UNIVERSITY OF VIRGINIA
BOARD OF VISITORS
JOINT MEETING OF THE
BUILDINGS AND GROUNDS
COMMITTEE AND THE FINANCE
COMMITTEE
APRIL 3, 2003
AGENDA

I. ACTION ITEMS (Ms. Sheehy)
   A. Schematic and Preliminary Design, Swing Space Buildings (Ms. Sheehy to introduce Mr. Samuel A. Anderson; Mr. Anderson to report)
   B. Architectural Design Guidelines, Studio Art Building

II. REPORTS BY THE VICE PRESIDENT FOR MANAGEMENT AND BUDGET (Ms. Sheehy)
   A. Design Development Process Improvements
   B. Six-Year Capital Outlay Plan

III. APPENDICES
   A. Academic Division Project Descriptions
   B. Medical Center Project Descriptions
   C. University of Virginia's College at Wise Project Descriptions
UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: April 3, 2003

COMMITTEE: Joint Meeting of the Buildings and Grounds Committee and the Finance Committee

AGENDA ITEM: I.A. Schematic and Preliminary Design, Swing Space Buildings

$876,000 Nongeneral Funds

BACKGROUND: This project constructs two pre-engineered swing space buildings with a total of 12,000 GSF. Initially they will house the Studio Art program so that the renovation of Fayerweather Hall can begin prior to the completion of the Studio Art Building. Studio Art will use them for approximately three years after which they will be available for other uses. The University has elected to proceed with this approach because of the difficulty in finding suitable leased space in close proximity to the Grounds. The spaces that were available would also have required an initial capital investment to bring them up to code. In addition, by building these structures the University will be able to provide convenient, low-cost swing space for other renovation projects. The project will be funded by an initial $206,000 investment and a $670,000 internal loan. The loan will be repaid by the occupants over a five year period through lease payments. After the five year period, the lease payments will be used to reimburse the initial investment. The lease rate will be between $16.00 and $17.00 a square foot, which is a fair market rate. It is anticipated that the buildings will be removed after a 10 to 15 year period. The project will be completed through a design build process.

DISCUSSION: Train & Partners, Architects, in conjunction with Facilities Management and the Architect for the University, has 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 SWING SPACE BUILDINGS

RESOLVED that the schematic and preliminary design, dated April 3, 2003, and prepared by Train & Partners, Architects of Charlottesville, for the Swing Space Buildings, is approved for further development and construction.

PROJECT:  Swing Space Buildings

UVA Project Manager:  Sally Fields

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

Notes:
Project Title/Location/Approved Budget:
Pre-engineered Swing Space/ Ruffner Hall parking area
Estimated Project Cost: $876,000

Current Project Status and Schedule:
The Architect/Engineer (A/E) has completed the Feasibility and Siting Study and the Schematic Design. The facility is scheduled to be in place during the spring of 2004.

Project Description:
This Swing Space Building will give the University low cost semi-permanent space, for 10 to 15 year period, which can serve the always on-going need for temporary academic space.

Brief Program Description:
The new structures will contain temporary space for offices, studios, and/or classrooms during renovation processes. Initial occupants of this space will be Studio Arts (Art Department) to allow for the renovation of Fayerweather Hall.

Relationship to Approved Master Plan:
This project will provide swing space for other proposed structures in the Master Plan. These buildings are considered to be semi-permanent with a lifespan of 15-20 years.

Conceptual Issues and Design Intent:
This space of 12,000 square feet total will be in two one-story pre-engineered buildings of 6,000 square feet each. The exterior will be standard metal panels with 6/12 gabled metal roofs. The buildings will occupy the site behind the Physics/J Beam Lab near Bonnycastle House and Ruffner Hall.

Context, Mass, and Scale:
The new structures will be one story located adjacent to 3 and 4 story buildings.

Previous History with BOV:
This is the first presentation before the Board of Visitors.
UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: April 3, 2003

COMMITTEE: Joint Meeting of the Buildings and Grounds Committee and the Finance Committee

AGENDA ITEM: I.B. Architectural Design Guidelines, Studio Art Building

$9,000,000 General Funds
$3,500,000 Gifts

BACKGROUND: This project constructs a 35,000-40,000 GSF building on Carr’s Hill for the Studio Art program. It will be a three story structure, and will provide 1) teaching studios for painting, sculpting, photography, film and digital art, 2) shop, darkroom, and lab space, 3) faculty offices, 4) gallery space, and 5) studios for visiting faculty. The University has a $12.5 million authorization for this project.

DISCUSSION: The Committee has previously approved design guidelines for this project. The selected architects spent 2002 developing the schematic design. The interior planning went well, but we were unable to reach agreement on an architectural language for the building’s exterior. After much work by both the building committee and the architect, the parties mutually agreed to end the relationship. The Committee discussed this project at its December 18, 2002 and February 24, 2003 meetings, and concluded that the first step needed to restart the project design is the adoption of new, more comprehensive design guidelines. The intent is to have them in place to serve as a guide during the architect selection process. Mr. Anderson, the University Architect, will review the new guidelines.

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

APPROVAL OF ARCHITECTURAL DESIGN GUIDELINES FOR THE STUDIO ART BUILDING

RESOLVED that the architectural design guidelines, dated March 17, 2003, and prepared by the Architect for the University, for the Studio Art Building are approved; and

RESOLVED FURTHER that the project will be presented for further review at the schematic design level of development.
Architectural design guidelines
for the
Studio Art Building

A COMPLETE UNDERSTANDING AND ACCEPTANCE OF THESE ARCHITECTURAL DESIGN GUIDELINES IS ESSENTIAL TO THE SUCCESS OF THE PROJECT. The Studio Art Building is the first of the new buildings in the Arts Grounds. As the bellwether for the buildings that will follow, its design takes on particular significance.

• Philosophical Guidance: Thomas Jefferson’s Academical Village is one of the masterpieces of American architecture. In a perfect world, the architectural guidelines for the Studio Arts building would mirror the designs of Jefferson. But, in reality, that objective is unrealistic for at least four fundamental reasons. First, a pure Jeffersonian building would not look appropriate when located next to the contemporary Campbell Hall and in close vicinity to the institutional Culbreth and Helms Theatre. Second, it is very difficult for a new structure to fully emulate buildings that have gracefully aged over 175 years. Third, form does follow function. It would be virtually impossible to incorporate certain modern features like skylights into classical Roman and Greek temple design. Finally, funds are not unlimited. Faithful Jeffersonian architecture would be very expensive to build and would surely exceed the budget for this project.

• Board of Visitors Approval: The Buildings and Grounds Committee of the University of Virginia’s Board of Visitors will have the final approval authority over the design of the Studio Arts Building. Many members of this committee regard the design of Campbell Hall and Culbreth and Helms Theatre as being less than ideal. On the other hand, they respect the designs of the older, more traditional buildings in the immediate precinct—mainly the Bayly Art Museum and the four fraternities bordering the site. Consequently, the members of the committee expect the Studio Arts Building to serve as a transition from the contemporary/institutional look of Campbell Hall and Culbreth and Helms Theatre to more traditional Jeffersonian designs—with the bias toward the traditional. The architectural firm that is selected will accomplish this
objective with the most appropriate, creative and tasteful design.

- The Design Should "Belong" at the University of Virginia: the design should be anchored firmly within the grounding principles underlying the sense of the University as place and theme. More succinctly, as President John Casteen directed the architects at the outset of the Scott Stadium expansion project: "It should speak University of Virginia."

- The Design Should Integrate Building and Landscape: Every building at the University of Virginia is an element in a continuous fabric woven of structure and landscape: exterior space relates to interior space, interior to exterior, and every opportunity should be taken to create new public places equal in quality to the memorable places already existing, that are such a vital aspect of the experience of the University of Virginia.

- The Design Should Conform to the Surrounding Context: Within each of the larger domains defined by the predominant style during the particular period of its development, existing buildings at the University tend to cluster in more or less distinct neighborhoods with similar design characteristics. New buildings should fit naturally within their settings, whether traditional or non-traditional.

- Location and Contribution to the Master Plan: The Studio Art Building is to be located on the north side of Carr's Hill, as shown on the Arts Precinct Conceptual Design Plan of December 2000, prepared by William Rawn Associates/The Glave Firm/The Olin Partnership. Its primary front will face west, onto a future Arts Common (which is not a part of this project), in alignment with the west face of the Fiske Kimball Fine Arts Library, on a site opposite the Culbreth Theater building which is now almost entirely within the existing A-9 Parking Lot.

- Nature of the Site: The site slopes steeply from south to north, dropping approximately 20 feet across the long axis of the proposed building. The future Arts Common will be terraced along the west-to-east axis across this slope, and the terraces will terminate against the west face of the Studio Art Building. The general nature of the proposed landscape plan is shown on the precinct site plan attached.
The landscape design must meet grade in such a way as to integrate with the grading of the future Arts Common.

- **Context:** The primary entrance to the building will be from the west, from the Arts Common. Campbell Hall, certainly the University's most successful example of the modernist New England Academic style of architecture so prevalent here and elsewhere throughout the 1960s and 1970s, resides at the top of the hill. The Fiske Kimball Fine Arts Library is the eastern wing of Campbell Hall. The Culbreth Theater, a less fortuitous example in the same style, is across the Arts Common; its entrance is at the same elevation as the lower level of the Studio Art Building. On the other hand, the new building will share a service road at its rear with four early 20th century fraternity houses facing onto Rugby Road, all of them in an eclectic style and residential scale.

- **Architectural Character:** Because its primary Arts Common entrance is shared with the three larger modernist structures, the new building should conform in its general massing and scale to these buildings. However, recognizing that this will not be a large building and that many visitors to the Arts Grounds will in fact enter the precinct from traditional Rugby Road, great care should be taken to mediate the transition – particularly in scale – between the two architectural styles. Walls should be of red brick, windows and major elements of trim should be white, the roof may be flat or pitched, and if pitched, may be of standing seam copper or other suitable metal similar in color to slate. Stone material may be appropriate for the walls where the stone terrace walls of the Arts Common meet the new building.

