



Permanent Modular Healthcare over 5,000 sq. ft.

Entry Name: University of VA Medical Center

Entrant: Mobilease Modular Space, Inc.
 Affiliate: Comark Building Systems
 Location: Charlottesville, VA
 Building Use: Medical Office Space

Number of Modules: 18
 Average Module Size: 14 x 45 x 15
 Total Square Feet: 11340
 Days to Complete: 151

Architectural Excellence

The University of Virginia (UVA) is world renowned for its extraordinary Thomas Jefferson inspired campus and its excellent School of Architecture. Working on a design/build basis with UVA Facilities Management, the Gilbane Building Company and Train & Partners Architects, an 11,340 SF, 18-module, LEED Silver certified, two-storey, medical office annex was built at the UVA Medical Center Primary Care Center (PCC). The new annex met an urgent need for open work space and (15) private offices for (125) employees. Modular and site built components including a 2-story Mechanical/Storage structure, a new 2nd floor elevated walkway and stairwell were effectively combined. The state-of-the-art design incorporates the Kawneer 1600 SS™ Wall, curtain wall glass system along the west elevation. Each window has operable vents, fritted glass and sun shades. The stunning building exterior includes bright white, Reynobond® panels that match the existing Medical Center exterior.

Technical Innovation

The UVA goals for the project included LEED Silver certification, 50% cost savings, and 67% less design and construction time when compared to conventional methods. Each floor includes 9' ceilings. Great care was taken in the design and fabrication phases as the 1st and 2nd floor elevations were required to match those of the PCC and an existing, elevated walkway that connects the PCC to nearby Jordan Hall. The factory-built modules include metal B-deck. All interior structural steel was covered with fire resistant, intumescent coating and classified for a 2-hour rating to UL N-607. Floor coverings, cabinetry and ceiling system components include high recycle content materials to meet LEED requirements. The 32" x 14' Reynobond® exterior panels consist of two sheets of corrosion resistant aluminum permanently bonded to an extruded thermoplastic core material and they are also LEED certified. Each panel was field measured to assure a perfect fit and exterior finish.

Cost Effectiveness/Energy Efficiency

The rapid and precise installation of the modular units amazed the UVA Facilities and Medical Center management teams as work was completed in less than three days. Access to the site was limited as the modular annex was installed very close to Jordan Hall. The 2 1/2" gypcrete, underlayment grade flooring was poured in the field to reduce transportation weight and shipping and installation costs. LEED Silver certification requires significant focus on energy efficiency. The building includes sunshades, a white TPO roof, Trane 16 SEER Energy Star heat pump roof top units, economizers and an enthalpy wheel with MERV 13 filters. Bypass air that is not needed is efficiently re-circulated into the HVAC system to substantially reduce annual utility costs. Carbon dioxide sensors, operable "glass vent" window panels and low VOC paint assure excellent air quality for building occupants. The HVAC system includes R410A refrigerant to reduce the risk of ozone depletion in the environment.