UNIVERSITY of VIRGINIA

Facilities Management
Design Services

DECEMBER 2025

PROJECT EXPERIENCE | ACADEMIC

Featured Projects:

- Zehmer Hall | Department of Safety and Security Renovation
- Rouss Robertson Hall | Corridor and Restroom Renovation
- Old Ivy Hall | SCPS Renovation
- Observatory Mountain Engineering Research Facility | Lab & Building Renovation
- 1101 Millmont Street | Parking & Transporation Renovation
- Observatory Hill | Dining Renewal Study

Zehmer Hall

Project Size: 29,800 SF

Timeline: November 2023 — October 2025

DEPARTMENT OF SAFETY & SECURITY RENOVATION

The building is intended to house UVA's Department of Safety & Security (DSS) into one consolidated site. Overall scope for the building renovation includes partial interior interventions to accommodate new end user's program for offices, services, camera control, evidence storage, and other speacialty uses. Existing MEP systems mostly remained as-is. Limited exterior improvements include new efficient window system. Accessibility improvements include a new elevator and reconfigured interconnecting stairway between levels. Site improvements were provided concurently by a separate design team.

Key Elements:

- Serve as the Design Lead and Primary Client Contact throughout the project.
- Develop the design intent, finish selections, and overall design schedule based on the end user's needs.
- Program and space analysis based on FM Space Management preliminary study and existing conditions.
- Provided a Predesign Assessment Report to better understand necessary improvements for budget and timeline impacts.

External Partners: Hord Coplan Macht (Architect of Record), 2RW (MEP Engineer)

ENERGY EFFICIENT WINDOW SYSTEM

Most of the project improvements were limited by the budget available. However, an improved window system remained as a top priority for the long term use of the building. The goal was to replace in-kind with a contemporary anodized metal appearance and consistent louver expressions, limiting the amount of arbitrarily located mechanical units.

Thermally Broken vs. Steel Frame

The original window system was a single pane steel frame system spanning on center to structural columns, which included shallow horizontal sunshades that did not accurately block solar heat gain based on this facade's orientation. The new system eliminated the sunshades and provided a double-pane, low-e coated glass unit inside a thermally broken mullion system. The entire system was also located outboard of structural columns to ensure a more complete thermally broken system.

