

May 23, 2003

MEMORANDUM

TO: The Buildings and Grounds Committee:

Mark J. Kington, Chair
William G. Crutchfield, Jr.
Susan Y. Dorsey
Thomas F. Farrell, II
William H. Goodwin, Jr.
Lewis F. Payne
Terence P. Ross
Thomas A. Saunders, III
Gordon F. Rainey, Jr., Ex Officio

and

The Remaining Members of the Board:

Thomas J. Bliley, Jr.	E. Darracott Vaughan, Jr., M.D.
Charles L. Glazer	Georgia M. Willis
Don R. Pippin	John O. Wynne
Warren M. Thompson	John R.M. Rodney

FROM: Alexander G. Gilliam, Jr.

RE: Minutes of the Meeting of the Buildings and Grounds
Committee on May 23, 2003

The Buildings and Grounds Committee of the Board of Visitors of the University of Virginia met, in Open Session, at 12:20 p.m., Friday, May 23, 2003, in the offices of Columbia Capital, LLC at 201 North Union Street, Suite 300, in Alexandria; Mark J. Kington, Chair, presided.

William G. Crutchfield, Jr., Ms. Susan Y. Dorsey, Thomas F. Farrell, II, William H. Goodwin, Jr., Lewis F. Payne, Terence P. Ross, Thomas A. Saunders, III, and Gordon F. Rainey, Jr., Rector, were present.

Also present were Leonard W. Sandridge, Alexander G. Gilliam, Jr., Ms. Colette Sheehy, Ms. Connie P. Warnock, Sim Ewing, Carl P. Zeithaml, Robert P. Dillman, and Ms. Mary V. Hughes.

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

Ms. Sheehy first discussed the Consent Agenda, which consisted of five items: the approval of the selection of an architect for the Studio Art Building; the approval of the selection of an engineer for the Main Heating Plant Modifications Project; the approval of a permanent easement for the City of Charlottesville for a natural gas line on Whitehead Road; the approval of an easement for the NRAO Addition and Renovation Project; and the dedication to public use of a strip of University land at the Ivy Road entrance to the Emmet Street Parking Garage.

The Studio Art Building is to be a three story structure of 35,000-40,000 gross square feet on Carr's Hill. It will contain teaching studios, faculty offices, shop, darkroom and laboratory space, galley space, and studios for visiting faculty. The University has been authorized \$12.5million for the project, of which \$9million is to come from state funds and \$3.5million from gifts.

Ms. Sheehy proposed Schwartz/Silver Architects Inc. of Boston as the architects for the project, and the necessary resolution was adopted and recommended to the full Board for approval.

APPROVAL OF ARCHITECT SELECTION FOR STUDIO ART BUILDING

RESOLVED that Schwartz/Silver Architects Inc., of Boston, Massachusetts, is approved for the performance of architectural and engineering services for the Studio Art Building.

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Modifications must be made to the Main Heating Plant in order that it remain compliant with federal and state Clean Air Act regulations and that it meets the needs of new and existing facilities. The modifications are still in the planning phase and Ms. Sheehy proposed that RMF Engineering, Inc. of Baltimore be approved as the engineers for the project.

The following resolution was adopted and recommended to the full Board for approval:

APPROVAL OF ENGINEER SELECTION FOR MAIN HEATING PLANT
MODIFICATIONS PROJECT

RESOLVED that RMF Engineering, Inc., of Baltimore, Maryland, is approved for the performance of architectural and engineering services for the Main Heating Plant Modifications project.

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Construction of the Materials Science and Nanotechnology Building will disrupt an existing natural gas line on Whitehead Road. In order to lay a new line, an easement is required for the City of Charlottesville.

Ms. Sheehy proposed the necessary resolution which was approved by the Committee and recommended to the full Board for approval.

