UNIVERSITY OF VIRGINIA
BOARD OF VISITORS
MEETING OF THE
BUILDINGS AND GROUNDS COMMITTEE
JULY 12, 2002
BUILDINGS AND GROUNDS COMMITTEE

Friday, July 12, 2002
3:00 – 4:00 p.m.
Troutman Sanders Mays & Valentine
23rd Floor Conference Room
1111 East Main Street, Richmond

Committee Members:
Thomas F. Farrell, II, Chair
William G. Crutchfield, Jr. H. Timothy Lovelace, Jr.
William H. Goodwin, Jr. Terence P. Ross
Mark J. Kington John P. Ackerly, III, Ex Officio

AGENDA

• ACTION ITEM (Mr. Anderson)
  • Schematic and Preliminary Design, Campbell Hall South Addition
UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: July 12, 2002

COMMITTEE: Buildings and Grounds

AGENDA ITEM: Schematic and Preliminary Design, Campbell Hall South Addition

$5,000,000 Gifts and Grants

BACKGROUND: This project constructs a 9,000 GSF addition on the south side of Campbell Hall, the School of Architecture, and renovates approximately 6,000 GSF. The south addition will provide space for new faculty offices, staff offices and support facilities. The School of Architecture has adopted a unique approach to this project with the faculty serving as the design architects and a private firm as the architect of record. The selection of SMBW Architects of Richmond as architect of record was approved on June 16, 2001. The architectural guidelines were approved on May 9, 2002.

DISCUSSION: The School of Architecture Faculty and SMBW Architects, in conjunction with Facilities Management and the Architect for the University, have developed the schematic and preliminary design, which Mr. Anderson will review with the Committee.

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

APPROVAL OF SCHEMATIC AND PRELIMINARY DESIGN FOR THE CAMPBELL HALL SOUTH ADDITION

RESOLVED that the schematic and preliminary design, dated July 12, 2002, and prepared by SMBW Architects of Richmond, for the Campbell Hall South Addition Project is approved for further development and construction.
AGENDA: July 12, 2002 – Building and Grounds Committee

PROJECT: Campbell Hall South Addition

UVA Project Manager: Anna Towns

- Design Guidelines
- Fact Sheet
- Location/Vicinity Plan
  - Site Plan
  - Building Plans
- Elevations
  - North
  - South
  - East
  - West
- Renderings
- Model Photo
- Aerial Photo

Notes:
Campbell Hall Addition  
Architectural Design Guidelines  
May 9, 2002

Inherent in these Guidelines is the intent and scope of the Vision Statement for the Buildings and Grounds of the University of Virginia, adopted by the Board of Visitors on May 21, 1991. The Vision Statement shall be the primary reference for the overall design and planning of the Project.

As proposed in the 2001 School of Architecture Strategic Master Plan, the proposed Campbell Hall Addition Project will provide for a series of additions and renovations to Campbell Hall. A Phase I 8,400 GSF South Addition will provide new faculty and staff offices for Campbell Hall. A Phase II 6,500 GSF East Addition will provide a new major public entrance for the School of Architecture and an important entrance also to the developing Arts Precinct opening out to the north of Campbell Hall.

The South Addition site hugs the long south wall of Campbell Hall. This addition will front on the service drive to the small upper Campbell Hall parking lot. The addition will be a simple shallow linear structure parallel to the building. It will house faculty offices and support space on the exterior wall on three levels. A lower level will provide expansion of workshop space, and a small exterior courtyard. Vehicle access to the parking lot, Campbell Hall, and Leake cottage will be unchanged by the addition.

The East Addition site faces an existing Plaza, currently defined by the side and back walls of three-story brick buildings along Rugby Road. It is planned that this Plaza will be expanded to form a north-south link in the new Groundswalk, which traverses the eastern edge of the Arts Precinct. Consideration must be given to the nature and function of this new boundary to the Plaza. Vehicular access and service will be unchanged by the addition.

Additions to Campbell Hall and its surrounding landscape must conform to fundamental Jeffersonian design principles. The design will respect the massing, scale, exterior cladding materials, and fenestration of existing surrounding buildings, Campbell Hall, and new buildings of the Arts Precinct.
University of Virginia – Board of Visitors Meeting
Campbell Hall South Addition - Schematic and Preliminary Design Review
Fact Sheet
July 12, 2002

Project Title / Location / Approved Budget:
Campbell Hall South Addition. The site is off Rugby Road behind the existing School of Architecture. The budget for all phases of the Campbell Hall project is $5,000,000.

Current Project Status and Schedule:
The Architect/Engineer (A/E), SMBW Architects, of Richmond, Virginia, has completed Schematic Design. Construction Documents are to be completed in March 2003. Construction is anticipated to begin in the spring of 2004. However; construction initiation will be determined by the fundraising schedule for the project.

Project Description:
A 9,000 GSF four-story addition designed to integrate fully with the long south wall at the rear of Campbell Hall. The addition will accommodate the particular programmatic and technological needs of the School of Architecture. The project includes associated planting and hardscape at three levels. The project will also include limited renovations to the interior of Campbell Hall, and installation of sprinkler systems at both the new and existing construction.

Program Description:
The South Addition to Campbell Hall will house office space for thirty-six faculty members, the Dean, an Associate Dean, in addition to two conference rooms, a seminar/jury room, and an expansion of the workshop. The addition will correct significant office, teaching, and circulation deficiencies in Campbell Hall. It will serve as a teaching laboratory with, for example: outdoor classroom/jury room space to include historic architectural fragments, and state-of-the-art photovoltaic exterior cladding systems.

Relationship to Approved Master Plan:
The Campbell Hall South Addition supports the Arts Precinct Master Plan and is part of the Master Plan of the University.

Contextual Issues and Design Intent:
The South Addition site follows the long south wall of Campbell Hall. This addition will front on the service drive to the small upper Campbell Hall parking lot. The addition will be a simple shallow linear structure parallel to the building. The addition and its associated landscape promote a sense of coherence in the complex campus fabric of the new Arts Precinct. The design respects the massing, and scale of the existing infrastructure while also using new technologies in the buildings fenestration, in keeping with the academic mission of the School of Architecture. Vehicle access to the parking lot, Campbell Hall, and Leake cottage will be unchanged by the addition.

Previous History with the BOV:
Design Guidelines were approved on May 9, 2002.