- **Circulation:** It is intended that service will be from the east side of the building, either from the upper level behind the three fraternity houses on the Quadrangle, or at the lower level, behind the Zeta Psi fraternity. There will be no vehicular access to the west side of the building. The scope of this project does not include any parking. Provision must be made for future pedestrian movement at an upper level, linking this building to existing and future buildings to the north and to the south. Final floor elevations must be carefully worked out in conformance with the intentions of the Arts Precinct Conceptual Design Plan to encourage free pedestrian circulation throughout the precinct.
• Other Issues: A Pre-Design study for this building was completed in September 2002. As the product of that study, detailed program information has been prepared, internal and external functional relationships have been tested and accepted, and plans with their related sections drawn. These elements should be the basis of the work required to complete this project.
DISCUSSION: The Committee Chair asked Mr. Crutchfield and Mr. Kington to examine the design development process and recommend improvements. At a meeting on March 12, 2003 that also included Ms. Sheehy, Mr. Anderson, and Mr. Dillman several revisions to the process were proposed.

• Create a standing building committee that would oversee all major project work. The committee would meet approximately once a month. Its membership would consist of appropriate university administrators and a Buildings and Grounds Committee member, who would serve a one year term. The building committee functions for minor projects and infrastructure projects would be handled administratively.

• Adhere to the Board Manual, which states that the Buildings and Grounds Committee acts on behalf of the Board to approve the location and design of new buildings. Progress reports will be made to the Board on the actions taken.

• Require only one design approval by the Buildings and Grounds Committee. This would occur at the schematic phase since our experience has shown that only minor exterior changes occur between the schematic and preliminary phases.

• Create two architect selection committees: one for major, sensitive projects; and one for minor projects. A member of the Buildings and Grounds Committee will sit on the former committee. A different individual would be chosen for each architect selection so that each Committee member would have the opportunity to participate in the selection process.

• Expedite approval of the architect selection through either a called meeting or a telephonic meeting.
• Continue to seek legislative relief from the state’s fire and life safety reviews.
DISCUSSION: This will be the sixth Six-Year Plan submitted to the state and covers the period 2004-2010. The Plan will be used as a planning tool and as supporting documentation for capital project funding at the state level. It will be submitted to the state later this spring. The Governor’s staff will evaluate the Plan and will make recommendations in the budget package for 2004-2006.

The Plan supports the University’s Master Plan and the current strategy of renovating existing buildings. It includes projects for which we are seeking state tax funds; projects for which we will use self-generated funds, such as indirect cost recoveries, gifts, and grants; and projects to be financed with bonds backed by a defined revenue stream. The Plan identifies a significant amount of work including infrastructure needs.

The six-year program request for the Academic Division, the Medical Center, and the College at Wise totals $1.1 billion, and is split $388.8 million in general funds and $723.5 million in nongeneral funds. The program request for the 2004-2006 biennium totals $511.9 million, and is split $144.1 million in general funds and $367.8 million in nongeneral funds.

For this plan we have required Schools and Departments with project proposals for the 2004-2006 biennium that are supported with nongeneral funds to prepare a business plan for each project. The only exceptions to this requirement were blanket authorizations and any project associated with the South Lawn initiative. The fiscal impact reviews of these plans are included behind the 2004-2006 tables for each agency.
### Academic Division (207)
#### 2004-2006 Project Biennium Plan

<table>
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<tr>
<th>PROJECTS</th>
<th>GENERAL FUNDS</th>
<th>NON-GENERAL FUNDS</th>
<th>BOND FUNDS</th>
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UNIVERSITY OF VIRGINIA
PRELIMINARY FINANCIAL REVIEW

PROJECT/PROPOSED BOARD OF VISITORS ACTION: Approve the renovation of the Jordan Hall HVAC for the School of Medicine for inclusion in the University’s Six Year Capital Outlay Plan for 2004-2010.

DESCRIPTION: The School of Medicine has presented a preliminary business plan for a capital project to renovate the Jordan Hall HVAC infrastructure. This project is included in the 2004-2006 Biennium of the 2004-2010 Six Year Plan.

The University has reviewed this proposal and agrees that the business plan is acceptable insofar as the preliminary revenue and expense figures are known and verifiable. The University will conduct further analyses for a more comprehensive assessment of fiscal impact when the final business plan has been presented. By accepting this initial proposal, the Board does not authorize the issuance of debt or any other long-term financial obligation; rather the Board approves the inclusion of this project as a part of the 2004-2010 Six-Year Plan. Further, it is the expectation of the Board that the Administration will not allow construction to begin until the project has identified and confirmed funding.

FISCAL IMPACT: There is no fiscal impact at this time. This project will cost approximately $14.0 million to construct. The School of Medicine estimates that construction will be funded by $7.0 million in state general funds and $7.0 million in cash sources available to the vice president/dean.

Initiation of the project depends heavily on the availability of state funds.

CONCLUSION: The Board of Visitors should approve the renovation of the Jordan Hall HVAC for the School of Medicine, on the basis described above, for inclusion in the 2004-2010 Six Year Capital Outlay Plan.

RECOMMEND APPROVAL OF BOARD ACTION:

Leonard W. Sandridge
April 4, 2003
UNIVERSITY OF VIRGINIA
PRELIMINARY FINANCIAL REVIEW

PROJECT/PROPOSED BOARD OF VISITORS ACTION: Approve the renovation of the Suhling Research Laboratories for the School of Medicine for inclusion in the University's Six Year Capital Outlay Plan for 2004-2010.

DESCRIPTION: The School of Medicine has presented a preliminary business plan for a capital project to renovate the Suhling Research Laboratories. This project is included in the 2004-2006 Biennium of the 2004-2010 Six Year Plan.

The University has reviewed this proposal and agrees that the business plan is acceptable insofar as the preliminary revenue and expense figures are known and verifiable. The University will conduct further analyses for a more comprehensive assessment of fiscal impact when the final business plan has been presented. By accepting this initial proposal, the Board does not authorize the issuance of debt or any other long-term financial obligation; rather the Board approves the inclusion of this project as a part of the 2004-2010 Six-Year Plan. Further, it is the expectation of the Board that the Administration will not allow construction to begin until the project has identified and confirmed funding.

FISCAL IMPACT: There is no fiscal impact at this time. This project will cost approximately $4.0 million for renovation costs. The School of Medicine anticipates that this figure will be funded by cash sources available to the vice president/dean.

CONCLUSION: The Board of Visitors should approve the Suhling Research Laboratories for the School of Medicine, on the basis described above, for inclusion in the 2004-2010 Six Year Capital Outlay Plan.

RECOMMEND APPROVAL OF BOARD ACTION:

Leonard W. Sandridge
April 4, 2003
PROJECT/PROPOSED BOARD OF VISITORS ACTION: Approve the renovation of the Newcomb Hall dining facility for inclusion in the University's Six Year Capital Outlay Plan for 2004-2010.

DESCRIPTION: The University Dining Services Division has presented a preliminary business plan for the renovation of the dining facility in Newcomb Hall. This project is included in the 2004-2006 Biennium of the 2004-2010 Six Year Plan.

The University has reviewed this proposal and agrees that the business plan is acceptable insofar as the preliminary revenue and expense figures are known and verifiable. The University will conduct further analyses for a more comprehensive assessment of fiscal impact when the final business plan has been presented. By accepting this initial proposal, the Board does not authorize the issuance of debt or any other long-term financial obligation; rather the Board approves the inclusion of this project as a part of the 2004-2010 Six-Year Plan. Further, it is the expectation of the Board that the Administration will not allow construction to begin until the project has confirmed funding.

FISCAL IMPACT: There is no fiscal impact at this time. This project will cost approximately $3.0 million and will be paid for out of existing Dining Services cash reserves.

CONCLUSION: The Board of Visitors should approve the renovation of the Newcomb Hall dining facility for inclusion in the 2004-2010 Six Year Capital Outlay Plan.

RECOMMEND APPROVAL OF BOARD ACTION:

Leonard W. Sandridge
April 4, 2003
UNIVERSITY OF VIRGINIA
PRELIMINARY FINANCIAL REVIEW

PROJECT/PROPOSED BOARD OF VISITORS ACTION: Approve the construction of an addition to McLeod Hall for the School of Nursing for inclusion in the University’s Six Year Capital Outlay Plan for 2004-2010.

DESCRIPTION: The School of Nursing has presented a preliminary business plan for a capital project to construct an addition to McLeod Hall. This project is included in the 2004-2006 Biennium of the 2004-2010 Six Year Plan.

The University has reviewed this proposal and agrees that the business plan is acceptable insofar as the preliminary revenue and expense figures are known and verifiable. The University will conduct further analyses for a more comprehensive assessment of fiscal impact when the final business plan has been presented. By accepting this initial proposal, the Board does not authorize the issuance of debt or any other long-term financial obligation; rather the Board approves the inclusion of this project as a part of the 2004-2010 Six-Year Plan. Further, it is the expectation of the Board that the Administration will not allow construction to begin until the project has identified and confirmed funding.

FISCAL IMPACT: There is no fiscal impact at this time. This project will cost approximately $12.0 million to build with annual operating costs of approximately $325,000. The School of Nursing estimates that construction will be funded by $5.4 million in gifts, $6.0 million in general fund appropriations, and $600,000 in funds available to the dean. The School is actively fund raising, and has received $1.0 million in cash, and also has $1.6 million pledged towards the project. Operating costs will be paid by state funds either through general funds or in concert with tuition revenues. Project initiation depends heavily on the availability of state funds.

CONCLUSION: The Board of Visitors should approve the McLeod Hall Addition, on the basis described above, for inclusion in the 2004-2010 Six Year Capital Outlay Plan.

RECOMMEND APPROVAL OF BOARD ACTION:

Leonard W. Sandridge
April 4, 2003
PROJECT/PROPOSED BOARD OF VISITORS ACTION: Approve the renovation of the vivarium for the College of Arts & Sciences for inclusion in the University's Six Year Capital Outlay Plan for 2004-2010.

