



UVA Medical Center Expansion

Facilities Planning & Construction
Expanding the possibilities.
2009 Annual Report



**Facilities Planning and Construction
Annual Report
2008-2009**

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2008-2009 Annual Report Table of Contents

Foreword.....	5
Overview	7
<u>Production</u>	
Academic Division	9
Narratives.....	9
Commissions	10
Health System Division	47
Narratives.....	47
Commissions	48
Engineering and Design Division	65
Narratives	65
Commission.....	67
<u>Support Divisions</u>	
Contract Administration Division	75
Administrative Division	77
<i>Support Staff</i>	77
<i>Resource Center</i>	77
Appendices:	
A Facilities Planning and Construction Organizational Chart	79
B Contract Construction by Fiscal Year from 1994-2009.....	80

Facilities Planning and Construction

Foreword

The Facilities Planning and Construction (FP&C) organization is responsible for the execution of the University's Capital Project Program. As such we provide management of all design and engineering services, management of all construction services, and contract administration for all construction contracts and design/engineering services contracts to the University community. Facilities Planning and Construction accomplishes this mission in close coordination and cooperation with the Office of the Architect for the University. Our goal is to be the benchmark institution for higher education capital project execution.

Major responsibilities include:

- Manage projects from inception to occupancy on-time and within budget while assuring appropriate design and construction standards and criteria established by the University, the state, or other appropriate agencies are followed.
- Provide assistance and guidance to the University community in the development of projects for planning and construction.
- Manage the professional and construction services procurement processes to assure conformance to the requirements of the University's restructuring and construction procurement procedures. Conduct all fee negotiations.
- Identify and implement opportunities for reduction of costs through value engineering and other cost reduction initiatives.
- Maintain current project information on-line to include budget and project progress status.
- Maintain in house architectural design services in support of the University's various renovation programs.

The work is accomplished through three production units. Appendix A illustrates the organization of Facilities Planning and Construction.

1. Academic
2. Health System
3. Engineering & Design

They are supported by a Contract Administration Division and an Administration Division.



C. A. "Sack" Johannesmeyer, P.E., VCCO
Director, Facilities Planning and Construction

Facilities Planning and Construction

Overview

This 2008-2009 Annual Report for the Facilities Planning and Construction Department highlights many accomplishments including:

- Completed and occupied several new major facilities. These are highlighted in the Division sections of this report and total \$1,010,403,210.
- Awarded 166 construction contracts totaling \$200,454,204.
- Processed 388 professional service contracts and service orders totaling \$40,713,498.
- Put in place construction with a value of \$170,000,000.
- Design and construction continues on major new facilities. These are highlighted in the Division sections of this report and total \$1,322,020,287. Additionally see each Division section for a summary of major projects.
- Planned and conducted “Construction Inforum 2009” open house for construction firms to meet FP&C staff and learn about proposed projects.

Academic Division:

Studies and Reports:

- Intramural Recreation Facility

Planning:

- Baseball / Softball Stadium Expansion
 - Historic Preservation Master Plan
 - Miller Center Addition
 - Ruffner Hall Renovation
 - Thrust Theatre
 - Wise Library
-
- 12 capital projects in design for a total of \$321,233,000.
 - 18 capital projects in construction for a total of \$416,445,287.
 - 11 capital projects completed for a total of \$180,875,223.

Capital Projects in Design	Capital Projects in Construction	Capital Projects Completed
Alderman Road Residences Phase II & III	Aquatic & Fitness Center Chiller Plant Upgrade	Alderman Road Utilities Upgrade and Expansion
Baseball Stadium Expansion	Bavaro Hall	Campbell Hall Additions
Garrett Hall Renovation	Central Grounds Chiller Plant Upgrade	Kellogg House and Utilities
Information Technology and Communication Data Center	College of Arts & Sciences Physical and Life Sciences Research Building	Law School Faculty Offices Renovations
Newcomb Hall Renovation	Gooch-Dillard Reroofing	Main Heat Plant Environmental Upgrades
New Cabell Hall Renovation	Medium Temperature Hot Water System Upgrade (Central Grounds)	Monroe Hall Renovation
Pavilion X Exterior Restoration	New Cabell Hall South Entrance	Printing & Copying Services Addition
Rehearsal Hall	Pavilion II Renovation	Ruffin Hall / Studio Art Building
Ruffner Hall Renovation	Rice Hall – Information Technology and Engineering Building	South Chiller Plant Expansion, Ph. II
Rugby Administration Building	Scott Stadium Waterproofing	College at Wise: Crockett Hall Renovation
University Bookstore Addition	South Lawn	College at Wise: Entrance Renovation & Entrance Road
College at Wise: Multi-Purpose Facility	College at Wise: Arts Building	
	College at Wise: Dining Hall	
	College at Wise: Residence Hall	
	College at Wise: Science Building	
	College at Wise: Smiddy/IT Ren.	
	Southwest Virginia Higher Education Addition	
	Mountain Lake Director's Cabin, Storage Barn and Cabin Repairs	

Academic Division Major Commissions

Alderman Road Residences – Phase II

The second phase of a four-phase master plan to replace, improve and expand first year housing facilities in the Alderman Road area, this project will build on the precedent of Kellogg House, to provide two new residence halls and a commons building to support increasing enrollments and expectations of the first year residential experience. These new facilities will be constructed on the former sites of the aging Balz, Dobie and Watson Houses, which are being demolished to make way for the new construction.

Situated on a steeply sloping site, the buildings will create courtyards and new open space in the former footprint of Balz House while preserving the wooded area at the center of the precinct. An accessible route will connect the buildings to Kellogg House with a new ramp, and is designed to connect to future accessible connections to the O-Hill Dining Facility. Intended primarily for pedestrian use, this route will be opened to vehicles for move-in days. Limited parking and drives will be provided between McCormick Road and the Commons for accessible spaces and fire and service vehicle access to the buildings. Native and adapted plantings will be used to stabilize slopes and further enhance the precinct.



*Perspective view of the Commons Building with Building 1 beyond.
Ayers/Saint/Gross Architects + Planners*

The residence halls will house 440 first year students and 10 to 20 resident advisors in student rooms in the five upper floors of these six-story buildings. A one-bedroom apartment with private exterior entrance will be located on the first floor of each building to house the area coordinators. The residential community structure will be reinforced with common lounges, quiet study areas, and bathrooms dedicated to each individual 24-student community within the building. First floor spaces including the lobby with casual seating, multi-purpose rooms, and a central laundry will further enhance the student experience and encourage interaction with other students. The Commons Building will provide a location for assemblies of residents of nearby halls for events programmed by Student Affairs. It will include a catering kitchen and AV facilities to support seated dinners for 240, presentations by guest speakers and movie nights.



*Partial rendered site plan showing Building and Commons Building 1st floor and Building 2 typical residential floor.
Ayers/Saint/Gross Architects + Planner*

Ayers / Saint / Gross Architects + Planners of Baltimore, MD, prepared bridging documents for the project. W.M. Jordan Company of Norfolk, VA and Clarke Nexsen Architects of Charlotte, NC has been selected as the design/build team.

The project budget for Phase 2 is \$44.1 million, of which \$40.2 million is associated with the two residence halls. The University has accelerated the project schedule to capitalize on advantageous construction market conditions and expects to occupy all buildings in June 2011, allowing construction of Phase 3 to begin one year early.

Alderman Road Residences – Phase III

The third phase of a four-phase master plan to replace, improve and expand first year housing facilities in the Alderman Road area, this project will provide two new residence halls to support increasing enrollments and expectations of the first year residential experience. These new facilities will be constructed on the former sites of the aging Webb and Maupin Houses, which will be demolished to make way for the new construction.

Situated at the foot of a steeply sloping site, the buildings will create a gateway to Kellogg House and the Phase II Residence Halls and complete the courtyards begun in that phase while preserving the wooded area at the center of the precinct. An accessible ramp will connect the buildings to the O'Hill Dining Facility and to the new accessible route to Kellogg House created in Phase 2.

The residence halls will be five stories in height to step down to the scale of the O'Hill Dining Facility and will house 356 first year students and 10 to 20 resident advisors in student rooms in their four upper floors. A one-bedroom apartment with private exterior entrance will be located on the first floor of each building to house the area coordinators. The residential community structure will be reinforced with common lounges, quiet study areas, and bathrooms dedicated to each individual 24-student community within the building. First floor spaces including the lobby with casual seating, multi-purpose rooms, and a central laundry will further enhance the student experience and encourage interaction with other students.

Ayers / Saint / Gross Architects + Planners of Baltimore, MD, are being retained to prepare bridging documents for the project. W.M. Jordan Company of Norfolk, VA and Clarke Nexsen Architects of Charlotte, NC, the design/build team for Phase 2, are expected to be retained for this phase as well, pending receipt of an acceptable proposal next spring.

The project budget for Phase 3 is \$52.5 million, of which \$6 million is dedicated to a utilities infrastructure project to support the remaining and future residence halls with medium temperature hot water after the demolition of the antiquated hot water plant in Maupin House.

The University has accelerated the project schedule to capitalize on advantageous construction market conditions and presently expects to occupy all buildings in June 2013, one year ahead of the initial plan.



*Phase3 – Proposed design with Observatory Hill Dining Hall to right.
Ayers/Saint/Gross Architects + Planners*



*Alderman Road Housing Master Site Plan
Ayers/Saint/Gross Architects + Planners*

Aquatic and Fitness Center Chiller Plant Upgrade

The Aquatic and Fitness Center (AFC) Chilled Water Plant is one of three existing chiller plants that provide capacity to the McCormick Road Chilled Water Loop serving numerous buildings in this precinct. In order to support the construction of multiple new facilities in the precinct and because the Olsson Hall chiller plant is being decommissioned to make way for the School of Engineering and Applied Science (SEAS) Information Technology and Engineering (ITE) building, the AFC plant is being upgraded from 2,400 tons of cooling capacity to 6,900 tons. The project will install three 1,500 ton chillers and five supporting cooling towers. As a result of this project, the combined cooling capacity for the entire McCormick Road Chilled Water Loop will increase from 7,600 tons to 10,500 tons. The new chillers will be installed inside the existing AFC basement, while the new cooling towers will be installed in the existing AFC cooling tower yard and will be screened in a similar manner to the existing tower cells.

The project was designed by Affiliated Engineers, Inc. of Chapel Hill, North Carolina and the construction is being managed by Martin Horn, inc. of Charlottesville, Virginia. The project budget is \$21,000,000 and the construction is scheduled for completion in the spring of 2010.



AFC Chiller



AFC Pumps

Baseball Stadium Expansion

In October 2007 the Cavalier Daily wrote “Success on the field was rewarded by motion in the boardroom yesterday when the Board of Visitors approved plans for the expansion of Davenport Field.” That could not be truer today as design meetings for the expanded team facilities were delayed by UVA’s first ever appearance at the College World Series, and Coach O’Connor was named National Coach of the Year by the College Baseball Writers Association. Success on the field is creating more demand for services under the bleachers in the team facilities.

The first phase of the proposed expansion will enclose and provide heating and cooling to the batting cages, enlarge and update the locker rooms and team meeting space, provide a new weight room, training room, storage space, and a Hall of Fame. For NCAA regional tournaments, and for a possible Minor League franchise, visitor and officials locker space is being added. A covered walkway will be added to enhance interior circulation. The project will renovate 8,326 gsf, and add 7,455 gsf. The enhanced and expanded facilities will provide more practice and training opportunities, be limited less by weather, consolidate and increase the availability of training equipment, create better clubhouse spaces, offer better video review space, offer more meeting areas for coaches and players, and help recruitment. It is anticipated that later phases of the project will design and expand the grandstand along right field.

The project is being designed by VMDO Architects of Charlottesville, Virginia. The project budget is \$4,000,000. Construction is scheduled for winter 2009/2010. A construction manager will be selected in fall 2009.



Bavaro Hall

Bavaro Hall is to be a four-story building on a site bounded by McCormick Road to the south, the Dell area to the north, Ruffner Hall to the west, and Emmet Street to the east. It will have approximately 64,000 gsf of offices and clinical space that will serve the Curry School of Education.

Bavaro Hall is targeting LEED Certified status through its sustainable building and landscape design and construction. The building is a steel frame system with masonry exterior walls. The exterior façade will consist of brick and glass to resemble and respect the general characteristics of the surrounding buildings. The greenscape will serve to provide a pleasant pedestrian experience around the building. Plant materials were selected as sustainable design elements and are intended to visually enhance the structure naturally.

The Curry School of Education facilities are currently scattered throughout a number of buildings and the School lacks office space and adequate clinical space. The new building will consolidate the Curry School and create space more conducive to clinical activities, create centralized offices for faculty and graduate students, and allow currently subdivided space in Ruffner Hall to be converted back to much needed classroom space.

The project was designed by Robert A.M. Stern of New York, New York and the construction is being managed by Donley's Inc. of Richmond, Virginia and Cleveland, Ohio. The project budget is \$37,400,000 and the construction is scheduled for completion prior to the start of the fall 2010 semester.



Campbell Hall Additions

South and East Additions to the existing Campbell Hall were built to provide the School of Architecture with new faculty offices, classroom, and exhibition spaces. New outdoor and landscaped spaces were also provided on the south and east sides of the building.

The South Addition was designed by faculty member William Sherman and addresses the school's need for office space. The new addition provides 26 new offices and two classrooms in a two-story structure clad by slate shingles and an automated solar collection system.

Designed by faculty member W.G. Clark, the East Addition is a concrete and glass structure that will serve as the new face of the School of Architecture. The addition provides versatile and open presentation and exhibition space overlooking the arts precinct.

While design concepts were developed for both additions by School of Architecture faculty, SMBW Architects of Richmond, Virginia completed the construction documents and provided construction administration services. The construction manager was Donley's Inc. of Richmond, Virginia and Cleveland, Ohio. Donley's completed construction of both additions in August of 2008. The total project budget was \$15,600,000.

