and will be funded from short-term financing (no more than three years), which will be repaid from auxiliary revenues.

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

APPROVAL TO INSTALL TURF FIELD AT THE PARK

WHEREAS, the University desires to maximize the use of existing recreational space with the replacement of natural grass at The Park, the principal University intramural playing field, which is adjacent to the Law School, with a turf field;

RESOLVED, the Board of Visitors approves the addition of a \$1.4 million project, Install Turf Field at The Park, to the University's capital program.

UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: December 14, 2007

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.B. Project Budget Review,
Printing and Copying Services Addition

BACKGROUND: In accordance with the policy adopted by the Board of Visitors in October 2004, all capital project budget increases in excess of 10 percent require the approval of the Finance and Buildings and Grounds Committees.

DISCUSSION: At its September 29, 2007 meeting, the Board of Visitors approved a 15,000 gross square feet, \$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 \$3.05 million, an increase of 17.3 percent over the approved budget. The increase is related to changing the facility construction from pre-fabricated metal construction to brick veneer in order to be architecturally congruent, as well as site requirements, including storm water management. The proposed budget does not yet include costs associated with obtaining LEED certification. This incremental cost is not expected to exceed 10 percent of the revised budget and, therefore, will not require further review by the Board.

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

APPROVAL OF PROJECT BUDGET MODIFICATION

RESOLVED that the budget increase to the Printing and Copying Services Addition project of \$450,000, bringing the total project budget to \$3.05 million, is approved.

UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: December 14, 2007

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.C.1. Concept, Site, and Design
Guidelines, Information Technology
Engineering Building

\$40.2 million - State GF Request

\$19.6 million - University Debt

\$16.5 million - Gifts

\$76.3 million

BACKGROUND: Approved by the Board of Visitors on October 4, 2007, this 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 building will be sited just north of Whitehead Road, adjacent to Olsson Hall and next to Engineers' Way. It will be in close proximity to the new Arts & Sciences Research Building.

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

ACTION REQUIRED: Approval by the Buildings and Grounds Committee

APPROVAL OF CONCEPT, SITE, AND DESIGN GUIDELINES FOR THE
INFORMATION TECHNOLOGY ENGINEERING BUILDING

RESOLVED that the concept, site, and design guidelines, dated December 14, 2007, and prepared by the Architect for the University, for the Information Technology Engineering Building are approved; and

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

New Information Technology Engineering Building Concept, Site and Design Guidelines

A) Proposed Project Concept

The School of Engineering and Applied Sciences proposes to construct an Information Technology Engineering (ITE) building to promote the development of new curriculum and research initiatives among the Departments of Computer Science, Systems Engineering, and Electrical Engineering. The new building will provide flexible and 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.

The Departments of Computer Sciences, Systems Engineering, and Electrical Engineering are currently housed in Thornton Hall (145,000 GSF, built in 1936) and Olsson Hall (78,000 GSF, built in 1960) and multiple other facilities on and off University Grounds. All of these existing facilities are constricted by space and technology limitations. Included in the budget for this project is a modest renovation of Olsson Hall required by the movement of the occupants from the existing Olsson Trailer, which will be removed to make way for the new structure.

The proposed new project is based on the School's five-year academic and strategic planning process as well as the University's 2020 goals. The project is budgeted at \$76.3 million and will add approximately 100,000 GSF. A new advanced technology visualization laboratory is envisaged as a core facility of ITE, 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.

B) Siting Criteria

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

- Conforms with overall land use plan and district/area plans.
- **Reinforces functional relationships with other components of the same department or program, and is compatible with other neighboring uses.**
- **Satisfies access requirements- pedestrian, bicycle, vehicular and service.**
- **Maximizes infill opportunities to utilize land resources and existing infrastructure.**
- **Minimizes site development costs, including extension of utilities, access, loss of parking, mass grading, etc.**
- **Minimizes opportunity cost; i.e., value of this use and size versus other alternatives.**
- **Provides a size that is adequate, but not excessive, for initial program, future expansion, and ancillary uses.**
- Allows for incorporating sustainability principles in terms of solar orientation, reuse of historic structures, storm water management, etc.
- Avoids unnecessary environmental impacts, including significant tree removal or filling of existing stream valleys.
- **Allows site visibility and aesthetic character as appropriate for the intended use and for the neighborhood.**
- Minimizes time for implementation of project.

