UNIVERSITY OF VIRGINIA
BOARD OF VISITORS
MEETING OF THE
BUILDINGS AND GROUNDS
COMMITTEE
MAY 9, 2002

Revised (May 25, 2002)
BUILDINGS AND GROUNDS COMMITTEE

Thursday, May 9, 2002
9:30 - 11:30 a.m.
Dominion Energy, Inc.
120 Tredegar Street, Richmond, Virginia

Committee Members:
Thomas F. Farrell, II, Chair
William G. Crutchfield, Jr.
William H. Goodwin, Jr.
Terence P. Ross

John P. Ackerly, III, Ex Officio

AGENDA

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III. REPORT BY THE VICE PRESIDENT FOR MANAGEMENT AND BUDGET (Ms. Sheehy)
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IV. EXECUTIVE SESSION
   • Consideration of real property acquisition, as provided for in Section 2.2-3711 of the Code of Virginia.
A. ARCHITECTURAL DESIGN GUIDELINES, NEW ARENA: Approval of architectural design guidelines

This project constructs a 15,000 seat multi-purpose arena on Massie Road across from University Hall. It includes parking for 1,500 cars and a North Grounds connector road extending Massie Road to the U.S. 29/250 by-pass.

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

APPROVAL OF ARCHITECTURAL DESIGN GUIDELINES FOR THE NEW ARENA

RESOLVED that the architectural design guidelines, dated May 9, 2002, prepared by the Architect for the University, for the New Arena project, are approved; and

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

New Arena
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.

The arena is to be a first-class, state-of-the-art 15,000-seat facility that will enhance the quality of the student experience at the University for student-athletes, students, and fans alike. The arena will provide a facility where the men’s and women’s basketball teams can train and play in the competitive environment needed to take the programs to the top level of intercollegiate athletics. In addition to providing training, practice, and game space for the University’s basketball teams, the arena will offer a venue to be used by the entire University community in accordance with the Founder’s original vision of integrated development in which students, faculty, and the public may come together.

The arena is sited in accordance with the Master Plan, across Massie Road from University Hall. 1500 parking spaces will be provided as an element of the arena construction, and a new road
to the west will connect Massie Road directly into the 250/29 Bypass. This North Grounds Connector will significantly relieve traffic on other roads to the arena and will provide a new main entrance to the University.

Drawing from the most successful design strategies employed at the Carl Smith Center, the design will incorporate elements and materials that lend the arena the distinctive character of the University. Careful consideration will be given to features that clearly identify entrances and establish appropriate architectural scale. New landscape elements will enhance both vehicular and pedestrian circulation with roads, walks and paths that link the North and Central Grounds. Innovative site strategies will control stormwater while creating inviting vistas and views.

B. ARCHITECTURAL DESIGN GUIDELINES, CAMPBELL HALL ADDITION:
Approval of architectural design guidelines

This project constructs two additions to Campbell Hall, which will create a new entrance to the School of Architecture and provide space for faculty offices, staff offices, and support facilities.

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

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<th>APPROVAL OF ARCHITECTURAL DESIGN GUIDELINES FOR CAMPBELL HALL ADDITION PROJECT</th>
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<tr>
<td>RESOLVED that the architectural design guidelines, dated May 9, 2002, prepared by the Architect for the University, for the Campbell Hall Addition project, are approved; and</td>
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<td>RESOLVED FURTHER that the project will be presented for further review at the schematic design level of development.</td>
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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 8,400gsf 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.

C. DEMOLITION OF VIVARIUM BUILDINGS: Approval to remove buildings

Four metal buildings at the Davis Farm - Vivarium Complex on Route 20 South in Albemarle County must be demolished to make way for a new 13,000 gross square foot (GSF) vivarium facility, which was approved by the Board as a part of the University’s 2001 capital budget amendments. The existing structures are slab-on grade buildings built between 1965 and 1972. They range in size from 800 GSF to 1,920 GSF. The buildings are presently vacant. The Department of Historic Resources and the Art and Architectural Review Board have approved the demolition of these buildings.
WHEREAS, the University owns four buildings (FAACS Building Numbers: 207-1678, 207-1681, 207-1682, and 207-1683) at the Davis Farm - Vivarium Complex on Route 20 South in Albemarle County; and

WHEREAS, these structures are no longer used, and the site is needed for the construction of a new vivarium facility; and

WHEREAS, the Governor of Virginia delegated to the Board of Visitors, pursuant to Executive Order Number Thirty-Four (98), dated November 10, 1998, the authority of the Governor to approve the removal of buildings on state property, with the advice and counsel of the Art and Architectural Review Board, and the review of the Department of Historic Resources;

WHEREAS, the Art and Architectural Review Board and the Department of Historic Resources have approved the removal of these structures;

RESOLVED that the removal of these buildings (FAACS Building Numbers: 207-1678, 207-1681, 207-1682, and 207-1683) at the Davis Farm - Vivarium Complex on Route 20 South, in Albemarle County, is approved by the Board of Visitors; and

RESOLVED FURTHER that the Executive Vice President and Chief Operating Officer is authorized to execute any and all documents pertaining to the removal of the aforementioned buildings, and that the said officer ensure that the required reports regarding the building removals are sent to the Department of General Services.
PROJECT/PROPOSED BOARD OF VISITORS ACTION: Approves the demolition of four buildings at the Davis Farm - Vivarium Complex on Route 20 South in Albemarle County.