South Addition



East Addition



Central Grounds Chiller Plant Upgrade

The project is an upgrade to the Central Grounds Chiller System Plant. Upgrades to the system will include one (1) new 1200-ton electrical centrifugal chiller, placed in the basement mechanical area in Bryan Hall, two (2) 600 ton cooling tower cells placed in the current Central Grounds tower area, and a new condenser water pump system. The project will utilize the exiting hydronics system and cooling tower enclosure. The schedule is critical to accommodate the planned increased loads for the South Lawn project.

The project construction is being managed by Riddleberger Construction of Mt. Crawford, Virginia. The project budget is \$4,975,000 and the construction is scheduled for completion September 2009.



Central Grounds Medium Temperature Hot Water (MTHW) Distribution System Upgrade

The Central Grounds Distribution System Upgrade project requires the replacement of a significant portion of the existing medium temperature hot water (MTHW) piping used for campus-wide heating. Approximately 3,400 linear feet (lf) of existing 10" and 12" MTHW distribution piping is required to be replaced with 18" piping. The 18" replacement piping will remedy issues with damaging high flow velocities recorded in the existing 10" and 12" piping. The replacement piping is sized to accommodate anticipated future demand in and around Central Grounds. The work is critical to the ability of the distribution system to handle increased loads anticipated from ongoing projects; specifically, Bavaro Hall and the two new science buildings being constructed along Whitehead Road.

The MTHW pipe replacement will occur in the walkable tunnels between Garrett Hall and Thornton Hall. Access to the piping will be gained through multiple excavations located along the path of the distribution tunnels. Critical structural repairs to the tunnels will also be performed as part of this work. Approximately 110 LF of tunnel replacement is required in front of Thornton Hall. Approximately 30 LF of tunnel replacement will also be performed in the vicinity of Minor Hall. Traffic impacts have been considered in the project design and careful execution will be required for the successful completion of the work.

A follow on phase of this project will include the replacement of the bridge on McCormick Road located over Emmett Street.

The engineering firm responsible for the project design is Jacobs Carter Burgess of Cary, North Carolina. The construction contractor is Waco, Inc. of Sandston, VA. The project is scheduled for completion in December 2009 and the project cost is \$5,100,000 for the initial and current phase of this work.



College of Arts and Sciences (CAS) Physical and Life Sciences Research Building

The College of Arts and Sciences Physical and Life Sciences Research Building will provide additional space required to support research in physical and life sciences, primarily in chemistry and biology. The CAS Research Building is also intended to provide modern research laboratory facilities that will attract and retain faculty and students and to relieve the increasing shortage of reliable laboratory space on grounds. The project consists of a five-story, 105,000 gsf building, plus an accompanying mechanical penthouse. This new research facility will feature modern looking architecture and finishes. The building will be connected to the existing Chemistry and Chemistry Addition Buildings with pedestrian traffic among the three buildings on all floors except at the basement level to the Chemistry building. The building will contain on all five floors, laboratories, laboratory support areas, administrative office space, and conference rooms. The mechanical and electrical systems for the main building are contained primarily in the basement and mechanical penthouse floor located above the five research levels.

The project is being designed by Bohlin Cywinski Jackson Architects of Pittsburgh, Pennsylvania and the construction is being managed by W.M. Jordan of Richmond, Virginia. The project budget is \$88,900,000 and construction is scheduled for completion summer 2011.



Garrett Hall Renovation

Garrett Hall will be renovated to become the permanent home of the newly established Frank Batten School of Leadership and Public Policy. Originally completed in 1908, and designed by McKim Mead and White, the historic three-story, 16,760 gsf Garrett Hall was the first large dining hall at the University. It remained in use as a dining hall until the completion of Newcomb Hall in 1958, at which time Garrett Hall was converted to office use. The 8,640 gsf underground annex, on the east side, was added in 1970. New renovations will create office and assembly spaces to support the activities and programs of the students, faculty and staff of the Batten School. The scope of work will address longstanding structural issues in the main building, replace HVAC, electrical and plumbing systems, and implement code and ADA compliance requirements. It will also include exterior repairs, restoration of the original main dining room and two-story entry, reconfiguration of other interior spaces to accommodate the new program and elevator, and the refurbishment of the interior of the annex. The project will comply with the University's sustainability program, and is expected to take advantage of Virginia's rehabilitation tax credit program for historic buildings.

Architectural Resources Group, Inc., located in San Francisco, California, has teamed with Frazier Associate in Staunton, VA to design the project. The Christman Company of Alexandria, Virginia has been selected as the construction management firm. Construction will begin next January 2010 with completion scheduled for summer 2011. The project budget is \$14,000,000.



Information Technology and Communication Data Center

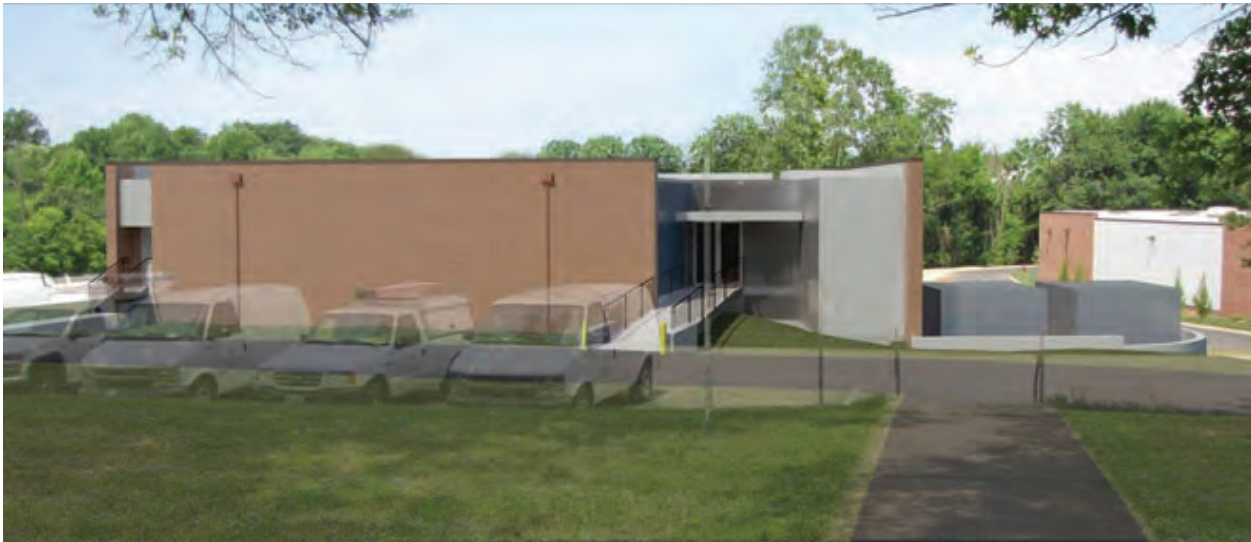
The 12,500 gsf data center will be constructed between the recently completed Printing and Copying Services addition at 2474 Old Ivy Road and Ivy Road (Route 250). The building will be a two-story, concrete block structure with masonry and metal panel exterior walls and a large equipment yard screened with metal panel walls and is designed to accommodate both the current and foreseeable computing needs of the University.

The data center will house a 5,500 gsf computer server room, as well as mechanical and electrical equipment support spaces, shipping/receiving area, telecommunications room, work room and one restroom. Office space will not be required, as full-time staff will not occupy this facility. Site-related programmatic elements include an equipment yard and a service drive. The equipment yard will contain a cooling tower, two air-cooled chillers, a generator, a transformer and switch gear. The service drive will provide access for equipment delivery and maintenance. Parking will be located to the east of the building, near the Fontana Food Services building.

This project is located in an area designated for growth of support services for the University, approximately 1.5 miles west of the Academical Village.

The data center design responds to the context of neighboring buildings, in particular the nearby Printing and Copying Services building and recent addition. The simple brick exterior mass will be distinguished with metal panel, glazed block and translucent panel accent walls. The roof will be flat with parapet walls with no rooftop mechanical equipment. The large equipment yard will be screened with a metal panel wall system. The existing sloped site allows for entrances at both the lower and upper levels. Access to the building will be from Old Ivy Road, via a recently constructed loop drive. Plantings around the building will be low-maintenance but ornamental.

TEC of Charlottesville, Virginia and Hypertect, Inc. of Roseville, Minnesota are providing architectural and engineering design services. The project preliminary design phase has been completed; construction is anticipated to begin in January, 2010. The project budget is \$14,800,000.



Kellogg House and Utilities

The Alderman Road Housing Master Plan includes replacement of five existing residence halls with new buildings phased over the next four to six years. Additionally, this Master Plan includes improvements required to expand the capacity of utility infrastructure in the precinct and provide connections to central utilities for the new residence halls.

One of the first steps in the build-out of the Master Plan included execution of a \$5,300,000 project to provide utility infrastructure underground along McCormick Road. This project was designed by Dewberry Davis of Richmond, Virginia and completed by Waco Inc. of Sandston, Virginia in May 2008.

Next, the new “O-Hill” residence hall was constructed to add capacity to the available bed count for first year students so there would be a cumulative increase in the number of beds as the existing buildings are replaced. This first residence hall has been named Kellogg House in honor of Robert L. Kellogg who had a distinguished faculty career within the English department that spanned from 1957 through 1999.

Kellogg House provides accommodations for 192 first year students and eight to sixteen resident advisors in student rooms throughout floors 2 through 5. A one-bedroom apartment with a private exterior entrance is located on the first floor to house the area coordinator. The residential community structure is reinforced with common lounges, quiet study areas, and bathrooms dedicated to each individual 24-student community within the building. First floor spaces including the lobby with casual seating, multi-purpose rooms, and a central laundry further enhance the student experience and encourage interaction with other students.

The steeply sloping site was terraced with modular retaining walls and landscaped with appropriate native plants. A small courtyard has been carved out at the base of the building with outdoor seating and views toward central grounds. The building is serviced by a new expanded bus route that includes stops at Hereford College and in front of the building along McCormick Road.

Bridging documents were prepared by Hanbury Evans Wright + Vlattas of Norfolk, Virginia. KBE Building Corporation and JSA Architects of Columbia, Maryland were the design-build team who completed the design and constructed the project. The project was completed and opened to residents in the fall of 2008. The project budget was \$18,800,000.



Main Heat Plant Upgrades

This design-build project has modified all aspects of the operation of the Main Heating Plant. The project was designed to upgrade the Heat Plant with increased capacity and reliability, multi-fuel capability, and compliance with current air quality regulations.

Three, new oil, gas, and/or coal fired boilers were installed and two existing boilers were extensively refurbished. New environmentally compliant emissions control equipment to reduce particulate, sulfur dioxide, and nitrogen oxides emissions was provided for each new and refurbished boiler. This new emission control equipment significantly reduced these emissions. With this new equipment installed sulfur dioxide emissions are reduced by 90%, nitrogen oxides emissions are reduced by 35% and particulate emissions are reduced by 60%. Plant support equipment was also extensively upgraded.

New coal handling and unloading equipment was installed to allow the plant to burn more commonly available type of coal than was possible prior to the upgrade project. This greatly improved the reliability of the steam and hot water supply provided by the Plant. Previously, the Plant was dependent on a very difficult to obtain and out of state coal supply. Any disruption to this previous coal source would have had a very adverse impact to the operation of the Plant and to the University. The cost of this more commonly available coal from the new sources is much lower than the previously required coal. Coal fuel cost is estimated to be 3% less, equating to over \$2,300,000 per year in potential savings.

The design-build team for this project was Frank Lill and Son of Webster, New York and Lutz, Daily, Brain of Overland Park, Kansas. The University was assisted with this very technologically complex project by the firms of Burns and McDonnell of Kansas City, Kansas and RMF Engineering of Baltimore, Maryland.

The original scope of the project is complete. The Project Team is in the process of implementing an operating reliability initiative to further enhance the Heating Plant performance.

The total budget for this project is \$73,700,000.



Miller Center of Public Affairs Phase III Expansion

The Miller Center of Public Affairs is a leading public policy institution that serves as a national meeting place where engaged citizens, scholars, students, media representatives, and government officials gather in a spirit of nonpartisan consensus to research, reflect, and report on issues of national importance to the governance of the United States, with special attention to the central role and history of the presidency. The Miller Center for Public Affairs was established in 1975; it occupies the Faulkner House, a National Historic Landmark that dates to 1856. Two recent additions were built to accommodate The Forum (1986) and The Scripps Library (2003). The Forum presents over 60 speakers a year on a wide variety of public policy issues.

The proposed expansion would add 28,600 sf to the center. The design is a tri-partite scheme consisting of a central pavilion holding the new Virginia Presidential Library and support functions, and two flanking buildings to the west a new conference center and to the east the archives and research facilities (including the oral history program, presidential recordings and, potentially, the Washington and Madison papers). The three buildings are connected by a Jeffersonian cryptoporticus a boarded walkway above a covered, open air, passageway which connects all three buildings to each other and to the Faulkner House. The three buildings with cryptoporticus and the Faulkner House form a generously scaled garden courtyard, and in addition three more intimately scaled gardens. The project will create a new entry court, expanded visitor parking, and staff parking. The conference center or multipurpose room can seat up to 200 people in auditorium style or accommodate an elegant dinner function. The architecture is to be complimentary of the 1856 Piedmont style of Faulkner house. The addition will be brick with classical detailing, white columns, and slate roofs. The project is anticipated to be phased in as many as three parts.

The project formulation study was done by Cooper Robertson & Partners of New York, NY. The project budget is \$28,760,000. Fundraising for the project is ongoing.



Monroe Hall Renovation

The Monroe Hall Renovation brings the Department of Economics back to Central Grounds and houses the offices of the undergraduate deans. The project updates the building systems and provides modest reconfiguration for the new occupants.

Monroe Hall was built in 1929 and received a large addition in 1988. This project added air conditioning to the 1929 portion of the building, upgraded HVAC throughout the entire building, replaced over twenty-two three story Palladian windows in the addition, replaced worn flooring in classrooms, and reconfigured offices for the Deans. A new elevator and exterior ramp makes the building more accessible. As new completed Monroe has ten classrooms and over seventy offices for use by the College of Arts and Sciences.