C) Proposed Site

Prominently located at the corner of Stadium Road and Whitehead Road, the site accommodates the building while offering a strong physical connection to existing facilities, student residential and recreation areas and the Central Grounds. A dense network of existing University infrastructure is available in the area. The ITE building will develop a new, more inviting entry and a strong presence to identify the southern end of Engineers' Way. The ITE building site is also an integral part of a proposed multi-phased development to realign Whitehead Road to maximize building sites, and create a new science and technology corridor between Stadium Road and Alderman Road.



New Information Technology Engineering Building Site.

D) Design Guidelines

Site Planning

- Building setbacks will be a minimum of 30' from all adjacent road ways (Whitehead Road and Stadium Road).
- Preserve 40' minimum distance between the existing building (Olsson) and the new building to permit penetration of natural light to illuminate lower floors and support ground plantings.
- Provide for and develop the southern entrance to Engineers' Way.

Stormwater

- Adhere to Moore's Creek Stormwater Master Plan
- Address stormwater quality and quantity requirements onsite to the extent possible.

Circulation and Parking

- The existing surface parking spaces in Lot T-4 (proposed ITE building site) will be accommodated in a new parking structure to be proposed as a separate project.
- Configure sidewalks to connect appropriately to the surrounding pedestrian system at Engineers' Way and adjacent streets.
- Maintain existing north-south pedestrian circulation routes (Engineers Way) adjacent to proposed site.
- Service to the building to be provided via Stadium Road using the existing Olsson Hall service drive.

Architecture

- Building mass not to exceed six floors above the existing grade.
- Develop massing, fenestration and architectural details to establish a compatible relationship to nearby facilities.
- Develop roof form that is complementary and contextual with University traditions and surrounding structures.
- Utilize materials and colors consistent with the University palette.
- Integrate basic tenets of sustainable design, and attain LEED certification as a minimum level.
- Overall building design should integrate "sound planning, strong landscape, and memorable architecture"

Landscape

- Entry to be designed to provide a safe and attractive pedestrian experience.
- Existing memorial trees in the area shall be protected and preserved.
- Provide appropriate and safe levels of pedestrian lighting in accordance with University standards.
- Screen all trash/recycling areas, above-grade utilities and loading docks.
- All site furnishings selections will comply with the University Facilities Design Guidelines; signage will comply with University sign standards.
- Integrate with conceptual landscape plans for Engineers' Way and the Whitehead Road redevelopment plans.

Review and Compliance

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

UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: December 14, 2007

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.C.2. Concept, Site, and Design
Guidelines, Arts & Sciences Research
Building

\$88,900,000 University Debt

BACKGROUND: Approved by the Board of Visitors on October 4, 2007 as the Physical/Life Sciences Building, this 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. The new, 100,000 gross square foot building will provide new research laboratories, core facilities, and offices to accommodate 25-30 faculty/student research teams.

The building will be sited just north of Whitehead Road, adjoined to the Chemistry Building and Chemistry Addition. It will be in close proximity to the new Information Technology Engineering building.

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

ACTION REQUIRED: Approval by the Buildings and Grounds Committee

APPROVAL OF CONCEPT, SITE, AND DESIGN GUIDELINES FOR THE ARTS AND SCIENCES RESEARCH BUILDING

RESOLVED that the concept, site, and design guidelines, dated December 14, 2007, and prepared by the Architect for the University, for the Arts & Sciences Research Building are approved; and

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

Arts & Sciences, Physical and Life Sciences Research Building Concept, Site and Design Guidelines

A) Proposed Project Concept

The College and Graduate School of Arts & Sciences and the University of Virginia Provost's Office have identified the Physical and Life Sciences Research Building project as a key component of a new science and technology initiative that would help in the recruitment of over 50 new science faculty during the next 5 years. The new building is envisaged to provide modern, flexible, and adaptable laboratory facilities, which will foster collaborative and interdisciplinary instruction and research. The proposed Physical and Life Sciences Research Building will serve as an important resource for the University to attract and retain the highest quality faculty and students in the sciences, and begin to provide the opportunity to reprogram existing outmoded laboratory facilities.

The science departments at the University are housed in an existing stock of facilities that are over 40 years old, and in many cases, have reached the end of their useful life for utility intensive science research. Furthermore, these buildings and their associated laboratory spaces were designed for the independent research groups that were common throughout much of the period from the 1940s to the 1970s. These original floor plan configurations restrict the flexibility required for today's interdisciplinary and collaborative instruction and research.

