UNIVERSITY OF VIRGINIA
BOARD OF VISITORS
MEETING OF THE
BUILDINGS AND GROUNDS
COMMITTEE
OCTOBER 10, 2001
BUILDINGS AND GROUNDS COMMITTEE

Wednesday, October 10, 2001
2:30 – 4:30 p.m.
Lower West Oval Room, The Rotunda

Committee Members:
Thomas F. Farrell, II, Chair
William G. Crutchfield, Jr. Benjamin P.A. Warthen
William H. Goodwin, Jr. Sasha L. Wilson
Terence P. Ross John P. Ackerly, III, Ex Officio

AGENDA

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BOARD OF VISITORS CONSENT AGENDA

A. ARCHITECTURAL DESIGN GUIDELINES, OBSERVATORY HILL DINING FACILITY: Approval of architectural design guidelines

The project constructs a 75,000 GSF replacement facility for the Observatory Hill Dining Hall and the adjacent Tree House. The existing buildings no longer meet food service needs and cannot be renovated cost effectively. The new building will be located between the existing dining hall and McCormick Road.

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

APPROVAL OF ARCHITECTURAL DESIGN GUIDELINES FOR THE OBSERVATORY HILL DINING FACILITY

RESOLVED that the architectural design guidelines, dated October 10, 2001, prepared by the Architect for the University, for the Observatory Hill Dining Facility are approved; and

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

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 1100-seat first-year student dining hall will replace the 840 places in the existing Observatory Hill Dining and the Tree House, a fast-food and retail venue. The existing buildings no longer meet food service needs and cannot be renovated to do so. They will therefore be demolished.

The existing buildings are located at the intersection of Alderman and McCormick Roads, adjacent to a group of first-year residence halls. The new facility will be constructed on the McCormick Road edge of the same site, allowing the continued operation of the existing building during construction. The new building will be sited so as to integrate pedestrian circulation, enhance views of the landscape, encourage varied
use of the site by incorporating indoor and outdoor activity, provide a screened and efficient loading dock, present attractive views of the building from Alderman Road, and establish a much-needed open green space for student use.

Requirements for 1100 dining seats, with the necessary support spaces and utilities, result in a large volume building. To reduce the apparent mass of the building and improve future development opportunities on this important site, the building will be elongated along its east-west axis, with the lower floor tucked into the grade as it inclines up to McCormick Road.

Architectural details of the main block and pavilions will be derived from historic precedent: red brick will be used throughout, defining a colonnade on the lowest level. White mullioned windows will be scaled appropriately to each pavilion and the rooms beyond. Pitched roofs will be clad in zinc-coated metal, recalling historical precedent but - as is desirable for a building of this size - presenting a soft, warm gray patina which will be architecturally recessive.

Pedestrian routes between residence halls and the academic core lead directly along the face of the new building for convenient entry at regular mealtimes or for late night-snacks. The surrounding landscape will encourage students to sit and socialize. Bicycle racks will be provided and metered parking, including handicapped, will be maintained along McCormick Road. Truck delivery is restricted to McCormick Road, which is less congested than Alderman, and kept as far from the intersection as possible. The dock will be screened from the adjacent site and buildings by a high masonry wall and plantings.

The existing O'Hill Dining and Tree House will be serviced during construction from a temporary road located to the south side of the site. Students will enter by a temporary accessible pedestrian route from the northeast. Demolition will occur after the new dining building is in operation. Landscaping will follow.