The project was designed by Cole and Denny Architects of Alexandria, Virginia and the construction was completed by Daniel & Co. of Richmond, Virginia. The project budget is \$4,300,000.



New Cabell Hall

Built in 1952, New Cabell Hall is the workhorse of the College of Arts and Sciences, with 50 classrooms and 390 faculty offices. The six story, 150,000 gsf brick building will be completely modernized with new heating, plumbing and electrical systems, as well as the introduction of air conditioning and fire suppression systems. Handicapped accessibility to the building will be improved, elevator cabs will be replaced, hazardous materials will be abated, and telephone and data distribution systems will be replaced. Additionally, interior finishes are to be replaced and upgraded, including walls, floors and ceilings. A new lighting system will also be installed. Classrooms in this historic building will receive state of the art teaching aids equal to that being installed in the new South Lawn buildings.

On the exterior, the enclosed courtyard between new and old Cabell Halls will be landscaped and directly connected to the surrounding buildings to enhance and encourage usage. On the primary south elevation, a significant, accessible connection with the new South Lawn plaza will be constructed. Following complete modernization of New Cabell Hall, the mission of teaching and departmental quarters will continue and the general layout and mix of classroom space in the building will not significantly change. Construction documents will be completed in September, 2009.

The project architect is Goody Clancy of Boston, Massachusetts and the construction is being managed by Barton Malow of Charlottesville, Virginia. The project budget is \$80,000,000 and the construction is scheduled for completion winter 2013.



New Cabell Hall South Entrance

The New Cabell Hall South Entrance work has begun. This project is a bold new architectural statement that enhances the dated south entrance to the 1950's New Cabell Hall structure, and compliments the new terrace crossing of Jefferson Park Avenue from the new South Lawn project. The project will also add function to the south entrance by creating a second floor access to the existing building while maintaining the first level entrance as well.

The project will increase the size of the basement mechanical room and add a new entrance room on level one. The project budget is \$5,500,000 and will be completed in July 2010 in conjunction with the completion of the Terrace Crossing over JPA from South Lawn. The project architect is Moore Ruble Yudell of Santa Monica, California.



Newcomb Hall Renovations

Newcomb Hall contributes significantly to the campus environment serving as a gateway for visitors and a central hub that draws students, faculty and staff. Since 1965, the building has undergone many changes and now totals over two-hundred thousand square feet of space on six levels. In addition to housing offices, including Student Council, University Programs Council and the Cavalier Daily newspaper, the facility also accommodates groups of various sizes, offering a large ballroom, several lounges, meeting rooms, dining venues, a theater, an art gallery and other support spaces.

The renewal of Newcomb Hall and its supporting infrastructure will revitalize the facility and support a growing number of increasingly diverse programs and activities. Several areas throughout the building will receive renovations and improvements, as well as extensive maintenance and repairs, preserving this valuable University asset and ensure continued use of the existing structure. Renovations will respond to contemporary programmatic demands, improving the way the building functions. Aesthetic improvements will create a fresh and inviting atmosphere while restoring and preserving significant traditional elements of the architecture and surrounding landscape. A comprehensive, interior finish master plan will provide a distinctive identity with a cohesive aesthetic that will help to unify the variety of spaces within Newcomb Hall. Mechanical systems and controls upgrades will provide increased comfort and energy and operational efficiency throughout the building. A new fire alarm system and other electrical upgrades will improve the building's life safety, as well as the experience of its occupants. Improvements to exterior entries and terraces will enhance the visitor experience by clarifying circulation, creating inviting and memorable spaces and integrating Newcomb Hall into the campus context and the surrounding landscape.

Procurement for architectural and engineering services, as well as construction management with design phase services is now in progress, with design anticipated to begin in August, 2009. Construction is anticipated to begin in spring, 2010 and be completed in summer, 2012. The project budget is \$15,200,000.



Pavilion II Renovation

Pavilion II was constructed in 1822 as part of Thomas Jefferson's Academical Village. The primary focus of this renovation is a systems upgrade including replacement of all electrical and plumbing, as well as removing radiators and window unit air conditioners to make way for a new HVAC system. A new fire suppression system was added to serve the building, which had not been renovated since 1953. Other work associated with this project includes exterior brick pointing, window restoration, bathroom and kitchen makeovers, and storm sewer improvements. Upon completion of this project the Dean of the College of Arts & Sciences will reside in the Pavilion.

The mechanical, electrical, plumbing, and fire suppression systems were designed by the engineering firm of Hurd & Obenchain, from Richmond, Virginia. The work is being performed by the UVA Renovations Department. The overall project budget is \$3.8 million dollars.



Pavilion X Exterior Restoration

The exterior of the Pavilion X block, which includes the adjacent student dormitory rooms, East Lawn 50 and 52, is being returned to its original Jeffersonian appearance. This process includes removing the 1976 Chinese railings over the student rooms and replacing them with a more accurately replicated railing system. This system is dependent on another part of the restoration process: the removal of the modern slate roofs and return to a flat roof deck system that will effectively preserve the original Jeffersonian serrated roof.

Another feature of the restoration involves repairs to eight Tuscan columns in front of student rooms 50 and 52, as well as the four monumental columns in front of the Pavilion itself. At some point, all of these columns were encased in a portland cement-based stucco, which trapped moisture within the structure of the column. The columns will be stripped of this stucco and recoated with a lime-based render, matching the original column coating eliminating the moisture retention issue.

The highlight of the Pavilion X Exterior Restoration is the replication of the original roof parapet. This nine foot tall parapet was designed by Thomas Jefferson and installed by his workmen, and lasted approximately 70 years atop the Pavilion. Historic drawings and photographs were used to reproduce the design of this key architectural element.

This project budget is \$2,000,000 and is funded by private donations to the University's Historic Preservation Fund. The architecture firm of Mesick, Cohen, Wilson, Baker from Albany, New York prepared the Exterior Restoration Plan and subsequent construction documents. The construction is being executed by the UVA Renovations Department.



Printing & Copying Services Addition

The new Printing & Copying Services Addition at 2474 Old Ivy Road adds approximately 14,940 square feet of open warehouse space at the south side of the existing building. The one-story structure matches the original building exterior brick, with additional glazed block, metal panel and translucent fiberglass panel accent walls.

Located in the new open warehouse addition are a mail production area, a copy production area and a large, central materials storage area with shelving approximately 12' high. Flexibility in operations will be greatly improved and simplified with new addition, as existing operations in the original building are now accommodated in the new space. Two openings into the shared wall of the existing building south wall provide for circular flow of copying and printing production. Restrooms, a shower room, two copy offices and a mechanical room are also located in the new addition. A new loading dock at the southwest corner of the building, adjacent to the new open area enhances production flow with ease of material delivery. A new loop road provides truck access from Old Ivy Road.

TEC of Charlottesville, Virginia is the architect and Martin Horn of Charlottesville, Virginia is the construction manager on this new addition, recently completed on May 29, 2009. The project budget is \$3,300,000. This project is anticipated to be the first building at the University to achieve LEED certification. It is expected to achieve silver certification.



Rehearsal Hall

The Marching Band Rehearsal Hall is a two-story on a site bounded by Culbreth Road, the Buckingham Branch Railroad and adjacent to the recently completed Ruffin Hall. The Culbreth Road Parking Garage is located to the immediate west. The new facility will contain a 4,000 square foot rehearsal room and an additional 1,800 square feet of additional multi-purpose practice and teaching areas. Instrument storage and administrative space make up the balance of this 16,400 square feet project.

The building will utilize load bearing masonry as its principal structural system. The exterior facade will consist of brick and curtainwall in order to resemble the nature of Ruffin Hall and the Culbreth Theatre. Copper clad roof elements are reminiscent of the pitched skylight elements utilized on Ruffin Hall. Landscaping is a small part of the overall scope; however, a small finely detailed plaza will adorn the building's entry. In addition, the Rehearsal Hall is intended to anchor the eastern boundary of the Arts Grounds landscape masterplan project, currently in conceptual design.

UVA's Marching Band currently occupies temporary spaces in University Hall and does not have dedicated indoor practice facilities in the event of inclement weather. The new building will provide the Marching Band with a permanent home within walking distance to the Carr's Hill practice field and Band Storage Facility. The new facility will provide a unique combination of spaces that can accommodate the entire band, smaller instrument section rehearsals or host band ensemble practice. All rehearsal areas will receive an appropriate level of sound attenuation design. As the Marching Band's new home, the building will also serve as a unique gathering space for family, friends, and alumni during the very active football and basketball seasons.

The project was designed by William Rawn Architects of Boston, Massachusetts and the construction is being managed by DPR Construction of Falls Church, Virginia. The project budget is \$12,700,000 and the construction is scheduled to begin in November 2009.



Rice Hall – Information Technology and Engineering Building

The Information Technology and Engineering Building (Rice Hall) will provide much needed space for teaching, computational research, and student projects for the School of Engineering and Applied Science. Rice Hall is one of several new buildings that are part of the University's science initiative focused on sustaining the ongoing work of existing faculty and attracting new researchers. The building will occupy a prominent location at the corner of Whitehead Road and Stadium Road just behind Olsson Hall. Designed by the Pittsburgh, Pennsylvania office of Bohlin Cywinski Jackson Architects, the project will consist of a five story, 100,000 gsf building with a basement and penthouse mechanical space.

This new research facility will feature modern architectural features and will help to define the south entrance to the science and engineering precinct. The main entrance to the building will be on Engineer's Way and will be connected to Olsson Hall at the basement level. The focus of the building will be information technology and will provide new space for classroom laboratories, research laboratories, departmental and faculty offices, and a 150 seat auditorium. Rice Hall will feature a flexible and robust infrastructure that will permit the collection of building systems data for use in the School's curriculum. This "Living Laboratory" will showcase the University's commitment to responsible energy management and building systems research.

Construction commenced in November 2008. Construction management services are being provided by W.M. Jordan of Richmond, Virginia. Rice Hall is being designed and constructed concurrently with the College of Arts and Sciences Physical and Life Science Research Building and is to be delivered on a fast-track schedule. Occupancy of the new facility is anticipated to be in the summer 2011. The total project budget is \$76,300,000.



Ruffin Hall – Studio Art Building

Ruffin Hall is a three story, 43,000 gross square feet building designed for the Studio Art Department. The building program provides extra high ceilings in studio spaces with maximum natural light. The building is a steel frame system with masonry exterior and interior walls. The exterior facade consists of brick with a corbelled top of wall giving the building a beautiful wall finish before it meets the copper roofing finish. Interior finishes have an industrial feel with its painted masonry and drywall, and hard finish flooring.

The facility provides art studios for painting, drawing, print making, photography, sculpture, woodworking, film and the digital/new media arts as well as exhibit space and a fifth year studio. The project was designed by Swartz/Silver of Boston, Massachusetts and the construction managed and completed by Donley's, Inc. of Cleveland, Ohio.

The project budget is \$25,922,187 and the project was completed in August 2008.



Ruffner Hall

Planning is underway for the renovation of Ruffner Hall. Ruffner was built in 1973 and has since been home to the Curry School of Education. Over thirty years later, the school has outgrown the 85,000 square foot building, and expanded into on and off-grounds leased space. The construction of Bavaro Hall, in front of Ruffner, will provide relief to the School's expansion as well as swing space for some occupants during the renovation. The renovation work includes, but is not limited to, the replacement or repair of major building systems including HVAC, electrical, and plumbing, management of hazardous material removal, roof repairs, structural infrastructure repairs, an elevator upgrade, and general building improvements to achieve ADA compliance. Work will be carefully coordinated while Ruffner is expected to be partially occupied during the renovation.

Design will begin this fall and construction is expected to begin in summer of 2010 following the opening of Bavaro. Substantial completion is anticipated for late summer/early fall of 2012. The project budget is \$23,717,000.



Rugby Administration Building

From its construction in 1924 until the mid-1990's, Rugby Faculty Apartments was the residence of many University faculty, the first such purpose-built structure since Jefferson's pavilions. This historic, prominent building, just north of Beta Bridge, will be adaptively reused for University administrative offices. The four story brick structure, with monumental portico, has 25,200 gsf. Entirely new HVAC, plumbing, electrical, data and fire suppression systems will be carefully integrated within the historic building. An elevator will be added, along with new toilets centrally stacked. Limited interior plan changes will be made to accommodate the new office usage. Outside, at the basement's exposed western elevation, added exterior doors will facilitate access to a new terrace overlooking the existing expanse of lawn, with views of Lambeth Colonnade and the distant mountains. Design phase documents will be completed in September 2009, with construction potentially starting soon after.

The project was designed by Glave and Holmes, Associates of Richmond, Virginia. The project budget is \$17,716,000 and the construction is scheduled for completion summer 2011 if started in fall of 2009.



South Chiller Plant Expansion, Phase II

The South Chiller Plant Expansion provides additional chilled water capacity in preparation for growth in the Health System area. Designed by Affiliated Engineers of Chapel Hill, N.C. in partnership with Ayers Saint Gross of Baltimore, Maryland, the project consists of a two story, 10,000 gsf facility.

Located behind the Medical Research Building 4 and along Crispell Drive, the plant provides 4,000 tons of additional chilled water to the Medical Center for air conditioning and equipment cooling in new projects such as the Clinical Cancer Center, the Carter Harrison Medical Education building, hospital bed expansion projects and future hospital expansion. The current design of the plant has the capability to incorporate an additional 2,000 ton chiller unit and support systems as needed in the future.

The South Chiller Plant Expansion project was awarded Honorable Mention by the Mid-Atlantic Construction Magazine's Best of 2008 Winners under the criteria of renovations. The South Chiller Plant Expansion Project adjacent to the University of Virginia East Hospital was among the 38 projects in 19 categories selected by Mid-Atlantic Construction magazine's winners of its Best of 2008 awards program in September. "This was our most competitive awards program ever," said Bruce Buckley, managing editor of Mid-Atlantic Construction. "Those honored in this year's awards program are truly considered the region's best by their peers." The jury focused on those projects that best achieved specific accomplishments including overcoming significant challenges, adopting innovative approaches and exhibiting exceptional teamwork.