The proposed new project is based on the College's five-year academic and strategic planning process as well as the University's 2020 goals. The project is budgeted at \$88.8 million and will construct approximately 100,000 GSF. In addition to modern laboratories and office space, the new building will provide shared core facilities to support existing, as well as new and developing initiatives requiring magnetic resonance imaging and electron force microscopy. The new building will also provide much-needed common interaction space for faculty and student collaboration.

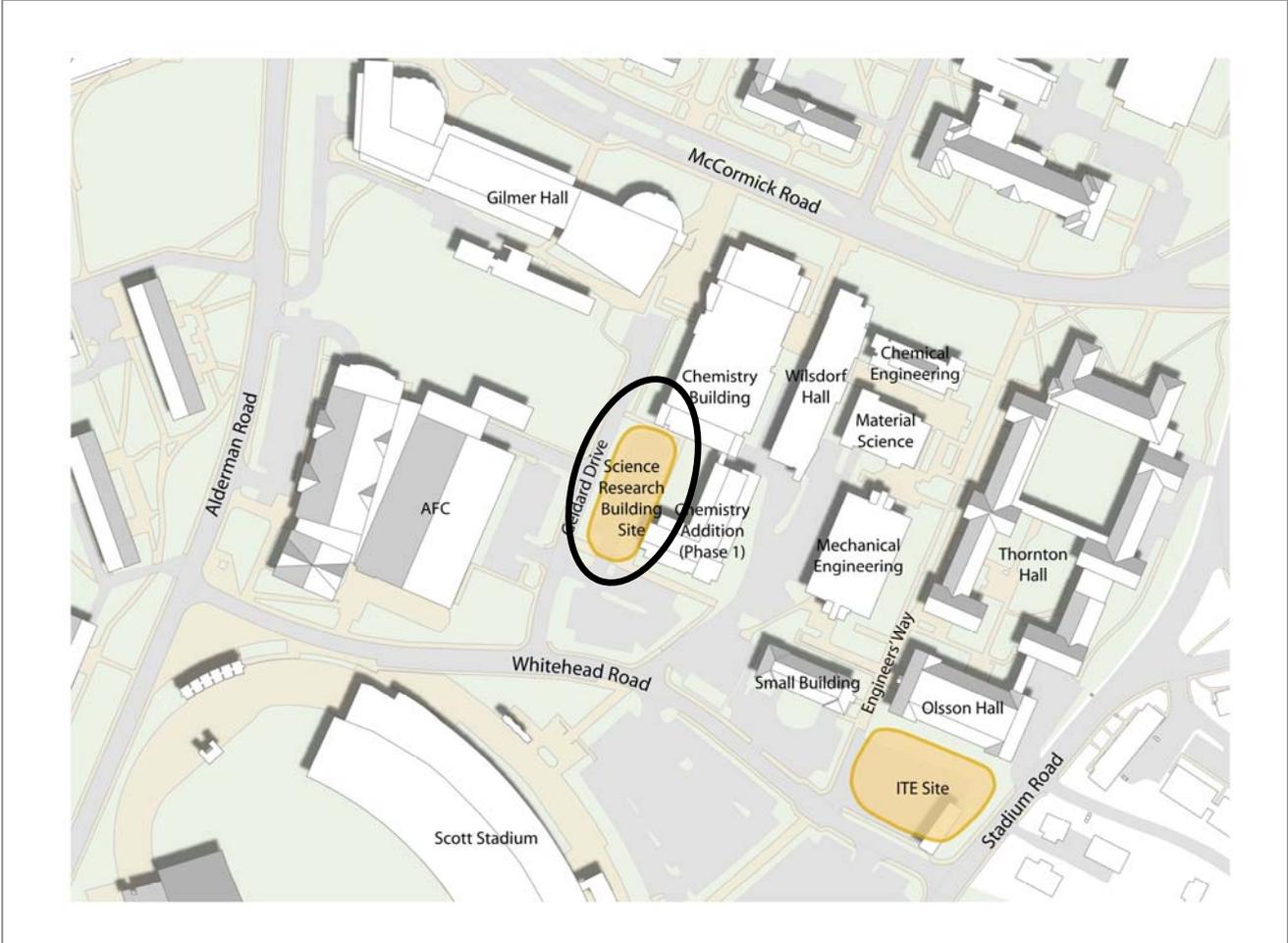
B) Siting Criteria

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

- Conforms with overall land use plan and district/area plans.
- **Reinforces functional relationships with other components of the same department or program, and is compatible with other neighboring uses.**
- Satisfies access requirements- pedestrian, bicycle, vehicular and service.
- **Maximizes infill opportunities to utilize land resources and existing infrastructure.**
- **Minimizes site development costs, including extension of utilities, access, loss of parking, mass grading, etc.**
- **Minimizes opportunity cost; i.e., value of this use and size versus other alternatives.**
- **Provides a size that is adequate, but not excessive, for initial program, future expansion, and ancillary uses.**
- Allows for incorporating sustainability principles in terms of solar orientation, reuse of historic structures, storm water management, etc.
- Avoids unnecessary environmental impacts, including significant tree removal or filling of existing stream valleys.
- Allows site visibility and aesthetic character as appropriate for the intended use and for the neighborhood.
- **Minimizes time for implementation of project.**

C) Proposed Site

Directly west and adjacent to the existing Chemistry Addition Building, the proposed location for the Physical and Life Sciences Building is an infill site, previously identified as a phase two addition to the Chemistry Building. The site accommodates the building while offering a strong physical connection to the existing facilities, student recreation areas and the Central Grounds. A dense network of existing University infrastructure is available in the area. This site is also an integral part of the proposed multi-phased Whitehead Road development, which intends to maximize building sites, and create a new science and technology corridor between Stadium Road and Alderman Road.



Arts & Sciences Physical and Life Sciences Building site

D) Design Guidelines

Site Planning

- Building setbacks will be a minimum of 15' from adjacent service roadway (Geldard Drive).
- With the exception of two potential physical connection points between the Physical and Life Sciences Building and the existing Chemistry Addition and the Chemistry Building, the proposed building footprint will preserve 40' minimum distance between the existing and the new building to permit penetration of natural light to illuminate lower floors and support ground plantings.

Stormwater

- Adhere to Moore's Creek Stormwater Master Plan
- Address stormwater quality and quantity requirements onsite to the extent possible.

Circulation and Parking