B. ARCHITECTURAL DESIGN GUIDELINES, MATERIALS SCIENCE ENGINEERING AND NANOTECHNOLOGY BUILDING: Approval of architectural design guidelines

The project constructs an 80,000 GSF building for the School of Engineering and Applied Science. The building will be located on McCormick Road between the Chemistry Building and the Chemical Engineering Research Building.
ACTION REQUIRED: Approval by the Buildings and Grounds Committee and the Board of Visitors

APPROVAL OF ARCHITECTURAL DESIGN GUIDELINES FOR THE MATERIALS SCIENCE ENGINEERING AND NANOTECHNOLOGY BUILDING

RESOLVED that the architectural design guidelines, dated October 10, 2001, prepared by the Architect for the University, for the Materials Science Engineering and Nanotechnology Building are approved; and

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

Materials Science Engineering and Nanotechnology Building Architectural Design Guidelines October 10, 2001

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.

C. ARCHITECTURAL DESIGN GUIDELINES, EMMET STREET PARKING STRUCTURE: Approval of architectural design guidelines

The project constructs a parking garage for approximately 1000 cars. It will be located on Ivy Road on the wooded lot behind the Cavalier Inn and will serve the Arena, the Carr’s Hill Arts Grounds, and the Central Grounds.

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

APPROVAL OF ARCHITECTURAL DESIGN GUIDELINES FOR THE EMMET STREET PARKING STRUCTURE

RESOLVED that the architectural design guidelines, dated October 10, 2001, prepared by the Architect for the University, for the Emmet Street Parking Structure are approved; and

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

Emmet Street Parking Structure
Architectural Design Guidelines
October 10, 2001

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 parking structure shall be located in accordance with the current University Master Plan, within the area bounded by Emmet Street, Ivy Road, Alderman Road, and the CSX Railroad tracks.

The proposed parking structure will provide approximately 1,000 parking spaces for daily and long-term use by students, faculty and staff. This structure will consolidate surface parking that will be displaced by University construction and provide additional parking convenient to the Athletic Precinct and the Central Grounds. These parking spaces will also provide a resource for special event parking at night and on weekends.

Landscape and site topography will help manage the storm water flow across the site while also responding to the character of the surrounding area. Site circulation design will address pedestrian movement between the garage and the Athletic Precinct, and accommodate pedestrian and vehicular traffic inherent in the function of a parking structure. University and Charlottesville city bus service will also be accommodated. Entrances and exits from Emmet Street and Ivy Road must be planned to complement or improve traffic flow in this often-congested area.

Although the structure will be located so that it is visually screened from Ivy Road by existing trees, the general massing and scale of the structure’s building materials and finishes shall be compatible with the surrounding community of city and University buildings. The form, materials and architectural treatment of the elevations shall be consistent with the function of the structure, and compatible with the commercial context of the area and the probable future development of the adjacent sites.

D. ARCHITECTURAL DESIGN GUIDELINES, MONROE HALL ADDITION:
Approval of architectural design guidelines

The McIntire School of Commerce has initiated a phased, long-range plan to enhance and double its programming space. The plan includes renovations to Monroe Hall and the construction of two additions, one to the west of the building and one to the south. The University currently has a $15 million nongeneral fund authorization for the planning of the three phases and the construction of the west addition. The following guidelines apply to all three phases.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee and the Board of Visitors
RESOLVED that the architectural design guidelines, dated October 10, 2001, prepared by the Architect for the University, for the Monroe Hall Addition are approved; and

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

Monroe Hall Addition
Architectural Design Guidelines
October 10, 2001

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 McIntire School of Commerce is strongly identified with Monroe Hall, and is committed to its Central Grounds location. Great care must be taken at this site to accommodate an expanding academic mission in a way that is appropriate to its location. Additions to the building will be designed and sited with sensitivity to the adjacent historic Academical Village.

The new additions and renovation will allow the school to double its programming space and will carefully consider the context, mass and scale of surrounding buildings while accommodating the McIntire School’s program. The design must respect:

- The intimate quality and human scale of Jefferson’s West Range and the Academical Village as a whole.
- The size and character of the buildings that surround the Alderman Quadrangle: Peabody Hall, the Special Collections Library, and Alderman Library.
- The size, character, and program of the buildings and landscape surrounding the redeveloped Hume Courtyard: Peters Hall, Newcomb Hall, and the small-scale courtyard spaces to the east of Newcomb.
- The particular scale and landscape of Monroe Hill.

