

**UNIVERSITY OF VIRGINIA  
BOARD OF VISITORS  
MEETING OF THE  
BUILDINGS AND GROUNDS  
COMMITTEE  
DECEMBER 11, 2008**

BUILDINGS AND GROUNDS COMMITTEE  
Thursday, December 11, 2008  
2:00 - 4:00 p.m.  
Lower East Oval Room, The Rotunda

Committee Members:

Hon. Lewis F. Payne, Chair	
Daniel R. Abramson	Adom Getachew
Hon. Alan A. Diamonstein	Vincent J. Mastracco, Jr.
Susan Y. Dorsey	Don R. Pippin
Helen E. Dragas	W. Heywood Fralin, Ex Officio
Thomas F. Farrell, II	Michael A. Turner, Consulting Member

AGENDA

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UNIVERSITY OF VIRGINIA  
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: December 11, 2008

COMMITTEE: Buildings and Grounds

AGENDA ITEM: I. Project Budget Review, Moser Radiation Therapy Center Addition

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.

DISCUSSION: The University administration has one capital project budget for review at this meeting. The Moser Radiation Therapy Center Addition was approved February 7, 2008 at \$2,507,000 to add 1,500 gsf for a second linear accelerator and 1,500 gsf for additional support space to the Center, which is located on Ivy Road. The University requests a \$500,000 increase in the budget, bringing the total budget to \$3,007,000, in order to accommodate a 625 gsf increase in the size of the addition. This change would enable the Medical Center to increase the area of the radiation oncology vault to accommodate the use of a larger standard size Linear Accelerator and to increase the height to provide clearance for a future Proton Therapy Unit. The increase will also reconfigure the support space to accommodate existing property setbacks from the railroad. The budget increase will be funded from hospital operating revenues.

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

APPROVAL OF PROJECT BUDGET INCREASE, MOSER RADIATION THERAPY CENTER ADDITION

RESOLVED that the addition of 625 gsf to the current 3,000 gsf project scope and the budget increase of \$500,000, bringing the total budget for the Moser Radiation Therapy Center Addition to \$3,007,000, is approved.

UNIVERSITY OF VIRGINIA  
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: December 11, 2008

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.A. Design Review, Alderman Road Housing,  
Phase II and Student Commons Building

\$29.4 million	Phase II, Bldg 1 - University Debt
\$ 5.5 million	Phase II, Bldg 1 - Housing Revenues
\$ 4.5 million	Student Commons Building - Private
<u>\$27.0 to \$33.0 million</u>	<i>Phase II, Bldg 2 (proposed)</i>
\$66.4 to \$72.4 million	

BACKGROUND: This phase of the replacement plan will include the demolition of three residence halls - Balz House, Dobie House and Maupin House - and the construction of two new residence halls to provide over 400 student beds and amenities for first year students. In addition, a student commons structure will be built to support the Alderman Road residence halls. While three new residence halls have been added to the area in recent years, including one in 2008, five-year growth projections indicate the need for more beds, community gathering space and residential education program spaces. Many of the older facilities are inefficient and outdated, have high maintenance and operating costs, and do not offer the amenities that incoming students find at peer institutions. When the complete replacement project is finished, there will be 2,226 beds on Alderman Road, compared with the present 1,745 beds.

On April 1, 2005, the Board of Visitors endorsed a plan to replace the existing Alderman Road residences with new replacement housing for first-year students. Phase II, Building 1, was approved as a capital project by the Board of Visitors in February 2007. Building 2 of Phase II will be presented in February 2009 with the 2010-2020 Update of the Major Capital Projects Program. The architects, Ayers Saint Gross, of Baltimore, and the Concept, Site, and Design Guidelines, were approved in October 2008.