DESCRIPTION: The College of Arts & Sciences has presented a preliminary business plan for a capital project to renovate the vivarium at Gilmer Hall. This project is included in the 2004-2006 Biennium of the 2004-2010 Six Year Plan.

The University has reviewed this proposal and agrees that the business plan is acceptable insofar as the preliminary revenue and expense figures are known and verifiable. The University will conduct further analyses for a more comprehensive assessment of fiscal impact when the final business plan has been presented. By accepting this initial proposal, the Board does not authorize the issuance of debt or any other long-term financial obligation; rather the Board approves the inclusion of this project as a part of the 2004-2010 Six-Year Plan. Further, it is the expectation of the Board that the Administration will not allow construction to begin until the project has identified and confirmed funding.

FISCAL IMPACT: There is no fiscal impact at this time. This project will cost approximately $3.0 million for renovation expenses with no incremental annual operating costs. Construction will be funded by $1.0 million in gifts, which have yet to be received, $1.5 million in general fund appropriations, and $500,000 from existing cash sources available to the dean. Project initiation depends on the availability of state funds.

CONCLUSION: The Board of Visitors should approve the vivarium for the College of Arts & Sciences, with the caveats noted above, and include it in the 2004-2010 Six Year Capital Outlay Plan.

RECOMMEND APPROVAL OF BOARD ACTION:

Leonard W. Sandridge
April 4, 2003
PROJECT/PROPOSED BOARD OF VISITORS ACTION: Approve the construction of new student housing facilities in the Alderman Road corridor for inclusion in the University’s Six Year Capital Outlay Plan for 2004-2010.

DESCRIPTION: The Housing Division has presented a preliminary business plan for the first phase construction of new student housing facilities, which will replace existing dormitories with larger, enhanced structures. The physical condition of the current facilities combined with anticipated student needs necessitates this proposal. This project is included in the 2004-2006 Biennium of the 2004-2010 Six Year Plan.

The University has reviewed this proposal and agrees that the business plan is acceptable insofar as the preliminary revenue and expense figures are known and verifiable. The University will conduct further analyses for a more comprehensive assessment of fiscal impact when the final business plan has been presented. By accepting this initial proposal, the Board does not authorize the issuance of debt or any other long-term financial obligation; rather the Board approves the inclusion of this project as a part of the 2004-2010 Six-Year Plan. Further, it is the expectation of the Board that the Administration will not allow construction to begin until the project has confirmed funding.

FISCAL IMPACT: There is no fiscal impact at this time. This phase of the project will cost approximately $27.0 million to build with annual operating costs of approximately $180,000. The Housing Division will pay for this through a combination of $4.5 million in existing cash reserves and $22.5 million in bond financing. The debt service and annual operating costs will be paid from rental income.

CONCLUSION: The Board of Visitors should approve the construction of new housing facilities for inclusion in the 2004-2010 Six Year Capital Outlay Plan.

RECOMMEND APPROVAL OF BOARD ACTION:

Leonard W. Sandridge
April 4, 2003
UNIVERSITY OF VIRGINIA
PRELIMINARY FINANCIAL REVIEW

PROJECT/PROPOSED BOARD OF VISITORS ACTION: Approve the construction of a new medical education building for the School of Medicine for inclusion in the University’s Six Year Capital Outlay Plan for 2004-2010.

DESCRIPTION: The School of Medicine has presented a preliminary business plan for a capital project to construct a new medical education building. This project is included in the 2004-2006 Biennium of the 2004-2010 Six Year Plan.

The University has reviewed this proposal and agrees that the business plan is acceptable insofar as the preliminary revenue and expense figures are known and verifiable. The University will conduct further analyses for a more comprehensive assessment of fiscal impact when the final business plan has been presented. By accepting this initial proposal, the Board does not authorize the issuance of debt or any other long-term financial obligation; rather the Board approves the inclusion of this project as a part of the 2004-2010 Six-Year Plan. Further, it is the expectation of the Board that the Administration will not allow construction to begin until the project has identified and confirmed funding.

FISCAL IMPACT: There is no fiscal impact at this time. This project will cost approximately $20.7 million to build with annual operating costs of approximately $880,000. The School of Medicine estimates that construction will be funded by gifts, which it is prepared to raise. Annual operating costs will be paid by state general funds or cash sources available to the vice president/dean.

CONCLUSION: The Board of Visitors should approve this preliminary business plan for the construction of a new medical education building for the School of Medicine, on the basis described above, for inclusion in the 2004-2010 Six Year Capital Outlay Plan.

RECOMMEND APPROVAL OF BOARD ACTION:

Leonard W. Sandridge
April 4, 2003
PROJECT/PROPOSED BOARD OF VISITORS ACTION: Approve the renovation and upgrade to the Main Heating Plant for inclusion in the University’s Six Year Capital Outlay Plan for 2004-2010.

DESCRIPTION: Facilities Management has prepared a preliminary business plan for a capital project to upgrade the Main Heating Plant for environmental compliance. This project is included in the 2004-2006 Biennium of the 2004-2010 Six Year Plan.

The University has reviewed this proposal and agrees that the business plan is acceptable insofar as the preliminary revenue and expense figures are known and verifiable. The University will conduct further analyses for a more comprehensive assessment of fiscal impact when the final business plan has been presented. By accepting this initial proposal, the Board does not authorize the issuance of debt or any other long-term financial obligation; rather the Board approves the inclusion of this project as a part of the 2004-2010 Six-Year Plan. Further, it is the expectation of the Board that the Administration will not allow construction to begin until the project has identified and confirmed funding.

FISCAL IMPACT: There is no fiscal impact at this time. This project will cost approximately $50.0 million in construction and upgrade expenses with another $2.9 million per year in O&M costs. We expect to spend $2 million for planning and design in fiscal year 2003-04. Financing of the remaining $48.0 million will be provided by $18.0 million in debt and $30.0 million in General Funds. The project will be funded proportionally by the users with E&G responsible for 60%, the medical center for 28% and auxiliary enterprises for 12%. The $18 million in debt represents the medical center and auxiliary share of the project. Construction of the project depends on the availability of state funds.

CONCLUSION: The Board of Visitors should approve the upgrade of the Main Heating plant, on the basis described above, for inclusion in the 2004-2010 Six Year Capital Outlay Plan.

RECOMMEND APPROVAL OF BOARD ACTION:

Leonard W. Sandridge
April 4, 2003
UNIVERSITY OF VIRGINIA
PRELIMINARY FINANCIAL REVIEW

PROJECT/PROPOSED BOARD OF VISITORS ACTION: Approve a planning authorization for construction of new student housing facilities in the Alderman Road corridor for inclusion in the University's Six Year Capital Outlay Plan for 2004-2010.

DESCRIPTION: The University Housing Division has presented a preliminary business plan for the planning and design of new student housing facilities. This proposal is included in the 2004-2006 Biennium of the 2004-2010 Six Year Plan.

The University has reviewed the business case and agrees that the plan is acceptable. The University will conduct further analyses for a more comprehensive assessment of fiscal impact at the completion of planning and prior to submission of a construction authorization.

FISCAL IMPACT: There is no fiscal impact at this time. The planning phase of the project will cost approximately $3.1 million. The Housing Division will pay for this through existing cash reserves.

CONCLUSION: The Board of Visitors should approve planning related to the construction of new housing facilities and include it in the 2004-2010 Six Year Capital Outlay Plan.

RECOMMEND APPROVAL OF BOARD ACTION:

Leonard W. Sandridge
April 4, 2003
## Academic Division (207)
### 2006-2008 Biennium Plan

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<th>PROJECTS</th>
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## Academic Division (207)
### 2008-2010 Biennium Plan

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<td>1. Academic / Research Facilities</td>
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### Medical Center (209)
#### 2004-2006 Biennium Plan

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<th>NON-GENERAL FUNDS</th>
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<td>Renovation Projects</td>
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<tr>
<td>New Construction Projects</td>
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UNIVERSITY OF VIRGINIA
PRELIMINARY FINANCIAL REVIEW

PROJECT/PROPOSED BOARD OF VISITORS ACTION: Approve the construction of a clinical laboratory building for the Medical Center for inclusion in the University’s Six Year Capital Outlay Plan for 2004-2010.

DESCRIPTION: The Medical Center has presented a preliminary business plan for a capital project to construct a clinical laboratory building. This project is included in the 2004-2006 Biennium of the 2004-2010 Six Year Plan.

The University has reviewed this proposal and agrees that the business plan is acceptable insofar as the preliminary revenue and expense figures are known and verifiable. The University will conduct further analyses for a more comprehensive assessment of fiscal impact when the final business plan has been presented. By accepting this initial proposal, the Board does not authorize the issuance of debt or any other long-term financial obligation; rather the Board approves the inclusion of this project as a part of the 2004-2010 Six-Year Plan. Further, it is the expectation of the Board that the Administration will not allow construction to begin until the project has identified and confirmed funding.

FISCAL IMPACT: There is no fiscal impact at this time. This project will cost approximately $10.0 million to build. The source of funds for this project is Medical Center Operating Funds.

CONCLUSION: The Board of Visitors should approve the construction of a new clinical laboratory building, on the basis described above, for inclusion in the 2004-2010 Six Year Capital Outlay Plan.

RECOMMEND APPROVAL OF BOARD ACTION:

[Signature]
Leonard W. Sandridge
April 4, 2003
PROJECT/PROPOSED BOARD OF VISITORS ACTION: Approve the construction of a new Children's Medical Center for inclusion in the University's Six Year Capital Outlay Plan for 2004-2010.

DESCRIPTION: The Medical Center has presented a preliminary business plan for a capital project to construct a new facility to house the Children's Medical Center. This project is included in the 2004-2006 Biennium of the 2004-2010 Six Year Plan.

The University has reviewed this proposal and agrees that the business plan is acceptable insofar as the preliminary revenue and expense figures are known and verifiable. The University will conduct further analyses for a more comprehensive assessment of fiscal impact when the final business plan has been presented. By accepting this initial proposal, the Board does not authorize the issuance of debt or any other long-term financial obligation; rather the Board approves the inclusion of this project as a part of the 2004-2010 Six-Year Plan. Further, it is the expectation of the Board that the Administration will not allow construction to begin until the project has identified and confirmed funding.

