UNIVERSITY OF VIRGINIA
BOARD OF VISITORS
MEETING OF THE
BUILDINGS AND GROUNDS
COMMITTEE
OCTOBER 1, 2004
BUILDINGS AND GROUNDS COMMITTEE

Friday, October 1, 2004
8:45 – 9:45 a.m.
Board Room, The Rotunda

Committee Members:
Mark J. Kington, Chair
William G. Crutchfield, Jr. Terence P. Ross
Susan Y. Dorsey Thomas A. Saunders, III
Thomas F. Farrell, II Gordon F. Rainey, Jr., Ex Officio
Lewis F. Payne

AGENDA

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   (University of Virginia Foundation)

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   (Ms. Sheehy to introduce Mr. David J. Neuman;
   Mr. Neuman to report)
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IV. EXECUTIVE SESSION
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   permitted by Virginia Code Section 2.2-3711 (A) (3)
B. Consideration of Evaluation of Personnel, as 18
   permitted by Virginia Code Section 2.2-3711 (A) (1)
A. ARCHITECT SELECTION, CLINICAL CANCER CENTER: Approval of architect selection

The Clinical Cancer Center will be located in the Health Sciences Center on the site of the West Parking Garage which is at the corner of Jefferson Park Avenue and Lee Street. The 153,000 GSF building will house a new clinical cancer center and core laboratory facility. The project will allow the University to 1) co-locate most of the Medical Center's cancer clinics in a location convenient to parking and the main hospital, 2) enhance the layout, appearance and amenities of the clinics, and 3) support the installation of new therapeutic equipment. The program goal is to improve patient care and to make the cancer center facilities more convenient. The proposed budget is $70,700,000 with $36,995,000 funded by bonds and $33,705,000 funded by hospital operating funds. We recommend the selection of the Zimmer-Gunsul-Frasca Partnership of Washington, D.C.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee

APPROVAL OF ARCHITECT SELECTION FOR THE CLINICAL CANCER CENTER

RESOLVED that Zimmer-Gunsul-Frasca Partnership, of Washington, D.C., is approved for the performance of architectural and engineering services for the Clinical Cancer Center.

B. EASEMENT, CORE LABORATORY BUILDING (City of Charlottesville): Approval of easement

The University proposes to request from the City of Charlottesville an easement which will permit the placing of two pneumatic tubes under 11th Street S.W.. The tubes will connect the new Core Laboratory building with the hospital, and will allow the transfer of materials between the two facilities. The easement will be approximately 205 feet long and 15 feet wide.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee and by the Board of Visitors
RESOLVED that the request for an easement, dated October 1, 2004, from the City of Charlottesville for two pneumatic tubes on 11th Street S.W., is authorized; and

RESOLVED FURTHER that appropriate officers of the University are authorized to request said easement.

C. EASEMENT, CORE LABORATORY BUILDING (University of Virginia Foundation): Approval of easement

This easement would permit the placement of two pneumatic tubes across University of Virginia Foundation property at the intersection of West Main Street and 11th Street S.W., to the new Core Laboratory building. The tubes will connect the building with the hospital, and will allow the transfer of materials between the two facilities. The easement will be approximately 45 feet long and 15 feet wide.

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

RESOLVED that the request for an easement, dated October 1, 2004, from the University of Virginia Foundation for two pneumatic tubes to the Core Laboratory building across the Foundation’s property located at the southeast corner of the West Main Street and 11th Street S.W., intersection is authorized; and

RESOLVED FURTHER that appropriate officers of the University are authorized to request said easement.
UNIVERSITY OF VIRGINIA  
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: October 1, 2004

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.A. Contract Review, Wise Residence Hall

BACKGROUND: This project constructs a 120 bed residence hall at the College at Wise. The building will be located in the College’s housing precinct. It is needed to respond to an increasing student enrollment and to help meet the College’s goal of increasing the on-campus residential population. The building’s design guidelines were approved on May 23, 2003. The selection of Ken Ross Architects, Inc., of Johnson City, Tennessee, as the project architect, was approved on July 12, 2003. The design was approved on May 5, 2004 with a budget of $6.4 million funded by bonds.