APPROVAL OF A PERMANENT EASEMENT FOR THE CITY OF CHARLOTTESVILLE
FOR A NATURAL GAS LINE ON WHITEHEAD ROAD

RESOLVED that the granting of a permanent easement, dated May 23, 2003, to the City of Charlottesville for a natural gas line on Whitehead Road on property owned by The Rector and Visitors of the University of Virginia, is approved; and

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

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A storm water drainage ditch, known as a swale, is needed in connection with the construction of an addition to the National Radio Astronomy Observatory (NRAO) Building. The swale is to be about 150 feet long and will run across the Midmont property (at 200 Midmont Lane; it is owned jointly by the University of Virginia Real Estate Foundation and the Midmont Lane Land Trust).

Ms. Sheehy proposed the following resolution which was approved by the Committee and recommended to the full Board for approval:

APPROVAL OF A PERMANENT EASEMENT FOR THE UNIVERSITY OF VIRGINIA ACROSS THE MIDMONT PROPERTY OWNED BY UNIVERSITY OF VIRGINIA REAL ESTATE FOUNDATION AND THE MIDMONT LANE LAND TRUST

RESOLVED that the request for an easement, dated May 23, 2003, from the University of Virginia Real Estate Foundation and the Midmont Lane Land Trust for a storm water swale across the Midmont property located at 200 Midmont Lane is approved; and

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

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Right turn lanes are to be constructed at the Ivy Road entrance to the Emmet Street Parking Garage. The strip of land for the lanes belongs to the University and is to be dedicated to Public Use to the City of Charlottesville.

Ms. Sheehy proposed the following resolution which was approved by the Committee and recommended to the full Board for approval:

APPROVAL OF DEDICATION TO PUBLIC USE OF A STRIP OF UNIVERSITY LAND FOR RIGHT TURN LANES AT THE IVY ROAD ENTRANCE TO THE EMMET STREET PARKING GARAGE

RESOLVED that the Dedication to Public Use to the City of Charlottesville, dated May 23, 2003, for a strip of land on the north side of Ivy Road at the entrance to the Emmet Street Parking Garage for the purpose of allowing City maintenance of the right turn lanes that will be constructed for the garage, is approved; and

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

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Ms. Sheehy then turned to the Action Agenda and presented resolutions on three projects at The University of Virginia's College at Wise.

The first of these was the schematic design for the renovation of Crockett Hall at the College. Mr. John Matthews, of the firm Mitchell/Matthews, Architects & Planners, of Charlottesville, presented a proposed design, using plans, elevations, and photographs. The schematic design was developed

in conjunction with the Architect for the University and Facilities Management.

The Committee adopted the following resolution approving the schematic design, which does not need to be approved by the full Board:

APPROVAL OF SCHEMATIC DESIGN FOR THE CROCKETT HALL RENOVATION AT THE UNIVERSITY OF VIRGINIA'S COLLEGE AT WISE

RESOLVED that the schematic design, dated May 23, 2003, and prepared by Mitchell/Matthews, Architects & Planners of Charlottesville, for the Crockett Hall Renovation at the University of Virginia's College at Wise is approved for further development and construction.

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The second Wise project involved approval of the architectural design guidelines for the renovation of the Drama Building at the College and the construction of an addition to it. The project will add 19,000 gross square feet to the existing 10,300 gross square feet building; it is being financed with General Obligation Bonds. The architectural design guidelines were prepared by the Architect for the University.

Mr. Ross suggested that the renovated building include a computer board.

The Committee adopted the following resolution approving the architectural design guidelines for the project. The resolution does not need to be approved by the full Board:

APPROVAL OF ARCHITECTURAL DESIGN GUIDELINES FOR THE DRAMA BUILDING ADDITION AND RENOVATION AT THE UNIVERSITY OF VIRGINIA'S COLLEGE AT WISE

RESOLVED that the architectural design guidelines, dated May 23, 2003, and prepared by the Architect for the University, for the Drama Building Addition and Renovation at The University of Virginia's College at Wise, are approved; and

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

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The third and final Wise project to come before the Committee was approval of the architectural design guidelines for the new Residence Hall at the College. The building will house

120 students and is budgeted at \$5.9million, to be paid for by bonds. The Architect for the University has prepared the architectural design guidelines.