Reimagining
a Secure Entry
Experience

Clery Compliance

Emergency Management

Safety Technology

Threat Assessment

University Police

Youth Protection

Simple
Materials.
Big Impacts

Before

Rouss Robertson Hall

Project Size: 19,000 SF

Timeline: Feburary 2024 — August 2025

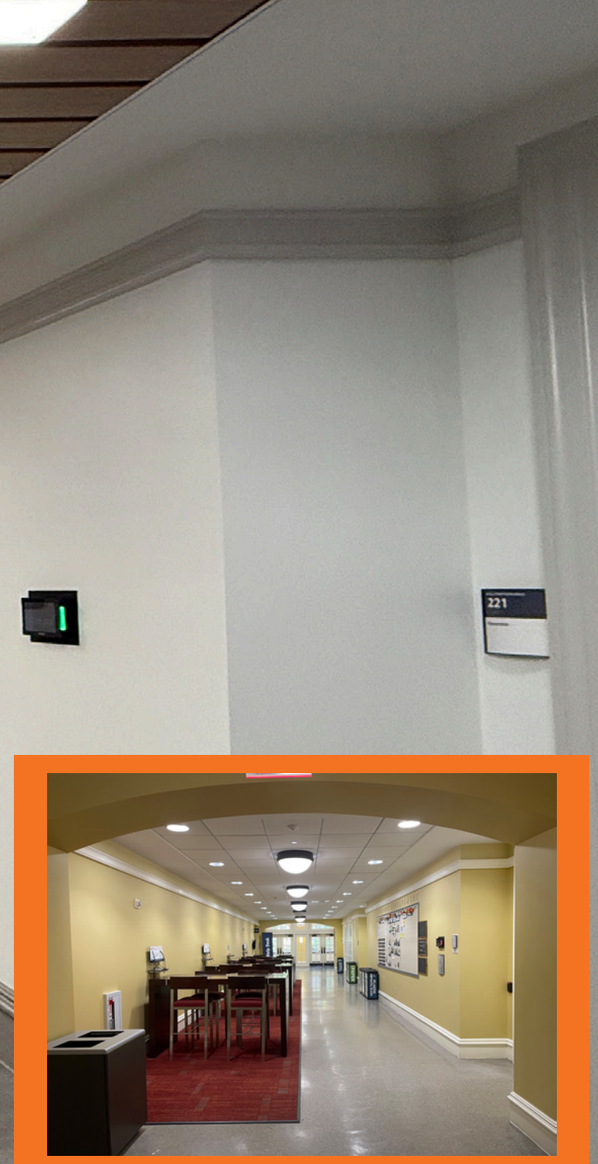
CORRIDOR & RESTROOM RENOVATION

The project invoveld updating and refreshing finishes in all public areas including hallways/corridors and stair wells, updating all restrooms with new fixtures, partitons, and lighting. The large scale of the project nessitated that it be split in two phases so as to maitain minimum restroom access for occupants. To further complicate the project, egress needed to ba maitainned at all times with Code complying routes. To achive this the project phases were scheduled for summer work where classroom and faculty use was reduced.

Key Elements:

- Provide updated finishes that respect the historic character of Rouss Hall while linking to the more contemporary look of the newly constructed Shumway Hall.
- Elevate the restroom finishes to be more aligned with business school facilities.
- Reimagine corridor space as usable student study areas.

Part of the project included upgrading the appearance of the student collaborative area. The space was enhanced with a new linear ceiling and lights, more comfortable seating and tables and updated finishes.



Before

One of the main objectives of the project was to refresh the overall color pallete of the building and brighteing up the interiors. A pallete was selected with cool wihites and greys. Shown is the third floor gallery.

Before

Before

Old Ivy Hall

Project Size: 9,902 SF

Timeline: October 2023 — September 2024

SCHOOL OF CONTINUING AND PROFESSIONAL STUDIES RENOVATION

The 2420 Old Ivy Road Office Building is a three-story building completed in 2019. The building was primarily in use by the University HR department for offices and meeting spaces. The purpose of this project was to convert underutilized space by the HR department into a classroom on the first floor and office & meeting spaces on the third floor for the School of Continuing and Professional Studies (SCPS).

Key Elements:

- Provide over 15,000 SF of new administrative and instructional spaces on two different levels of the building.
- Serve as Design Lead and joint Project Manager through completion of the project.
- Develop design concept from space program refinement through Schematic Design and Construction Documents.
- Collaborate in the development of overall strategies for finishes, furniture, and environmental graphics (all provided by in-house UVA FM forces).