Monroe Hall is surrounded by buildings of various scales and functions. The site is crisscrossed by numerous pedestrian paths, and by a network of utilities. Pedestrian paths along
the south, the north, and possibly the west sides of the building will be maintained and reconfigured to encourage pedestrian circulation. The project will carefully integrate the mass of new additions to preserve and enhance open space. The vehicular drive on the south side of Monroe Hall will be reconfigured but vehicular access to Monroe Hill will be maintained.

The architectural character, form and materials of the project will be drawn from the design vocabulary already established by Monroe Hall and exemplary buildings of the Central Grounds and Academical Village.

E. EASEMENT, EMERGENCY OPERATIONS CENTER (NTELLOS): Approval of easement.

NTELLOS is requesting a 15-foot wide easement for fiber optic cables on University property along Old Ivy Road through the Fontana Food Center area and along route 250 to the Emergency Communications Center (ECC) for the purpose of providing redundant communication for the ECC.

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

APPROVAL OF PERMANENT EASEMENT FOR NTELLOS ACROSS UNIVERSITY OF VIRGINIA PROPERTY LOCATED BETWEEN OLD IVY ROAD AND ROUTE 250 TO THE EMERGENCY COMMUNICATIONS CENTER

RESOLVED that the granting of a permanent easement dated October 10, 2001 to NTELLOS for an optic cable line at the Fontana Food Center on Old Ivy Road and at the Emergency Communications Center on Route 250 on 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 dedication and easement.
UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: October 10, 2001

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.A. Schematic Design, Emmet Street Bridge
$3,200,000 Gifts

BACKGROUND: The project constructs a pedestrian/bicycle bridge over Emmet Street that will link the Central Grounds and the Athletic Precinct. The project scope includes a path from the bridge to Lambeth Lane. The path will follow the roadbed of an old service road on the north side of the Lambeth Field Residence Area. The project was approved by the 2000 General Assembly. The selection of Ayers/Saint/Gross of Baltimore was approved on September 20, 2000. The architectural design guidelines were approved on October 10, 1998.

DISCUSSION: Ayers/Saint/Gross, 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 the Board of Visitors

APPROVAL OF SCHEMATIC DESIGN FOR THE EMMET STREET BRIDGE

RESOLVED that the schematic design, dated October 10, 2001, and prepared by Ayers/Saint/Gross of Baltimore for the Emmet Street Bridge project, is approved; and

RESOLVED FURTHER that the project will be presented for further review at the preliminary design level of development.
AGENDA: 10 October 2001 – Building and Grounds Committee

PROJECT: Emmet St. Bridge

UVA Project Manager: David Sweet

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

Notes:

Design Guidelines approved with University Groundswalk - 1999
Project Title / Location / Approved Budget:
Construct Emmet Street Bridge. Emmet Street, near Lambeth Field Student Housing.
$3,200,000

Current Project Status and Schedule:

Project Description:
A pedestrian and bicycle bridge, also capable of handling occasional service vehicles. Steel and concrete main span and raised structure east of Emmet Street to Lambeth Student Housing. Includes paved approaches from the Lambeth Field Colonnade to the bridge and from the bridge to the McCue Building parking lot west of Emmet Street.

Program Description:
The bridge and approaches were conceived as part of the Groundswalk Study in 1999. The bridge occupies a key location in the Groundswalk and will play an essential role in functionally uniting the North Grounds and Central Grounds.

Relationship to Approved Master Plan:
The Emmet Street Bridge has been approved by the University’s Master Planning Council and is part of the Master Plan of the University.

Conceptual Issues and Design Intent:
A simple, expressive structure with a structural concrete deck and a steel box girder at the main span. A skewed alignment at Emmet Street will minimize the impact on the adjacent athletic fields. Ramps, stairs and lighting will maximize access and safety. Site planning will minimize the loss of existing trees and integrate the bridge into the site.

