Master Planning Council (MPC)

MEETING NOTES - October 12th, 2011

Office of the Architect for the University

Summary: Current Projects around Grounds and The 2012-2018 Six-Year Capital Plan, Commonwealth Center for Advanced Manufacturing and Blandy Experimental Farm Master Plan Addendum

Meeting Agenda

- Overview of Current Projects around Grounds and the 2012-2018 Six-Year Capital Plan by Tom Leback, Senior Program Manager, Office of the Architect
- Update on the Commonwealth Center for Advanced Manufacturing by Fred Missel, Director of Design & Development, UVa Foundation
- Presentation of the Blandy Experimental Farm Master Plan Addendum by Mary Hughes, University Landscape Architect and Luis Carrazana, Senior Facility Planner, Office of the Architect

Presentation Summaries

David Neuman began the meeting at 2:30 PM with brief remarks. He mentioned that student members and other new members had not been appointed to the MPC yet. The first topic of the meeting was the 6-year capital plan, so that MPC members could get a sense of the direction the University is growing and the alignment with the 2008 Grounds Plan.

Overview of Current Projects around Grounds and the 2012-2018 Six-Year Capital Plan by Tom Leback, Senior Program Manager, Office of the Architect

Tom Leback gave a presentation on the current projects around Grounds and the 2010-2018 Six-Year Capital Plan. The current projects are shown in two categories: In Construction and In Design.

Projects in construction include:

Alderman Road Housing- 3 Dormitories, Phases III, IV and V

Battle Building - UVa Children's Hospital Outpatient Clinics and Ambulatory Surgery

East Chiller Plant - Will supply 6000 tons of chilled water, with space to expand capacity to 12,000 tons

Hospital Bed Expansion - Will result in 70 new, private beds for the Hospital

New Cabell Hall - 160,000 gsf renovation of the main classroom building of the College of Arts and Science

Newcomb Hall Renovation and Dining Addition - 16,000 gsf renovation of student space and addition of 500 dining seats.

SEAS Student Projects/Facilities Management Maintenance Building - Facilities Management will occupy the bottom two floors and SEAS will occupy the top two floors.

Thrust Theatre - Addition to the Drama Building that includes a 300-seat theater and an enlarges the existing lobby and rest rooms.

Track and Field Expansion - Phase 1 of 2 phases. Includes construction of a new track and entry plaza for track, and Klockner and Davenport Fields

MPC Members

David J. Neuman, Chair
Architect for the University

Arthur Garson, Jr
Executive Vice President and Provost

Nancy Rivers
Chief Of Staff for The President, Associate Vice President for Administration

Ed Howell (Kevin Fox attending)
Vice President and CEO, UVa. Health System

Pat Lampkin
Vice President and Chief Student Affairs Officer

Craig K. Littlepage
Director of Athletic Programs

Yoke San L. Reynolds
Vice President and Chief Financial Officer

Colette Sheehy
Vice President for Management & Budget

Kim Tanzer
Dean of the School of Architecture

Dorrie Fontaine
Dean of the School of Nursing

Ex-officio

Wayne Cilimberg
Director of Planning, Albemarle County

Ed Smith
Albemarle County Planning Commission

Genevieve Keller
Vice Chair, Charlottesville Planning Commission

Judy Maretta
Director of Space and Real Estate Management

Julia Monteith,
Senior Land Use Planner, Office of the Architect

Donald E. Sundgren
Chief Facilities Officer

Jim Tolbert (Ebony Walden attending)
Director of NDS, City of Charlottesville

Rebecca White
Director of Parking & Transportation

Ida Lee Wootten
Director of Community Relations

Student Members

TBD
Graduate Representative

TBD
Undergraduate Representative

Projects in design include:

Helicopter Pad relocation - This project will clear the existing site for future emergency department expansion