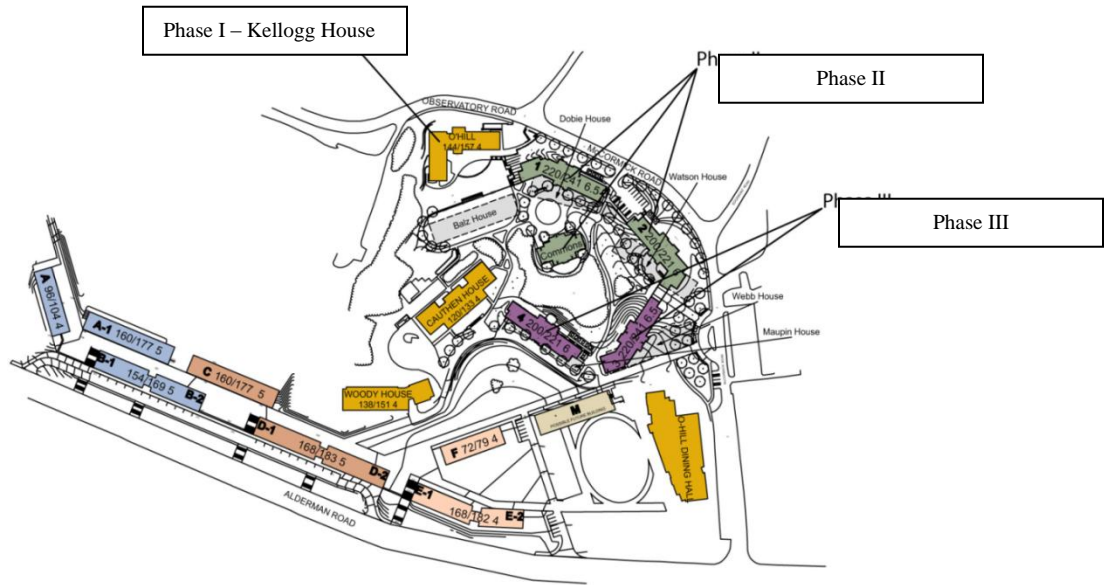
DISCUSSION: In conjunction with the Architect for the University and representatives from Housing, Residence Life, and Facilities Management, the bridging document design architect, Ayers Saint Gross, has developed an initial schematic design,

which Mr. Neuman will review with the Committee. Action on final design will be taken at the February 2009 meeting.