Previous History with BOV:
This bridge concept was presented to the Board as part of the Groundswalk Study in 1999 and approved at that time.
UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: October 10, 2001

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.B. Schematic Design, Observatory Hill Dining Facility

58,700 GSF New Construction

$10,000,000 Bonds
$12,000,000 Auxiliary Funds
$22,000,000 Total Budget

BACKGROUND: This project constructs a replacement building for the Observatory Hill Dining Hall and the Tree House. The project was originally approved by the 1998 General Assembly as a renovation project, but after receipt of construction bids the University determined that renovation was financially infeasible. At its September 20, 2000 meeting the Committee decided to recommend to the full Board that the University abandon the renovation project, demolish the existing structures, and construct a replacement facility. This was approved at the October 2000 Board meeting. The selection of Dagit Saylor Architects of Philadelphia was approved on January 10, 2001.

DISCUSSION: Dagit Saylor 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 the Board of Visitors

APPROVAL OF SCHEMATIC DESIGN FOR THE OBSERVATORY HILL DINING FACILITY

RESOLVED that the schematic design, dated October 10, 2001, and prepared by Dagit Saylor Architects of Philadelphia for the Observatory Hill Dining Facility, is approved; and

RESOLVED FURTHER that the project will be presented for further review at the preliminary design level of development.
AGENDA: 10 October 2001 - Building and Grounds Committee

PROJECT: Observatory Hill Dining Facility

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:
University of Virginia – Board of Visitors Meeting
Capital Project Overview
October 10, 2001

Project Title / Location / Approved Budget:
Observatory Hill Dining Hall Replacement
505 McCormick Road - SW corner of McCormick Road & Alderman Road Intersection
$22 million - BOV Approved 3.22.2001 - Six-year Capital Plan Submittal

Current Project Status and Schedule:
Schematic drawings were completed September, 2001. Preliminary drawings are to be completed February, 2002. Construction Documents are to be completed October, 2002. Anticipated construction start is January, 2003 with eighteen months for construction.

Project Description:
This project is a 58,700 gross square foot dining facility for first-year students that will replace the existing Observatory Dining Hall and the Tree House, a fast-food and retail venue. The existing buildings no longer meet food service needs and cannot be renovated to do so. The new facility will be constructed north of the existing dining hall. When the new dining hall is complete, the existing buildings will be demolished.

Program Description:
The new facility corrects many problems with the existing facility including ADA handicap accessibility and fire safety deficiencies.

Relationship to Approved Master Site Plan:
A Dining Hall is shown at this location on the approved Master Plan of the University.

Conceptual Issues and Design Intent:
The building will be sited to integrate pedestrian circulation, enhance views of the landscape, encourage varied use of the site, provide a screened and efficient loading dock, present attractive views of the building from Alderman Road, and establish a much-needed open green space for student use. Architectural details of the main block and pavilions will be derived from historic precedent: red brick will be used throughout, defining a colonnade on the lowest level. White mullioned windows will be scaled appropriately to each pavilion and the rooms beyond. Pitched roofs will be clad in zinc-coated metal, recalling historical precedent but - as is desirable for a building of this size – presenting a soft, warm gray patina which will be architecturally recessive. Pedestrian routes between the residence areas and the academic core lead directly along the face of the new building for convenient entry at regular mealtimes or for late night snacks. The surrounding landscape will encourage students to sit and socialize. Bicycle racks will be provided and metered parking, including handicapped, will be maintained along McCormick Road. Truck delivery is restricted to McCormick Road. The dock will be screened from the adjacent site and buildings by a masonry wall and plantings.