Ms. Sheehy proposed the following resolution, which was approved by the Committee. Approval by the full Board is not necessary.

APPROVAL OF ARCHITECTURAL DESIGN GUIDELINES FOR NEW RESIDENCE HALL AT THE UNIVERSITY OF VIRGINIA'S COLLEGE AT WISE

RESOLVED that the architectural design guidelines, dated May 23, 2003, and prepared by the Architect for the University, for the New Residence Hall at The University of Virginia's College at Wise, are approved; and

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

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Ms. Sheehy then introduced Mr. Lee Becker of Harman-Cox Architects of Washington, who presented a schematic design for the renovation of Rouss Hall and the construction of an addition to it.

Rouss Hall was built in 1896 for classrooms and physics laboratories; in its latter use, significant work on the Manhattan Project was done there during the Second World War. After the Physics Building was opened on McCormick Road, economics classes were taught there along with classes conducted by the McIntire School of Commerce before the latter moved to Monroe Hall.

Rouss Hall, which is in poor condition, is to be renovated and enlarged for shared use by the College of Arts & Sciences and the McIntire School of Commerce (Monroe Hall will be assigned to the College). Hartman-Cox was approved as the architect for the project on September 17, 2002 and the architectural design guidelines were approved on December 17th.

After discussion, the Committee adopted a resolution approving the schematic design. It is not necessary for the resolution to be approved by the full Board.

APPROVAL OF SCHEMATIC DESIGN FOR THE ROUSS HALL RENOVATION AND
COMMERCE SCHOOL PROJECT

RESOLVED that the schematic design, dated May 23, 2003, and prepared by Hartman-Cox Architects of Washington, DC, for the Rouss Hall Renovation and Commerce School project, is approved for further development and construction.

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Continuing the discussion on the Rouss Hall project, Ms. Sheehy pointed out that Varsity Hall will have to be removed to make way for the addition to Rouss Hall. Varsity Hall was built in 1857-58 as the University Infirmary; it now houses the Air Force ROTC. It is the only surviving building at the University in the Italianate style and perhaps the only remaining structure in the country constructed as a medical building with a completely intact central heating and ventilating system. The state Historic Resources Office in Richmond deems it important enough to preserve, perhaps at another site.

Ms. Sheehy proposed that Varsity Hall be moved, either to a site between Randall Hall and Hospital Drive, or between Washington Hall and Hospital Drive. The Randall Hall site would necessitate the relocation of major underground utilities networks, but the building would be less obtrusive there than at the Washington Hall site, where it would be dominant at a major entrance to the Grounds and would distract from the Jeffersonian East Range. Relocating Varsity Hall to the Washington Hall site, too, would cause the removal of a line of very old elms along Hospital Drive.

The consensus of the Committee's discussion of the matter was that Varsity Hall should be preserved and relocated. The Committee's preference is for the Randall Hall site, but they were concerned about the cost of relocating the underground utilities there. They asked that more study be given to costs and other consequences of the removal.

The Committee adopted the following resolution, which does not need to be approved by the full Board:

RESOLVED, that Varsity Hall be saved and that staff find a suitable site for its relocation.

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Next, Ms. Sheehy sought approval for the architectural design guidelines for the Performing Arts Center, which is to be built on the parking lot between University Hall and Emmet Street at the corner of Massie Road. The guidelines were prepared by

the Architect for the University. Ms. Sheehy noted that 39 architects have indicated an interest in the project. The Architect Selection Committee - Mr. Goodwin and Mr. Farrell sit on it - will meet the first week in July to consider their applications.

On motion, the Committee adopted the following approving the architectural design guidelines; the resolution does not have to be approved by the full Board.