LEGEND

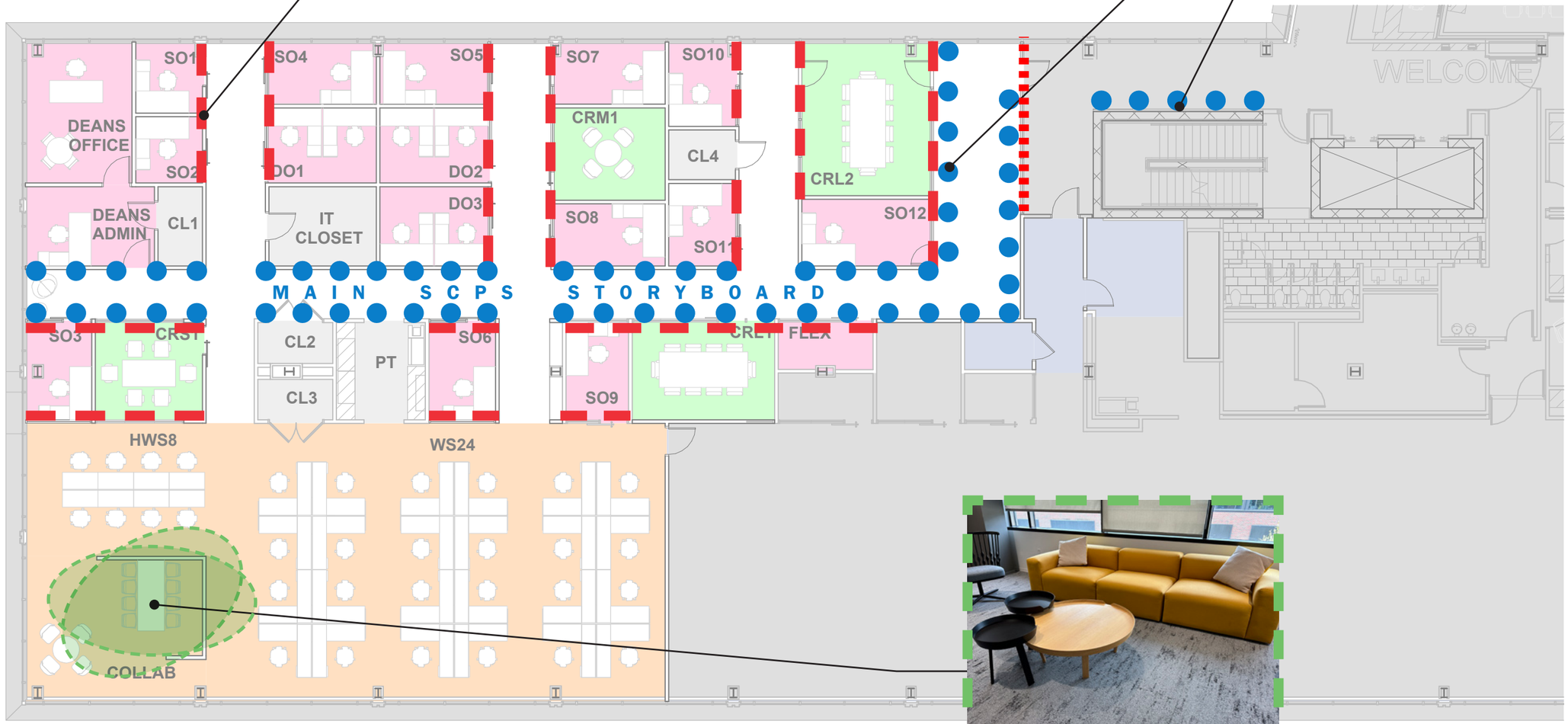
TRANSPARENCY

MAIN ENTRANCE FEATURE

COLLABORATION AREA

TRANSPARENCY
- Visibility from corridor
- Opportunity for increased natural light

MAIN ENTRANCE FEATURE
- Potential wall graphics
- Establishing the 'vibe' for SCPS



COLLABORATION AREA
- Open, flexible work space
- Furniture design TBD

Third Floor Office Design Concept

Before

FLEXIBLE CLASSROOM FOR MULTIPLE NEEDS

There was significant interest to create a large classroom / conference room that could be utilized for various functions. The design of the space centered around that flexibility and included key furniture and AV/IT solutions to maximize functionality.

Separation by Folding Partition

Another key design feature included a folding partition that could separate the large classroom into two separate areas. This enabled more flexibility for larger functions hosted by SCPS for their various programs.

Observatory Mountain Engineering Research Facility (OMERF)