Construction began in February 2007, with construction management services being provided by Martin / Horn Incorporated of Charlottesville, Virginia. The project was completed on April 22, 2009. The total project budget is \$22,500,000.



South Lawn

The South Lawn Project, the most ambitious undertaking on the University of Virginia's Central Grounds in a century, is designed to accommodate the contemporary program requirements of the College and Graduate School of Arts & Sciences while paying respect to the Jeffersonian architecture in the nearby Academic Village. It will see 12,000 student visits every day. It features a 95-foot-wide terrace across Jefferson Park Avenue that connects the South Lawn Project with the Central Grounds. At the south end of the terrace is a circular plaza that sits atop a Commons Building, with an exterior stair leading to the garden areas below. An extensive landscape design creates a park-like feel while educating students about storm water management. The Foster Site is also celebrated in the landscape, giving recognition to the home of Kitty Foster, a free-black who provided laundry services for the University in the mid 1800's.

The South Lawn project is composed of two 4 and 5 story buildings and a Commons Building, totaling 114,000 gsf. The budget for this project is \$ 102,500,000 and is scheduled for a "Phased Completion". The two main buildings will be completed and occupied by students and faculty by January 2010, and the Commons Building and Terrace Crossing will be completed by August 2010.

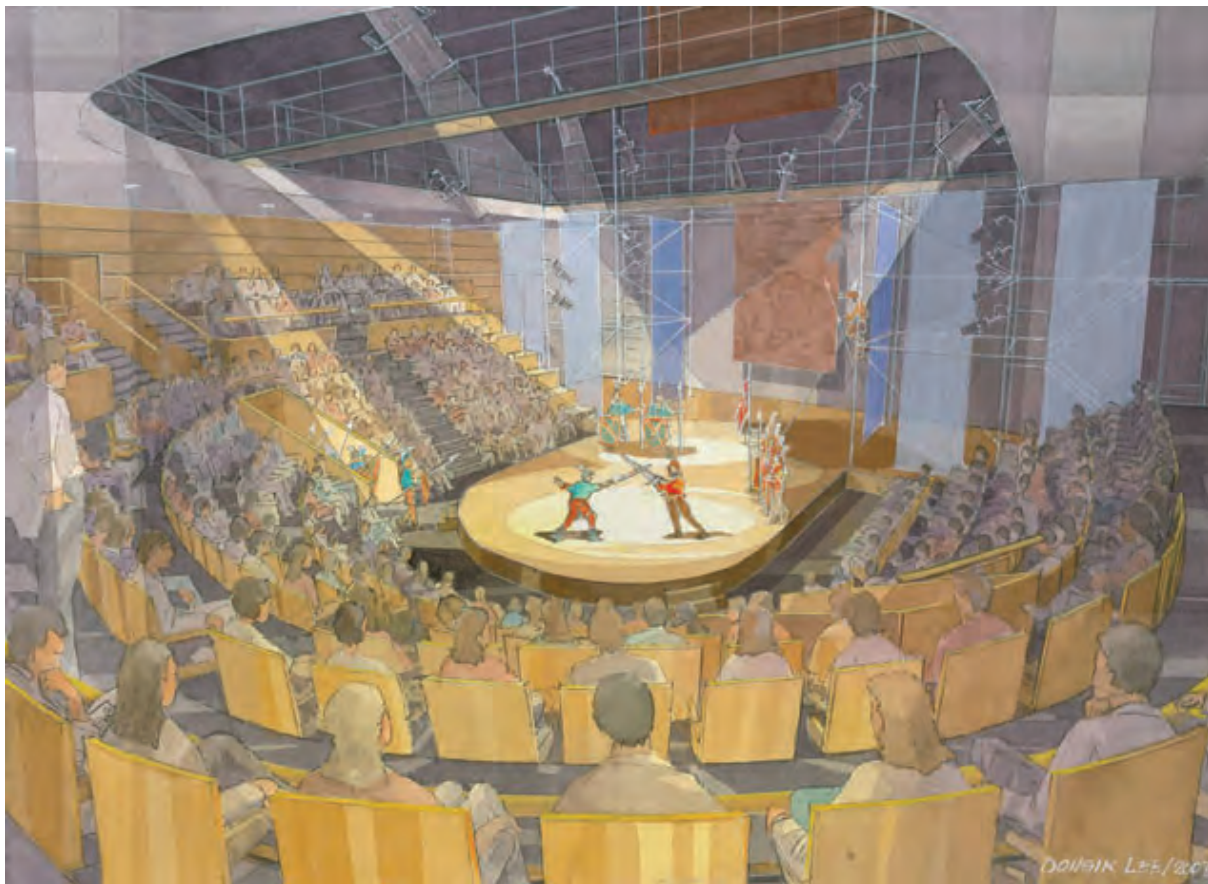
The project was designed by Moore Ruble Yudell of Santa Monica, California and the construction is being managed by Barton Malow of Charlottesville, Virginia.



Thrust Theatre

The Thrust Theatre is planned to be the first of a two phase expansion to the existing Drama Building on Culbreth Road. The new two story addition will be partially below grade in the steep hillside due East of the existing Drama Building and adjacent to Arts Grounds Parking Garage and Ruffin Hall. The project will be connected to the existing Culbreth Theatre lobby and ticketing area. The addition will contain a 7,000 sf multi-purpose performance and film theatre. The program includes 4,000 sf of much needed renovation to the existing lobby and adjacent ticketing areas currently serving the Culbreth Theatre. Performance and stage support, storage and restrooms make up the balance of this 20,540 sf project. The building will utilize load bearing concrete and masonry as its principal structural system. The exposed Northern facade of the Thrust Theatre will consist primarily of structural curtainwall to maximize daylight and aesthetics associated with its unique site constraints.

William Rawn Architects of Boston, Massachuttes has been tasked to develop the conceptual design and is being designed to achieve LEED Certification status. The project budget is anticipated to be between \$15,000,000 and \$18,000,000.



University Bookstore Expansion

The existing University of Virginia Bookstore is a financially self-supporting, non-profit organization that is owned and operated by the University. It is dedicated to supporting academic programs and student life at the University by providing students, faculty, and the University community with excellent customer service, convenient location and hours of operation, and a wide range of competitively priced merchandise. Built in 1994, the University of Virginia Bookstore is located on the 4th level of the Central Grounds Parking Garage, across from Newcomb Hall on the University of Virginia Grounds. The existing two-level space has over 45,000 square feet with 34,500 square feet on the first level and 10,500 square feet on the mezzanine.

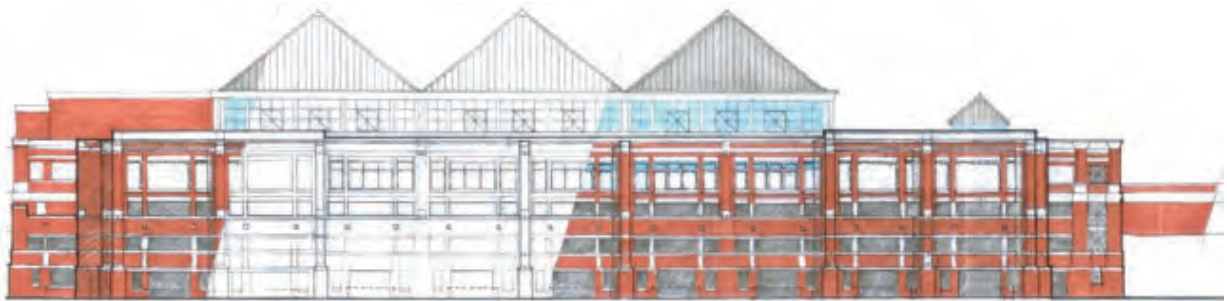
Increasing demand has caused over-crowding of the existing facilities and prevents the Bookstore from maximizing its retail potential with an appropriate mix of goods and services. The expansion will significantly improve the function and usefulness of the facility.

The capital project will extend the main level of the existing Bookstore westward by building approximately 16,500 gsf atop the existing 3rd level of the Central Grounds Parking Garage. It is envisioned that the expansion will contain open retail space and support spaces. It is expected that the scope of the renovation/expansion will include necessary tie-ins of systems and finishes at the western wall. The existing two-level Bookstore and the

Parking Garage will both remain in use throughout construction.

Bowie Gridley Architects of Washington, DC is completing the design. The construction management firm will be contracted in the summer of 2009. It is anticipated that construction will begin by summer 2010.

The project budget is \$10,500,000.



College at Wise: The Arts Center

The Arts Center project consists of two components: 1) the renovation of the existing 10,000 gsf Drama Building and 2) the addition of almost 29,000 gsf of new space. The project is being readied for occupancy in fall 2009. The new Arts Center will house the College's Drama, Music, and Studio Arts departments. A new "black box" theater will be used for multi-use drama and music performance, with accessory spaces providing storage, dressing rooms, a lobby, and public restrooms. A scene shop, a costume shop, and computer and drafting labs will support the theater activities. The building will house rehearsal space for drama, band, and chorus activities. Classrooms, faculty office space, and art studios also are located in the new facility. A gallery to house art exhibits is part of the program.

The Arts Center employs an exterior palette of brick veneer over concrete masonry units with aluminum windows and a base of decorative concrete masonry.

The project was designed by Bushman Dreyfus Architects of Charlottesville, Virginia and the construction has been managed by Quesenberry's, Inc. of Big Stone Gap, Virginia. The project budget is \$14,400,000 and the construction is scheduled for completion in fall 2009.



**College at Wise:
Crockett Hall Renovation**

A fully renovated Crockett Hall, completed in fall 2008, is now home to many of the student administrative services at the College at Wise. Services such as Registrar, Cashier's Office, Financial Aid and Admissions are now located here. Additionally, the Crockett Hall facility is the "welcoming center" for the College, often serving as the first building a student or a parent will visit on their initial trip to the College.

Constructed in 1924, Crockett Hall is one of the two original buildings on the campus. It is a relatively small, two-story stone building of approximately 17,800 gsf. Originally, the building was part of the Wise County Poor Farm as a home for women. When the College acquired the property in 1954, Crockett Hall housed all of the facilities of the College: housing, dining, classrooms, library and offices. Later and most recently it was used as a student dormitory.

The building was originally constructed of load-bearing native stone called "Gladeville sandstone." The stone was laid-up in large units and finished with a decoratively applied grapevine mortar joint. In fact, the stone masonry is supported below grade by deep bedrock of the same material. Inside, the existing structure consists of wood framing and a combination of wood or concrete flooring. Original walls and ceilings were finished with painted plaster and decorated with very simple and plain wood trim moldings. Due to the building's historical significance, a great effort has been made to preserve as much of the existing wall and partition locations as well as the original materials of construction. The project added an elevator to the building, all new electrical wiring, piping, HVAC, telephone, CATV and data cabling as well as all new plumbing and lighting fixtures. Surrounding the Crockett Hall facility are landscaped areas, a sunken garden, and a bluestone plaza, all of which are provided as part of separate concurrent project, to enhance the entrance to the College.

The project was designed by Mitchell Matthews Architects of Charlottesville, Virginia and the construction was managed by BurWil Construction Company of Bristol, Tennessee. The project budget is \$7,130,000.



College at Wise: Dining Hall

The new Dining Hall will be sited on a former parking lot north of the new Arts Center in accordance with the campus master plan.

The Dining Hall will provide board plan dining services for approximately 1,100 students on the campus and will replace the food service function currently provided at Cantrell Hall. The Dining Hall, designed by Hanbury Evans Wright Vlattas in Norfolk and Wytheville, Virginia, will be a two-story structure encompassing a total of approximately 20,000 gsf, providing seating for 284 persons in the main dining area. The building will also serve many of the conference and convocational needs of the campus.

Additionally, the facility will provide a coffee house on the first floor for light retail fare and after-hours gathering. A small stage will provide opportunities for entertainment. The facility will also provide opportunities for outdoor seating on two terraces, one facing the quad to the East and another facing the lake to the West.

The project was designed by Hanbury, Evans, Wright + Vlattas of Norfolk, Virginia and the construction is being managed by Rentenbach Constructors, Inc. of Knoxville, Tennessee. The project budget is \$9,600,000 and the construction is scheduled for completion summer 2009.



College at Wise: Multi-Purpose Center

The University of Virginia's College at Wise will build a new Multi-Purpose Center in the campus' emerging athletics zone, directly adjacent to the existing football field and field-house. The new Multi-Purpose Center will function as the College's primary intercollegiate basketball and volleyball athletic facilities and will serve the greater Wise community as a venue for hosting community events, such as concerts, civic functions, trade shows, athletic tournaments, and graduations.



Sized to accommodate the increasing growth of the College's athletic programs and future student enrollment, the Multi-Purpose facility will be designed as a flexible venue, accommodating a variety of programs, functions, and attendance levels. The College's current facility, Greear Gymnasium, has limited capabilities to function in this capacity. The new Multi-Purpose Center is required to serve the growing demands of the College's athletic programs and the community's desire for a facility that can benefit the entertainment needs of the region and serve as a driver of future economic

vitality and development.

It is anticipated that the facility will consist of approximately 79,000 square feet of multi-purpose space. The building will include a multi-tiered arena that will accommodate a seating capacity of 3,000 fixed/semi-fixed seats. Additional seating capacity of 500+ seats will be available as removable floor seating. The facility will house the athletic offices and support facilities for the men's and women's intercollegiate basketball programs and the women's intercollegiate volleyball program. Additionally, the Multi-Purpose Center will provide space for a



training room, food prep and catering, ticketing, concessions, retail operations, and meeting space. Total project budget for the Wise Multi-Purpose Center is \$30M.

