

April 15, 2004

MEMORANDUM

TO: The Buildings and Grounds Committee:

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

and

The Remaining Members of the Board:

G. Slaughter Fitz-Hugh, Jr.	Warren M. Thompson
W. Heywood Fralin	E. Darracott Vaughan, Jr., M.D.
Glynn D. Key	Georgia M. Willis
Don R. Pippin	John O. Wynne
James W. Head	

FROM: Alexander G. Gilliam, Jr.

RE: Minutes of the Meeting of the Buildings and Grounds  
Committee on Thursday, April 15, 2004

The Buildings and Grounds Committee of the Board of Visitors of the University of Virginia met, in Open Session, at 2:25 p.m., Thursday, April 15, 2004, in the East Oval Room of the Rotunda; Mark J. Kington, Chair, presided. William G. Crutchfield, Jr., Ms. Susan Y. Dorsey, Lewis F. Payne, Thomas A. Saunders, III, and Gordon F. Rainey, Jr., Rector, were present.

Also present were G. Slaughter Fitz-Hugh, Jr., W. Heywood Fralin, Ms. Glynn D. Key, Don R. Pippin, Warren M. Thompson, Ms. Georgia M. Willis, and John R.M. Rodney.

James W. Head, the Student Member-elect, was present as well.

Present, too, were John T. Casteen, III, Leonard W. Sandridge, Alexander G. Gilliam, Jr., Paul J. Forch, Ms. Colette Sheehy, Gene D. Block, R. Ariel Gomez, M.D., R. Edward Howell, Ms. Yoke San L. Reynolds, Robert P. Dillman, David J. Neuman, and Ms. Jeanne Flippo Bailes.

BECAUSE OF A MALFUNCTION IN THE RECORDING SYSTEM, PORTIONS OF THESE MINUTES ARE A RECONSTRUCTION

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

The first five items were Consent Agenda items: three easements and permissions for two demolitions.

The first easement proposed was permission for the Prince William County Service Authority to put a water line on the Currie Farm property near Haymarket. The Currie Farm was given to the University in 1964; in 1997, the property was transferred to the University of Virginia Foundation, but with stipulations that certain actions, including the granting of easements, require the approval of the Board of Visitors. The proposed easement will be fifteen feet wide and will be adjacent to the Thoroughfare Road right-of-way.

On motion, the Committee adopted the necessary resolution and recommended it to the full Board for approval (see the Minutes of the meeting of the Board of Visitors, April 17, 2004).

The second easement was the widening and upgrading of Boulder Road, which is located in Albemarle County, just beyond the western city limits of Charlottesville and on the flank of Lewis Mountain; Boulder Road runs between the Kluge Children's Rehabilitation Center and the Cochran House, also owned by the University. Weather Hill Homes, Ltd., is developing an adjacent area which is served by Boulder Road. The University would sell a small, narrow section of land to Weather Hill Homes (the sale was approved by the Finance Committee at its meeting on April 15, 2004; see the Minutes of that meeting and the Minutes of the meeting of the Board of Visitors on April 17<sup>th</sup>). Weather Hill Homes in turn would maintain a planted buffer between development and University property, improve and maintain Boulder Road and improve and extend utility service to Cochran House.

On motion, the Committee adopted the necessary resolution and recommended it to the full Board for approval (see the Minutes of the meeting of the Board of Visitors, April 17, 2004).

The third proposed easement resolution requested easements for a drainage pipe and a traffic control light on property owned by the BB&T Corporation at the intersection of the Ivy Road and Copeley Road.

On motion, the Committee adopted the necessary resolution and recommended it to the full Board for approval (see the Minutes of the meeting of the Board of Visitors, April 17, 2004).

Of the two demolitions proposed, the first was for the Brugh House at 204 15<sup>th</sup> Street SW. The house, built in 1950, was acquired by the University in 1999 as a site for future development; it is currently used as offices by the Center for the Study of Mind and Human Interaction of the School of Medicine. The Board of Visitors has approved the removal of Varsity Hall to this site, and Brugh House must be demolished in preparation. The state's Department of Historic Resources and the Art and Architectural Review Board both have approved the demolition.

On motion, the Committee adopted the necessary resolution and recommended it to the full Board for approval (see the Minutes of the meeting of the Board of Visitors, April 17, 2004).

The second proposed demolition was the metal building which serves as an annex to Fayerweather Hall. It was built in 1963 as a temporary structure and is on the west, or Carr's Hill, side of Fayerweather. Demolition is required in order that the Fayerweather Hall renovation project might proceed.

On motion, the Committee adopted the necessary resolution and recommended it to the full Board for approval (see the Minutes of the meeting of the Board of Visitors, April 17, 2004).

Deviating a bit from the published Agenda, the Committee heard a presentation on the Health System Master Plan from Mr. Howell, the Vice President and Chief Executive Officer of the Medical Center, and Mr. Neuman, the Architect for the University.

The Smith Group has been retained by the Health System to revise and update the Master Plan, which was established in 1991. A goal is to create an "adaptable 15 year development framework." The update also would identify early phase projects and confirm the natural growth boundaries of the Health System, among other goals. Such things as parking, vehicle traffic and circulation, utility infrastructure and architecture compatible with the Central Grounds and with West Main Street, will be taken into account.

Mr. Payne spoke to the necessity for cooperation between the city and the University in developing the Master Plan.

Turning to the Action Agenda, the Chair asked Ms. Sheehy to present the items.

Ms. Sheehy asked Mr. Neuman to lead the discussion on the first two items.