Project Size: 21,767 SF

Timeline: July 2024 — Ongoing

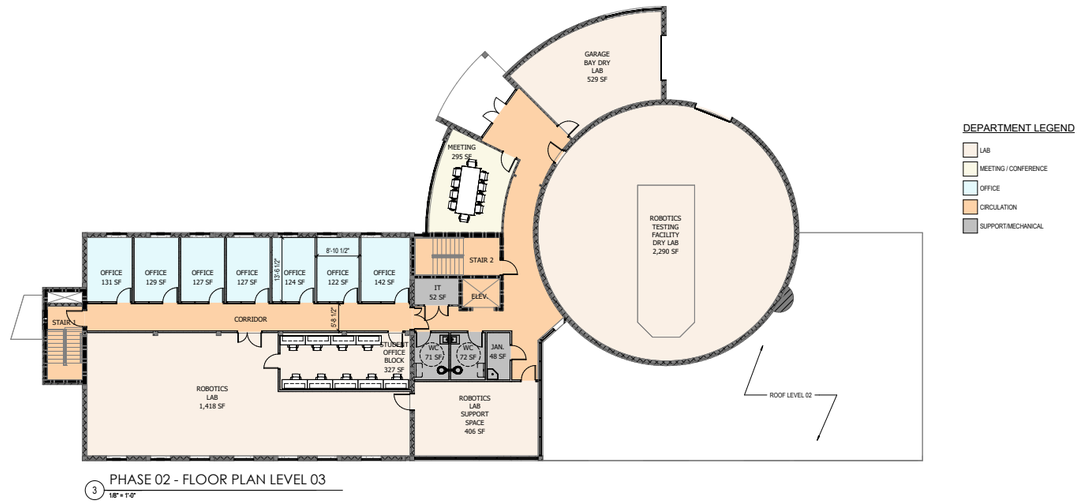
OMERF LAB & BUILDING RENOVATION

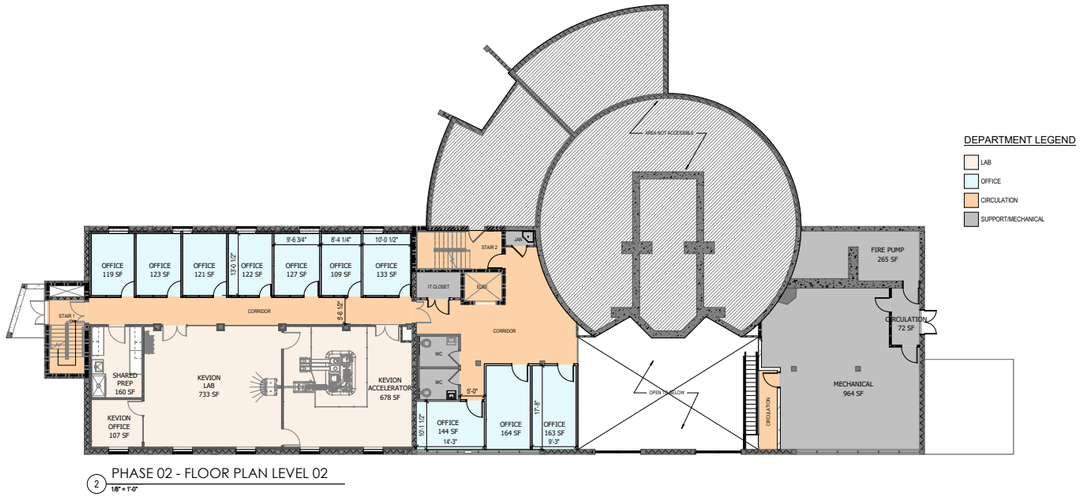
The Observatory Mountain Engineering Research Facility (OMERF) was originally constructed in 1957 to house the University's experimental nuclear reactor. The facility was expanded in 1971 and the reactor was decommissioned starting in 1998. During the intervening time, the facility has been used by the School of Engineering and Applied Sciences (SEAS) for research, project-based learning, instruction, and office space. This project seeks to optimize the building's inherent strengths, and maximize flexibility for current activities and future re-programming.

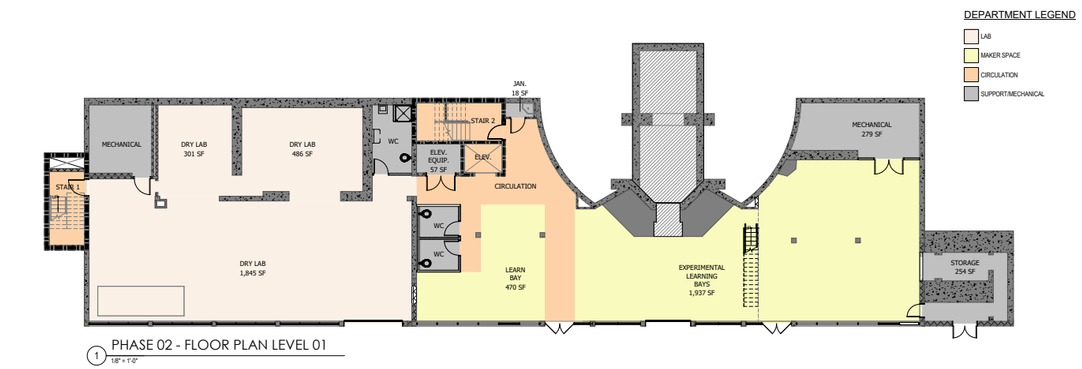
Key Elements:

- Lead diverse team of internal and external architecture and engineering professionals.
- Provide full service design services on a complex building through multiple design phases.
- Serve as Design Architect and leverage unversity-specific knowledge to guide team of external consultants.
- Provide on-site presence during design to confirm and document existing conditions.
- Meet with multiple groups of University stakeholders during design to ensure compliance in categories including sustainability, environmental health and safety, safety and security, etc.

External Partners: Hammel Green & Abrahamson (Architect of Record), Affiliated Engineers (MEP Engineer)