Construction on the Multi-Purpose Center began in June 2009, and is expected to be complete in the summer of 2011. The project architect is VMDO of Charlottesville, Virginia. Quesenberry's, of Big Stone Gap, Virginia is the Construction Manager.

College at Wise: Residence Hall

The new Residential Hall will be sited on the northeast side of the campus along Clinch Valley Drive in accordance with the campus master plan. Two existing faculty row houses have been removed for the construction of the Residential Hall. The building will be sited to create an inviting plaza on the south side adjacent to the main entry area and a private garden terrace on the north side.

The new three-story residence hall will consist of two wings encompassing a total of approximately 31,000 square feet, providing on-campus housing for 120 students in two-person rooms with hall bathrooms. Additionally, the first floor of the facility will provide community meeting space, laundry facilities, an apartment for residential staff and classroom space for academic scheduling.

The project was designed by Hanbury, Evans, Wright + Vlattas of Norfolk and Wytheville, Virginia and the construction is being managed by Rentenbach Constructors, Inc. of Knoxville, Tennessee. The project budget is \$9,000,000 and the construction is scheduled for completion summer 2009.



College at Wise: Science Renovation

The Science Building renovation project completes a two part effort to provide a modern facility for the expanding science program at the College that fosters a strong community within the Natural Science Department and shares this vibrant science program with the larger community of the College.

While preserving the existing masonry shell of the building, the existing laboratories will be completely demolished and replaced with new, more open and flexible laboratory spaces to accommodate the geology and physics programs, the growing botany collection and the new software engineering program. The existing lecture hall, which is the most widely used room of its type on campus, is being renovated to provide new finishes, modern IT systems, lighting and new mechanical distribution of air to complement the recent installation of fixed seating. A separate greenhouse and a semi-remote observatory are also part of this project. The basement of the addition is also being renovated to provide the vivarium space. This project is seeking a gold LEED rating, and the sustainable features of the building, including solar panels on the roof, will be used as teaching tools by the Department of Natural Sciences.

The project was designed by VMDO Architects of Charlottesville, Virginia and the construction is being managed by Quesenberry's of Big Stone Gap, Virginia. The project budget is \$13,435,000 and is scheduled for completion spring 2009.



**College at Wise:
Smiddy Hall & New IT Wing**

The Smiddy Hall Renovations and Information Technology (IT) Wing Project includes renovations to the existing Smiddy Hall structure and the addition of a new IT Wing of approximately 6,000 square feet. The total project square footage is approximately 30,500 square feet. The renovation work will include replacement of all windows, interior finishes, HVAC, fire protection (sprinkler and alarm), electrical and plumbing systems. The existing lobby and west portion of the building will be demolished, with a replacement addition for administrative offices and a double height main entry that can also be used as an informal meeting space.

The new IT wing, a two story addition located on the east side of Smiddy Hall, will include the new campus data center, offices and support space. Primary power will be supported by a back-up generator power source, to ensure continuous operations of all mission critical IT systems.

Smiddy Hall is located in a prominent location at the new entry to the College. The renovations to the Smiddy Hall exterior will make the building better conform to the College's design guidelines and harmonize with other nearby, recent building designs. All proposed additions are to be modest in scale, so as not to dominate the site and the landscape into which they will be placed. Smiddy Hall is adjacent to the Front Entry project and south of the Bascom Slemple Student Center. The project is pursuing LEED certification.

The project is designed by Train & Partners Architects of Charlottesville, Virginia. Construction on the new IT Wing began in November 2008. The project is expected to be complete in May 2011. Construction is being performed by Rentenbach Constructors of Knoxville, Tennessee. The project budget is \$13,546,000.



Health System:

The Health System Division responded to 20 new requests for services, contributing to a total workload of 70 active projects, including projects that have reached Construction Completion in the last year. Using the HECOM threshold of \$1,000,000 for a Capital Outlay project, these active projects included:

- 11 projects in startup / request phase, budget / scope not yet developed.
 - 22 small non-capital projects with an average size of \$193,100 for a total of \$4,250,000.
 - 8 large non-capital projects with an average size of \$835,000 for a total of \$6,680,500.
 - 11 small capital projects with an average size of \$2,396,000 for a total of \$26,355,000.
 - 18 large capital projects with an average size of \$39,879,000 for a total of \$717,829,000.
-
- 7 capital projects in design for a total of \$280,914,000.
 - 9 capital projects in construction for a total of \$303,428,000.
 - 5 capital projects completed for a total of \$109,654,700.

Capital Projects In Design	Capital Projects In Construction	Capital Projects Completed
Battle Building at Children's Hospital	415 R. C. Hunt Spine, Head & Radiology Renovations / 3 rd Floor	Carter Harrison Research Building
Ivy Translational Research Building	Claude Moore Medical Education Building	Claude Moore Nursing School Building
Lee Street Entry and Connective Elements	Emily Couric Clinical Cancer Center	Davis Wing Laboratory Renovation / 3 rd Floor
McLeod Hall Renovation Phase I	Old Jordan Hall Department of Medicine Refurbishment / 4 th Floor	University Hospital Emergency Power Infrastructure Upgrade Phase I
Old Jordan Hall HVAC Infrastructure Replacement	Primary Care Center Masonry Repair and Roof Replacement	University Hospital Radiology Master Plan, Phase 1B Clinical & IT Renovations
Primary Care Center Annex Modular Office Building	University Hospital Bed Expansion	
University Hospital Surgical Pathology Renovation / Relocations / Simulation Center / Level 2	University Hospital Radiology Master Plan, Phase ID: Patient Prep & Hold Unit & Waiting Room	
	University Hospital 1 – Radiology Master Plan, Phase 3A Ultrasound Suite	
	Main Heat Environmental Compliance Upgrade	

Health System Major Commissions

415 Ray C Hunt Drive – Third Floor Fit-Out

The fit-out of the third floor of the 415 Building will provide two new Patient Care Centers, Spine and Hand, which will provide multidisciplinary services in a single location. The project consists of the fit-out of approximately 21,000 gsf on the third floor of an existing three story clinical office building. The first two floors currently provide various outpatient clinical services. The project will pursue LEED CI certification.

The new Spine Center will bring practioners from Neurosurgery, Orthopedics, Neurology and Physical Therapy together into one location. There will also be pain management services provided within the Spine Center. The new Hand Center will bring together practioners from Orthopedics, Plastic Surgery, and Physical Therapy. The remainder of the building will house a four X-Ray Room Radiology Suite, a conference room, and a staff lounge. The project will utilize the existing utilities infrastructure and provide improvements as required by the selected equipment. The proposed finishes will match existing finishes throughout the Health System with regards to quality. All proposed finish selections will be approved by the Health System finishes committee and meet or exceed LEED requirements.

Design and construction administration services are provided by Daggett + Grigg Architects PC of Charlottesville, Virginia. A Construction Management at Risk with Design Phase Services contract is in place with DPR Construction Inc. of Falls Church, Virginia. Construction began in April, 2009. Occupancy of the floor is expected by April of 2010. The total project budget is \$8,000,000.



Carter-Harrison Research Building

The recently completed Carter-Harrison Research Building (MR-6) will provide additional research space necessary for the University to maintain a leadership role in biomedical research. Designed by the Alexandria, Virginia office of HDR Architecture, Inc., the project consists of a five story, 170,000 gsf main building with an attached one story, 28,000 gsf underground annex.

This new research facility matches the existing architecture and finishes of the adjacent Medical Research Building No. 5. The main building is connected to the existing MR-5 structure allowing pedestrian traffic between the two buildings on all floors except the basement level. This facility will provide research space for Cancer, Immunology, and Infectious Diseases. The main building will consist of BioSafety Level Two (BSL2) laboratories on all five floors, generic laboratories, administrative office space, and conference rooms. The mechanical and electrical systems for the main building are contained primarily on the mezzanine and penthouse floors located above the five research levels.

The adjacent 28,000 gsf underground space is attached to the main building at the basement level only and houses a vivarium, animal BSL3 suite, and human BSL3 suite. This separate section of the building includes a dedicated mechanical room containing fully redundant air handling and electrical systems.

Construction was begun in April 2006, with construction management services provided by the Barton Malow Company of Charlottesville, Virginia. Researchers began moving into the new facility during June of 2009. The total project budget is \$84,100,000.



Claude Moore Medical Education Building

The Medical Education Building will consolidate medical education programs currently scattered across Grounds in outdated facilities and create a central entrance to the School of Medicine, the only school at the University without a dedicated teaching facility. The five story structure will be located at the corner of Lane Road and 15th Street and will be connected to the Biomedical Engineering and Medical Sciences Building, facilitating access to School of Medicine facilities in Jordan Hall and the Health Sciences Library.

Designed by CO Architects of Los Angeles California the new facility will be a 58,000 gsf steel framed structure with glass and brick exterior. The basement level will contain a Clinical Skills Center using standardized patients to teach students examination and diagnostic skills. The ground level will be a high-tech Medical Simulation Training Center which will allow teaching complex procedures and honing vital skills in a safe, virtual environment that may be used by students, residents, and emergency medical technicians. A 162 person Learning Studio is located on the first floor near the main entrance to the facility on 15th Street. This round space is a predominate feature of the facility and will provide a Technology-Enabled Active Learning (TEAL) environment which will facilitate image-based or data-based problem solving in small groups. The second floor will have a student lounge and administrative offices. A 171 person lecture hall as well as additional administrative space will be on the third level.

Construction began in January 2008 under contract with Barton Malow Company of Charlottesville, Virginia. The building steel has been erected and block, brick and glass are in progress. The building is scheduled for occupancy at the end of May, 2010. The project budget is \$40.7 million.

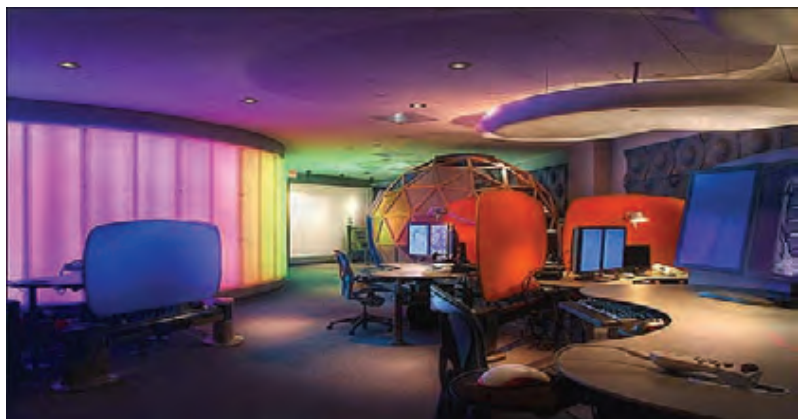


Department of Radiology Master Plan Renovations

In 2005 the Radiology Department identified the need to modernize and update their entire department located on the first floor of University Hospital in order to incorporate new technologies and protocols to enhance patient care and revenue generating areas. A study was produced in late 2006 recommending and detailing 11 sequential renovation projects over a five year period. Three (3) of these phased projects have been completed and 2 additional phases will be under construction by mid-2009. The remaining 6 phase projects encompass approximately 37,500 gsf and are to begin schematic design in the summer of 2009. The renovations will address the following requirements:

- a. Better define Radiology and adjacent Departments' circulation within Level 1 of the Hospital in order to improve staff and patient functions way-finding.
- b. Improve patient preparation and holding / PACU functions to improve efficiency and privacy, and correct patient holding that currently occurs in open circulation corridors.
- c. Make the front door to the department more user friendly and hospitable to patients and family, and improve the functionality for the staff.
- d. Provide more efficient reading workspace for staff and improve the quality of spaces for consultation.

The designer for all phases of the project is Perkins Eastman Architects of Charlotte, North Carolina. DPR Construction of Falls Church, Virginia will provide Construction Management services through design, procurement, and construction of the remaining 8 phases. Construction began late in 2007 and will be completed in the spring of 2012. The total project cost is \$21,212,000.



Emily Couric Clinical Cancer Center

The new Clinical Cancer Center building will be a full service ambulatory care facility for the diagnosis and treatment of cancer in all of its forms. The special nature of the center and its programs includes the detection and prevention of cancer in the population. Professionals in training will play an important role in the care of patients and in applying the results of the latest research.

The Clinical Cancer Center building will consolidate oncology treatment and diagnostic services currently located on various floors and buildings in the West Complex and University Hospital. The consolidation of services includes Radiology Oncology treatment, Diagnostic Imaging, Clinics, Infusion Center, Clinical Labs, and Pharmacy. In addition to treatment services, it will include Family/Patient Amenities, Clinical Trials and a public space front door with a central access hub. The new building will bring these services closer to the University Hospital with a link connection to the hospital. The new structure will be approximately 150,000 square feet which includes a shelled, 5th floor for future expansion. The project site is located at the corner of Lee Street and Jefferson Park Avenue.

Both Schematic Design and Preliminary Design was submitted and approved by B&G and AARB. Zimmer, Gunsul, Frasca, Partnership (ZGF) of Washington, DC are the project Architects and has led the design process, along with the University Architect and the Medical Center Steering Committee.

The project had its ground breaking ceremony on April 12, 2008 and the demolition of the east garage, previously on the site, immediately followed the ground breaking, and was completed in early June. The construction of the new building began in June of 2008 and is scheduled to open for patients in the spring of 2011. The total project budget is \$74,000,000.



Focused Ultrasound MRI Facility

This project will provide the building to house the University's new Focused Ultrasound MRI Facility. The combination of focused ultrasound and MRI imaging is a new technology being developed for the treatment of tumors. In addition to providing treatment, the Facility will also perform clinical trials and research. The building and medical equipment for the Facility have been funded from a combination of sources, including the State Legislature, the School of Medicine, the Medical Center, and the Focused Ultrasound Surgery Foundation. The latter is a non-profit organization established to promote research into this new technology.

