

January 10, 2001

MEMORANDUM

TO: The Buildings and Grounds Committee:

James C. Wheat, III, Chair
William G. Crutchfield, Jr.
William H. Goodwin, Jr.
Stephen S. Phelan, Jr.
Terence P. Ross
Benjamin P.A. Warthen
John P. Ackerly, III, Ex Officio

and

The Remaining Members of the Board:

Thomas J. Bliley, Jr.	Gordon F. Rainey, Jr.
Charles M. Caravati, Jr.	Timothy B. Robertson
Charles L. Glazer	Elizabeth A. Twohy
T. Keister Greer	Walter F. Walker
Elsie Goodwyn Holland	Joseph E. Wolfe

FROM: Alexander G. Gilliam, Jr.

RE: Minutes of the Buildings and Grounds Committee
Meeting on January 10, 2001

The Buildings and Grounds Committee of the Board of Visitors of the University of Virginia met, in Open Session, at 10:08 a.m., Wednesday, January 10, 2001, in the Lower East Oval Room of the Rotunda; James C. Wheat, III, Chair, presided.

William G. Crutchfield, Jr., William H. Goodwin, Jr., Benjamin P.A. Warthen, and John P. Ackerly, III, Rector, were present.

Also present were Leonard W. Sandridge, Alexander G. Gilliam, Jr., Ms. Colette Sheehy, Samuel A. Anderson, III, Robert Dillman, David Smith, Mark Fletcher, Wayne S. Campagna, and Ms. Jeanne Flippo Bailes.

The Chair asked Ms. Sheehy, Vice President for Management and Budget, to present the Agenda.

The first two items were Consent Agenda items: approval of an architect for the Observatory Hill Dining Facility and an easement at The University of Virginia's College at Wise.

The Observatory Hill project calls for the demolition of the existing facility as well as the Tree House, to be replaced by the 75,000 gross square foot Student Dining Commons. The resolution proposed the approval of Dagit Saylor Architects of Philadelphia for the project.

On motion, the Committee adopted the necessary resolution and recommended it to the full Board for approval at its meeting on January 19, 2001.

APPROVAL OF ARCHITECT SELECTION FOR OBSERVATORY HILL DINING PROJECT

RESOLVED that Dagit Saylor Architects of Philadelphia, Pennsylvania, is approved for the performance of architectural and engineering services for the Observatory Hill Dining Facility project.

The second Consent resolution was for the approval of an easement at Wise. The easement would permit the Virginia Department of Mines, Minerals, and Energy to use an old strip mine on the College campus as a disposal site for fill material. The easement has been approved by the Board of the College at Wise.

On motion, the Committee adopted the necessary resolution and recommended it to the full Board for approval at its meeting on January 19, 2001.

APPROVAL OF EASEMENT FOR THE DEPARTMENT OF MINES, MINERALS, AND ENERGY ACROSS UNIVERSITY OF VIRGINIA PROPERTY LOCATED AT THE UNIVERSITY OF VIRGINIA'S COLLEGE AT WISE

RESOLVED that the granting of an easement, dated January 10, 2001, to the Virginia Department of Mines, Minerals, and Energy, for work associated with the reclamation of a mine bench and abandoned highwall area across property off Vanover Street in Wise which is owned by The Rector and Visitors of the University of Virginia, is approved.

RESOLVED FURTHER that appropriate officers of the University are authorized to execute said dedication and easement.

The first action item of the regular Agenda was a resolution approving the schematic and preliminary design for the Department of Environmental Sciences Field Station at Oyster in Northampton County on the Eastern Shore. Mr. David Smith, Associate Chair of the Department of Environmental Sciences, and Mr. Anderson, Architect for the University, explained the project to the Committee. The state Art and Architectural Review Board, the Nature Conservancy and the Northampton County authorities have approved the project for the Field Station. The Station will contain space for laboratories and classes, as well as living quarters for faculty and students.

On motion, the Committee adopted a resolution approving the schematic and preliminary design for the project and recommended it to the full Board for approval at its meeting on January 19, 2001.