- All displaced surface parking spaces with the construction of the new building will be accommodated in a new parking structure to be proposed as a separate project.
- Configure sidewalks to connect appropriately to the surrounding pedestrian system.
- Existing and new building should have pedestrian circulation links at grade.
- Maintain existing service access to Chemistry and Gilmer Hall.

Architecture

- Develop fenestration and architectural details to establish a compatible relationship to nearby facilities.
- Building mass not to exceed five floors above existing grade.
- Develop roof form that is complementary and contextual with University traditions and adjacent structures.
- Utilize materials and colors consistent with the University palette.
- Integrate basic tenets of sustainable design, and attain LEED certification as a minimum level.
- Overall building design should integrate "sound planning, strong landscape, and memorable architecture"

Landscape

- Entry to be designed to provide a safe and attractive pedestrian experience.
- Provide appropriate and safe levels of pedestrian lighting in accordance with University standards.
- Screen all trash/recycling areas, above-grade utilities and loading docks.
- All site furnishings selections will comply with the University's Facilities Design Guidelines; signage will comply with University sign standards.
- Integrate with the Whitehead Road redevelopment landscape plans.

Review and Compliance

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

UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: December 14, 2007

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.C.3. Concept, Site, and Design
Guidelines, Ivy Translational Research
Building

\$35.0 million Gifts
\$58.3 million University Debt
\$93.3 million

BACKGROUND: This project constructs an approximately 110,000 gross square foot new health sciences research facility at the Fontaine Research Park. Part of the University's comprehensive science initiative, this project expands the available research and laboratory space to meet long-term objectives to increase research in medicine.

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

ACTION REQUIRED: Approval by the Buildings and Grounds Committee

APPROVAL OF CONCEPT, SITE, AND DESIGN GUIDELINES FOR THE IVY
TRANSLATIONAL RESEARCH BUILDING

RESOLVED that the concept, site, and design guidelines, dated December 14, 2007, and prepared by the Architect for the University, for the Ivy Translational Research Building, at the Fontaine Research Park, are approved; and

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

Ivy Translational Research Building Concept, Site and Design Guidelines

A) Proposed Project Concept

The University of Virginia's School of Medicine proposes to construct a new translational research laboratory building at the Fontaine Research Park (FRP). The new building will add modern laboratories and core imaging facilities to the existing collection of ambulatory care clinics and research buildings at FRP. The development of a critical mass of researchers and clinicians working collaboratively and in close proximity will further enhance the overall translational medicine presence at the FRP. To maximize these opportunities, the new building will provide flexible and adaptable laboratories designed to foster interdisciplinary and collaborative research.