Previous History with BOV:
This is the first presentation to the BOV. The Architect Selection was on the Consent Agenda for the January 10, 2001 Meeting.
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UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: October 10, 2001

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.C. Preliminary Design, Aquatic & Fitness Center Addition

44,000 GSF New Construction

$5,500,000 Bonds
$2,000,000 Gifts
$500,000 Auxiliary Funds
$8,000,000 Total Budget

BACKGROUND: This project constructs an addition to the Aquatic & Fitness Center to house intramural basketball courts, an indoor running track, and fitness expansion. The project was approved by the 2000 General Assembly. The selection of Hughes Group Architects of Sterling, Va. and the architectural design guidelines were approved in conjunction with the original Aquatic & Fitness Center project. The schematic design was approved at the January 10, 2001 meeting.

DISCUSSION: Hughes Group 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.

The Addition to the Aquatic & Fitness Center has recently been identified as a potential location for a central chiller plant for the science and engineering area. The plant is needed in the near term to serve the Materials Science Engineering and Nanotechnology Building. We are evaluating excavating basement space under the Addition to accommodate the plant.

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

APPROVAL OF PRELIMINARY DESIGN FOR THE AQUATIC & FITNESS CENTER ADDITION

RESOLVED that the preliminary design, dated October 10, 2001, and prepared by Hughes Group Architects of Sterling for the Aquatic & Fitness Center Addition, is approved for further development and construction.
AGENDA:  10 October 2001 - Building and Grounds Committee

PROJECT:  Aquatic & Fitness Center Addition

UVA Project Manager:  Richard Minturn

- 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:
Addition to Aquatic and Fitness Center
450 Whitehead Road Charlottesville VA
$8,000,000. BOV Approved 10.02.01 Legislative budget amendment.

Current Project Status and Schedule:
The Architect/Engineer (A/E), Hughes Group Architects of Sterling VA, has completed Preliminary design for the project. Value Engineering and Preliminary Phase technical reviews complete. Construction Documents to be completed in March 2002. Construction planned from June 2002 through August 2003.

Project Description:
A 2-story addition of approximately 44,000 GSF connecting to the west wall of the existing Aquatic & Fitness Center. Steel frame structure. Exterior walls will be brick to match the existing Center with large window openings to maximize daylight. Interior walls will be concrete masonry units, painted. Exposed steel structure and mechanical system components at ceiling, similar to existing natatorium. A peaked metal roof will be used, to match character of existing building.

Program Description:
The Addition will house the following: In the main gym space, 3 basketball courts with a running track above. At the north end, free weights room at the main level with a multi-purpose room above. Between gym and existing Center, a lobby space and a two story climbing wall at the main level, and fitness area above.

Relationship to Approved Master Plan:
The comprehensive Aquatic & Fitness Center has been approved by the University’s Master Planning Council and is part of the Master Plan of the University.

Conceptual Issues and Design Intent:
At exterior, the addition will emulate the massing and detailing of the existing Aquatic Center and continue use of the same materials. Site will be planned to assure clarity and safety in circulation and building entry. At interior: fitness facilities will be maximized, consistent with clear circulation, some social space, and safe egress. Design will allow flexibility in use of spaces, particularly at Gym, Main Lobby, and Multi-purpose room.

Previous History with BOV:
This addition was part of the original Aquatic and Fitness Center Project, which was presented to the Board in the mid-1990s, and approved at that time. The addition project was presented to the Board at Schematic Phase in January 2001.
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BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: October 10, 2001

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.D. Preliminary Design, Medical Research Building #6

183,000 GSF New Construction

$25,000,000 General Funds
$25,000,000 Nongeneral Funds
$50,000,000 Total Budget

BACKGROUND: The Medical Research Building #6 project is the construction of a state-of-the-art wet lab research building for the School of Medicine. It will be located between the Biomedical Engineering and Medical Science Research Building, which is currently under construction, and Medical Research Building #4. Project planning was approved by the 1999 General Assembly. The selection of Henningson, Durham, and Richardson of Alexandria as the project architect was approved on June 17, 2000. The architectural design guidelines were also approved on June 17, 2000. The schematic design was approved at the January 10, 2001 meeting.