**Plan drawings provided by HGA*

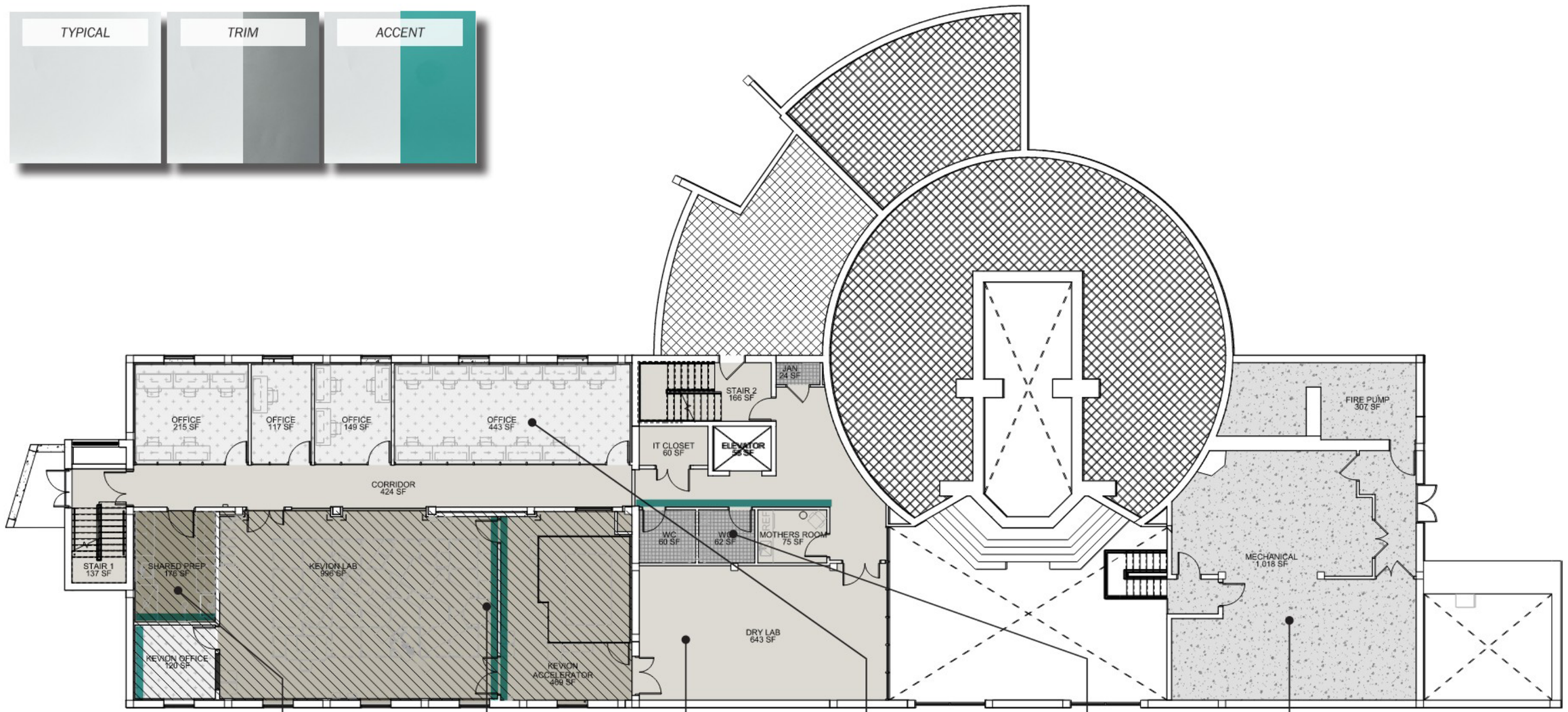
ADAPTIVE REUSE FOR CURRENT NEEDS

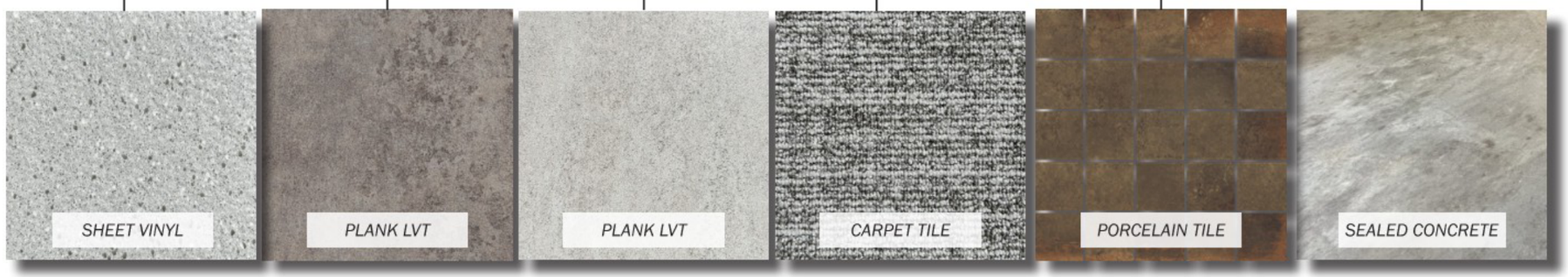
The project was divided into two separate phases. The first phase prioritizing the need for a research lab on the second floor that involved a significantly heavy piece of equipment. The second phase included the remaining building renovation and site improvements to facilitate other laboratory needs.

Fully Occupied Renovation

Another challenge presented was the need for the building to remain fully operational while undergoing a significant renovation. The team devised a series of construction sequencing diagrams demonstrating life safety code compliance as well as practical construction periods needed to accommodate the renovation.