FISCAL IMPACT: There is no fiscal impact at this time. This project will cost approximately $47.0 million to build. Funding will be provided by $37.0 million in gifts and $10.0 million in bond financing, with debt service paid by hospital operating revenues. Annual expenses have not been specified, but will be paid from revenues generated by hospital operations. The gift funding is neither definite or verified.

CONCLUSION: The Board of Visitors should approve the construction of a new Children's Medical Center, on the basis described above, for inclusion in the 2004-2010 Six Year Capital Outlay Plan.

RECOMMEND APPROVAL OF BOARD ACTION:

Leonard W. Sandridge
April 4, 2003
UNIVERSITY OF VIRGINIA
PRELIMINARY FINANCIAL REVIEW

PROJECT/PROPOSED BOARD OF VISITORS ACTION: Approve the construction of a new Cancer Center for inclusion in the University's Six Year Capital Outlay Plan for 2004-2010.

DESCRIPTION: The Medical Center and the School of Medicine have jointly presented a preliminary business plan for a capital project to construct a Cancer Center. This project is included in the 2004-2006 Biennium of the 2004-2010 Six Year Plan.

The University has reviewed this proposal and agrees that the business plan is acceptable insofar as the preliminary revenue and expense figures are known and verifiable. The University will conduct further analyses for a more comprehensive assessment of fiscal impact when the final business plan has been presented. By accepting this initial proposal, the Board does not authorize the issuance of debt or any other long-term financial obligation; rather the Board approves the inclusion of this project as a part of the 2004-2010 Six-Year Plan. Further, it is the expectation of the Board that the Administration will not allow construction to begin until the project has identified and confirmed funding.

FISCAL IMPACT: There is no fiscal impact at this time. This project will cost approximately $100.0 million to build. The School of Medicine is responsible for $45.0 million of the project cost plus annual expenses. The Medical Center will fund the remaining $55.0 million of the anticipated construction costs. Gifts will provide $60 million of the project financing -- $25.0 million credited from the School of Medicine and $35.0 million from the Medical Center. The Medical Center will also issue $20.0 million in bonds and pay the expected debt service from hospital revenues. The School of Medicine anticipates $20.0 million in state general funds to provide the balance of funds needed. The $1.9 million in annual operating costs will come from $850,000 of state general fund operations and maintenance funding with the remainder from Medical Center Operating Funds.

The business plan does not verify the availability of gift funds nor does it specify the availability of internal funds for annual operating expenses. The availability of state funds to help support the cost of this project is a critical element.
CONCLUSION: The Board of Visitors should approve the construction of a new Cancer Center, on the basis described above, for inclusion in the 2004-2010 Six Year Capital Outlay Plan.

RECOMMEND APPROVAL OF BOARD ACTION:

[Signature]
Leonard W. Sandridge
April 4, 2003
PROJECT/PROPOSED BOARD OF VISITORS ACTION: Approve the acquisition of property and the commencement of site improvements to construct the proposed Cancer Center for inclusion in the University's Six Year Capital Outlay Plan for 2004-2010.

DESCRIPTION: The Medical Center has presented a preliminary business plan for property acquisition and site improvements relating to the proposed Cancer Center. This project is included in the 2004-2006 Biennium of the 2004-2010 Six Year Plan.

The University has reviewed this proposal and agrees that the business plan is acceptable insofar as the preliminary revenue and expense figures are known and verifiable. The University will conduct further analyses for a more comprehensive assessment of fiscal impact when the final business plan has been presented. By accepting this initial proposal, the Board does not authorize the issuance of debt or any other long-term financial obligation; rather the Board approves the inclusion of this project as a part of the 2004-2010 Six-Year Plan. Further, it is the expectation of the Board that the Administration will not allow construction to begin until the project has identified and confirmed funding.

FISCAL IMPACT: There is no fiscal impact at this time. It is estimated that property acquisitions and site work will cost $30.0 million to be funded by Medical Center Operating Funds and gifts.

CONCLUSION: The Board of Visitors should approve the acquisition of property and site improvements for the Cancer Center, on the basis described above, for inclusion in the 2004-2010 Six Year Capital Outlay Plan.

RECOMMEND APPROVAL OF BOARD ACTION:

Leonard W. Sandridge
April 4, 2003
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### Medical Center (209) 2006-2008 Biennium Plan

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### Medical Center (209) 2008-2010 Biennium Plan

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### The University of Virginia’s College at Wise (246)
#### 2004-2006 Biennium Plan

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UNIVERSITY OF VIRGINIA
PRELIMINARY FINANCIAL REVIEW

PROJECT/PROPOSED BOARD OF VISITORS ACTION: Approve the construction of a new residence hall at the College at Wise for inclusion in the University’s Six Year Capital Outlay Plan for 2004-2010.

DESCRIPTION: The College at Wise has presented a preliminary business plan for a capital project to construct a new residence hall. This project is included in the 2004-2006 Biennium of the 2004-2010 Six Year Plan.

The University has reviewed this proposal and agrees that the business plan is acceptable insofar as the preliminary revenue and expense figures are known and verifiable. The University will conduct further analyses for a more comprehensive assessment of fiscal impact when the final business plan has been presented. By accepting this initial proposal, the Board does not authorize the issuance of debt or any other long-term financial obligation; rather the Board approves the inclusion of this project as a part of the 2004-2010 Six-Year Plan. Further, it is the expectation of the Board that the Administration will not allow construction to begin until the project has identified and confirmed funding.

FISCAL IMPACT: There is no fiscal impact at this time. This project will cost approximately $5.9 million to build with annual operating costs of approximately $100,000. The College at Wise estimates that construction will be funded by $200,000 in gifts and $5.7 million in debt. Annual operating costs and debt service will be paid by cash from operations. Some level of subsidy will be required from the University. Fine tuning of expected occupancy rates and future rental rates will help determine that amount.

CONCLUSION: The Board of Visitors should approve the construction of a new residence hall at the College at Wise, on the basis described above, for inclusion in the 2004-2010 Six Year Capital Outlay Plan.

RECOMMEND APPROVAL OF BOARD ACTION:

Leonard W. Sandridge
April 4, 2003
PROJECT/PROPOSED BOARD OF VISITORS ACTION: Approve the relocation of the baseball and softball field at the College at Wise for inclusion in the University’s Six Year Capital Outlay Plan for 2004-2010.

DESCRIPTION: The College at Wise has presented a preliminary business plan for a capital project to relocate the baseball and softball field. This project is included in the 2004-2006 Biennium of the 2004-2010 Six Year Plan.

The University has reviewed this proposal and agrees that the business plan is acceptable insofar as the preliminary revenue and expense figures are known and verifiable. The University will conduct further analyses for a more comprehensive assessment of fiscal impact when the final business plan has been presented. By accepting this initial proposal, the Board does not authorize the issuance of debt or any other long-term financial obligation; rather the Board approves the inclusion of this project as a part of the 2004-2010 Six-Year Plan. Further, it is the expectation of the Board that the Administration will not allow construction to begin until the project has identified and confirmed funding.

FISCAL IMPACT: There is no fiscal impact at this time. This project will cost approximately $2.0 million to build. The College at Wise expects to raise private gifts to pay for the project. Annual operating costs will be paid by student fees currently supporting the existing field.

The business plan does not confirm the gift sources.

CONCLUSION: The Board of Visitors should approve the relocation of the baseball and softball field for the College at Wise, on the basis described above, for inclusion in the 2004-2010 Six Year Capital Outlay Plan.

RECOMMEND APPROVAL OF BOARD ACTION:

Leonard W. Sandridge
April 4, 2003
### The University of Virginia’s College at Wise (246)
#### 2006-2008 Biennium Plan

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### The University of Virginia’s College at Wise (246)
#### 2008-2010 Biennium Plan

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41
APPENDICES
APPENDIX A

Academic Division
2004-2006 Project Descriptions

Renovation Projects

1. Jordan Hall HVAC Infrastructure $14,000,000
   $ 7,000,000 GF
   $ 7,000,000 NGF

   This project replaces thirteen-air handler units located in
   three areas of Jordan Hall. Three hundred roof top exhaust fans
   will also be replaced, and a new building automation system
   infrastructure will be installed. The project is needed in
   order to replace an HVAC infrastructure, which has exceeded its
   useful life, does not meet current research standards, provides
   no redundancy, has limited emergency power capability to support
   the HVAC in the vivarium only, has become difficult to operate
   and maintain because of the limited availability of replacement
   parts and the constant maintenance required to keep many of the
   components operating, contains internally lined ductwork that
   has deteriorated to the point where it inhibits air flow and is
   a source of potential contaminants, and is extremely inefficient
   in its use of energy. If the necessary capital renewal funding
   for this project is not provided in a timely manner, 1) current
   ongoing research could be compromised or destroyed, 2) new grant
   funded research opportunities could be lost, 3) life safety
   issues would not be addressed, and 4) opportunities to reduce
   maintenance and operating costs including energy savings would
   have been forfeited.

2. School of Medicine Laboratories $4,000,000 NGF

   This project will allow the continued renovation of a major
   group of research laboratories to accommodate the needs of new
   faculty or revised research programs in the Old Medical School,
   Jordan Hall, the Jordan Hall Addition or Medical Research
   Building No. 4. Many of these laboratories and support spaces
   have exceeded their useful life and are no longer capable of
   meeting the current requirements of students, faculty,
   researchers, and investigators. Over the last ten years, there
   has also been an increased demand for state-of-the-art
   laboratory space due to new grants and an increase in research
   staff. The project supports this demand by upgrading a
   significant amount of existing laboratories and research space
   in a cost-effective manner. It provides an opportunity to deal
   more effectively with building infrastructure, code, and design
issues while increasing the efficiency of this space. If this project is deferred, it will be necessary to continue an interim strategy of funding a series of smaller renovations in disparate locations as the space becomes available. This approach makes it more difficult to meet the requirements of grant funding agencies, and does not provide major opportunities for reducing the maintenance and operating costs that are realized in larger renovations.