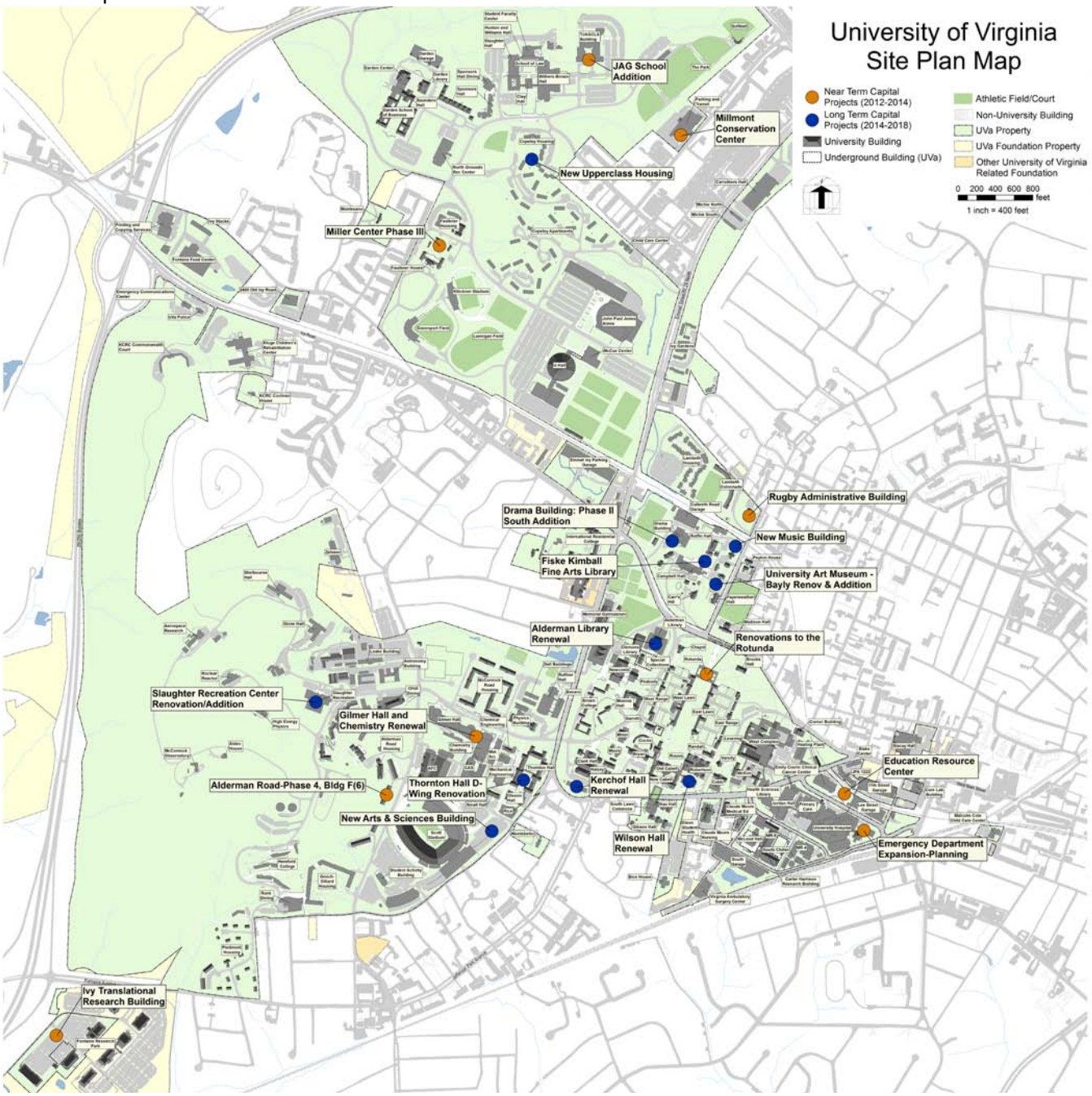
Indoor Practice Facility - One football field under-roof, multi-use, 65' high ceiling

North Grounds Recreation Center Expansion - Includes renovation of existing building and construction of a pool and squash courts

Outpatient Surgery Modular Addition - Project is needed to meet demand and bridge the gap until the Battle Building is complete

Rotunda - Includes restoration and repair of the roof and interior of the dome

Ruffner Hall - This project will replace infrastructure, complete asbestos abatement, and limited reconfiguration of floorplans



Map of the Six-Year Capital Plan

Selected projects from the 2012-2018 six-year capital plan were presented showing new construction or a

significant renovation. Infrastructure projects in the capital plan were not included.

Projects reviewed included:

JAG School Addition - An approximately 50,000 GSF addition

Miller Center Expansion - The expansion would house a presidential library and additional conference and research space

New Upper Class Housing - This will probably be located on several sites around Grounds, but the first site will likely bthe Copeley Housing III and IV areas

Millmont Conservation Center - would house conservation efforts for the Library, Art Museum and Office of the Architect under one roof, and would not expand the footprint of the Millmont Building

Rotunda Restoration - would complete phase II of the restoration

Education Resource Center - This is a health system building that will complete the Lee Street build-out.