DESCRIPTION: These are small, prefabricated metal buildings ranging in size from 800 GSF to 1,920 GSF. They were built between 1965 and 1972. The buildings are no longer used, and the site is needed for the construction of a new vivarium facility.

FISCAL IMPACT: Demolishing these structures eliminates future maintenance and upkeep costs on facilities for which the University has no use. It is estimated that the removal cost will be less than $10,000.

CONCLUSION: The University of Virginia should proceed with the demolition and removal of the four metal buildings at the Davis Farm - Vivarium Complex on Route 20 South.

RECOMMEND APPROVAL OF BOARD ACTION:

Leonard W. Sandridge
May 9, 2002
UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: May 9, 2002

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.A. Schematic Design, New Arena

$75,000,000 Bonds
$51,000,000 Gifts
$ 2,000,000 Auxiliary Funds

BACKGROUND: This project constructs a 15,000 seat multi-purpose arena on Massie Road across from University Hall. It includes parking for 1,500 cars and a North Grounds connector road extending Massie Road to the U.S. 29/250 by-pass. The Massie Road connector will significantly relieve traffic on other roads to the arena, and will provide a new main entrance to the University. The selection of VMDO Architects of Charlottesville in association with Ellerbee Beckett of Minneapolis was approved on July 13, 2001. The project’s conceptual design was reviewed on March 7, 2002.

DISCUSSION: VMDO Architects, in conjunction with Facilities Management and the Architect for the University, has developed the schematic 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 DESIGN FOR THE NEW ARENA

RESOLVED that the schematic design, dated May 9, 2002, and prepared by VMDO Architects of Charlottesville, for the New Arena, is approved; and

RESOLVED FURTHER that the project will be presented for further review at the preliminary design level of development.
AGENDA:  May 9, 2002 – Building and Grounds Committee

PROJECT:  New Arena

UVA Project Manager:  Dick Laurance

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

Notes:
Project Title / Location / Approved Budget:
New Arena / North Grounds, intersection of Massie Road and Emmet Street / $128,000,000

Current Project Status and Schedule:
The Architect/Engineer (A/E), VMDO Architects of Charlottesville, VA/Ellerbe Becket of Kansas City, MO, has completed schematic plans. Design development will begin in May 2002 with construction completion scheduled for the fall of 2006.

Project Description:
A new 15,000 seat multi-purpose arena, with associated site improvements and utilities, adjacent 1,500 car parking facility, and a North Grounds connector road extending Massie Road to the U.S. 29/250 by-pass. The new arena is positioned on an east-west axis with four levels: 1) a lower bowl of approximately 6,000 seats with the event floor and locker rooms, and a practice facility of 2 ½ basketball courts and weight training area; 2) the suites level with 24 suites and associated concourse and amenities, club space, coaches offices, and administrative space; 3) a main concourse level with main entrance and lobby, concession areas, and supporting amenities; 4) upper bowl area with about 9,000 seats.

Program Description:
The arena is to be a first-class, state-of-the-art facility that will enhance the quality of the student experience at the University for all student-athletes, students, and fans alike. The arena will provide a facility where the men’s and women’s basketball teams can train and play in the competitive environment needed to take the programs to the top level of intercollegiate athletics. In addition to providing training, practice, and game space for the University’s basketball teams, a new multi-purpose arena will offer a venue to be used by the entire University community in accordance with the founders original vision of integrated development in which students, faculty, and the public may come together. The planned connector from Massie Road to the 29/250 by-pass will significantly relieve traffic on other roads to the arena and will provide a new main entrance to the University.

Relationship to Approved Master Plan:
The arena is a key element of the approved Athletic Precinct master plan, which is part of the Master Plan of the University.

Conceptual Issues and Design Intent:
The arena is intended to be an active and vibrant focal point and catalyst attracting people to the athletic precinct and creating an aesthetic and physical connection between Central and North Grounds. The arena will have a significant presence on Emmet Street and will provide a prominent “front door” feature for the University. The exterior of the building will reflect the style and context of the “University of Virginia.” The interior “horse-shoe” plan is intended to create a compact arena with short viewing distances that promote an intense, intimate spectator experience and raucous quality for home basketball games. Site development will take advantage
of the natural terrain and will retain and enhance much of the current tree growth along Emmet Street and Copeley Road.