The proposed new project is based on the School's five-year academic and strategic planning process as well as the University's 2020 goals. The project is budgeted at \$93.3 million and will add approximately 110,000 GSF. The new building will be physically connected at the basement level to the Life Sciences Annex (currently under construction). When completed these two buildings will provide considerable animal and imaging facilities and will serve as the FRP's core research anchor.

B) Siting Criteria

The University of Virginia general siting criteria for all new facilities include the following components. Those highlighted are the most pertinent in determining the siting recommendation for the new Ivy Translational Research Building.

- **Conforms with overall land use plan and district/area plans.**
- **Reinforces functional relationships with other components of the same department or program, and is compatible with other neighboring uses.**
- Satisfies access requirements- pedestrian, bicycle, vehicular and service.
- Maximizes infill opportunities to utilize land resources and existing infrastructure.
- **Minimizes site development costs, including extension of utilities, access, loss of parking, mass grading, etc.**
- **Minimizes opportunity cost; i.e., value of this use and size versus other alternatives.**
- **Provides a size that is adequate, but not excessive, for initial program, future expansion, and ancillary uses.**
- Allows for incorporating sustainability principles in terms of solar orientation, reuse of historic structures, storm water management, etc.
- Avoids unnecessary environmental impacts, including significant tree removal or filling of existing stream valleys.
- **Allows site visibility and aesthetic character as appropriate for the intended use and for the neighborhood.**
- **Minimizes time for implementation of project.**

C) Proposed Site

The proposed site for the Ivy Translational Research Building is located in the Fontaine Research Park and directly north of 480 Ray C. Hunt Drive and the Life Sciences Annex. The site accommodates the building and offers a strong physical connection to the existing facilities. The building will be designed using the existing FRP architectural and landscape vocabulary and with the existing buildings and resulting open space, will define the northern edge of a new research quadrangle. A network of existing infrastructure is available in the area.



Ivy Translational Research Building Site

D) Design Guidelines

Site Planning

- Building setbacks will be a minimum of 30' from all adjacent road ways
- Preserve 40' minimum distance between the existing and the new building to permit penetration of natural light to illuminate lower floors and support ground plantings.
- Maintain service and vehicular access to the Aurbach Medical Research Building.

Stormwater

- Adhere to the Fontaine Research Park's Stormwater Master Plan
- Address stormwater quality and quantity requirements onsite to the extent possible.

Circulation and Parking

- The existing surface parking spaces identified within the proposed building footprint will be accommodated in a new parking structure to be proposed as a separate project.
- Configure sidewalks to connect appropriately to the surrounding pedestrian system.
- Minimal service and ADA parking to be developed on site.

Architecture

- Building mass not to exceed 6 floors from existing grade.
- Develop articulation, fenestration and architectural details to establish a compatible relationship to nearby facilities that follows existing FRP Design Guidelines.
- Develop roof form that is complementary and contextual with the UVA Fontaine Research Park.
- Utilize materials and colors consistent with the UVA Fontaine Research Park Design Guidelines.
- Integrate basic tenets of sustainable design, and attain LEED certification as a minimum level.
- Overall building design should integrate "sound planning, strong landscape, and memorable architecture"

Landscape

- Provide for pleasant pedestrian paths to adjacent facilities.
- Maintain opportunities for open space as identified in the FRP area plan.
- Entry to be designed to provide a safe and attractive pedestrian experience.
- Provide appropriate and safe levels of pedestrian lighting in accordance with University / UVAF standards.
- Screen all trash/recycling areas, above-grade utilities and loading docks.
- All site furnishings selections will comply with the FRP Design Guidelines; signage will comply with FRP sign standards.
- Integrate with conceptual landscape plans for the UVA Fontaine Research Park.

Review and Compliance

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

UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: December 14, 2007

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.D. Schematic Design, Printing & Copying
Services Addition

\$1,000,000 Debt
\$2,050,000 Auxiliary Reserves
\$3,050,000

BACKGROUND: This project adds 15,000 gross square feet of much needed additional production and storage space for the Printing and Copying Services facility at 2474 Old Ivy Road. It also replaces an existing scissor-lift with a loading dock. The existing building is a former bowling alley, with offices at the front and a large production space at the back. The addition will expand this production space.