3. Suhling Research Laboratories  
$4,000,000 NGF

This project renovates up to 14,000 gross square feet of School of Medicine laboratories in order to provide state-of-the-art research space for the School of Medicine. Over the last ten years, there has also been an increased demand for state-of-the-art laboratory space due to new grants and an increase in research staff. These renovations support this demand by upgrading existing laboratory and support space, and using it more efficiently. If this project is deferred, existing inefficiencies in the use of space, infrastructure problems, and code deficiencies will not be addressed, and this opportunity to save operating and maintenance costs will not be realized.

4. Newcomb Hall Dining Renovation  
$3,000,000 NGF

This project reconfigures and upgrades the Pavilion XI dining facility at Newcomb Hall. Located near the University Bookstore and visitor parking, Pavilion XI is the primary public restaurant on the Grounds, serving business visitors, families, and admission candidates, as well as students. It was last renovated in the early 1990s; it is poorly configured to serve this larger customer base, resulting in long lines and crowded dining areas. The project will provide new equipment and configuration to speed service and increase dining capacity and quality. If this project is deferred, the student’s dining experiences take more time and will be less satisfactory.

New Construction Projects

1. McLeod Hall Addition  
$12,000,000
$ 6,000,000 GF
$ 6,000,000 NGF

This project constructs a 40,000 GSF addition to McLeod Hall. It will provide a state-of-the-art education and research space for the Center for Nursing Research, the Southeastern Rural Mental Health Research Center, Bereavement in African American and Appalachian Elders, the Center for the Study of Complementary and Alternative Therapies (CSCAT), the Home
Intervention Program for Inquiry, Distance Learning Program, Continuing Healthcare Education (CHE), and an Alumni and Development Office. If the project is deferred, the Health System will not be able to strengthen academic programs in science and technology; integrate research with teaching, increasing the opportunities for undergraduate students to participate in research; expand research supported by non-federal funds; and reshape the infrastructure and the instructional environment for laboratories and classrooms so they support appropriate new paradigms including mobile computing and distance education.

2. Ivy Stacks $8,000,000 GF

This project adds additional storage modules to the Ivy Stacks Library Storage facility. The original Ivy Stacks facility is filled to capacity as are all of the Library System facilities. Upon completion of the Special Collections Library, some of the vacated Alderman Library space could serve, temporarily, for storage. This vacated space eventually must serve as swing space for future renovations of Alderman and Clemons Libraries and thus the need for this project.

3. Research Stations & Support
   Additions & Renovations $6,000,000
   $4,500,000 GF
   $1,500,000 NGF

This request groups together four projects each of which supports important University research either at a University Research station or at an on Grounds facility. Included in this request is $3 million, $1.5 million in General Funds and $1.5 million in Nongeneral Funds, for required environmental upgrades to the Gilmer Hall Vivarium to meet AAALAC accreditation requirements. This important Arts & Sciences vivarium serves the Biology and Psychology departments and generates a significant amount of overhead funding as well as supporting some research from the Medical Center. The request will also provide $1.3 million in General Funds to replace the existing fume hoods in the Chemistry building. These are the original fume hood and are over thirty years old. They no longer meet modern research and teaching standards and their exhaust must be brought up to current standards to meet Clean Air regulations. The State's Arboretum at Blandy Farm needs $700,000 in General Funds for upgrades to the electrical, mechanical, and water systems that support the 17 buildings totaling 32,000 gsf. Many of these buildings need immediate infrastructure replacement. The last request of $1 million in General Funds for additional authority will support the completion of the original scope for
the Long Term Environmental Research station in Oyster, VA. The project has encountered unforeseen delays and expenses.

4. Alderman Road Housing $22,500,000 BONDS

This project provides new residential facilities for the Alderman Road Housing area, allowing for the phased demolition and reconstruction of a new housing complex on the Alderman Road housing site. It is a supplement to the $16 million authorization received for the 2002-2004 biennium.

5. Medical Education Center $20,700,000 NGF

This project acquires property and constructs a 56,800 gross square foot academic building. It will include small group discussion rooms, examination rooms, a simulation facility, an auditorium, student laboratories, student study spaces, and a student services office. The School of Medicine teaching facilities are currently scattered throughout a number of buildings and the School lacks adequate small group teaching space. If this project is deferred, the School of Medicine will not be able to consolidate teaching activities and student support services into a single facility. It will lose an opportunity to create space more conducive to educational activities, to allow more effective implementation of the revised curriculum, and to provide an identifiable entrance to the School.

6. Arts & Sciences Building $37,816,000 NGF

This project will continue the development of the South Lawn and this request supports the completion of construction of the B-1 development including all infrastructure required to support the project and all bridges and plazas required for the crossing of Jefferson Park Avenue. This project, upon the completion of all of the South Lawn projects addresses the program space shortfall in the College of Arts & Sciences and helps to position the College for eventual undergraduate enrollment growth.

7. Maywood Connector $20,000,000 NGF

This project will construct a new road connecting the southern leg of JPA through Maywood Lane to Crispell Drive along the north side of the Norfolk Southern Railroad tracks. The road will provide direct vehicular access to the University’s medical complex (hospital, medical and nursing schools and associated research buildings) as well as the new South Lawn and Commerce School facilities, and will reduce the traffic congestion and pedestrian conflicts in this busy corridor.
Infrastructure Projects

1. Main Heating Plant Modifications $48,000,000
   $30,000,000 GF
   $18,000,000 BONDS

This project is required for the University to remain compliant with federal and state clean air regulations and meet the heating needs of new and existing facilities. The start and completion dates of the construction are anticipated to be mandated in a new air permit to be issued by the Virginia Department of Environmental Quality. If the project is not funded adverse regulatory actions including fines will result and/or the heating requirements of the University cannot be met.

2. Alderman Road Substation Upgrade $2,400,000 GF

This project expands the capacity of Alderman Road Substation to reliably meet the needs of the University. This substation provides the electrical supply for the majority of University facilities in the West Grounds, including science buildings, the expanded stadium, and student residence halls. The University continues to expand its facilities in this area, and is experiencing increased electrical demands on this substation. This substation reached 85% loading during the summer of 2000. If this project is not funded, the substation will reach maximum capacity in the near future.

3. Fire & Life Safety $500,000 GF

The University has prioritized the fire and life safety needs. The intent is to apply available fire and life safety funds to the most pressing need. This project is the first phase of a three phase project to add a fire suppression system in the Engineering School (Thornton Hall). The building automation controls and alarms will be included. The University's Safety and Security Committee, Environmental Health and Safety, and Facilities Management all agree that this is the highest risk building without sprinklers. If this project is deferred, Thornton Hall will continue to be a high-risk building from a fire and life safety perspective. This project will also support emergency sprinkler requirements.

4. Accessibility $500,000 GF

This project will provide accessible entrances to the Lawn between Pavilion III and V, and V and VII; will complete the accessible path from Pavilion IX to the South Lawn; and will
provide an accessible entrance to the Chapel. These projects are the next highest priority on the University's published accessibility plan, and are facilities, which are used by students, staff, faculty, and the general public. Other accessibility issues will be resolved as funds permit. If this project is deferred, very busy pedestrian avenues will remain inaccessible.

Planning/Acquisition Authorizations

1. New Cabell Hall Replacement  
   $9,000,000 NGF  
   $4,500,000 GF  
   $4,500,000 NGF

This project will provide for the planning, demolition, and early site work for the replacement of New Cabell Hall. This is the last phase of the University’s commitment to building a new Arts & Sciences building, the renovation of Rouss and Cocke Halls, and the building of this project. When complete, the College and Graduate School of Arts & Sciences will have state of the art classrooms and faculty offices. The construction authority for New Cabell will be in the 2006-08 biennium and will include a request for General Funds in support of this important academic project.

2. New Residence Hall  
   $3,100,000 NGF

This request is for planning for upper-class student housing facilities. Current housing is being pressured by the growth in first-year student acceptances, which has in turn diminished available University housing for upper-class students. A student residence and dining facility will include support space for residence advisors, reading rooms, computer rooms, and group space for faculty participation. Storm water management will be required.

Blanket Authorizations

1. Academic/Research Facilities  
   $14,000,000 NGF

This project will provide blanket authority to plan, renovate, perform utility work, or acquire properties for the Academic Division for minor project not originally envisioned as part of the six-year plan. Many of the renovations in the Academic Division require the use of this authority to meet unanticipated changes in technology. Based on this current projected volume of these projects, it is anticipated that additional authority will be required during this biennium. If this project is
deferred, the ability of the Academic Division to execute
projects of this nature will be curtailed.

2. Auxiliary Facilities $3,000,000 NGF

This project will provide blanket authority to plan, renovate,
perform utility work, or acquire properties for the auxiliary
enterprises. Many of the renovations require the use of this
authority to meet unanticipated changes. If this project is
deferred, the ability of the auxiliary enterprises to execute
projects of this nature will be curtailed.

Maintenance Reserve

1. Maintenance Reserve $19,500,000 GF

This project is for the repair and replacement of plant,
property, and equipment to maintain or extend the useful life of
these facilities. To the extent this request is not funded, the
University’s facilities will continue to deteriorate due to
inadequate maintenance funding to maintain equilibrium.

2006-2008 Project Descriptions

Renovation Projects

1. Cobb Hall Renovation $20,800,000
   $10,400,000 GF
   $10,400,000 NGF

This project will allow renovation of 62,000 gross square feet
of space to provide state-of-the-art research space and/or
academic and administrative space for the School of Medicine.
The building infrastructure has exceeded its useful life and the
current spaces no longer meet the requirements of students,
faculty, researchers and investigators. Over the last ten
years, there has also been an increased demand for state-of-the-
art teaching and laboratory space due to new grants and in
increase in faculty and staff. These renovations support this
demand by upgrading existing laboratory and support space,
and/or academic and administrative space by using it more
efficiently. If this project is deferred, existing
inefficiencies in the use of the space, infrastructure problems
and code deficiencies will not be addressed, and this
opportunity to save operating and maintenance costs will not be
realized.