**Previous History with BOV:**
Conceptual Design was presented March 2002
UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: May 9, 2002

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.B. Preliminary Design, Materials Science Engineering and Nanotechnology Building

$ 7,000,000 General Funds
$25,000,000 Gifts

BACKGROUND: This project constructs a 96,000 GSF research laboratory building for the School of Engineering and Applied Science (SEAS). The building is in the 2002-2008 Six-Year Capital Outlay Plan and will include research laboratories and office space primarily for the Department of Materials Science and will accommodate planned research initiatives in the area of Nanotechnology – the study of materials on an atomic and molecular scale. It will be located on Chemistry Way between McCormick Road and Whitehead Road. The selection of VMDO Architects of Charlottesville was approved on January 19, 2001. The architectural guidelines were approved on October 10, 2001. The schematic design was approved on March 7, 2002.

DISCUSSION: VMDO Architects, in conjunction with Facilities Management and the Architect for the University, has developed the 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 PRELIMINARY DESIGN FOR THE MATERIALS SCIENCE ENGINEERING and NANOTECHNOLOGY BUILDING

RESOLVED that the preliminary design, dated May 9, 2002, and prepared by VMDO Architects of Charlottesville, for the Materials Science Engineering and Nanotechnology Building, is approved for further development and construction.
AGENDA:  May 9, 2002 – Building and Grounds Committee

PROJECT:  Material Science Engineering & Nanotechnology Building

UVA Project Manager:  Elizabeth Bowling

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

Notes:
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.

The new research laboratory building for the School of Engineering and Applied Science will be 80,000 GSF on 5 levels, with a large mechanical penthouse. It will include research laboratory and office space for the Department of Materials Science and will also accommodate planned research initiatives in the area of nanotechnology -- the study of materials on an atomic and molecular scale.

The proposed site for this building is on Chemistry Way, to the west of the existing Materials Science Engineering and Chemical Engineering buildings. Chemistry Way has long served as a vehicular and pedestrian path connecting McCormick Road with the parking lots adjacent to Scott Stadium and to the stadium itself. The new building will define and enhance this important pedestrian path; vehicular traffic will no longer be permitted. Connecting the MSENT building to the existing terrace of the Chemistry Building (and possibly the existing Chemistry Library below) offers an excellent opportunity to strengthen the connection to the College of Arts and Sciences and establish a continuous link from Gilmer Hall auditorium to Thornton Hall and beyond.

In addition to the paths through the site, the building will make several important internal connections. Primarily serving the School of Engineering and Applied Science, MSENT will connect directly to several floors of the Materials Science Building and at least one level of the Chemical Engineering Building. These links will provide direct access and encourage free exchange.

From the exterior, MSENT will be perceived as separate and discrete, with natural light available to offices and labs on all sides. The size and height of the penthouse that will house the extensive mechanical equipment requires sensitive integration into the building design. Because this building will be seen together with Materials Science, Chemistry and the Chemical Engineering Building, its exterior materials will be consistent with those employed in the adjacent buildings. While MSENT should respond to them architecturally through massing, scale, building materials, setback, organization, and respond programmatically with connecting bridges and matching floor elevations, it will avoid elaborate stylistic design that would overwhelm its modest neighbors.
Project Title / Location / Approved Budget:
Materials Science Engineering & Nanotechnology (MSENT) / Chemistry Way between McCormick Road and Whitehead Road / $32 million

Current Project Status and Schedule:

Project Description:
This research laboratory building for the School of Engineering and Applied Science (SEAS) will be 96,000 GSF on 5 levels. Mechanical equipment will be located in the attic. The building will include research laboratory and office space primarily for the Department of Materials Science and will accommodate planned research initiatives in the area of nanotechnology -- the study of materials on an atomic and molecular scale.

Brief Program Description:
The new facility will provide much needed research and teaching laboratories for the SEAS.

Relationship to Approved Master Plan:
New SEAS facilities are included in the approved Master Plan of the University.

Conceptual Issues and Design Intent:
The proposed site for this building is a challenging one for development. Chemistry Way has long served as a vehicular and pedestrian path connecting McCormick Road with Scott Stadium and surrounding parking. Placing an infill building in Chemistry Way creates problems that should be mitigated. The MSENT building should not block, but rather define and enhance the pedestrian path through the site. The building should be perceived as a separate and discrete building, not as part of any of the surrounding buildings. Because this building will be seen together with Materials Science, Chemistry and the Chemical Engineering Building, the character of this building should be derived from the straightforward nature of the adjacent buildings. The buildings along the south side of McCormick Road, and particularly those directly adjacent to the site, lack a cohesive scale or character and MSENT will not correct this. While the proposed building should respond to them architecturally through massing, scale, setback, and organization and programatically with connecting bridges and matching floor elevations, it should avoid elaborate stylistic design that would overwhelm its modest neighbors.