TYPICAL
TRIM
ACCENT


OFFICE
215 SF
OFFICE
117 SF
OFFICE
149 SF
OFFICE
443 SF
CORRIDOR
424 SF
STAIR 1
137 SF
SHARED PREP
176 SF
KEVION LAB
996 SF
KEVION OFFICE
120 SF
KEVION
ACCELERATOR
489 SF
IT CLOSET
60 SF
ELEVATOR
58 SF
STAIR 2
166 SF
JAN
24 SF
WC
60 SF
WC
62 SF
MOTHERS ROOM
75 SF
DRY LAB
643 SF
FIRE PUMP
307 SF
MECHANICAL
1,018 SF


SHEET VINYL
PLANK LVT
PLANK LVT
CARPET TILE
PORCELAIN TILE
SEALED CONCRETE

LEVEL 02

1101 Millmont Street

Project Size: 14,500 SF Renovated Interior Area | 50,000 SF Total Exterior Building Area

Timeline: June 2024 — Ongoing

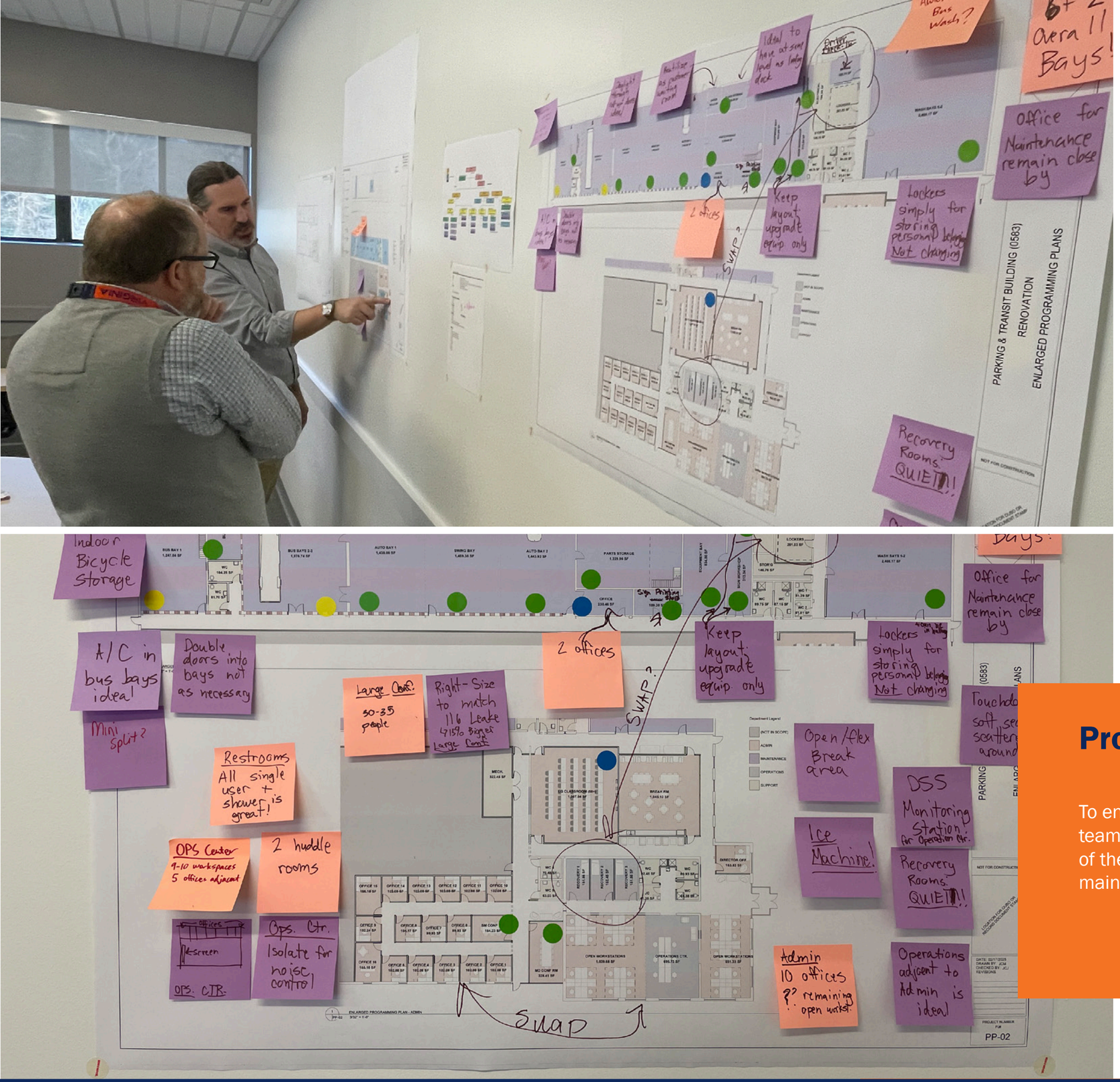
PARKING & TRANSPORTATION RENOVATION

This property, originally purchased in 1984, was converted into UVA's Parking & Transportation (P&T) maintenance and administrative facility. Small renovations have been carried out at various stages since, including those for other shared tenants in the building. The purpose of this project is to redesign the building to accommodate desired input for interior offices, communcal spaces, storage, and other vehicular functions supporting the transportation fleet on grounds.