DISCUSSION: In July, we received two construction proposals. Both exceeded the budget by approximately $1 million. We explored the feasibility of reducing the size of the building and the number of beds available, but decided this would be counter to the College’s desire for more beds on campus. We exercised available options to reduce the cost of the project without reducing the number of beds resulting in a savings of $215,000. We have worked with the College on a financial proforma and determined that the housing system is capable of generating sufficient revenues to cover the additional debt requirements of a $7.185 million budget. Given the importance of this project in providing additional on campus housing for students, we recommend that the budget increase be approved.

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

APPROVAL OF BUDGET INCREASE FOR THE WISE RESIDENCE HALL

RESOLVED that the increase in the budget from $6.4 million to $7.185 million for the construction of the residence hall at the College at Wise is approved.
BACKGROUND: The Health System has engaged The Smith Group to revise its master plan in anticipation of additional growth in its clinical, research and academic programs. The Architect for the University reviewed a draft of the plan with the Committee at its April 15th meeting. Since then the plan has been finalized to reflect recent changes with regards to the Clinical Cancer Center, the McLeod Hall Addition, and the Medical Education Building.

DISCUSSION: The plan’s goal is to create an adaptable 15-20 year framework that considers natural growth boundaries, patterns of expansion, and informed options for near and mid-term periods. Its Guiding Principles are:

1. Plan for a cohesive spatial organization with distinct yet integrated functional zones.

2. Foster connectivity by reintroducing green spaces and include open spaces as key elements.

3. Allow for a distinct identity for each major program area (Medicine, Nursing and Hospitals) within the overall identity of the University.

4. Create an overall comprehensible pedestrian network.

5. Develop a roadway network and expand existing utility infrastructure that supports development.

6. Provide adequate parking for staff, visitors, and patients.

The plan calls for 1) clinical facilities to be concentrated between Lee and West Main Streets, creating a more visible entrance and a public face for the Health System on West Main Street and Jefferson Park Avenue, and 2) the facilities for School of Nursing, Medical School, and medical research to be concentrated in the Lane Road and 15th Street area.

The plan’s first phase uses a ten year horizon and suggests sites for parking, a cancer treatment center, a relocated children’s medical facility, and a temporary location for the
Core Laboratory. Phase II provides a longer-term vision, and examines the needs of the Health System within the next twenty years; including expanded in-patient facilities.

**ACTION REQUIRED:** Approval by the Buildings and Grounds Committee

**APPROVAL OF HEALTH SYSTEM AREA PLAN**

WHEREAS, the Health System initiated an update of its area plan in anticipation of additional growth in clinical, research and academic programs; and

WHEREAS, the plan creates an adaptable 15-20 year framework that considers natural growth boundaries, patterns of expansion, and informed options for near and mid-term periods; and

WHEREAS, the plan includes six guiding principles that provide a framework for future development; and

WHEREAS, the plan provides for the orderly future growth of the Health System Area;

RESOLVED that the Health System Area Plan, dated October 1, 2004, and prepared by The Smith Group of Washington, D.C., is approved; and

RESOLVED FURTHER that the Master Plan for the University of Virginia, dated June 15, 1999, is amended to incorporate the elements of the Health System Area Plan.
UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: October 1, 2004

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.C. Concept, Site, and Design Guidelines, Clinical Cancer Center

$36,995,000 Operating Funds
$33,705,000 Bonds

BACKGROUND: This project constructs a 153,000 gross square foot facility at the corner of Jefferson Park Avenue and Lee Street on the site of the West Parking Garage. The project will allow the University to 1) co-locate most of the Medical Center’s cancer clinics in a location convenient to parking and the main hospital, 2) enhance the layout, appearance and amenities of the clinics, and 3) support the installation of new therapeutic equipment. The program goal is to improve patient care and to make the cancer center facilities more convenient. The project budget is $70,700,000.