2. Maury Hall Renovation $6,300,000 GF
This project renovates Maury Hall, a primary classroom building housing six classrooms and one auditorium. The existing facility is in poor condition according to APPA’s (Association of Physical Plant Administrators) rating systems, requires significant hazardous material abatement, and does not conform fully to ADA requirements. This project will allow the University to take advantage of technology improvements and enhance an important and vital classroom facility. If this project is deferred, the efficient use of the classroom and auditorium will be adversely affected due to fire and life safety issues. The cost of operation and maintenance will also remain higher than average.

3. Reactor Building Renovation $3,500,000 GF

This project renovates the University’s decommissioned reactor building (23,146 gross square feet). The facility has space that could be used beneficially for instructional and administrative needs. If this project is not funded, valuable space will not be available for productive use and occupancy.

4. School of Medicine Laboratories $4,000,000 NGF

This project will allow the continued renovation of a major group of research laboratories to accommodate the needs of new faculty or revised research programs in the Old Medical School, Jordan Hall, the Jordan Hall Addition or Medical Research Building No.4. Many of these laboratories and support spaces have exceeded their useful life and are no longer capable of meeting the current requirements of students, faculty, researchers, and investigators. Over the last ten years, there has also been an increased demand for state-of-the-art laboratory space due to new grants and an increase in research staff. The project supports this demand by upgrading a significant amount of existing laboratories and research space in a cost-effective manner. It provides an opportunity to deal effectively with building infrastructure, code, and design issues while increasing the efficiency of this space. If this project is deferred, it will be necessary to continue an interim strategy of funding a series of smaller renovations in disparate locations as space becomes available. This approach makes it difficult to meet the requirements of grant funding agencies, and does not provide opportunities for reducing the maintenance and operating costs that are realized in larger renovations.

5. Pavilion Renovation $2,800,000 NGF
This project renovates and restores one of the original 1820s faculty resident/classroom buildings by Thomas Jefferson. It is required to maintain current use as a faculty residence. The renovation will include complete replacement of all service systems (electrical, plumbing, HVAC) and equipment plus provision of fire detection and suppression systems compatible with new systems being installed elsewhere in the Academical Village. It also removes lead-bearing paints, whose presence is problematic with respect to continued habitation.

**New Construction Projects**

1. **New Cabell Hall Replacement**  
   $51,000,000  
   $15,916,000 GF  
   $35,084,000 NGF

   This project provides for the construction of New Cabell Hall Replacement. This is the final phase of the South Lawn redevelopment which includes the construction of a new Arts & Sciences building on the south side of Jefferson park Avenue, the renovation of Rouss and Cocke Halls, and the demolition and replacement of New Cabell Hall.

2. **Engineering Information Technology**  
   $25,000,000  
   $12,500,000 GF  
   $12,500,000 NGF

   This project constructs a 95,000 gross square feet facility, housing a new interdisciplinary academic program. Collaboration between the faculties and staffs of the departments of Computer Sciences, Systems Engineering, and Electrical Engineering will be facilitated by this new state-of-the-art facility. Currently, the School of Engineering is hampered by lack of technically adapted space to foster new initiatives and programs. If this project is deferred, the farsighted engineering programs that generate grants will be significantly inhibited, limiting the potential for future grant funding.

3. **Drama Addition and Renovation**  
   $18,900,000  
   $ 9,450,000 GF  
   $ 9,450,000 NGF

   This project renovates and constructs an addition to the University's Drama Education Building. Built in 1975, the 52,144 gross square feet building requires code improvements. The Drama Department also requires additional space. This project proposes to provide new rehearsal space, allowing the preparation for, and rehearsal of, concurrent productions. This will permit a new production to begin while current productions
are being performed. This additional rehearsal space will allow for more expansive, more effective use of the existing performance space.

4. New Residence Halls $27,000,000 BONDS

This project constructs student housing that will enable the University to maintain its goal of housing approximately 35% of its students. Current housing is being pressured by the growth in enrollment which has in turn diminished available University housing for students. A residential college will include support space for residence advisors, reading rooms, computer rooms, and group study spaces for faculty participation.

5. Arts Grounds Parking Structure $10,500,000 BONDS

This project constructs a 700 car parking structure that will support the needs of the Arts Grounds and the Arena while adding additional capacity to the University parking system. If this project is deferred, the loss of three hundred parking spaces on the Central Grounds will intensify parking pressures.

6. Indoor Tennis Facility $11,000,000 NGF

This project constructs a six court indoor tennis facility for the University intercollegiate tennis teams, students, and other local players. Currently the tennis teams use the indoor facility at the Boar’s Head during the winter months. The teams often have to cancel spring matches due to inclement weather. With an indoor facility these matches could be played as scheduled. Cancellation of matches results in wasted travel expenses and time for both the home and visiting teams.

7. Fieldhouse/Athletic Offices $36,900,000 NGF

This project is for the construction of a new Academic Center / Fieldhouse to replace University Hall (U-Hall). It will expand operations that currently cannot be provided due to lack of space. The facility will provide more efficient use of space over the awkward, dispersed, and crowded space in U-Hall. This Center will support all Athletic programs including Academic Affairs, coaches’ offices, weight training, and equipment rooms. Deferring this project will mean continuing to operate at a woefully inadequate level of service in a sub par facility.

8. Golf Clubhouse & Practice Range $1,100,000 NGF

This project will convert an existing barn at Birdwood into a Men’s and Women’s golf team facility with locker rooms, team
meeting space, and a practice area. The indoor practice area includes a ‘short game’ space, hitting tees, and putting green. The existing practice space is shared during inclement weather with as many as a dozen sports and requires student athletes to practice in the evenings, sometimes as late as 11 PM.

Infrastructure Projects

1. AFC Chiller Plant Phase II $4,800,000 GF

This project replaces the chillers located in Olsson Hall and will provide firm capacity for the existing chiller equipment serving the West McCormick Road Precinct. The existing chillers in Olsson Hall are in need of replacement due to their unreliability and increased maintenance. The phase I project installed two 1200 ton chillers, cooling towers, and condenser water and distribution piping. It provided needed chilled water capacity for Materials Science Engineering and Nanotechnology Building and the Aquatic & Fitness Center projects.

2. Steam Tunnel Repair (Central Grounds) $2,800,000 GF

This project repairs or replaces the “Central Grounds” section (approximately 1,420 linear feet) of steam tunnel. An inspection of the tunnel revealed that it is inadequate to support imposed loads. These loads include vehicular traffic and fire fighting vehicles. The project will also include the relocation of other utilities such as water, storm and sanitary, electric, chilled water to allow for the repair and replacement work. This tunnel carries required steam service to many critical academic and research facilities. Loss of steam supply would negatively impact the heating, domestic hot water, and sterilization services to these facilities. Failure to repair or replace these sections of steam tunnel could result in injury to the public, loss by fire, and/or loss of required utility service to critical University facilities.

3. North Grounds Chiller Plant $2,800,000 GF

This project replaces two 800-ton chillers and an existing 800-ton cooling tower with two new 1200-ton chiller units and a 1200-ton cooling tower. This project is needed to replace 26-year-old chillers that are unreliable, eliminate the use of chlorofluorocarbons, and to meet demand. Failure of these units will cause the Law and JAG schools to be without cooling.

4. Fire & Life Safety $500,000 GF
This project continues the installation of a fire suppression system in the Engineering School (Thornton Hall). It is the second of three phases. The necessary building automation controls and alarms will be included. The University's Safety and Security Committee, Environmental Health and Safety, and Facilities Management all agree that this is the highest risk building without sprinklers. If this project is deferred, Thornton Hall will continue to be a high-risk building from a fire and life safety perspective.

5. Accessibility $500,000 GF

The University has prioritized its accessibility needs. The intent is to apply available accessibility funds to the highest priority project at any given time. This project will provide new accessible entrances to Health Sciences Library and Memorial Gymnasium. The present accessible entrances are temporary or very inconvenient to normal pedestrian routes and handicap parking. These projects are the next highest priority on the University's published accessibility plan, and are facilities frequently used by students, staff, faculty, and the general public. Other accessibility issues will be resolved as funds allow. If this project is deferred, very busy pedestrian routes will remain inaccessible to the handicapped.

Planning/Acquisition Authorizations

1. Health Sciences Library Addition $1,400,000 GF

This project provides planning for a 23,500 gross square foot three story addition to the south side of the Health Sciences Library. It will include space on the lower level to expand the historical collections including compact shelving to accommodate an archive for the Health System, office and seminar space for the archivist, and exhibit space for displaying historical artifacts and other treasures to the public. It will also contain space on the upper two levels to greatly expand computer classroom and small group teaching facilities. If this project is deferred, the library will not be able to offer additional educational facilities, which will allow them to keep abreast of advances in technology and instructional design development.

Blanket Authorizations

1. Academic/Research Facilities $14,000,000 NGF

This project will provide additional blanket authority to plan, renovate, perform utility work, or acquire properties for the Academic Division for minor projects not originally envisioned
as part of the current six-year plan. Many of the renovations in the Academic Division require the use of this authority to meet unanticipated changes in technology. Based on this current projected volume of these projects, it is anticipated that additional authority will be required during this biennium. If this project is deferred, the ability of the Academic Division to execute projects of this nature will be curtailed.

2. Auxiliary Facilities $3,000,000 NGF

This project will provide blanket authority to plan, renovate, perform utility work, or acquire properties for the auxiliary enterprises. Many of the renovations require the use of this authority to meet unanticipated changes. If this project is deferred, the ability of the auxiliary enterprises to execute projects of this nature will be curtailed.

Maintenance Reserve

1. Maintenance Reserve $19,500,000 GF

This project is for the repair and replacement of plant, property, and equipment to maintain or extend the useful life of these facilities. To the extent this request is not funded, the University’s facilities will continue to deteriorate due to inadequate maintenance funding to maintain equilibrium.

