

December 8, 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.

SUBJECT: Minutes of the Meeting of the Buildings and Grounds
Committee on Wednesday, December 8, 2004

The Buildings and Grounds Committee of the Board of Visitors of the University of Virginia met, in Open Session, at 3:00 p.m., in the President's Conference Room at Madison Hall, Wednesday, December 8, 2004; Mark J. Kington, Chair, presided. William G. Crutchfield, Jr., Ms. Susan Y. Dorsey, Thomas F. Farrell, II and Gordon F. Rainey, Jr., Rector, were present. Thomas A. Saunders, III, participated by telephone.

Also present were Leonard W. Sandridge, Alexander G. Gilliam, Jr., Paul J. Forch, Ms. Colette Sheehy, David Neuman, Ms. Connie Warnock, Robert Dillman, and Tom Leback.

Before asking Ms. Sheehy, Vice President for Management and Budget, to present the Agenda, the Chair asked the Committee to adopt a resolution approving the addition of an item to the published Agenda, in accordance with the provisions outlined in the Board Manual for consideration of addenda to the Agenda.

On motion, the Committee approved the consideration of the addendum.

ACTION ITEMS

MARKER AT THE SITE OF THE ANATOMICAL THEATRE

The Secretary proposed the approval of the resolution added to the Agenda. Through an oversight just discovered in the Office of the Architect, permission had not been requested from the Board of Visitors - as is necessary - for the approval of an historical marker on the site of the Anatomical Theatre. In connection with the construction of the new Special Collections Library, the outlines of the Anatomical Theatre (the building was demolished in 1939) foundations were marked at the four corners with small granite stones set in the ground. A larger granite stone was set in the ground at the approximate center of the rectangle to serve as the base for an historical marker; the wording of the marker is to be engraved on the surface of the stone.

The Anatomical Theatre is the only building designed by Jefferson for the University that has not survived. Jefferson drew the plans almost as an after thought and work on the building did not begin until 1826. It was never successful as a building for its intended use, instruction in anatomy, nor was it particularly attractive. Anatomy instruction soon was moved to a new building, popularly known as "Stiff Hall," which stood about where Newcomb Hall and the Clemons Library adjoin. The Theatre served as a student dispensary until the late 1890s, and from then until its demolition in 1939 as a storeroom.

The proposed wording of the marker would be as follows:

Site of
Thomas Jefferson's
Anatomical Theatre
1826-1939
On this site stood
The first building devoted solely
To medical instruction at
The University of Virginia

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

APPROVAL OF MARKER AT THE SITE OF THE ANATOMICAL THEATRE

RESOLVED, that a plaque marking the site be placed at the center of the established foundations of the Anatomical Theatre, built in 1826 and demolished in 1939.

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CONTRACT REVIEW, CAMPBELL HALL CHILLER PLANT

Ms. Sheehy, Vice President for Management and Budget, then presented the rest of the Action Items.

The Board had previously approved a budget of \$2.3million for a project upgrading the Campbell Hall Chiller Plant. The project was put out to bid, but the lowest bid was more than \$1million over budget; subsequent reworking of the plans have lowered that figure a bit. Ms. Sheehy proposed a resolution approving an increase in the budget from \$2.3million to \$3.2million.

On motion, the Committee approved the following resolution, which does not have to go to the full Board but must be approved by the Chair of the Finance Committee:

APPROVAL OF BUDGET INCREASE FOR THE CAMPBELL HALL CHILLER PLANT

RESOLVED that the increase in the budget from \$2.3 million to \$3.2 million for the construction of the Campbell Hall Chiller Plant is approved.

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CONTRACT REVIEW, MAIN HEATING PLANT ENVIRONMENTAL COMPLIANCE UPGRADE PROJECT

The budget for the Main Heating Plant Environmental Compliance Upgrade Project, previously approved by the Board, on bid has not proved to be adequate. The lowest bid would require a \$14.2million, or 27%, increase in the budget. Ms. Sheehy proposed a resolution increasing the budget from \$51.8million to \$66million.