DISCUSSION: The Office of the Architect has prepared the concept, site, and design guidelines. Mr. Neuman will review the guidelines with the Committee.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee

APPROVAL OF CONCEPT, SITE, AND DESIGN GUIDELINES FOR THE CLINICAL CANCER CENTER

RESOLVED that the concept, site, and design guidelines, dated October 1, 2004, and prepared by the Architect for the University, for the Clinical Cancer Center are approved; and

RESOLVED FURTHER that the project will be presented for further review at the schematic design level of development.
The University of Virginia general siting criteria for all new facilities include the following components:

- Conforms with overall land use plan and district/area plans.
- Reinforces functional relationships with other components of the same department or program, and is compatible with other neighboring uses.
- Satisfies access requirements - pedestrian, bicycle, vehicular and service.
- Maximizes infill opportunities to utilize land resources and existing infrastructure.
- Minimizes site development costs, including extension of utilities, access, loss of parking, mass grading, etc.
- Minimizes opportunity cost; i.e., value of this use and size versus other alternatives.
- Provides a size that is adequate, but not excessive, for initial program, future expansion, and ancillary uses.
- Allows for incorporating sustainability principles in terms of solar orientation, reuse of historic structures, storm water management, etc.
- Avoids unnecessary environmental impacts, including significant tree removal or filling of existing stream valleys.
- Allows site visibility and aesthetic character as appropriate for the intended use and for the neighborhood.
- Minimizes time for implementation of project.

**Proposed Project Concept:** The Clinical Cancer Center will be a world-class facility designed to integrate research and education with treatment and related support for multi-disciplinary cancer clinics. The building is expected to be approximately 153,000 gross square feet. Patient treatment areas will include infusion and radiation therapy centers; a 23-hour care facility; a blood marrow and outpatient stem-cell transplant unit; a cryopreservation laboratory; and special procedure rooms. An ancillary area will provide biological imaging services and both compounding and clinical services pharmacies. Patient and family support services will promote physical, emotional and spiritual well being as an essential component of the healing environment; while a cancer learning center will encourage education and outreach. A clinical trials center and a molecular correlations laboratory will provide patient-centered care using promising new therapies. In addition, the hospital’s consolidated labs will be relocated in the center.
**Proposed Site:** The recommended site is located at the corner of Jefferson Park Avenue (JPA) and Lee Street, across from the UVa Hospital. The existing 330-space garage will be demolished to make way for the new building once a new parking structure is completed. Notable infrastructure expansion and site development will also be required. The site was selected following a planning workshop in April 2004 that studied several other alternatives as well, including the removal of the recently purchased Blake Center office complex at the corner of JPA and West Main Street. After careful analysis utilizing the general UVa siting criteria, focus was given especially to 1) the functional relationships between the building’s program and site adjacencies to the existing hospital, including the requirement for an all-weather, above grade connector for patient and staff movements; 2) the highest and best use analysis of this site; 3) the overall economics of replacing a 20-year old, inefficient parking structure versus the maintenance of existing, well-utilized offices; and the site development cost alternatives for the new building. These important criteria heavily favored use of the proposed site.

**Design Guidelines:** *(see figures 1 and 2)*

**Site Planning**
- Building setbacks will be a minimum of 30’ from both Jefferson Park Avenue and Lee Street; and a minimum of 50’ from the rail tracks.
- Orient main entry to primary patient drop-off area to the east of site and related to the existing Health System East Parking Structure.
- Orient secondary entry along Lee Street to provide safe drop off zone for special patients.
- Locate service access and trash/recycling area at northwest corner of the site to utilize existing Dominion Power access road.
- Develop outdoor terraces and roof gardens to utilize southern and eastern viewsheds.