Emergency Department planning - Expansion of the emergency department will occur on the current helipad site and will most likely be a minimum of 3-stories

Rugby Administrative Building - Planning is complete for office-use, while other uses are being explored for the building

New Music Building - Would be located next to the Smith Band Building and relocate music from Old Cabell Hall to the Arts Grounds

Fiske Kimball Fine Arts Library Renovation and Addition - Addition is underground and would include a compact shelving system

Drama Addition, Phase II - Addition would include dance studio, black box theater and office space

Art Museum - This would likely be an addition to the rear of the building that would continue the recent interior renovations

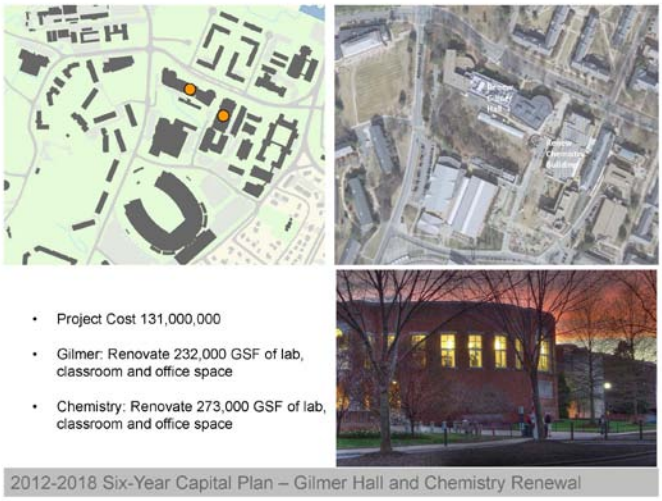
Alderman Library Renovations - A major component of the project will be to replace the 10 floors of 'old stacks' with a compact shelving system, and creation of 2 new floors of study space

Kerchof Hall Renovation - This building was originally a dormitory for JAG students and now houses mathematics offices, classrooms and library; it would be renovated and the building would be added to the chilled water loop

Wilson Hall Renewal - Overall renovation of the building

Alderman Road Housing, Phase 4b - Continued renewal of first-year housing on Alderman Road

Gilmer Hall/Chemistry Building renewal - This project would improve teaching space and upgrade science lab infrastructure in these two buildings



Gilmer Hall Capital Project Summary

Ivy Translational Research Building - The proposed building would contain half wet-lab and half computational lab space

Science and Engineering Lab Building - Interdisciplinary building to serve both the College of Arts and Sciences and SEAS

Slaughter Recreation Center Addition - Project to add courts and relocate outdoor recreation to this location

Thornton Hall "D" Wing Renovation - Focus on renovating lab space in this wing of Thornton Hall

60% of the capital plan projects are renovations, emphasizing our commitment to reuse our existing buildings to the maximum extent. Even with these renovations, it is difficult to keep the overall carbon footprint from climbing, since these LEED renovations, often include new systems that end up increasing the amount of energy used by the building. Finally, it should be stressed that the capital plan is a list of desired projects and that the University will probably not get the funding necessary to complete all of the projects.

Update on the Commonwealth Center for Advanced Manufacturing by Fred Missel, Director of Design & Development, UVa Foundation

Fred Missel provided the Council with a presentation on the Commonwealth Center for Advanced Manufacturing (CCAM). CCAM was initiated in 2007 as part of a memorandum of understanding with Rolls Royce to create a facility in Prince George County, south of Richmond. Public participants in CCAM include UVa, Virginia Tech, the Virginia Economic Development Partnership (VEDP), The Virginia Community College System and Prince George

Rendering of CCAM Facility

County. A 1,000 acre site was created to house a Rolls Royce manufacturing facility and 20 acres of this land was given to the UVa Foundation (UVaF) for the purpose of developing the CCAM facility. CCAM will build on the existing strengths of UVa and VT, and will integrate experience and academics from across Engineering and Business related subjects to meet the growing needs for research in the areas of advanced manufacturing, specifically surface engineering.

CCAM is modeled on a similar public/private venture in Sheffield, England called the Advanced Manufacturing Research Center (AMRC). CCAM is established as a 503(c)(3) non-profit organization with a membership structure that includes members paying dues and agreeing to proprietary and shared research guidelines, as well as collaboration opportunities. There are currently 10+ members. CCAM will strive to be a global center of excellence in advanced manufacturing research; i.e. Manufacturing Systems and Surface Engineering. The focus of CCAM is on **translational research**. The UVa Foundation is the developer, owner and lessor of the CCAM facility.