The first was a resolution approving the schematic design for the Medical Center's Clinical Core Laboratory, which is currently on the second floor of the main hospital and must be moved to make way for the Hospital Expansion project. The new laboratory would be built by the University of Virginia Foundation on property it owns at the corner of 11<sup>th</sup> and West Main Streets. The building would be adjacent to - and in time would incorporate - the Patton House, an early 20<sup>th</sup> century structure with University connections that at present is being used as a bank. Dagget & Grigg - Architects/Planners, a Charlottesville firm, has been retained to develop the schematic design for the project.

On motion, the Committee adopted the necessary resolution to approve the schematic design. The resolution does not need to be approved by the full Board of Visitors, but will be reported to the Board as a matter of record.

APPROVAL OF SCHEMATIC DESIGN FOR THE CORE LABORATORY BUILDING

RESOLVED that the schematic design, dated April 15, 2004, and prepared by Dagget & Grigg - Architects/Planners of Charlottesville, for the Core Laboratory Building is approved for further development and construction.

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The next Action item was a resolution to approve the schematic design for the Main Heating Plant Environmental Compliance Upgrade project. The project will ensure that the Main Heating Plant remains in compliance with federal and state Clean Air Act regulations and that it meets the needs of new and existing facilities. The total budget for the project is \$51.8million. The Committee approved the selection of RMF Engineering, Inc. of Baltimore for the design of the project at its meeting on May 23, 2003.

On motion, the Committee adopted the necessary resolution to approve the schematic design. The resolution does not need to be approved by the full Board of Visitors, but it will be reported to the Board as a matter of record.

APPROVAL OF SCHEMATIC DESIGN FOR THE MAIN HEATING PLANT  
ENVIRONMENTAL COMPLIANCE UPGRADE PROJECT

RESOLVED that the schematic design, dated April 15, 2004, and prepared by RMF Engineering, Inc. of Baltimore, Maryland, for the Main Heating Plant Environmental Compliance Upgrade project is approved for further development and construction.

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Mr. Sandridge, Executive Vice President and Chief Operating Officer, discussed a revision of the budget and funding plan for the South Lawn project. The original plan was approved by the Special Committee on the South Lawn project on October 18, 2001, revised by the Committee the next year on October 28<sup>th</sup> and approved by the Buildings and Grounds Committee on December 18, 2002. The University and College Foundation recently agreed to proceed with the project, but with modifications to the plan. The Buildings and Grounds Committee must approve these amendments to the resolution it adopted on December 18, 2002. The changes are listed in the resolution which follows.

On motion, the Committee adopted the necessary resolution and recommended it to the full Board for approval (see the Minutes of the meeting of the Board of Visitors, April 17, 2004).

APPROVAL OF A REVISED BUDGET AND FUNDING PLAN FOR THE SOUTH LAWN  
PROJECT

WHEREAS, the Special Committee on the College and Graduate School of Arts and Sciences Facilities adopted a resolution on October 18, 2001, which set a \$126.7 million budget for the South Lawn Project with \$61.1 million to be provided by private gifts from the College Foundation, \$61.1 million through a combination of state and University funds, and \$4.5 million from the University Department of Parking and Transportation as a contribution to the parking garage; and

WHEREAS, the Buildings and Grounds Committee adopted a resolution on October 18, 2001, approving the report from the Special Committee setting forth the project budget and scope; and

WHEREAS, the Special Committee on the College and Graduate School of Arts and Sciences Facilities approved a revised budget and funding plan on October 28, 2002, for the South Lawn Project; and

WHEREAS, the Buildings and Grounds Committee at its December 18, 2002, meeting approved a new budget for the South Lawn project of \$160 million, of which \$94.4 million was to be provided by private gifts from the College Foundation, \$61.1 million through a combination of state and University funds, and \$4.5 million from the University Department of Parking and Transportation as a contribution to the parking garage; and

WHEREAS, since the December 18, 2002, meeting the University and College Foundation agreed to a two-phased implementation plan for the building components south of Old Cabell Hall; and

WHEREAS, the College Foundation, as a part of the phasing plan, committed to a fund raising schedule for Phase I using a present value basis; and

WHEREAS, the College Foundation also committed to a \$1.0 million supplement for the Cocke Hall renovation project to capture additional space and provide needed enhancements;

RESOLVED that the new budget for the South Lawn Project is now \$160.9 million, of which \$95.3 million is to be provided by private gifts from the College Foundation, \$61.1 million through a combination of state and University funds, and \$4.5 million from the University Department of Parking and Transportation as a contribution to the parking garage; and

RESOLVED FURTHER that the building components south of Old Cabell Hall will be implemented in two phases with Phase I defined as 1) the buildings to be built on the B-1 parking lot, 2) parking for 400-500 cars, and 3) the plaza across Jefferson Park Avenue; and

RESOLVED FURTHER that the total cost of Phase I is \$87 million with a University commitment of \$25.8 million and a College Foundation commitment of \$61.2 million; and

RESOLVED FURTHER that the College Foundation's fund raising schedule for the Phase I project, which uses a present value basis and calls for 1/3 of the \$61.2 million to be raised on or before April 30, 2004, 2/3 of the \$61.2 million to be raised on or before December 31, 2005, and the full \$61.2 million to be raised on or before December 31, 2006, is approved.

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In her concluding remarks to the Committee, Ms. Sheehy noted that three more buildings have been nominated to the National Register of Historic Places: Monroe Hill House, the McCormick Observatory, and Memorial Gymnasium.

On motion, the meeting was adjourned at 3:25 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>