The building itself is of modular construction and has been purchased from a manufacturer who specializes in modular MRI buildings. It will be 1,650 gsf in size and will be located at the corner of Lane Road and Crispell Drive. Project cost for the building is \$1,750,000, with a scheduled completion date of September, 2009. The architect is Nalls Architecture of Philadelphia, Pennsylvania and the engineer is Dewberry Davis of Culpeper, Virginia. Artisan Construction of Charlottesville, Virginia is the general contractor.

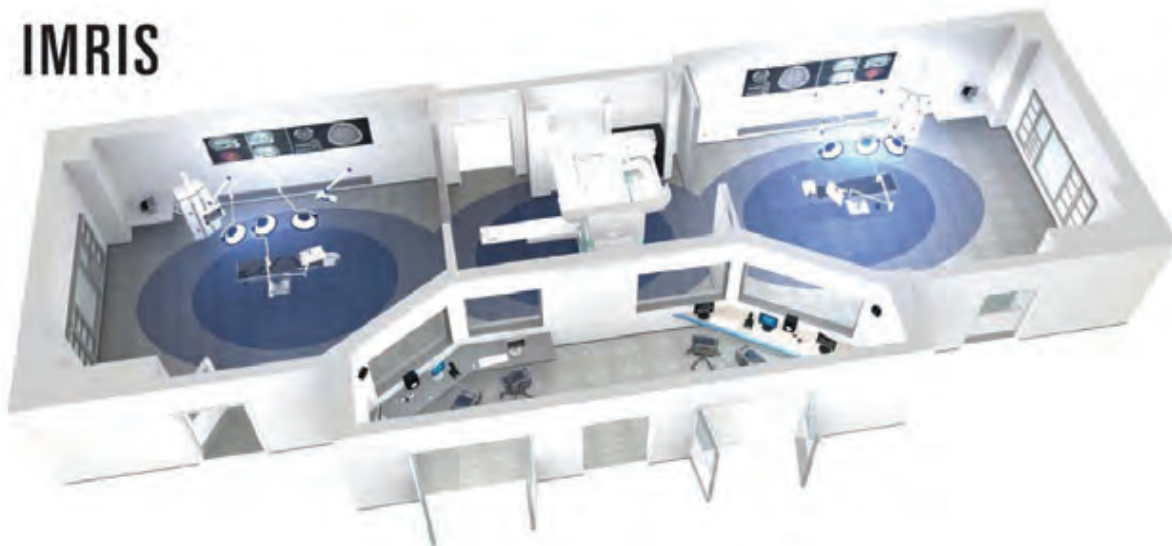


Intra-Operative MRI Ors (27 & 28)

This project will add two new operating rooms with MRI capabilities to the second floor operating room complex. The operating rooms will both increase the hospital's ability to meet its increasing surgical load, and also allow the hospital to offer advanced surgical procedures incorporating surgery and MRI imaging in one operation. The MRI will move to the patient in these operating rooms, which will reduce the necessity of either doing invasive examinations of the surgery site in the operating room or moving the patient to an MRI imaging room in the middle of surgery. One of the two operating rooms will also have a bi-plane x-ray system, which will be the first such installation in the U.S.

Construction is expected to start in the winter of 2009 and be completed in the fall of 2010. The total project cost including major medical equipment is \$14,294,000.

IMRIS



Lee Street Connective Elements

This project includes a new, expanded front entry to the Hospital; a new plaza / traffic oval centered on the Hospital entrance; a new bridge over Lee Street between the Hospital and the East Parking Garage; and a new vertical circulation tower that joins the East Garage with the new connector to the North Garage on the other side of the railroad tracks, recently opened.

The Emily Couric Clinical Cancer Center and the Hospital Bed Expansion projects have been designed to complement each other, and will change the public face of the Health System at its front door: Lee Street. The Lee Street Connective Elements will tie the projects together, allowing a unified sense of place, and a new arrival destination. The plaza / traffic oval will provide for better vehicular flow and control the increased usage that will result when the combined projects are completed. The same architect that designed the Cancer Center, Zimmer-Gunsul-Frasca Partnership of Washington, DC, is the architect for this project, to ensure design continuity. All three projects will share a new vocabulary of patterned glass curtainwall modulated by the rhythm of vertical mullions and columns. New sidewalks and street trees will create visual continuity from the plaza out to Jefferson Park Avenue. Construction management services are being provided by Gilbane of Charlottesville, Virginia. The total project budget is \$24,190,000.

Design work will be completed this summer; construction is scheduled to start in the spring of 2010 and will be completed in the spring of 2012.



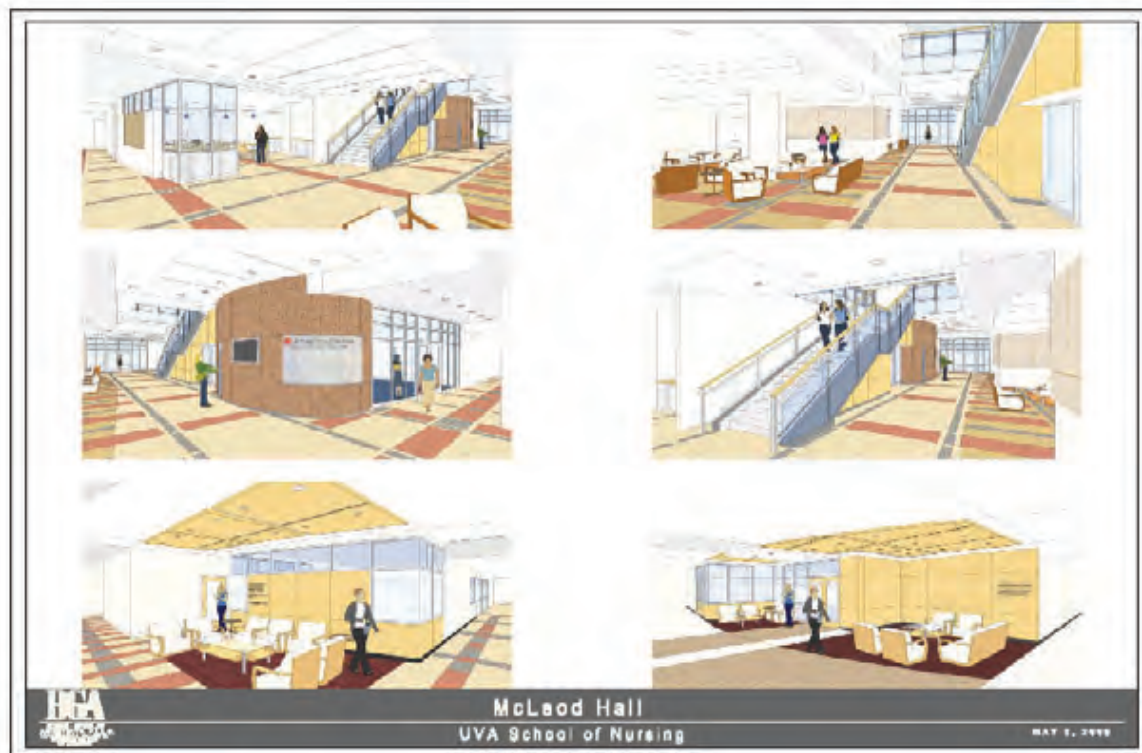
McLeod Hall Renovation

McLeod Hall was the central facility for the School of Nursing until the opening of the new Claude Moore Nursing Education Building last year. McLeod is nearly forty years old and in that time has had no building-wide renovation or infrastructure upgrade. Beyond the bare facility needs, the School also desires for McLeod to approach the aesthetic quality of their new building. This renovation project will address these needs and will do so in two phases.

McLeod Hall consists of five core floors of offices and classrooms, two underground parking levels, and an auditorium. (The area of each core floor is 10,000 gsf.) The scope of this project includes the five core floors only. The goal is to renovate these floors in two phases: Phase I -- first, fourth and fifth floors; Phase II -- second and third floors. The phasing is based on the priorities of the School and the funding currently available.

To date, a detailed programming study and an infrastructure assessment have been completed. These will serve as the basis for design of the renovation. The programming study determined the space requirements and the optimal locations for the classrooms, simulations labs, faculty and staff offices, and the various research centers located in McLeod. The infrastructure assessment evaluated building wide systems such as air and electrical distribution. Deficiencies will be addressed both by this project and by on-going Maintenance Reserve projects.

Construction of Phase I is scheduled for completion by December of 2010. The schedule for Phase II is contingent on funding. Total project budget for Phase I is \$6,075,000. The project architect is Bowie Gridley Architects from Washington, DC. Construction of Phase I will be by Facilities Management's own Project Services group.

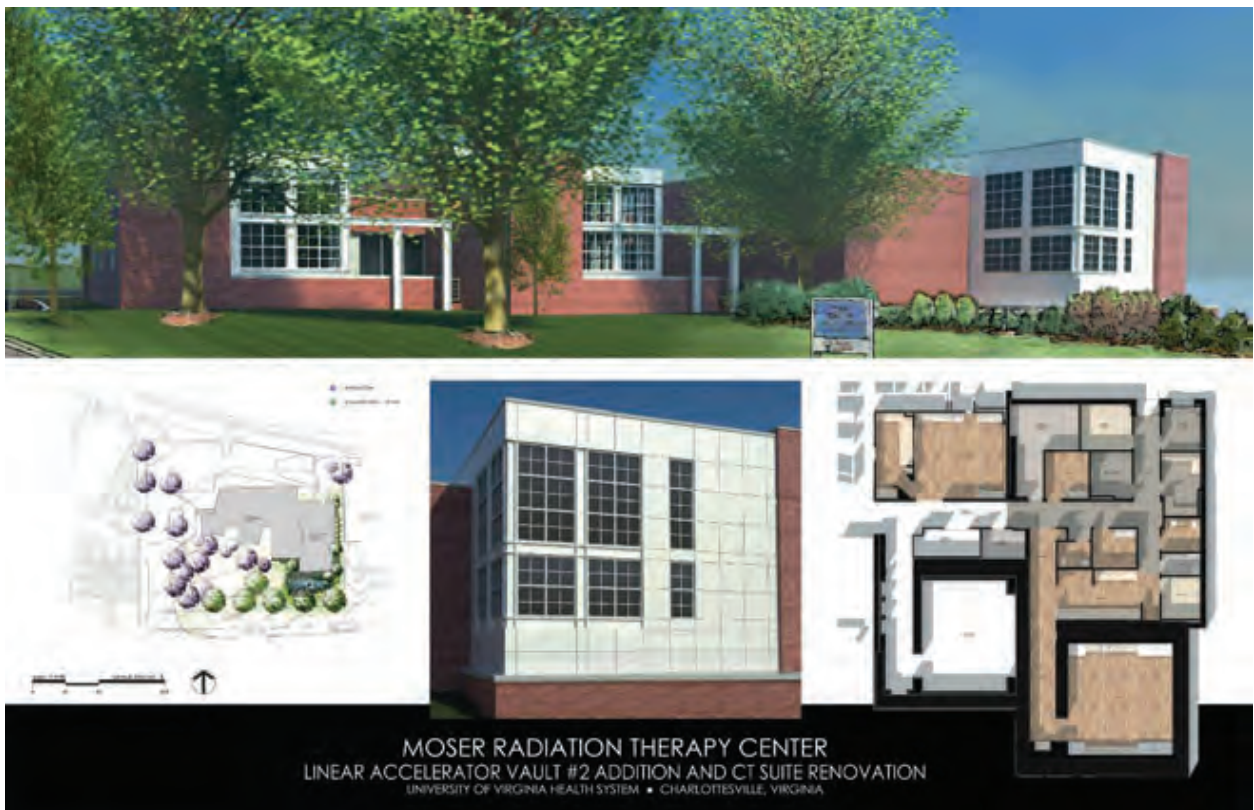


Moser Radiation Therapy Center Vault Building Addition

The Moser Radiation Therapy Center's new Linear Accelerator Vault and support space addition will virtually double the treatment capability of the existing facility. This 3625 square foot addition will continue to expand the center's leading edge cancer treatment capabilities by adding a second Linear Accelerator Vault and Computed Tomography scanner to the current facility. The new space is evenly divided between a lead-lined vault housing state of the art cancer treatment equipment and additional support space for attending radiation oncology staff.

The existing clinic site is located at 2871 Ivy Rd, west of the University grounds near the Northridge complex. The new addition will be added to the east side of the existing building. Albemarle County Architectural Review Board worked closely with Health System Facilities Planning and HKS Architects of Dallas, Texas to create a design which meshed with the existing building architecture and remained consistent with the County's vision for the Rt. 250 entrance corridor.

The total project budget for this addition is just over \$3,000,000 and construction is scheduled for completion in the spring 2010.



Old Jordan Hall HVAC Replacement

The original building, (Old Jordan Hall) is a seven story building opened in 1971. A new addition providing laboratory, office and classroom space was opened in December 1995. This HVAC replacement is for the original building and does not cover the new addition.

The first floor of Jordan contains two lecture halls, each seating 152 students, as well as a smaller seminar room. The majority of the first and second year lectures are given here. The Anatomy Laboratories are also located on the first floor. The second floor houses additional student laboratories designed for both individual exercises in histology and pathology, as well as group experiments and teaching sessions in microbiology. The rest of the second floor contains basic science research laboratories. The academic offices and research laboratories of the departments of Anatomy, Physiology, Pharmacology, Biochemistry, and Microbiology occupy the third through the seventh floor respectively.

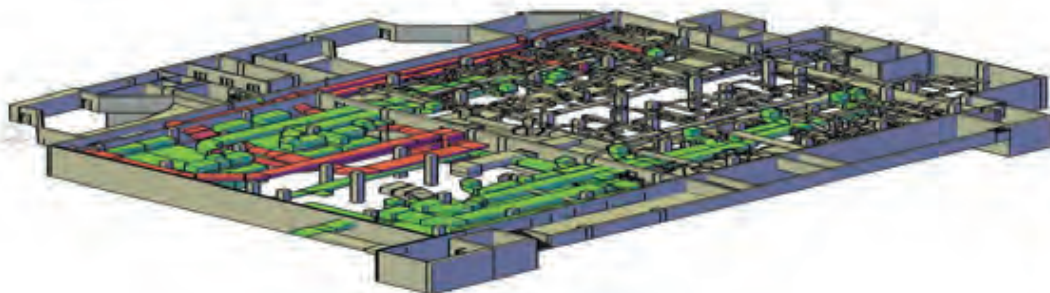
In June of 1999 the University completed an exhaustive study of the HVAC infrastructure of Old Jordan Hall (OJH). It remains an essentially accurate assessment of the system with the following exceptions: 1) In the intervening eight years the system has continued to deteriorate; 2) The building is now on central chilled water; the original chillers and one of the original cooling towers have already been removed; and 3) The air-handler serving the basement floor has been replaced.