**Circulation and Parking**
- Design entry plaza in conjunction with revised drop off, turn-around drive and entrance to Health System East Parking Structure
- Orient vehicular turn-around to relate safely and aesthetically to the existing main hospital turn-around to the south of Lee Street.
- Configure sidewalks along both Lee Street and Jefferson Park Avenue to relate to the functional needs of the new building and to connect appropriately to the surrounding pedestrian system.
- Provide 6-8 short-term parking spaces in entry plaza to accommodate patient drop off.
- Provide 3-5 service spaces in service yard area to northwest area of the site.

**Architecture**
- Building mass will consist of a basement, plus four stories (approx. 15’-0” floor to floor) above grade. Top story to incorporate main mechanical penthouse and potential roof terrace in addition to program space.
- Develop a roof form that is complementary and contextual with major nearby structures, as well as UVa traditions.
- Create an identifiable and welcoming covered main entry and patient lobby.
- Utilize materials and colors consistent with UVa/ UVa Health System palette.
- Evaluate and integrate the basic tenets of sustainable design.
- Overall building design should integrate “sound planning, strong landscape and memorable architecture”; i.e. the building character that is of the University of Virginia.
**Landscape**
- Develop contextual landscape appearance on the Lee Street and Jefferson Park Avenue edges that can be integrated with conditions on the opposite sides of these major streets.
- Create a landscaped area associated with the drop off zone at the main entry to allow for visual relief and a shaded waiting area that is complementary to the main hospital entry area.
- Preserve existing major trees on western edge of site and incorporate them into the overall design.
- Screen northern side of building from rail tracks and service yard.
- Provide appropriate and safe levels of pedestrian lighting in accordance with UVa standards.
- Screen all trash/recycling areas and above-grade utilities; e.g. transformers.
- All site furnishings selections will comply with the UVa Facilities Design Guidelines; graphics will comply with University sign standards.
- Comply with UVa Landscape Master Plan in overall design intent.

**Review and Compliance**
The Office of the Architect for the University is responsible for the review and approval of project compliance with these guidelines.
UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: October 1, 2004

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.D. Concept, Site, and Design Guidelines, Sports Medicine Facility

$1,700,000 Auxiliary Funds

BACKGROUND: This project constructs a 5,000 GSF pre-engineered structure with an enclosed connector to the U-Hall/Onesty Hall complex for the Athletic Department’s Sports Medicine program. The program, which is currently located in the basement of the McCue Center, includes the physical conditioning activities for all athletes. When built in 1991, the McCue Center was originally intended to support only the football team. Over the years, its role has expanded to accommodate all varsity athletics. As a result, the Sports Medicine program has outgrown its space. The new facility will be used to support the Olympic sports teams. This will allow the McCue Center to return to its original use. The project budget is $1.7 million with funding provided by the Athletic Department's auxiliary reserves.

DISCUSSION: The Office of the Architect has prepared the concept, site, and design guidelines. Mr. Neuman will review the guidelines with the Committee.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee

APPROVAL OF CONCEPT, SITE, AND DESIGN GUIDELINES FOR THE SPORTS MEDICINE FACILITY

RESOLVED that the concept, site, and design guidelines, dated October 1, 2004, and prepared by the Architect for the University, for the Sports Medicine Facility are approved; and

RESOLVED FURTHER that the project will be presented for further review at the schematic design level of development.
Sports Medicine and Training Facility – UVa Athletics
Concept, Site and Design Guidelines
Office of Architect for the University of Virginia
October 1, 2004

The University of Virginia general siting criteria for new facilities include the following:

- Conforms with overall land use plan and district/area plans.
- Reinforces functional relationships with other components of the same department or program, and is compatible with other neighboring uses.
- Satisfies access requirements- pedestrian, bicycle, vehicular and service.
- Maximizes infill opportunities to utilize land resources and existing infrastructure.
- Minimizes site development costs, including extension of utilities, access, loss of parking, mass grading, etc.
- Minimizes opportunity cost; i.e., value of this use and size versus other alternatives.
- Provides a size that is adequate, but not excessive, for initial program, future expansion, and ancillary uses.
- Allows for incorporating sustainability principles in terms of solar orientation, reuse of historic structures, storm water management, etc.
- Avoids unnecessary environmental impacts, including significant tree removal or filling of existing stream valleys.
- Allows site visibility and aesthetic character as appropriate for the intended use and for the neighborhood.
- Minimizes time for implementation of project.