On motion, the Committee approved the following resolution, which does not have to go to the full Board but must be approved by the Chair of the Finance Committee:

APPROVAL OF BUDGET INCREASE FOR THE MAIN HEATING PLANT
ENVIRONMENTAL COMPLIANCE UPGRADE PROJECT

RESOLVED that the increase in the budget from \$51.8 million to \$66.0 million for the construction of the Main Heating Plant Environmental Compliance Upgrade project is approved.

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REVISED CONCEPT, SITE, AND DESIGN GUIDELINES, CENTER FOR THE ARTS

The Committee approved the architectural design guidelines for a Center for the Arts on May 23, 2003. Since then, the project has been revised to include an art museum and the location has been changed to the site of the Cavalier Inn at the intersection of Emmet Street and the Ivy Road. The Finance Committee on September 10, approved the project as the Arts Center and set a budget. The University subsequently has begun exploring the feasibility and benefits of expanding the main concert hall from 1,200 seats to 1,600 seats. If this indeed proves feasible, the administration will request approval from the Board of Visitors of the increased scope and budget of the project.

Mr. Neuman, the Architect for the University, reviewed the revised guidelines for the project.

After discussion, the Committee adopted the following resolution approving the new concept, site, and design guidelines for the Center for the Arts. The resolution does not have to be approved by the full Board, but will be entered on the Minutes of the next Board of Visitors meeting as a matter of record:

APPROVAL OF REVISED CONCEPT, SITE, AND DESIGN GUIDELINES FOR THE
CENTER FOR THE ARTS

RESOLVED that the revised concept, site, and design guidelines, dated December 8, 2004, and prepared by the Architect for the University, for the Center for the Arts 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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WISE DRAMA BUILDING PROJECT

Mr. Neuman reminded the Committee that on May 23, 2003, it had approved architectural design guidelines for the renovation of the Drama Building at the College at Wise, and for an addition to it. Since then, the College has done a thorough design assessment which will require the development of new guidelines. He reviewed these guidelines with the Committee, noting that the new plans will make the building "into a theatre."

On motion, the Committee approved the following resolution, which does not have to be approved by the full Board but will be entered on the Minutes of the next Board meeting as a matter of record:

APPROVAL OF REVISED CONCEPT, SITE, AND DESIGN GUIDELINES FOR THE COLLEGE AT WISE DRAMA BUILDING ADDITION AND RENOVATION

RESOLVED that the revised concept, site, and design guidelines, dated December 8, 2004, and prepared by the Architect for the University, for the College at Wise Drama Building Addition and Renovation 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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HEALTH SYSTEM NORTH PARKING GARAGE

Mr. Neuman described for the Committee a project which will construct a 1,200 car parking garage in the Health Sciences complex, together with a pedestrian bridge to link it to the main hospital. The garage will be in the block between West Main Street and the CSX railroad tracks, and between Jefferson Park Avenue and 11th Street. It will replace the existing West Parking Garage, which is to be demolished to make way for the new Clinical Cancer Center, and it will provide additional parking for the Medical Center.

The University will explore the possibility of constructing an office building between the garage and West Main Street. If this proves to be feasible, the Board will be asked to approve increasing the scope and budget of the project.

The Finance Committee on September 10th, approved a capital budget amendment for this project. The budget is \$21,600,000million, with the money to be provided by bonds.

On motion, the Buildings and Grounds Committee adopted the following resolution, which does not need to be approved by the full Board but will be entered on the Minutes of the next Board meeting as a matter of record:

APPROVAL OF CONCEPT, SITE, AND DESIGN GUIDELINES FOR THE HEALTH SYSTEM NORTH PARKING GARAGE

RESOLVED that the concept, site, and design guidelines, dated December 8, 2004, and prepared by the Architect for the University, for the Health System North Parking Garage 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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SCHOOL OF NURSING BUILDING

Mr. Neuman presented the design guidelines for a building for the School of Nursing, which is needed to address severe overcrowding. The building, which was authorized by the General Assembly in the 2004 Session, will house classrooms, faculty and administrative offices, student spaces, and research facilities. The proposed site is along the north-west side of 15th Street, directly across from McLeod Hall.