2008-2010 Project Descriptions

Renovation Projects

1. Gilmer West $15,000,000 GF

As the South Lawn project is completed, the Psychology Department will vacate Gilmer West and move to the South Lawn. Psychology currently has 35,000 ASF in Gilmer Hall. This renovated space can be reassigned for additional Biology use and for other academic units. The original HVAC and other infrastructure systems in this wing will be replaced and all current code requirements will be met.

2. Chemistry Teaching Labs $12,000,000 GF

This project will renovate twelve (12) Chemistry teaching labs. These labs are sub-standard with most high schools having far better facilities. Modern labs are also necessary if the College of Arts & Sciences is to mount a successful Science Honors College initiative. The construction will be phased such
that there will be as little disruption as possible to the ongoing academic programs that these labs support.

3. Alderman Library Renovation $14,100,000 GF

This project is for the modernization of Alderman Library. The project will include fire and life safety improvements, improved accessibility, and renovation of the area vacated when Special Collections moves into its new facilities. If this project is not funded, a significant area of the Library will be underutilized.

4. Mountain Lake Renovations $1,000,000 GF

Mountain Lake is a biological field station with an extensive physical plant requiring updates and improvements. In addition to this request the site may be considered for funding under NEON, the National Ecological Observatory Network, program that will likely require additional building and improvements to the existing structures.

5. Microelectronics Laboratory Renovation $1,500,000 GF

This project updates and enlarges the School of Engineering Microelectronics Laboratory, located in the D Wing of Thornton Hall, to support research. The existing space will not accommodate changes in equipment necessary for the lab to meet its research mission. This project provides a more efficient use of the space, update elements of the lab's infrastructure, which are at the end of their life cycle, and provide some additional research space through renovation. If this project is deferred, the opportunity for participation in the highly competitive microchip industry will be adversely impacted.

6. School of Medicine Laboratories $4,000,000 NGF

This project will allow the continued renovation of a major group of research laboratories to accommodate the needs of new faculty or revised research programs in the Old Medical School, Jordan Hall, the Jordan Hall Addition or Medical Research Building No. 4. Many of these laboratories and support spaces have exceeded their useful life and are no longer capable of meeting the current requirements of students, faculty, researchers, and investigators. Over the last ten years, there has also been an increased demand for state-of-the-art laboratory space due to new grants and an increase in research staff. The project supports this demand by upgrading a significant amount of existing laboratory and research space in a cost-effective manner. It provides an opportunity to deal
more effectively with building infrastructure, code, and design issues while increasing the efficiency of this space. If this project is deferred, it will be necessary to continue an interim strategy of funding a series of smaller renovations in disparate locations as the space becomes available. This approach makes it more difficult to meet the requirements of grant funding agencies, and does not provide major opportunities for reducing the maintenance and operating costs that are realized in larger renovations.

New Construction Projects

1. Life Science Building $53,000,000
   $26,500,000 GF
   $26,500,000 NGF

This project constructs a new Biomedical Science Research Center that will allow three interdisciplinary and inter-school science programs to be launched or expanded, including the Institute for Regenerative Medicine, an expanded Pharmacological research effort, and an enhanced Neuroscience Program. This incubator facility will provide the College and Graduate School of Arts and Sciences, the School of Engineering, and the School of Medicine with space to advance cross-disciplinary science that will allow the University and the Commonwealth to establish leadership positions in these important, cutting edge sciences. A new facility will allow the University to compete more effectively for an expanded Federal biomedical research budget and also will provide economic development benefits in the form of new research jobs, royalty revenues, and the possible creation of new research companies. This new building will be in the 100,000-150,000 GSF range and will free up space in existing facilities, permitting the further expansion of more traditional scientific research.

2. Ruffner Addition, Renovation & Parking $30,800,000
   $15,400,000 GF
   $15,400,000 NGF

This project includes a 60,000 GSF addition to Ruffner Hall, renovation of Ruffner Hall, and a 75 car two level parking deck (over which the addition is built) for the Curry School of Education. Curry currently houses academic programs and sponsored research activities in leased space. The clinics and research projects do not function efficiently due to the dispersion of faculty, staff, and students. The addition will support the needed space requirements for teaching and research while the renovation will replace the existing HVAC system, upgrade the infrastructure, and create a 21st century facility.
3. Alderman Road Replacement Housing $27,000,000 BONDS

This project replaces badly deteriorated housing units at the first year area on Alderman Road with newly constructed and state of the art housing. It is a continuation of the 2004-2006 request and the $16 million authorization received for the 2002-2004 biennium. It is the intention to replace the existing beds and add additional capacity. The latter will initially be the 'swing' space as the older housing is replaced and by the time the project is completed the 'new' beds will provide additional capacity. This project will require major infrastructure investment including the probability of a housing chiller plant.

4. Health Science Library Addition $7,200,000 GF

This project constructs a 23,500 gross square foot three story addition on the south side of the Health Sciences Library. It will include space on the lower level to expand the historical collections, include compact shelving to accommodate an archive for the Health System, and seminar space for the archivist, and exhibit space for displaying historical artifacts and other treasures to the public. It will also contain space on the upper two levels to greatly expand computer classrooms and small group teaching facilities. If this project is deferred, the library will not be able to offer additional educational facilities which allows them to keep abreast of advances in technology and instructional design development.

5. Miller Center Expansion, Phase III $10,000,000 NGF

This project involves the development of a colonnade to the north with additions as separate structures in a "dependency row" much like Thomas Jefferson's University of Virginia Lawn and Monticello. The colonnade will provide essential circulation to the additions and connection to the existing facility. The pavilion-like additions would include scholar housing for visiting faculty, offices, and multi-media production services. This project is required to maintain the very high reputation and service of the Miller Center.

Infrastructure Projects

1. Replacement Boilers $7,100,000 GF

This project replaces boilers in the Central Steam Plant that are nearing 60 years old. The project compliments the Heating Plant Modification project and assures that the University's
heating needs will be met in an effective way, as well as be in compliance with environmental requirements.

2. Steam Tunnel Repair (Emmet Street) $2,600,000 GF

This project repairs or replaces the "Emmet Street" section (approximately 1,160 linear feet) of steam tunnel. An inspection of the tunnel revealed that it is inadequate to support imposed loads. These loads include vehicular traffic on the adjacent roadway and fire fighting vehicles. As an interim measure, bollards have now been placed over the tunnel to prevent access by vehicles. The project also relocates other utilities such as water, storm and sanitary, electric, chilled water to allow for the repair and replacement work. This tunnel carries required steam service to many critical academic, administrative, and research facilities. Loss of steam supply would negatively impact the heating and domestic hot water services to these facilities. Failure to repair or replace these sections of steam tunnel could result in injury to the public, loss by fire, and/or loss of required utility service to critical University facilities.

3. Fire & Life Safety $500,000 GF

This project continues the installation of a fire suppression system in the Engineering School (Thornton Hall). It is the final phase of a three phase project. The necessary building automation controls and alarms will be included. The University’s Safety and Security Committee, Environmental Health and Safety, and Facilities Management all agree that this is the highest risk building without sprinklers. If this project is deferred, Thornton Hall will continue to be a high-risk building from a fire and life safety perspective. This project will also support emergency sprinkler requirements.

4. Accessibility $500,000 GF

The University has prioritized the accessibility needs on grounds. The intent is to apply available accessibility funds to the highest priority project. The Maury Hall auditorium is a 300-seat facility that is inaccessible and limited to an occupancy of 75 due to life safety issues. This project will provide an accessible entrance and a second means of egress from the auditorium to satisfy a life safety requirement. This will allow full use of the 300-seat capacity of the auditorium. If this project is deferred the University will be denied full use of a major classroom facility.
Blanket Authorizations

1. Academic/Research Facilities $14,000,000 NGF

This project will provide additional blanket authority to plan, renovate, perform utility work, or acquire properties for the Academic Division for minor projects not originally envisioned as part of the current six-year plan. Many of the renovations in the Academic Division require the use of this authority to meet unanticipated changes in technology. If this project is deferred, the ability of the Academic Division to execute projects of this nature will be curtailed.

2. Auxiliary Facilities $3,000,000 NGF

This project will provide blanket authority to plan, renovate, perform utility work or acquire properties for the auxiliary enterprises. Many of the renovations require the use of this authority to meet unanticipated changes. If this project is deferred, the ability of the auxiliary enterprises to execute projects of this nature will be curtailed.

Maintenance Reserve

1. Maintenance Reserve $19,500,000 GF

This project is for the repair and replacement of plant, property, and equipment to maintain or extend the useful life of these facilities. To the extent this request is not funded, the University’s facilities will continue to deteriorate due to inadequate funding to maintain equilibrium.
APPENDIX B

Medical Center
2004-2006 Project Descriptions

New Construction Projects

1. Clinical Laboratory Building (Supplement)  $10,000,000 NGF

This project involves the construction of a 50,000 gross square foot clinical laboratory building in close proximity to University Hospital. It is anticipated that specimens will be transported between the two facilities by an automated transport system so that it is not essential for the laboratories be contained in the Hospital. This project will provide for the consolidation of all clinical laboratories now located on twelve floors in six buildings. The new facility is expected to increase the efficiency and cost effectiveness of the existing clinical laboratory operation. If this project is deferred, the Medical Center will not be able to consolidate its clinical laboratories or provide the vacated space to other clinical activities throughout the Health System.

2. Children’s Medical Center  $47,000,000
   $37,000,000 NGF
   $10,000,000 BONDS

This project involves the construction and/or renovation of 163,000 gross square feet of clinical space in order to establish a comprehensive outpatient Pediatrics Center with in the Health System area. It will include reception and public spaces; faculty offices, a resident support and education center, a screening center and clinical trials area; and a patient care unit (inpatient rehab/acute/short stay). If this project is deferred, the Health System will not be able to improve the delivery of comprehensive care to children in a modern, efficient facility; improve the image and competitive advantage of the Children’s Medical Center in the state and mid-Atlantic region; preserve and improve the Medical Center’s tertiary referral base; provide better access for children and their families; achieve the consolidation of pediatric outpatient services and clinics on a single site, with the associated economies of scale; and capitalize on the changes in reimbursement that may be possible.