ACTION REQUIRED: None

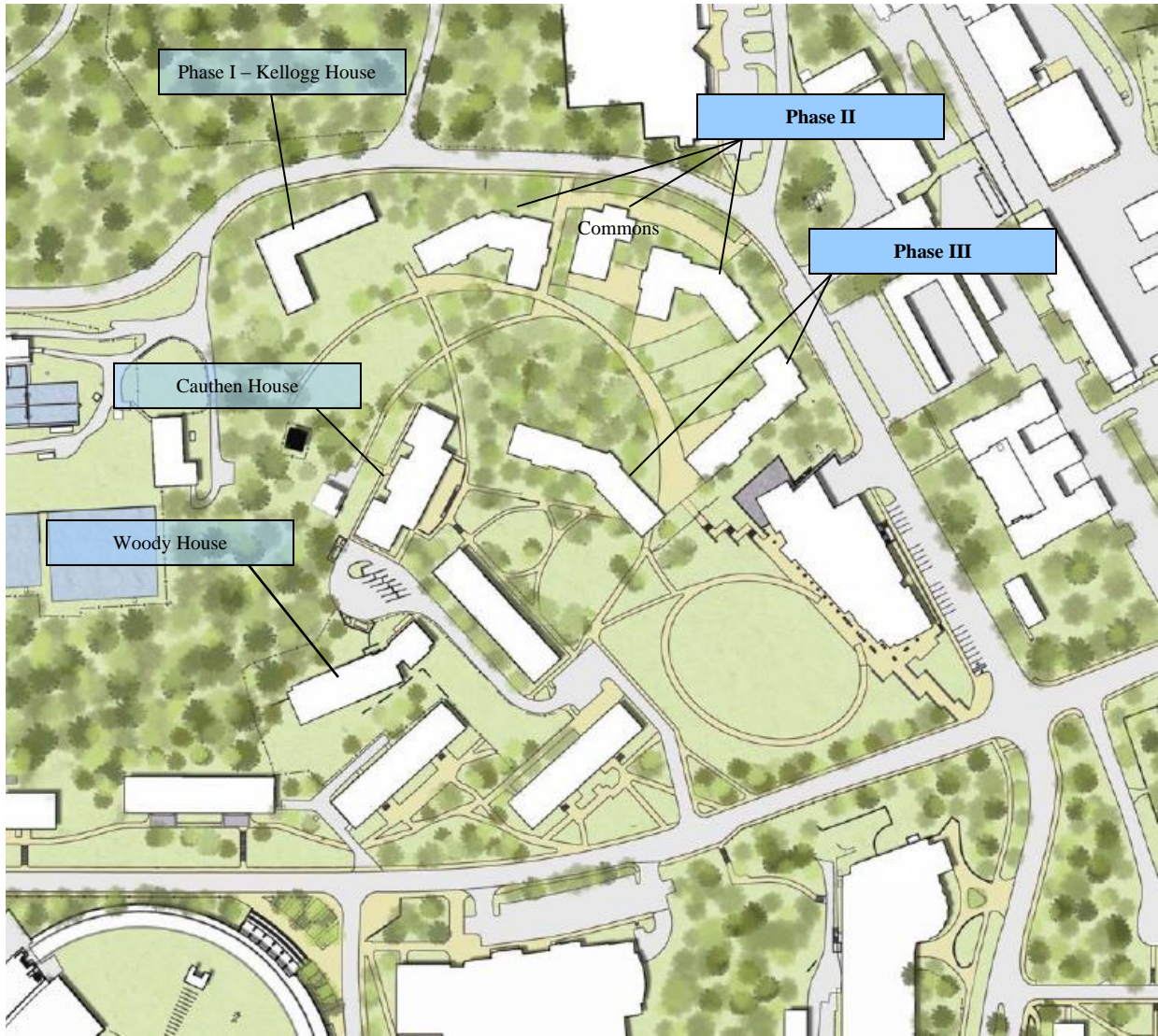


**Aerial View of Site Area**



**Project Phasing**

# Conceptual Site Plan – November 2008



Existing

Proposed



**Woody House**



**Kellogg House**

## **Alderman Road Student Housing, Phases II & III**

### **Design Guidelines – Approved: October 2008**

#### Site Planning

- Building setbacks will be a minimum of 30' from McCormick and Alderman Roads.
- Orient building footprint, entries and drop-offs to create common areas and gathering places.
- Orient additional entries along common paths of travel and gathering places.
- Locate service access and trash/recycling areas to utilize existing roadways where possible.
- Utilize grade changes to allow ease of ADA entry options and accessible routes between buildings and amenities.
- Use retaining walls, as necessary, to manage erosion and create terraces for student recreation and planted areas.
- Consult the University Landscape Architect for tree preservation and planting conservation plan.

#### Circulation and Parking

- Configure sidewalks to relate to the functional needs of the new buildings and to connect appropriately to the surrounding pedestrian system.
- Plan for pedestrian connection to planned buildings at all elevations.
- Provide adequate service that does not conflict w/pedestrian network.
- Provide adequate bicycle parking.

#### Architecture

- All buildings will achieve, individually, and as a group, LEED Certification. Silver, Gold or Platinum Certification is strongly encouraged.
- Building massing will vary between buildings, depending upon topography and program.
- An appropriate number of floors must accommodate the program, negotiate the existing grade while preserving human scale, and relate to the existing and planned new residence halls.
- Develop massing, fenestration and architectural details to establish a visual relationship to Kellogg, Woody and Cauthen Houses, all of which will remain.
- Develop a roof form that is complementary and contextual with major nearby structures, as well as UVa traditions.
- Create identifiable, welcoming and sheltered main entries.
- Utilize materials and colors consistent with UVa palette and the wooded setting.
- Public rooms should be disposed to address views to the surrounding mountains and the academic campus.
- Overall building design should integrate “sound planning, strong landscape and memorable architecture”: (i.e.,) the building character that is *of* the University of Virginia.



## **Alderman Road Student Housing, Phases II & III**

### Landscape

- Develop contextual landscape appearance using a plant palette appropriate for uplands.
- Plantings will be low-maintenance.
- Create a special garden area associated with the drop-off zones and main entries.
- Create landscaped areas for outdoor group/social activities and recreation.
- Comply with UVa Landscape Master Plan in overall design intent.
- Provide appropriate and safe levels of pedestrian lighting in accordance with UVa standards.
- Screen all trash, recycling areas and above-grade utilities with permanent walls or fencing.
- All site furnishings will comply with UVa Facilities Design Guidelines; signage will comply with University sign standards.
- Plantings shall not create safety and security concerns for residents.

### Review and Compliance

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

UNIVERSITY OF VIRGINIA  
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: December 11, 2008

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.B. Design Review, Multi-Purpose Center,  
The University of Virginia's College at Wise  
  
\$30.00 million - State General Funds

BACKGROUND: A \$30 million project, the new Multi-purpose Center at Wise is intended to meet the needs of the College and the local community during the coming years. The project will provide a flexible facility for the College's varsity basketball and volleyball teams and for events, such as concerts, fall convocation, banquets, conferences, admissions events, summer camps and clinics, and a graduation rain site. It will support a wide variety of community based events including chamber of commerce dinners and functions, regional civic club meetings, local high school graduations and proms, and district and regional sports tournaments. The facility will be a regional amenity benefiting the College and the local community.

Concept, site, and design guidelines were approved in June 2008, while the design architects, VMDO Architects of Charlottesville, were approved in October 2008.