APPROVAL OF THE SCHEMATIC AND PRELIMINARY DESIGN FOR THE ENVIRONMENTAL SCIENCES FIELD STATION PROJECT

RESOLVED that the schematic and preliminary design, dated January 10, 2001, and prepared by Bushman Dreyfus Architects of Charlottesville, for the Department of Environmental Sciences Field Station project, is approved for further development and construction

The second action item on the regular Agenda was a consideration of the schematic design for an addition to the Aquatic and Fitness Center on Alderman Road. The addition, which has been contemplated since the Aquatic and Fitness Center was planned, will be a gymnasium with, among other amenities, three basketball courts, an indoor walking track and multi-purpose fitness centers. Mr. Anderson and Mr. Mark Fletcher, Associate Director of Athletics, discussed the project in some detail. Mr. Goodwin and Mr. Crutchfield raised questions about construction costs and Mr. Warthen had concerns about the parking spaces that would be eliminated by the new building. Mr. Goodwin suggested that in view of the Committee's ongoing concerns about construction costs at the University, the project might be used as a kind of pilot project to instruct Committee members about the costs of building buildings at the University.

The Committee on motion adopted the necessary resolution, but with the understanding that there will be a review of costs.

The resolution was recommended to the full Board for approval at its meeting on January 19, 2001.

APPROVAL OF THE SCHEMATIC DESIGN FOR AQUATIC & FITNESS CENTER ADDITION PROJECT

RESOLVED that the schematic design, dated January 10, 2001, and prepared by Hughes Group Architects of Sterling for the Aquatic & Fitness Center Addition project, is approved; and

RESOLVED FURTHER that the project will be presented for further review at the preliminary design level of development.

There was considerable discussion, too, about the projected construction costs of Medical Research Building #6, MR-6, the next item on the Agenda. It had been proposed to construct a building of 153,000 gross square feet on a total budget of \$50,000,000. After discussion, the Committee voted to approve the schematic design proposed by the firm Henningson, Durham, and Richardson of Alexandria, but with the understanding that the building have 183,000 gross square feet at the same price. The Committee recommended the resolution to the full Board for approval at its meeting on January 19, 2001.

APPROVAL OF THE SCHEMATIC DESIGN FOR MEDICAL RESEARCH BUILDING #6 PROJECT

RESOLVED that the schematic design, dated January 10, 2001, and prepared by Henningson, Durham, and Richardson of Alexandria, for the Medical Research Building #6 project, is approved; and

RESOLVED FURTHER that the project will be presented for further review at the preliminary design level of development.

Ms. Sheehy next presented seven proposed capital budget amendments. The amendments the University intended to present for inclusion in the Governor's Budget were approved by the Board on October 2, 2000. The need for additional capital budget amendments has become apparent since then, in part because construction costs have proved to be higher than anticipated.

The proposed amendments are as follows:

1. \$5million in General Funds and \$2.7million in Non General Funds for the Clark Hall Renovation and Addition project.
2. A \$3.5million supplement to the \$9million budget for the Studio Art Building.
3. \$8million in Non General Funds for Science and Engineering Laboratory renovations.

4. \$2.1million in Non General Funds for the renovation of Withers-Brown Hall at the Law School.
5. \$3.5million in Non General Funds for repair and replacement of parts of the University's steam tunnel system.
6. \$13million in Non General Funds for the acquisition of a School of Engineering research building, which will be built by the University of Virginia Foundation.
7. \$14million in Non General Funds for the construction of a New Materials Science Building for the School of Engineering.

In the Committee's general consideration of the amendments, the previous discussion of the high cost of University building projects continued. The cost of complying with state regulations in construction was cited as the prime reason for this. Mr. Goodwin, in particular, insisted firmly that the University take the lead among the state schools in trying to make some sort of rational sense of the rules imposed by the bureaucracy.

The Committee was particularly concerned about the figures cited for the projects covered by the sixth and seventh amendments. The building to be constructed by the University of Virginia Foundation will have 75,000 gross square feet and will cost \$13million. The building covered by the 7th amendment, which will be paid for with a private gift, will cost \$1million more for 25,000 gross square feet less. (Ms. Twohy, who as a member of the Executive Committee was asked to approve this amendment, could not attend the meeting of the Executive Committee where this was to be considered. She expressed the same reservations in a telephone call to the Secretary and asked that they be noted.) It was explained that the smaller, more expensive building will be much more sophisticated and will be constructed to house more expensive equipment.