The major findings of the study are as follows: 1) Nearly all of the HVAC infrastructure equipment is as old as the building; thus it is well beyond anticipated life expectancy and in dire need of replacement; 2) Distribution components (ductwork and piping) are obstructed and / or overloaded; 3) Controls are functional but outmoded, limit flexibility and include only minimal interface with the central campus system; 4) Provisions for energy reclaim, system redundancy or adaptability to change are minimal to nonexistent; 5) Spare capacity exists for heating only, which in fact is energy wasteful; 6) There is no smoke evacuation or stairway pressurization, which is noncompliant with current code; 7) The HVAC infrastructure concepts are no longer commensurate with modern research laboratory facilities. Also, the study concluded that the emergency power system is marginal and will not support necessary HVAC upgrades.

A contract was awarded to the firm of RMF ENGINEERING Inc. of Charlottesville, Virginia for the design/construction documents and construction administration.

Construction is anticipated to start as early as the last quarter of 2009, with construction management services provided by DPR Construction Inc. Construction completion is anticipated early 2013. The total project budget is \$28,884,500

Below is an ISOMATIC drawing of the basement mechanical area.



PCC Annex

This project consists of a new, two story, approximately 12,000 square foot building located between Jordan Hall and the Primary Care Center. This building will provide valuable office space and space for other functions that are being displaced due to the Bed Expansion Project. This building is located in this area so the occupants can have ready access to the Hospital to meet operational requirements.

The PCC Annex will have panels and fritted glass that will match the Emily Couric Clinical Cancer Center to create visual continuity between it and the Center. The building will be LEED certified. Greenery will be added to provide a warm inviting atmosphere and manage stormwater. Construction management services are being provided by Gilbane of Charlottesville, Virginia and the design by Train and Partners of Charlottesville, Virginia. Design work will be completed this summer. Construction is scheduled to be completed by the end of 2009. The total project budget is \$4,919,500.

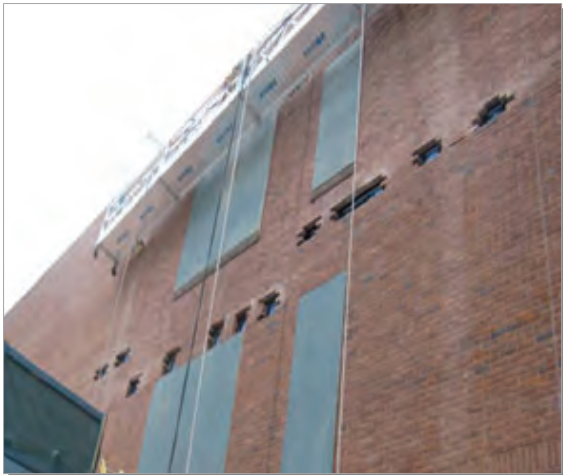


Primary Care Center Masonry Repair and Roof Replacement

The Primary Care Center, built in 1979, consists of a five-story main building (approximately 20,400 square feet) with penthouse, a one-story low rise area (approximately 9,950 square feet) located on the North side and a one-story Gamma Knife Center (approximately 1,750 square feet) built at a later date to the south. Due to the building's age and masonry design and construction techniques used at the time, the exterior masonry construction has deteriorated. In 2006, an extensive field investigation was performed on the exterior facade by Whitlock Dalrymple Poston & Associates, Inc.

Major findings of the investigation found: 1) The brick veneer and masonry backup system on the parapet walls were in very poor condition. 2) Masonry expansion caused by seasonal weather changes had caused lateral brick veneer displacement. 3) A number of the steel shelf angles supporting the exterior brick facade require repairs or replacement. 4) Corrugated metal wall ties that tie the brick into the structure were corroded and require replacement. 5) New flashings, expansion joints and sealants were required to weatherproof the exterior. 6) The approximately 32,000 square feet of roofing on the Primary Care Center original to the construction has deteriorated and requires replacement.

Affected exterior portions of the building brick facade are currently being repaired re-using as much of the original brick as feasible while making structural repairs. The brick repairs and roof replacement are being done in several phases. The brick repairs account for fourteen (14) months and the roof replacement accounts for four (4) months of the total eighteen (18) month construction duration. Construction began in August of 2008 and is scheduled to be complete in February 2010. R. E. Lee and Son of Charlottesville, Virginia is the contractor. The total approved project budget is \$6,581,000.



Surgical Pathology Renovation / Relocations / Simulation Center / Ors 29 & 30 / Level 2

Surgical Pathology Renovation: This project will provide a bigger surgical pathology laboratory on the second Floor of the main hospital building. This will allow the hospital to meet the increasing demands for analyzing specimen samples resulting from the increased number of operating room procedures. The new laboratory will be a 3,700 square foot, state-of-the-art facility, with all of the equipment necessary to provide complete pathology services to the operating rooms at the one location.

Construction is expected to start in the fall of 2009 and be completed in the spring of 2010.



Simulation Center Renovation: The University Hospital is building two, new general surgery operating rooms in anticipation of future increased demand for operating rooms. Each room will be approximately 600 square feet in area and will support the latest operating room procedures. Because the operating rooms are being built to meet future needs, they will be used as simulation operating rooms for doctor and staff training until they are needed as ORs.

Construction of ORs 29 and 30 is expected to start in the spring of 2010 and be completed in the winter of 2010.

The total project cost is \$6,581,250.

University Hospital Bed Expansion

The Hospital Bed Expansion (HBE) will add 72 acuity adaptable patient rooms to the University Hospital. The project consists of 12 private room nursing units located on each of floors 3 through 8. The patient rooms are designed to be critical care capable with a full bathroom. This design allows the room to be used for critical care, step-down care, or acute care. This project will provide much needed bed capacity to the Hospital while providing maximum flexibility.

Designed by the SmithGroup, Inc. in Washington, DC, the project is a six story, 61,000 gsf addition to the north façade of the Hospital's Central Bed Tower. The HBE bears on a truss structure constructed over the second story roof of the Hospital Lobby. An expanded mechanical penthouse is included to house new air handling equipment to serve the HBE. The project also involves 62,000 gsf of renovation to create the approximately nursing units on each of the six patient care floors. Gilbane Building Company, in association with H.J. Russell & Company, will provide Construction Manager-as-Agent services through the design, procurement, and construction phases of this project.

The design of the exterior of the HBE was influenced, in large part, by the design of the Emily Couric Clinical Cancer Center (ECCCC). The University Hospital Bed Towers are oriented to face this building site. The HBE facade is a glazed curtainwall system. On the interior, the patient rooms are oriented to fully utilize this system to provide wall-to-wall and floor-to-ceiling glass. This maximizes the use of natural light in the patient rooms while taking advantage of the northern exposure.

The HBE began construction in October of 2008 with completion scheduled for the fall of 2011. The structural steel, concrete, and curtainwall trade packages were procured as part of combined procurement packages with the ECCCC project to achieve cost savings that accrued from larger dollar volume packages and to save material and labor cost escalations. A favorable bidding climate and high interest in this project by qualified trade contractors has resulted in excellent construction pricing. The total project budget is \$92,772,000.



University Hospital Level 2 Heart Center Renovation

This project will completely renovate all 21,600 square feet of the east end of the second floor into the new invasive wing of the Heart Center. When the project is complete it will contain a new hybrid cath lab, four new electro physiology labs, support offices, supply rooms, and locker rooms. The area of the Heart Center is being expanded by constructing a floor in the two-story space above the emergency room public driveway entrance.

Construction is expected to start in the fall of 2009 and be completed in the fall of 2011. The total project cost is \$14,692,000.



Engineering and Design:

Engineering and Design is composed of two work centers, the Design Group (WC 07) and the Project Management Group (WC 78). The Division was active in the design and/or execution of over 120 individual projects or other activities in support of University facilities. In fiscal year 2008-2009, the Engineering and Design Division executed approximately \$10M in project and technical support activities.

Project Management Group

<u>In Design During '08 – '09</u>	<u>In Construction During '08 – '09</u>	<u>Completed During '08 – '09</u>
Chemistry Fume Hood Exhaust Infrastructure Upgrades	South Chiller Plant Expansion, Phase 2	Mitchell House Stairs and Landings Replacement
McCormick Observatory Fire Alarm System	JPJ Arena Leak Repairs	Lambeth Field Apartments Interior Renovations – Phase 1
Rotunda Sprinkler System	Campbell Hall – West Masonry Replacement	Slaughter / Law School AHU 2 and 3, HVAC Upgrades
Scott Stadium – Replace Camera Platforms	Scott Stadium – Replace Ramp Façade Walls	Culbreth Theatre Smoke Vents
Aerospace Research Electrical PIR	Bayly Museum Renovation / HVAC Upgrades	Chemistry – NMR Spectrometry – Install Emergency Generator and Support Equipment
Carruthers Hall ITC Server Room Cooling	Fire Alarm Monitoring (Grounds-wide)	Clemmons Library Terrace Waterproofing and Landscaping
NARO Cooling PIR	SCADA for Substations	Sunnyside Duke Roof Replacement
Milmont Conservator Labs – Study	Tomotherapy Equipment Room – HVAC Upgrade	Carruthers Hall Roof Replacement
Gilmer Hall – Main Steam Service Equipment Upgrade	Physics Building – PVC Chilled Water Piping and Replacement	Metcalf House Server Room Expansion
McKim 3 rd Floor Air Conditioning Upgrade	Gilmer Hall – PVC Chilled Water Piping Replacement	Gilmer – Roof Replacement Above Library
Alden House Reroofing	AFC 5 Meter Dive Platform	Law School Partial Roof Replacement (Withers-Brown)
Clemons Library Elevator Modernization	JPJ Arena Exhaust Fans / HVAC Upgrades	Newcomb Hall Partial Roof and Built-In Gutter Replacement
Gilmer Hall Addition Elevator Modernization	Lambeth Field Apartment Interior Renovations – Phase 2	McCormick Road Dormitories – Random Slate and Flashing Replacement
Madison Hall Elevator Modernization	Repair / Upgrade South Chiller Plant Thermal Storage Tank	JAG School Security Measures – Phase 2
Ruffner Hall Elevator Modernization		Scott Stadium Install Theme Flagpole
Wilsdorf Hall – MOCVD Lab Commissioning		Scott Stadium Emergency Lights Replacement
Lambeth Field Pedestrian Bridge Replacement		Leake Building Window Additions
Continued:		

<u>In Design During '08 – '09</u>	<u>In Construction During '08 – '09</u>	<u>Completed During '08 – '09</u>
Old Med School – Toxicology Fume Hood		Orange Clinics Renovation – IM & Pediatrics
Thornton Hall Exhaust Hood Air System Enclosure		Jordan Hall 4214 – Glassware Washer
Hospital Exp. Level ME2 – IT Closet Backup Cooling		Law School Window Reinforcements
Chemistry Building Condensate Drain System		Cobb Hall 2009/2031 HVAC Upgrades
Aquatics Center (AFC) Climate Control System Modifications		Chapel Sound System PIR
Gilmer Hall High Voltage Fire Alarm Replacement		Clemons Library 4 th Floor Alternative Roof Study
Gooch Dillard Mechanical & Plumbing Renovations Study		Alderman Road Dorms Concrete Inspections
Fan Mountain Observatory Elevated Deck Consulting		Scott Stadium Structural Inspection
North Grounds Recreational Ctr – Exterior Envelope Evaluation		Mechanical Engineering Air Compressor Replacement
Astronomy Building Masonry Crack Evaluation		Carruthers Hall – Upper Level Boiler Replacement
Bice House Elevator Modernization		Slaughter Rec Roof Replacement
Gilmer Hall West Section Roof Replacement		
Heating Plant Roof Replacement		

Design Group

<u>In Design During '08 – '09</u>	<u>In Construction During '08 – '09</u>	<u>Completed During '08 – '09</u>
Campbell Hall / Fiske Library Roof Replacement	Withers Brown Hall Two Elevators Modernization	Newcomb Hall Renovate Orientation Offices
Clinical Department Wing Roof Replacement	JAG Admin & Civil Law Office Renovation	Slaughter Recreation Roof Replacement
HSC Claude Moore Library Office	Darden – Learning Team Rooms Renovations	Clark Hall Construct New Labs 277 & 277A
Stacey Hall Roof Replacement	Chemical Engineering Fume Hood Install	1224 West main Street, FP&C Renovation
Aerospace Engineering Lab Ren.		Law School, Carpet Replacement
Darden – Innovation Lab Renovation		Campbell Hall Classroom 153 Renovation
Clark Hall 107 HVAC Replacement		Clark Hall Classroom 107 Renovation
Mech Eng 205 Classroom Renovation		Darden Hall First Floor Restroom Renovation
JAG BOQ Rooms Fan Coil Replacement		Cavalier Computers / Bookstore Renovations
Astronomy Bldg Partial Roof Replacement		Wilsdorf Hall Lab Room 207 Renovation
		Hospital Expansion Stretcher Storage

Engineering and Design Major Commissions

Aquatic and Fitness Center Five Meter Diving Platform

The Aquatic and Fitness Center Five Meter Diving Platform project is a five meter platform to compliment the Aquatic and Fitness Centers one meter diving boards and three meter diving platform. The five meter platform, a fully concrete construction, was installed to meet a new requirement for ACC competition facilities and to facilitate recruitment for the University Diving Team.