Key Elements:

- Lead a large design team on the interior and exterior renovation of the University's main transit facility.
- Manage all architectural scope in-house with the assistance of external consultant specialties.
- Lead a full-service design effort from initial building assessment and space programming through permitting and eventually construction.
- Collaborate with FM Space Management to reimagine an existing building for this renovation in lieu of a newly constructed building serving the department's needs.

External Partners: 2RW (MEP Engineer)



REIMAGINING PROGRAMMATIC NEEDS

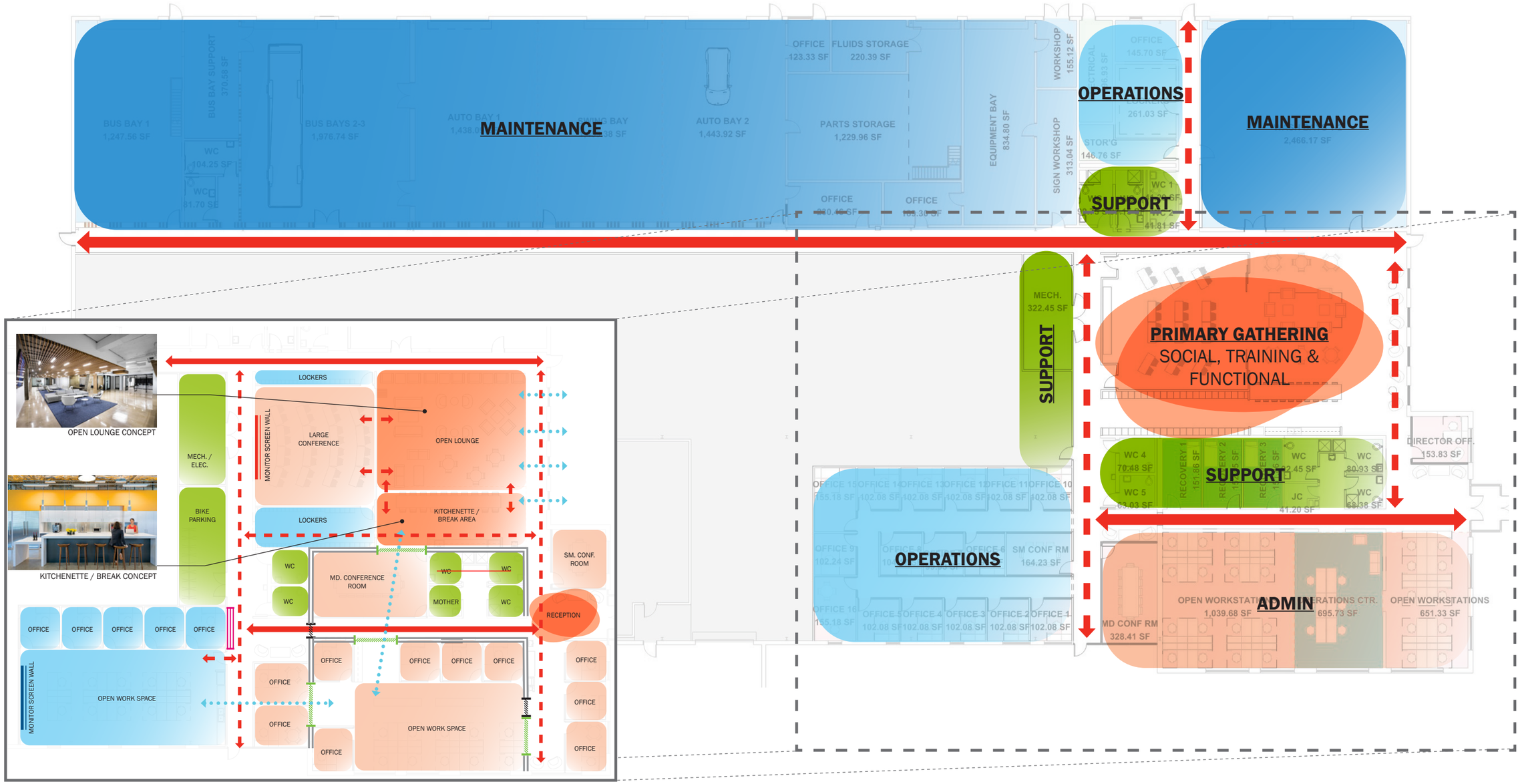
The design team first started with a Predesign Assessment Report, organizing both required and recommended improvements based on the P&T's needs. This included full architectural and engineering analysis of the current conditions of the building with key improvements identified.