DISCUSSION: The design architect, VMDO Architects, in conjunction with the Architect for the University, the Chancellor from the College at Wise and other representatives from the College at Wise and Facilities Management, have developed an initial schematic design, which Mr. Neuman will review with the Committee. Action on final design is expected at the February 2009 meeting.

ACTION REQUIRED: None



Proposed Site

Greear Gym

The University of Virginia's College at Wise Aerial View 2006



The University of Virginia's College at Wise Multi-Purpose Center - Conceptual Site Plan

## **Multi-Purpose Center, The University of Virginia's College at Wise Design Guidelines – Approved: October 2008**

### Site Planning

- Building setback will be a minimum of 40' from the access road edge.
- The building will be sited to create a strong visual presence from the entry road and the stadium complex.
- The views to the mountains and natural areas from the building will be considered in the building siting and the arrangement of interior and exterior public spaces.
- Game and event days will be an important feature of College and community life. Exterior gathering space will accommodate a variety of outdoor activities, including tailgating, and provide unobstructed views to the lake and wetlands.
- Generous and flexible service access is an important requirement for all types of building programs. Service access should be screened from view of the entry drive, lobby and visitor parking.

### Circulation and Parking

- New pedestrian walks and landscape elements around the building, between facilities and parking will provide safe and attractive walkway access and improved circulation around the site.
- Service access for delivery vehicles, athletes, performers, food service and other “back of house” functions will be clearly delineated so as not to cause conflict between operations and spectators.

### Architecture

- The design will conform to the spirit and specific requirements of the 2000 Architectural Guidelines of the College at Wise and will compliment in form, scale and materials, the existing Carl Smith Stadium and will provide a consistent visual quality and affinity with other campus buildings.
- The building will be visible from all four sides, as well as areas of higher elevation from major parking areas, as well as from Carl Smith Stadium. Care will be taken to offer well designed facades for all elevations and the roof itself.
- Evaluate and integrate the basic tenets of sustainable design to achieve LEED certification.

### Landscape

- Walkways will encompass planting and paving schemes to achieve coordinated pedestrian scale and welcoming exterior public spaces.
- Plantings will not impede views to lake, natural areas or distant mountains.
- Preserve trees and incorporate into design where possible. A survey will locate and the UVA Landscape Architect will tag significant trees to be preserved.
- Screen service yard and loading areas.
- Provide adequate pedestrian lighting.

### Review and Compliance

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

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BOARD MEETING: December 11, 2008

COMMITTEE: Buildings and Grounds

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

ACTION REQUIRED: None

DISCUSSION: The Vice President for Management and Budget will discuss items of interest to the Committee, including recommendations related to the capital project review process and planning studies for prospective capital projects.

## UVa Planning Studies as of November 2008

Planning Studies are defined as those proposed projects with or without a BOV Project Approval and/or BOV Concept, Site and Design Guidelines Approval that are in some stage of planning/design study.

	<b>BOV Project Approval</b>	<b>BOV Concept, Site &amp; Design Guidelines Approval</b>	<b>Project Name</b>
1.	X	X, (original concept only)	Arts Gateway – Museum Expanded
2.	X	X	Baseball Stadium Expansion
3.	X		Bookstore Expansion
4.	X		Ivy Translational Research Building
5.	X	X	Klockner Stadium Expansion
6.	X		Health System East Chiller Plant Expansion
7.	X		JAG School Addition
8.			Drama Expansion, Phases 1 & 2
9.			Miller Center, Phase 3
10.			Children’s Clinical Office Building – West Main Street
11.			Clinical Cancer Center Education Wing
12.			Health System Rehab & Recreation Building – 11 <sup>th</sup> Street
13.		X, (original Arts Gateway concept)	Rehearsal Hall / Band Facility
14.			Bayly Renovation – Phase 2(+) Addition
15.			Scott Stadium Garage 3
16.	X		SEAS Student Projects Building
17.			Housing Services Building
18.			Football Practice (Inflatable) Structure
19.	X		Focused Ultrasound Modular
20.			New East Lawn Garden
21.	X		College at Wise Proscenium Theatre
22.			West Range/McCormick Road Retaining Walls and Landscape
23.			University Chapel Accessibility Study
24.			Aquatics and Fitness Center Diving Well

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

ACTION REQUIRED: None

DISCUSSION: The Architect for the University will present the current status of the Science Initiative projects (College of Arts and Sciences Research Building and the Information Technology Engineering Research Building) approved in October 2008 and the status of the first year's projects funded by the Grounds Improvement Fund (The Grounds Improvement Fund was approved by the Board of Visitors in February 2007).