The Concept, Site and Design Guidelines were approved on October 7, 2007. Because of the close proximity to the ITC Data Center, Osteen Phillips of Charlottesville was selected as the architect for this project from a term contract. With a project budget under \$5 million, the Printing and Copying Services Addition architect selection does not require Buildings and Grounds Committee approval.

DISCUSSION: The design architects Osteen Phillips of Charlottesville, in conjunction with the Architect for the University and representatives from 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 FOR THE PRINTING & COPYING SERVICES ADDITION

RESOLVED that the schematic design, dated December 14, 2007, and prepared by the Architect for the University in conjunction with Osteen Phillips of Charlottesville for the Printing & Copying Services Addition, is approved for further development and construction.



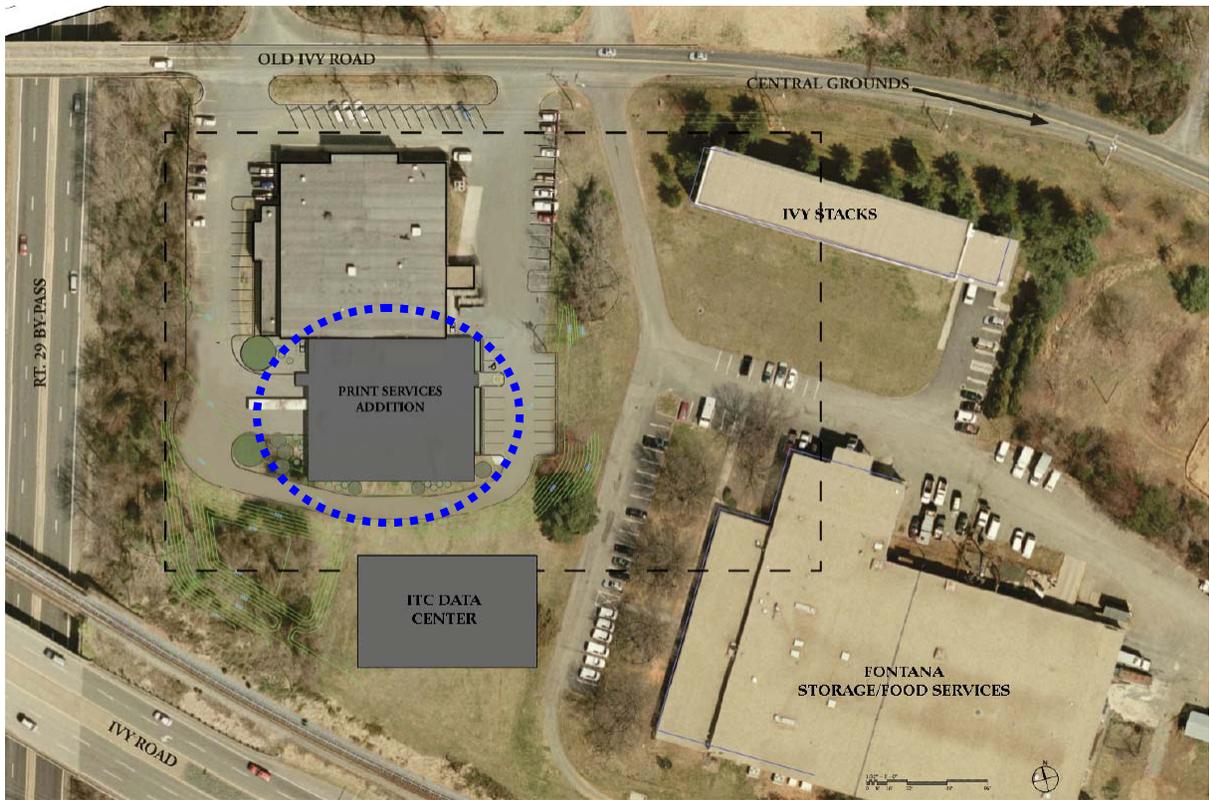
Existing Building, Southwest Corner with Site in Foreground



Existing Building, South-East Corner with Site in Background



Site Area



Printing and Copying Services Addition – Location Map



Printing and Copying Services Addition – West Entrance Perspective

UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: December 14, 2007

COMMITTEE: Buildings and Grounds

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

ACTION REQUIRED: None

DISCUSSION: The Architect for the University will review the concept and design guidelines for the Mountain Lake Biological Station Director's Cabin and Storage Building. It is not necessary for the Committee to approve design actions for this \$500,000 project.