Programming + Visioning Workshop

To ensure programmatic needs were articulated accurately, the team hosted a workshop with P&T reviewing existing conditions of the building and potential locations for adminstrative, vehicular maintenance, and communal spaces.

LEGEND

- PRIMARY CIRCULATION
- SECONDARY CIRCULATION
- BEARING WALL
- EXISTING OPENING
- NEW OPENING



Preliminary Plan Concept

Observatory Hill (O-Hill)

Project Size: 51,000 SF

Timeline: January 2025 — July 2025

DINING RENEWAL STUDY

The Observatory Hill Dining Facility (often simply refered to as O-Hill) was constructed in 2005, to serve the expanding student residential facilities of West Grounds. The three-story brick clad building houses a dining hall, a “grab-n-go” convenience store, a Student Activities space, and administrative suites for UVA Business Services and Aramark, the facility’s food service vendor. The building has not been renovated since its construction. The design team was engaged to assess the existing building and its systems, from the standpoint of useful life and needed improvements.

Key Elements:

- Analyze the existing facility for necessary improvements to serve the Client’s long-term needs.
- Partner with a specialty food service consultant to itemize existing equipment and current conditions.
- Provide recommended improvements throughout the building to elevate the student dining experience.

O-HILL PHASING DIAGRAM

05/14/2025

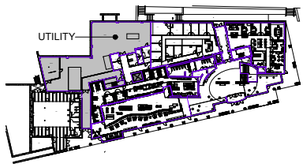
TIMELINE

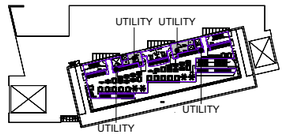
	SUMMER 27	FALL 27	SPRING 28	SUMMER 28	FALL 28	SPRING 29	SUMMER 29	FALL 29
LEVEL 1	UTILITY	FOOD SERVICE BACK OF HOUSE FOOD SERVICE FRONT OF HOUSE		ENTRY LOBBY RESTROOMS			ELEVATOR STAIRS	BUSINESS ADMIN/ID OFFICE DINING OPERATIONS
LEVEL 2	FOOD SERVICE BACK OF HOUSE			FOOD SERVICE FRONT OF HOUSE	FRONT OF HOUSE DINING RESTROOMS		ELEVATOR STAIRS	LOADING DOCK
LEVEL 3	UTILITY	FRONT OF HOUSE DINING FOOD SERVICE FRONT OF HOUSE RESTROOMS					ELEVATOR STAIRS	

TIMELINE

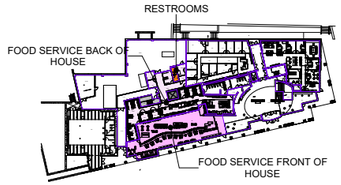
SUMMER 27	FALL 27	SPRING 28	SUMMER 28	FALL 28	SPRING 29	SUMMER 29	FALL 29

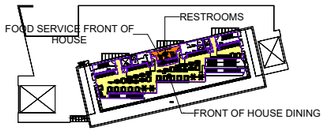
SUMMER 2027



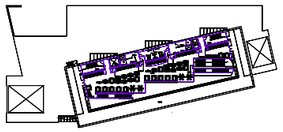


FALL 27 & SPRING 28





SUMMER 2028



PRELIMINARY PHASING STRATEGY

Similar to other studies, there was a need to consider future renovations while the building is fully occupied and operational. The design team generated a phasing strategy based on ideal operational timeframes for areas such as the dining and kitchen areas during summers, along with other spaces during less impactful periods of the academic calendar.

Cost Estimating + Future Phasing

The phasing strategy provided also informed the potential construction and overall project costs for consideration. The team provided plan diagrams matching the phasing strategy with square footages for Rough Order of Magnitued (ROM) pricing.