The CCAM facility is 60,000 square feet and was designed by Perkins and Will. It features a 15,000 GSF high-bay equipment space, conference room, open and closed labs, meeting space and a break room. Future expansion of the building is possible. Schematic design, design development and site preparations are complete. The next steps are construction bid award and construction of the facility. It is expected to begin construction in October 2011. If the CCAM model proves successful, it could provide a blueprint for future public/private partnerships involving UVa in Charlottesville.


The Historic Quarters Building

Presentation of the Blandy Experimental Farm Master Plan Addendum by Mary Hughes, University Landscape Architect and Luis Carrazana, Senior Facility Planner, Office of the Architect

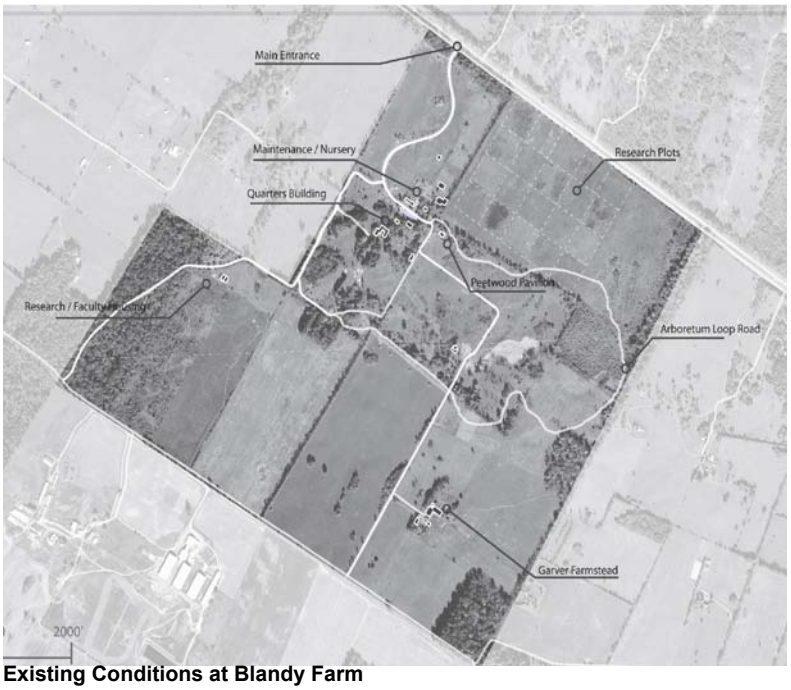
Mary Hughes, with assistance from Luis Carrazana, gave a presentation regarding the recent master planning efforts at the Blandy Experimental Farm. This work represents an **addendum** to the master plan created by Nelson, Byrd, Woltz in 2000. This update was completed in-house with the assistance of interns.

Located in rural Clarke County, 100 miles northeast of Charlottesville, the 700-acre Blandy Farm was bequeathed to UVa in 1927 for the purpose of establishing a school of experimental farming. The first director of the farm was Orland E. White. In addition to farming, he established a research arboretum. Interestingly, the plants and trees featured in the arboretum were organized by their reproductive complexity. Over time, the arboretum has evolved to be more of a public garden as opposed to a research facility.

Today Blandy Farm has a 3-fold mission:

1) UVa Environmental Sciences research station
2) The State Arboretum of Virginia
3) Providing K-12 environmental education programs

This mission has changed from its origins as a scientific farming site, however, it is still used for scientific research. The College of Arts and Sciences has increased interest in expanding and improving the research function at



Existing Conditions at Blandy Farm

Blandy.

The Farm sits in the middle of an important historic region with many protected properties. Blandy itself contains 17 historic structures. Chief among these is the Quarters Building, which was originally a slave quarters for the neighboring Tuilleries historic plantation. The Quarters building is currently used for lab space.

The master plan calls for removing the maintenance function that is located near the main entry to the Farm to the Garver Farmstead, located toward the rear of Blandy. The master plan also strives to maintain the iconic views from the Quarters Building. The addendum also breaks up a planned visitors center into smaller pieces. The plan provides locations for research buildings. These buildings would be configured in a U-shaped pattern that pays homage to the Quarters Building, as well as establishing a protected courtyard for outdoor research projects and staging. The buildings themselves would be in harmony with the existing architecture (vertical board and batten, with red metal

roof) and feature large a large covered porch to enhance the flow of research from outside to inside. Planning has focused heavily on the function of the building. In addition to research space, the planning also studied how to increase student/faculty housing at Blandy and how to improve the entry to the farm in order to enhance the visitor experience.

Blandy Experimental Farm Master Plan Addendum