3. Cancer Center  $100,000,000
   $20,000,000 GF
   $60,000,000 NGF
   $20,000,000 BONDS
This project involves the construction of 150,000 gross square feet of research space, 124,000 gross square feet of clinical space, and a bridge for pedestrian traffic. The research facility will house the Transitional Research Laboratory for Chemical and Molecular Biology and vivarium space for the use and development of animal models of cancer. The clinical facility includes treatment space, treatment support space, a Clinical Trials Center, administrative and faculty offices, and other support functions. It will provide a comprehensive Cancer Center facility serving the Commonwealth of Virginia, which integrates research, treatment, teaching, and patient education. If this project is deferred, the quality of care available to patients in the region and the state will be diminished, and the Medical Center will lose an opportunity to maintain and increase its market share. (This will be a joint funded project with $55,000,000 coming from the Medical Center and $45,000,000 from the School of Medicine. The Medical Center funding is split $35,000,000 NGF and $20,000,000 bonds. The School of Medicine funding is split $20,000,000 GF and $25,000,000 NGF.)

Planning / Acquisition Authorizations

1. Property Acquisition & Related
   Site Improvements $30,000,000 NGF

This project will enable the University to acquire strategic pieces of property when necessary or when they are placed on the market. It also provides the authority necessary to construct the utility infrastructure as well as develop the site and parking for either or both the Children’s Medical Center or the Cancer Center. If this project is deferred, it will have an adverse impact on the Medical Center’s ability to bring major new facilities online in the Health System area.

Blanket Authorizations

1. Medical Center Facilities $20,000,000 NGF

This project will provide blanket authority to plan, renovate, perform utility work or acquire properties for the Medical Center for minor projects not originally envisioned as part of the current six-year plan. Many of the clinical renovations in the Medical Center require the use of this authority to meet unanticipated changes in technology and health care practice. If this project is deferred, the ability of the Medical center to execute projects of this nature will be curtailed.
2006-2008 Project Descriptions

**New Construction Projects**

1. **Medical Office Building** $20,000,000 BONDS

This project will allow for the construction and/or acquisition of a 68,000 gross square foot Medical Office Building to provide clinical space for Imaging. If this project is deferred, the Medical Center will not be able to provide quality and convenient patient care facilities.

**Blanket Authorizations**

1. **Medical Center Facilities** $20,000,000 NGF

This project will provide blanket authority to plan, renovate, perform utility work or acquire properties for the Medical Center for minor projects not originally envisioned as part of the current six-year plan. Many of the clinical renovations in the Medical Center require the use of this authority to meet unanticipated changes in technology and health care practice. If this project is deferred, the ability of the Medical center to execute projects of this nature will be curtailed.

2008-2010 Project Descriptions

**Blanket Authorizations**

1. **Medical Center Facilities** $20,000,000 NGF

This project will provide blanket authority to plan, renovate, perform utility work or acquire properties for the Medical Center for minor projects not originally envisioned as part of the current six-year plan. Many of the clinical renovations in the Medical Center require the use of this authority to meet unanticipated changes in technology and health care practice. If this project is deferred, the ability of the Medical center to execute projects of this nature will be curtailed.
Renovation Projects

1. Smiddy Hall Renovations
   $6,700,000 GF
   This project renovates Smiddy Hall, a 21,534 gross square feet building constructed in 1974 as a classroom and faculty office building. Other than a roof replacement in 2000, this building has not been renovated or significantly upgraded since its construction. This project will update the systems throughout the facility and provide for ADA access to the second floor of the building. If this project is deferred, the College will face increasing maintenance costs and more and more difficulty in finding replacement parts for the very old HVAC system.

2. Science Building Renovation
   $5,800,000 GF
   This project renovates the existing 25,438 gross square feet science building for class laboratories, faculty research laboratories, and ancillary support spaces. The Science Building was constructed in 1963 to meet the needs of a two-year curriculum. Currently, the College has underway the addition of a biology and chemistry laboratory addition to the building, which would bring these laboratories into compliance with academic and health and safety issues. The renovation of the existing building will allow the systems and classrooms to be brought up-to-date and fire suppression systems added. If this project is deferred, half of the College Science programs will be constricted in old antiquated facilities in stark contrast to the new state-of-the-art Science addition.

New Construction

1. Convocation Center
   $23,000,000 GF
   This project constructs a 3,000 seat Convocation Center on the campus. Presently no facility of this type exists at the College. The building is expected to house faculty offices, classrooms, training and conference rooms as well as a large convocation hall and will accommodate a variety of academic events such as graduation, spring convocation and other special events including community functions. The construction of this facility will create a college athletic center for intercollegiate sports, education, and training as well as community uses.
2. New Residence Hall $5,900,000 BONDS

This project constructs a new student residence hall to serve 120 students. As overall enrollment increases the need for on campus housing continues to grow. The residence hall is required to match the growth of the future student population. This is a supplemental authorization to the $7,000,000 NGF residence hall authorization (P.C. 246-16151), which the College received in 2002. This request substitutes $5,900,000 of bond funding for $5,900,000 of NGF funding.

Infrastructure Projects

1. Water & Sewer Line Replacement & Metering $2,350,000 GF

This project upgrades and replaces portions of the existing water and sewer lines throughout the campus including the installation of metering devices for individual buildings. The existing piping lines are very old and susceptible to leaks and frequently require repairs. Most of the buildings do not currently have individual metering capability and it is impossible to monitor usage of water at any individual location. With individual meters the college will be able to monitor excessive usage patterns and apportion accountability.

2. Install Building Electric Meters, Phase I $550,000 GF

This project installs electric meters at individual buildings throughout the campus. Individual buildings are currently not metered. Therefore, it is not possible to ascertain the quantities of electrical power that buildings or departments are using. With the addition of metering, the College will be able to recover costs based on usage measured.

3. Relocate Baseball Field $2,800,000 NGF

This project will reconstruct and relocate the varsity baseball field to the new athletic precinct as proposed in the 1997 Facilities Master Plan Update. The relocated field will be adjacent to other athletic facilities, such as football and the proposed convocation center. This relocation will free its current location for other Master Plan proposed activities. If this field is not relocated, the Master Plan components cannot be realized.

4. Accessibility $600,000 GF
The College has been working to bring walkways and buildings on the campus into ADA compliance. This project will allow this work to continue. The terrain of the campus and multi-level entrances makes this a critical issue. The project also includes providing accessible entrances (ramps and electric door operators) to several buildings. Without this project, portions of the campus will remain limited in meeting the needs of physically challenged students, faculty, and staff.

Maintenance Reserve

1. Maintenance Reserve $1,300,000 GF

This project is for the repair and replacement of plant, property and equipment to maintain or extend the useful life of these facilities. To the extent this request is not funded, the College’s facilities will continue to deteriorate due to inadequate maintenance funding to maintain equilibrium.

2006-2008 Project Descriptions

Renovation Projects

1. Renovate Indoor Pool $2,700,000 GF

This project renovates and upgrades the infrastructure of the existing 8,800 square feet swimming pool building. There have been no major renovations or improvements in this building for many years; upgrades of all major building systems are needed, including the pool filtering system and replacement of the asbestos roofing. If this project is deferred, this building will continue to deteriorate.

2. Greear Gym Renovation $5,300,000 GF

This project renovates and upgrades the infrastructure of the 26,500 square feet existing gymnasium building constructed in 1961. No major renovations or improvements have occurred for many years. The facility is well used by students and staff for intercollegiate as well as intramural sports. The building requires new windows, lighting, plumbing, electrical systems as well as air conditioning and HVAC upgrades. If this project is deferred, the College will continue to have inadequate and outdated facilities for its athletic and intramural programs.

New Construction Projects
1. Wylie Library Addition $6,000,000 GF

The project will provide additional stack space and student study areas. Study areas are inadequate within the library and throughout the campus. Stack space is also insufficient. As enrollment continues to increase, it is necessary for the library space to increase. If more study space is not provided and enrollment grows, the ratio of available study space per student will decrease and will become less than required for accreditation.

Planning Authorizations

1. New Classroom Building $800,000 GF

This project will provide planning for a new classroom building. As the College enrollment continues to expand, new classrooms are needed to prevent overcrowding, to assist scheduling and to provide space for expanded programs. If this project is deferred, the College cannot keep up with expanded enrollment, or develop and offer new programs to the students.

Maintenance Reserve

1. Maintenance Reserve $1,400,000 GF

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2008-2010 Project Descriptions

New Construction Projects

1. New Classroom Building $10,500,000 GF

This project will support increased enrolment and program growth with specialized classrooms incorporating technology for the business and education programs. The college has an increasing undergraduate enrolment and growth in its evening programs. If this project is not funded, the College will be unable to meet the demand for educational opportunities in Southwest Virginia.

2. Student Recreation Center $5,000,000 NGF
The College does not have adequate opportunities for student recreation. The only gym on campus is heavily utilized for academic, program, and intercollegiate functions. This leaves limited time for students to use the facility for intramural and recreational activities. Failure to construct this facility will limit the competitive recruiting position of the College.

3. New Residence Hall $7,000,000 BONDS

This student residence hall is needed to handle the continued growth and demand for on campus housing. The demographic change of the growth occurring at the College is from an area outside of commuting distance. Existing residence halls are averaging 103 percent capacity.

4. Planetarium $2,700,000 GF

This project constructs a new planetarium at the west end of the Science Building addition. The project will directly expand the science curriculum. Currently the closest facility of this type is at Virginia Tech. The project will benefit the community as a teaching tool for K-12 students in this region.

Infrastructure Projects

1. Install Building Electric Meters, Phase II $500,000 GF

This project installs electric meters at individual buildings throughout the campus where buildings are not metered. Currently it is not possible to ascertain the quantities of electrical power that buildings or departments are using. With the addition of metering, the College will be able to recover costs based on usage measured.

Maintenance Reserve

1. Maintenance Reserve $1,500,000 GF

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