APPROVAL OF ARCHITECTURAL DESIGN GUIDELINES FOR THE PERFORMING ARTS CENTER

RESOLVED that the architectural design guidelines, dated May 23, 2003, and prepared by the Architect for the University, for the Performing Arts Center, are approved; and

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

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The General Assembly in 1996 approved a pilot program for the delegation of autonomy in approving non-general fund capital projects at the University. In 2003, the Legislature approved a similar program for certain general fund projects at selected institutions, including the University. These projects include the Coker Hall Renovation and the Arts & Sciences Building (the South Lawn project). The recent legislation requires the Board of Visitors to adopt a system of policies, procedures, reviews, approvals and guidelines to serve as a guide.

Once the policy has been approved by the Board, it must be sent to the Secretary of Finance in Richmond for approval.

On motion, the Committee adopted the following resolution approving the policy and recommended it to the full Board for approval:

APPROVAL OF EXPANSION OF THE UNIVERSITY OF VIRGINIA POLICY STATEMENT GOVERNING EXERCISE OF POST-APPROPRIATION AUTONOMY FOR CERTAIN NON-GENERAL FUND CAPITAL PROJECTS TO INCLUDE GENERAL FUND PROJECTS

WHEREAS the General Assembly of Virginia, during the 2003 Session, enacted legislation providing a pilot program for the delegation of autonomy to the University in relation to post-appropriation review and approval for certain general fund projects at the University of Virginia as provided in Section 4-5.08f of Chapter 1042-2003 Acts of Assembly; and

WHEREAS this delegation provides that the authority delegated to the University may not be exercised until the Board of Visitors adopts an appropriate system of policies, procedures, reviews, approvals and guidelines pursuant to which University officials will be guided in their exercise of the delegated autonomy; and

WHEREAS the Board of Visitors' policies adopted in relation to University general fund capital projects are subject to a requirement in the enabling legislation that those policies be submitted to the Secretary of Finance and the Secretary of Administration for their approval by August 1, 2003; and

WHEREAS the Board of Visitors on June 14, 1996 approved a "Policy Statement Governing Exercise of Post-Appropriation Autonomy for Certain Non-General Fund Capital Projects," for the two-year pilot program for post-appropriation review for non-general fund projects, as enacted by the General Assembly during the 1996 Session, and continued by subsequent legislative action; and

WHEREAS the system of reviews, approvals, policies, procedures and guidelines included in the "Policy Statement Governing Exercise of Post-Appropriation Autonomy for Certain Non-General Fund Capital Projects" has provided for the efficient and businesslike administration of non-general fund capital projects subsequent to completion of the appropriation process; and

WHEREAS, the 1996 "Policy Statement Governing Exercise of Post-Appropriation Autonomy for Certain Non-General Fund Capital Projects" has been revised to include general fund projects, and is now titled "Policy Statement Governing Exercise of Post-Appropriation Autonomy for General Fund and Non-General Fund Capital Projects;"

RESOLVED that the "Policy Statement Governing Exercise of Post-Appropriation Autonomy for General Fund and Non-General Fund Capital Projects," attached hereto, is approved;

RESOLVED FURTHER that the President be delegated the authority (1) to implement the Policy Statement in the manner he deems most appropriate; (2) to delegate further to his designee the administrative responsibility to implement and assure compliance with the Policy Statement; (3) to take such steps as he may deem necessary and reasonable to secure approval of the Secretaries of Finance and Administration for those portions of the Policy Statement relating to general fund capital projects; and (4) to approve any minor changes in the Policy Statement where necessary to secure the foregoing approvals, which changes, if any, shall be reported to the Board of Visitors.

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Finally, Ms. Sheehy reported on changes to the Swing Space Buildings, approved by the Committee at its meeting on April 3rd. The changes reflect concerns expressed by Members at that meeting, concerns that centered on the aesthetics of the buildings and their siting. Modifications have been made to the two buildings to improve their appearance, and they have been moved from the original site, which overlooked the Dell from a point behind the Curry School, to a place in the adjacent parking lot closer to the Physics Building.

On motion, the meeting was adjourned at 1:55 p.m.

AGG:lah

These minutes have been posted to the University of Virginia's Board of Visitors website.

<http://www.virginia.edu/bov/buildingsgroundsminutes.html>