Previous History with BOV:
Architect Selection was approved January 2001.
Architectural Guidelines were approved in October 2001.
Schematic Design approved March 2002.
BACKGROUND: This project constructs a 100,000 GSF addition to the University Hospital and renovates approximately 160,000 GSF. The 6-story addition and renovations will provide clinical and support spaces for four critical hospital services: the Heart Center, Perioperative Services, the Department of Radiology, and the Department of Pathology Clinical Laboratories. The selection of RTKL Associates of Baltimore was approved on June 17, 2000. The architectural guidelines were approved on June 15, 2001.

DISCUSSION: RTKL, in conjunction with Facilities Management and the Architect for the University, has developed the schematic 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 DESIGN FOR THE HOSPITAL EXPANSION PROJECT

RESOLVED that the schematic design, dated May 9, 2002, and prepared by RTKL Associates of Baltimore, for the Hospital Expansion Project is approved; and

RESOLVED FURTHER that the project will be presented for further review at the preliminary design level of development.
AGENDA:  May 9, 2002 – Building and Grounds Committee

PROJECT:  Hospital Expansion

UVA Project Manager:  Wendy Steesy

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

Notes:
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.

The scope of this project includes two pedestrian bridges, a five level, 76,000 square feet addition located at the southeast face of University Hospital, and 140,000 square feet of internal renovations. The addition will provide clinical and associated support space for four critical hospital services: the Heart Center, Perioperative Services, the Department of Radiology, and the Department of Pathology Clinical Laboratories. The bridges will improve pedestrian safety and handicap accessibility. One bridge will cross Lee Road, connecting the visitor parking structure to the Primary Care Center. The other bridge will cross Lane Road, connecting the University Hospital with the medical research buildings.

The design of the addition when viewed from the exterior will be a seamless extension of the existing University Hospital, matching existing materials and details. The design of the new bridges will echo adjacent pedestrian bridges, matching materials and details.
Project Title/Location/Approved Budget:
University Hospital Expansion Project / south side of University Hospital / $58,000,000.

Current Project Status and Schedule:
The Architect/Engineer (A/E), RTKL, has completed schematic design. Construction will start in November 2002. The 100,000 GSF addition will be followed by a series of renovations totaling approximately 160,000 GSF. All phases will be completed by early 2006.

Project Description:
The 6 story addition and internal renovations will provide clinical and associated support space for four critical hospital services: the Heart Center, Perioperative Services, the Department of Radiology, and the Department of Pathology Clinical Laboratories. The design of the new addition will be a natural extension of the existing University Hospital using similar masonry materials and details.

Program Description:
The new and renovated facilities will allow a much needed expansion and modernization of the Heart Center, Perioperative Services, Interventional Radiology and hospital based Clinical Labs. Modernization and expansion of the Operating Suite will provide five additional operating rooms, the number of ORs will be increased from 19 to 24, to meet expanding patient surgical demand as well as replace all of the existing rooms with larger state-of-the art rooms. In addition to the increase in procedure rooms, support space and recovery room space will be increased to accommodate the growth in volume.

Increases in patient volume, teaching needs and significant changes in cardiac clinical practice requires reorganization and addition to the Heart Center. A new office floor is proposed to house cardiology faculty/physician offices in close proximity to clinical treatment areas. Interventional Radiology will be expanded to provide services needed to satisfy patient demands now and in the future. A reorganization of the Clinical Laboratories will consolidate facilities now scattered throughout the institution. The plan also includes the relocation of the Morgue and Autopsy from the West Complex to the expansion.

Overall patient, visitor and staff circulation in and around University Hospital will be improved. The patient flows have been modified to match the service model and eliminate unnecessary travel distances. Ambulatory, Inpatient, and staff circulation paths have been designed to avoid interference. Additional elevators are being added to improve vertical circulation.

Relationship to Approved Master Site Plan:
The project supports the Health Sciences Center Master Plan 2000 and the East Precinct Master Plan Update by executing the next phase of work outlined in those documents.
**Contextual Issues and Design Intent:**
Project criteria include, but are not limited to: 1) contextual and aesthetically pleasing exterior complementing the existing construction; and 2) meeting programmatic requirements. This project utilizes materials and details that match the existing University Hospital.

**Previous History with BOV:**
Architect selection was approved June 2000.
Architectural Guidelines were approved in June 2001.
BOARD MEETING: May 9, 2002

COMMITTEE: Buildings and Grounds

AGENDA ITEM: III. Vice President's Remarks

ACTION REQUIRED: None

DISCUSSION: The Vice President for Management and Budget will inform the Board of recent events that do not require formal action, but of which it should be made aware.