The project was designed by The Hughes Group Architects of Sterling, Virginia and constructed utilizing a design built process to meet a tight design and construction window with Barton Malow Construction of Charlottesville, Virginia as the contractor. The project budget is \$540,000 and construction was completed at the end of July 2009.



Photo by Jim Daves

Batten Innovation Lab, Sponsor's Hall Dining

The project consists of the renovation of approximately 3,415 square feet of interior space in Sponsors' Hall Dining facility, for use by the Batten Institute of the Darden School of Business. The space will be used as classroom and workspaces supporting teaching programs that focus on development of innovation and entrepreneurship.

The project was designed by the Facilities Management Design Group, with SmithGroup, Inc. of Washington, DC providing consulting engineering services for mechanical and electrical work. Construction was procured by On-Demand Invitation for Bids; Artisan Construction, Inc. of Charlottesville, Virginia has been awarded the construction contract. Construction will begin on July 10, 2009, with substantial completion scheduled for November 13, 2009. The project budget is \$679,000.



Bayly Museum Renovation

The Thomas H. Bayly building, built in 1935, is home to the University of Virginia Art Museum. The building is considered essential to the University's history and present character within the historic preservation framework plan. The interior renovation focuses on the following: architectural enhancements including new lighting to adequately light gallery walls and objects on display, mechanical upgrades to condition all gallery and office space, and electrical and fire detection modifications to comply with code and University requirements. All of these enhancements will enable the museum to retain its program accreditation through the American Association of Museums. The architect of record is ARCH ET AL of Chevy Chase, Maryland. Construction is being managed by Facilities Management, Project Services Contract Management. The project budget is \$2,000,000 and is scheduled to be complete by August 14, 2009.



Clark Hall, Construct Labs 277 & 277A

The project consists of providing two new laboratory spaces for the Department of Environmental Sciences, in “shell space” on the second floor of the Clark Hall Addition. Total area of new lab space is 840 square feet, and is designed to match layout of laboratories already completed on floor below, with finishes matching interior palette of second floor.

The project was designed by the Facilities Management Design Group, with Vansant & Gusler of Norfolk, Virginia providing consulting engineering services for mechanical and electrical work. Construction was procured by On-Demand Invitation for Bids; Payne Construction Company, Inc. of Rustburg, Virginia was awarded the construction contract. Due to schedule limitations, lab casework was ordered under a separate contract and coordinated with the work of the general contractor. Construction began in late July, 2008, with Final Completion on December 5, 2008; total project costs were approximately \$315,000, more than 30% under the approved budget.



Lambeth Field Apartments Renovation

The Lambeth Field Apartments which houses University students is located close to Central Grounds, off of Emmet Street. There are 174 apartments in the 24 buildings containing either two or three double occupancy bedrooms. Each apartment has a living room, kitchen, and 1½ baths. Facilities provided within the complex include a computer room, laundry machines, a vending area, and a convenience store.

The Housing Division completed interior renovations of Lambeth Field Apartments buildings 450 and 452 during the summer of 2007. The second phase of the Lambeth project included buildings 454 and 456 which took place during the summer of 2008. Now under renovations are buildings 458, 460 and 462.

These renovations include asbestos abatement of VAT and wall base adhesive, mold remediation, replacement domestic hot water heaters, new plumbing fixtures, new toilet accessories, new kitchen cabinets, new light fixtures, new flooring, new entry and bedroom doors, and new paint throughout the units.

The architect is Heyward Boyd Architects, PC of Charlottesville, Virginia and the General Contractor is Harrisonburg Construction of Harrisonburg, Virginia. The project budget is \$1,250,000. The project is expected to be August 2009.



Scott Stadium Video and Scoreboard Replacement

The Scott Stadium video and scoreboard replacement project incorporates new LED wing displays, a new video board and scoreboard, and maintains the existing ad panels. The video and scoreboard structure is situated at the north end of Scott Stadium near the intersection of Alderman Road and Whitehead Road. The expansion project was an outgrowth of an existing marketing agreement between CBS Collegiate Sports Properties and the University. The existing steel framing and its anchorage to the grade beam foundations have been reinforced to accommodate the projected increased loads from the expanded display sizes of the video and scoreboard. The new high-resolution video display measures 32'-0" x 57'-0".

The project was engineered by Dunbar, Milby, Williams, Pittman and Vaughn (structural) of Charlottesville, Virginia, and 2rw (electrical) of Charlottesville, Virginia. The project budget is \$2,400,000 and scheduled for completion in August 2009.



Photo by Jim Daves

Sunnyside Roof Replacement

The scope of this project consists of the removal of existing standing-seam metal roofing and flashing materials, replacement of the existing substrate, installation of new roof systems, including roofing and insulation materials, flashing components, related roof work, and the replacement of adjacent deteriorated woodwork and detailing. The roof replacement project was done concurrently with a separate project to renovate the exterior shell and surrounding landscaping.

The reroofing work consisted of two different roof systems. All steep-slope roofs received hand-formed double-lock standing seam roofing, formed in the field from terne-coated stainless steel. The low-slope roof was reroofed with a fully-adhered, 60-mil, reinforced EPDM roof system, including flat rigid insulation board. All work included the installation of terne-coated stainless steel flashing to provide a watertight system. Existing downspouts and gutters were replaced with new round copper downspouts and gutters.

The roof replacement project was designed by Osteen Phillips Architects of Charlottesville, Virginia and construction began in April of 2008 with W.A. Lynch of Charlottesville, Virginia as general contractor. The project was completed in August of 2008 at a total project cost of \$240,000.



Support Divisions

Contract Administration:

For the third straight year, the number of contracts processed increased significantly compared to the previous year. The Office of Contract Administration managed the procurement processes for and made awards on a total of 556 contracts in the 2008-2009 fiscal year (FY09) compared to 498 the previous year.

Professional Services (Architectural, Engineering, & Consulting) contracts, and Service Orders on Consulting Term Contracts, numbered 388 for a total of \$40,713,498 compared to 349 contracts the previous year totaling \$27,458,089. There were 91 associated Professional Service Change Orders processed with an additive value of \$5,743,709 and a deductive value of \$200,946 for a net additive value of \$5,542,763.

The Construction side of the Office handled 166 procurements for a total of \$200,454,204 in a very favorable bid market, compared to 149 procurements the previous year totaling \$192,116,373. There were 288 associated Construction Change Orders processed with a net value of \$13,519,785. Major planned Change Orders included in this total are CM Construction Phase Services and site utilities of \$1,569,424 for the Information Technology Engineering Building and \$1,734,222 for the CAS Physical and Life Science Research Building, and \$1,000,000 for Hospital Bed Expansion site services.

During the year the Office issued a total of 39 Requests for Proposals (RFP's). The number of Professional Services RFP's executed was 11 and Construction RFP's totaled 28 - half of which were for the Hospital Bed Expansion Project Trade Package procurements. This compared to 48 RFP's the previous year - mostly for the South Lawn and the Emily Couric Cancer Center Projects.

We continue to team with the Director of Supplier Diversity and his staff to strategize and plan for increased diversity in Trade Contractor spending through recruitment of small, women, and minority-owned (SWaM) firms. In addition the following new SWaM initiatives were put in place in FY09:

- 1) Director of Supplier Diversity in addition to participating as an Advisor to the Selection Committees for Construction RFP's for projects over \$10 million is now exclusively responsible for providing the SWaM portion of the Technical Proposals score on competitive negotiations of all sizes.
- 2) An increased emphasis on SWaM participation in Facilities Management's procurements over the last few years, under the guidance of the Director of Supplier Diversity, has lead to the accomplishment of the overall aspirational goal of 40% for SWaM spending for the University's 207 and 209 agencies. We continue to have increases in SWaM spending, with indications that the numbers are still on the rise. Special efforts are continuing to work with the women and minority firm component of SWaM to improve their representation in the overall total of spending.
- 3) Our Senior Contract Administrator for Health System Construction continues to take the lead in promoting SWaM participation in our procurements and he participated in the National Minority Supplier Development Council (NMSDC) seminar this past year. Several members of the Office of Contract Administration also staffed a booth at SWaM Fest IV at ODU in Norfolk and participated in the SWaM outreach meetings for the Information Technology Engineering Building and the CAS Physical and Life Science Research Building.

The 2nd Edition, Revision VI, of the University of Virginia Higher Education Capital Outlay Manual (HECOM) was posted to our web site on April 29, 2009. This was a significant update and revision of this 300 page manual involving countless hours of editing by our Office to implement the many suggestions for improvements. The electronic document is now fully linked with our web site content for ease of reference.

The Office continues to spearhead considerable efforts to enhance and expand the Contract Administration web site, the “Links and Forms” web page, and the “Desktop” computer resource as a service to and as professional tools for the FP&C Staff, and University Consultants and Contractors. The continuous improvement effort is contributing to enhanced Consultant and Contractor participation and pricing and increased FP&C efficiency and consistency. Significant updates, modifications, and additions have been made and we are continuing to incorporate process and document improvements as we work in conjunction with the Associate General Counsel and Special Assistant Attorney General for the University. Work is in progress to further define and refine the more commonly used and more complex construction procurement options. Specific web sections have been created for Professional Services, Construction Administration, and Contracting Options, and existing web pages and templates including the UVA HECO/CO/DGS Forms page continue to be updated. New forms and templates are created and posted as needs are identified.

The Office consistently promotes and encourages professional involvement, certification, and training. Members of the Office, with the support of the Director of FP&C, attended the Virginia COAA semi-annual workshops and the annual meeting for the national organization. In addition the Office Director served as the COAA Virginia Chapter Treasurer this past year. Several members of the Office attended State BCOM sponsored CPSM training, VCCO training, passed the test, and received their VCCO certification this past year. In addition our new Contract Administrator for Academic Construction earned the status of Certified Professional in Supply Management. Contract Administration staff also participated in and helped lead FP&C training sessions that were held for all new staff, a separate “refresher” on Construction Contracting Options, and numerous other training opportunities.

Administrative Division:

The mission of the Administrative Division of Facilities Planning and Construction, comprised of the Support Staff, Resource Center, and Finance Services Office, is to provide a variety of administrative, technical and financial support functions to personnel in the Facilities Planning and Construction operational divisions.

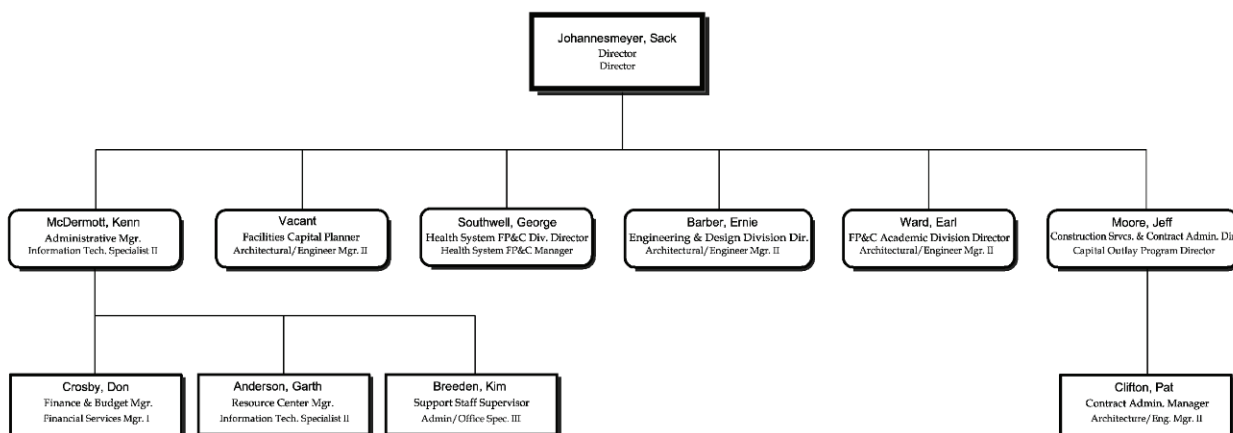
The **Administrative Division Manager** continued as the department Webmaster, overseeing both the FP&C Department Web Site and the FPC Desktop Web Site. He was joined this year by a new full-time associate who is assisting with routine IT related duties and responsibilities including computer and peripheral equipment procurement, web editing, troubleshooting, SharePoint development and Smartphone setups. The Administrative Manager and his associate assisted the Helpdesk Staff in identifying life-cycle replacement computers for department personnel, with many of them continuing to be notebooks to facilitate senior staff to be able to work more productively while away from the office. The Administrative Manager and his telecommuting Wage IT assistant continued to assist the Construction Services & Contract Administration Director with updating and reorganizing department web pages to better assist Project Managers, Construction Administration Managers, and other staff with user friendly updated forms and document templates.

The **Support Staff** completed all coordination and planning for the fifteenth Inforum event which was held in March 2009 with 186 representatives from 84 organizations attending.

The **Resource Center** continued its mission to acquire, archive and distribute design and construction data for internal use and contract consultants. New archives include 446 sets of drawings (comprised of 5,392 sheets) and 745 specifications and reports. This 235% increase was accomplished by training the Resource File Coordinator to enter sheet information into the database. The effort to digitize Operation/Maintenance Manuals, Submittals, and Shop Drawings continued in earnest and scanned material went up from 6.3GB to 52.9GB in new storage volume. Most requests for information were distributed in digital format with consultants being able to access needed files in minutes instead of days. Approximately 500 requests (up 4%) were filled digitally, supplying 44.4GB of data.

A concerted effort to reduce the record storage in Fontana was undertaken with the guidance of the University Records Officer. Thirty boxes (60 linear feet of paper) was brought back to the Resource Center to scan and then recycle; 35 boxes were diverted from going to Fontana by scanning the long term documents, recycling duplicates, and compacting short term storage items in boxes with destroy dates. At Fontana, 200 boxes were examined and their contents found to be beyond their expiration and recycled.

Facilities Planning and Construction
July 1, 2008 - June 30, 2009



Facilities construction completed during the year represented a contract construction work in place volume of \$170.0 million.