Proposed Project Concept: The North Grounds, located along Massie Road from Emmet Street is the hub of operations for the University athletic programs. Many support functions are essential to the success of both intercollegiate and intramural athletics. The Sports Medicine Program, which is currently located in the basement of the McCue Center includes the physical conditioning activities for all athletes. When it was built in 1991, the McCue Center was intended to support only the football team. Over the years, its role has since expanded to include all varsity athletics and the Sports Medicine program has outgrown its space.

The new facility will relieve over-crowding by returning the McCue Center facility to its intended use for the football program. The new facilities are needed by the fall of 2005.

The renovation of Onesty Hall was considered, but renovation estimates indicated that this was too costly by a factor of four(4x). Until permanent facilities can be incorporated into
the athletic complex over the next ten years, a temporary solution must be found. The project will be constructed using a design-build method. Much of the construction will be of pre-fabricated building components that can be quickly delivered and rapidly assembled with a minimum of disruption to existing activities, facilities and to the site. A 5,000 GSF, structure with an enclosed connector to the U-Hall/Onesty Hall complex is proposed. The project budget is $1.7 million with funding provided by the Athletic Department’s existing auxiliary reserves.

Proposed Site:

The recommended site is screened from general view in the space between U-Hall and Onesty Hall on the east side of the complex. The site does not currently have a dedicated use. Because it rests on a plateau that rises several feet above Emmet Street and several feet below Copley Road, the facility will be relatively unobtrusive. The proximity to many existing sports facilities and to the new arena will provide convenient access for athletes and staff. Service to the buildings and athletic fields will be maintained. This location has been previously cleared and graded and will require a minimum of site preparation to accommodate the new construction. As a landscape area, it has been covered with a pervious surface, thus the net change in the volume or the quality of the storm water run-off will be managed through the Dell Creek improvements. Utilities to support the building are available nearby.

Design Guidelines:

Site Planning

- The building will be connected to the existing facilities, however, sufficient distance will be maintained to ensure that the interior of the building receives natural light.
- Service access, utilities, refuse and loading will be located between Onesty Hall and the building, concealed from view of the parking lot.

Circulation and Parking

- Use existing parking surface area and circulation where possible.
- Provide compact loading area for hydration field carts in area indicated on site plan.

Architecture

- The building will be a simple, one-story structure with a cornice to screen the lateral shed roof.
- The main entry will be through the connector to University Hall.
- The secondary entry will be to the north side of the building to allow for access by hydration field carts.
- Materials, fenestration patterns and colors are to be related directly to the Onesty and Cage structures that form the site backdrop.

Landscape

- Screen for hydration cart loading to be provided on east side.
- Develop landscape and hardscape portion of a new north/south pedestrian mall that abuts this site.
- Provide appropriate and safe levels of pedestrian lighting in accordance with UVA standards.
- Screen all trash/recycling areas and above-grade utilities; e.g. transformers.
- All site furnishings selections will comply with the UVA Facilities Design Guidelines; graphics will comply with University signage standards.
- Comply with UVA Landscape Master Plan in overall design intent.

**Review and Compliance**

- The Office of the Architect for the University is responsible for the review and approval of project compliance with these guidelines.
DISCUSSION: The Three Party Agreement with the City of Charlottesville and Albemarle County calls for the University, the City and Albemarle County to develop master plans for the land that lies at the boundaries of or between the University and either the City or County. In the agreement, this land was identified as "Area B" lands. The Vice President for Management and Budget will report on the options under consideration in the current Southern Area B Study.
UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: October 1, 2004

COMMITTEE: Buildings and Grounds

AGENDA ITEM: III.B. Vice President’s Remarks

ACTION REQUIRED: None

DISCUSSION: The Vice President for Management and Budget will provide an update on major projects in various stages of planning, design, and construction.