The Committee also expressed its desire that care be taken in the design of the more expensive building, which will be adjacent to the Thornton Hall complex and not at the Fontaine Research Park as will be the cheaper building, to make it as compatible with its surroundings as possible.

On motion, the Committee adopted a resolution approving all seven amendments, and recommended it to the Executive Committee for approval later in the day (the timing was dictated by the demands of the General Assembly's legislative calendar). The actions of the Buildings and Grounds Committee and the Executive Committee will be reported to the full Board at its meeting on January 19, 2001.

APPROVAL OF LEGISLATIVE CAPITAL BUDGET AMENDMENTS FOR THE
ACADEMIC DIVISION

WHEREAS, on October 2, 2000, the Rector and Visitors approved a list of capital budget amendments to be submitted to the Governor; and

WHEREAS, the construction bids on the Clark Hall Renovation and Addition project have exceeded the original estimates and require a general fund supplement; and

WHEREAS, the University has identified additional projects to be funded with gifts, grants, and other internally generated revenue; and

WHEREAS, the additional requests are consistent with the mission of the institution and with its strategic plan;

RESOLVED that the Board of Visitors of the University of Virginia endorses and supports the legislative budget amendment requests; and

RESOLVED FURTHER that the Executive Vice President and Chief Operating Officer is authorized to transmit the amendment requests to the General Assembly.

The next resolution also concerned a legislative budget amendment - a request for \$350,000 in General Funds for a feasibility study for a regional convention center to be built on the grounds of The University of Virginia's College at Wise. The proposal for the study enjoys widespread support in Southwest Virginia.

On motion, the Committee adopted a resolution approving the amendment, and recommended it to the Executive Committee for approval later in the day (the timing was dictated by the demands of the General Assembly's legislative calendar). The actions of the Buildings and Grounds Committee and the Executive Committee will be reported to the full Board at its meeting on January 19, 2001.

APPROVAL OF LEGISLATIVE BUDGET AMENDMENT FOR THE COLLEGE AT WISE

WHEREAS, in March 1999, the Rector and Visitors approved the Six-Year Capital Outlay Plan for The University of Virginia's College at Wise; and

WHEREAS, the Plan included a 2002-2004 project for a Physical Education and Convocation Center; and

WHEREAS, a feasibility study is necessary to determine the viability of the project;

RESOLVED that the Board of Visitors of the University of Virginia concurs with the legislative budget amendment request to fund a feasibility study; and

RESOLVED FURTHER that the Board's future endorsement of the project is contingent on the results of the feasibility study and its impact on the financial operations of the College; and

RESOLVED FURTHER that the Interim Chancellor of the College at Wise is authorized to transmit the amendment request to the General Assembly.

The last item on the Agenda was a resolution approving the siting of antennas and towers for the Regional 800MHz Public Safety Radio Project. Mr. Anderson introduced Mr. Wayne Campagna, E911 Projects Coordinator, who explained the project. The project is an undertaking of the City of Charlottesville, Albemarle County and the University. It involves the placing of towers to enhance the joint 911 radio systems used by the consortium. Six towers will be required and three of those will be on University property: Fan Mountain in the southern part of Albemarle County, Klockner Stadium, and the Emergency Communications Center on the Ivy Road.

On motion, the Committee adopted a resolution approving the proposed siting and recommended it to the full Board for approval at its meeting on January 19, 2001.

APPROVAL OF THE SITING OF ANTENNAS AND TOWERS FOR REGIONAL 800 MHZ PUBLIC SAFETY RADIO PROJECT

RESOLVED that the Board of Visitors approves the siting of a replacement tower and attached dish antennas at Fan Mountain, a replacement light tower and attached dish antennas at Klockner Stadium, and a tower and attached dish antennas at the Emergency Communications Center on the Ivy Road, as necessary for the Regional 800 MHz Public Safety Radio Project.

On motion, the meeting was adjourned at 12:05 p.m.

AGG:jb

Copies to: Mr. John T. Casteen, III
Mr. Gene D. Block
Dr. Robert W. Cantrell
Mr. Paul J. Forch
Mr. William W. Harmon
Mr. Terry Holland
Mr. George Culbertson
Mr. Peter W. Low
Dr. Robert E. Reynolds
Mr. Leonard W. Sandridge
Ms. Colette Sheehy
Mr. Robert D. Sweeney
Ms. Louise Dudley