DISCUSSION: Henningson, Durham, and Richardson, in conjunction with Facilities Management and the Architect for the University, have developed the preliminary design, which Mr. Anderson will review with the Committee.

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

APPROVAL OF PRELIMINARY DESIGN FOR THE MEDICAL RESEARCH BUILDING #6

RESOLVED that the preliminary design, dated October 10, 2001, and prepared by Henningson, Durham, and Richardson of Alexandria, for the Medical Research Building #6, is approved for further development and construction.
AGENDA: 10 October 2001 - Building and Grounds Committee

PROJECT: Medical Research Building #6

UVA Project Manager: Richard Allen

- Design Guidelines – Previously approved June, 17, 2000
- Fact Sheet
- Location/Vicinity Plan
- Site Plan
- Building Plans
  - Elevations
    - North
    - South
    - East
    - West
- Renderings
- Model Photo
- Aerial Photo

Notes:

Medical Research Building #5 photo included for reference
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 will be the primary reference for the overall design and planning of the project.

The project will be located on the expansion site that was designated on the approved plans for the Biomedical Engineering and Medical Science Research Building (MR-5), which was approved by the Board of Visitors in 1998, and is currently under construction. This site is at the southeast end of the MR-5 building. The new building will be perpendicular to the MR-5 building, running between MR-5 and the Medical Research Building #4. The structures will create a large rectilinear open space.

The building’s floor plans, laboratory and lab office modules, and overall layout will be based on the design for the MR-5 building with accommodations made, as needed, for specific site conditions. The building’s exterior massing, fenestration, windows, details, and materials will match those of the MR-5 building so that it will appear as a seamless extension.
Project Title / Location / Approved Budget:
Medical Research Building No.6
The site is immediately south of Medical Research Building No.5 (in construction) at the University’s Health Sciences Center. North of the site is the University hospital. Immediately west is 15th Street.
The current authorized budget is $4,000,000.

Current Project Status and Schedule:
The Architect/Engineer (A/E), HDR Architecture with Kallmann, McKinnell & Wood Architects, has completed preliminary design. The A/E Team will continue with working drawings and is expected to complete bid documents by December 2001. Construction award is scheduled for mid-year 2002.

Project Description:
This project involves the planning, design and construction of a new 183,000 gross square foot multi-story Medical Research Building (MR6), which includes 30,000 gross square feet of underground-unfinished space adjacent to MR-6 and under the new courtyard. The new facility will be located at the Health Sciences Center in the immediate vicinity of University Hospital and other Research facilities. The project will include pedestrian connections to neighboring MR5 facility (in construction) and the site development of the courtyard between the Biomedical Engineering Building (MR5), the Medical Science Building (MR4) and the proposed Medical Research Building No. 6.

Program Description:
The facility will provide 78,565 net assignable square feet of laboratories and laboratory support spaces. The building also includes a bid alternate of an underground, unassigned unfinished area of 30,000 gsf.

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) adherence to Master Plan, including future development; 2) contextual site design, including connections to other buildings; 3) contextual building massing; 4) landscaping & open space; 5) contextual and aesthetically pleasing exterior; and 6) meeting programmatic requirements. This project continues the design configuration of the adjacent MR-5.

Previous History with BOV:
The selection of Henningson, Durham, and Richardson as the project architect was approved on June 17, 2000. The architectural design guidelines were also approved on June 17, 2000. The schematic design was approved at the January 10, 2001 meeting.
BOARD MEETING: October 10, 2001

COMMITTEE: Buildings and Grounds

AGENDA ITEM: III.A. Pavilion VII Tour

ACTION REQUIRED: None

DISCUSSION: The Vice President for Management and Budget will introduce Mr. James Murray Howard, who will lead the Committee on a tour of the newly renovated Pavilion VII.