The budget for the project is set at \$12million, with money provided by the Commonwealth through its 21st Century bond program, and by the University through gifts.

In view of the serious shortage of space in McLeod Hall, Ms. Dorsey asked when the new building could be done. Mr. Neuman replied that it would take about four years from this point.

On motion, the Committee adopted the following resolution, which does not need to be approved by the full Board but will be entered on the Minutes of the next Board meeting as a matter of record:

APPROVAL OF CONCEPT, SITE, AND DESIGN GUIDELINES FOR THE SCHOOL OF NURSING BUILDING

RESOLVED that the concept, site, and design guidelines, dated December 8, 2004, and prepared by the Architect for the University, for the School of Nursing Building 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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ARTS GROUNDS PARKING GARAGE

The Arts Grounds Parking Garage project would accommodate about 400 cars and would be located on the north side of Carr's Hill between Culbreth Road and the CSX railroad tracks. The garage is needed to replace parking spaces that will be lost to the Studio Art Building and to meet the increasing demand for parking in the Central Grounds. The Finance Committee on September 10, 2004, approved a capital budget amendment for the project; there is a budget of \$8,000,000 with funding provided by bonds. To regulate traffic in and out of the Garage, Mr. Neuman said there would be a traffic light at Culbreth and Rugby Roads, on the south side of the Beta Bridge and that Culbreth Road below the Garage would be two-way with no parking allowed on the street.

Mr. Neuman proposed a resolution approving the concept, site, and design guidelines for the project. The Committee, on motion, adopted the following resolution, which does not need to be approved by the full Board but will be entered on the Minutes of the next Board meeting as a matter of record:

APPROVAL OF CONCEPT, SITE, AND DESIGN GUIDELINES FOR THE ARTS GROUNDS PARKING GARAGE

RESOLVED that the concept, site, and design guidelines, dated December 8, 2004, and prepared by the Architect for the University, for the Arts Grounds Parking Garage 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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RELOCATION OF VARSITY HALL

Varsity Hall, built in the 1850s as the University Infirmary and for many years occupied by the Air Force ROTC, is to be moved to make way for the addition to be put on Rouss Hall for the McIntire School of Commerce. The Buildings and Grounds Committee on May 23, 2003, approved the relocation of the building to a point close to Randall Hall. That site proved to be too expensive so another site was identified at the opposite end of East Range, close to Washington Hall. That site was deemed an encroachment on the original Jeffersonian Grounds, so the Committee on February 5, 2004, approved a site on 15th Street,

SW, across Jefferson Park Avenue from the main part of the University.

Since the 15th Street site was approved, the cost of moving the building there has escalated dramatically. A new site has been proposed, adjacent to Cobb Hall - built soon after World War I - and across Hospital Drive from the present site of Varsity Hall. Mr. Neuman proposed a resolution approving that site.

On motion, the Committee adopted the following resolution, which does not have to go to the full Board for approval. The resolution will be entered on the Minutes of the next Board meeting as a matter of record:

APPROVAL OF THE SITE FOR THE RELOCATION OF VARSITY HALL

RESOLVED that the Cobb Hall/Hospital Drive site for the relocation of Varsity Hall, as proposed by the Architect for the University on December 8, 2004, is approved.

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DEFERRED MAINTENANCE

Ms. Sheehy and Mr. Dillman, Chief Facilities Officer, led a discussion on deferred maintenance, using the example of the Rotunda as a building overdue for attention. Mr. Dillman talked about the possible sources of funds and tried to give the Committee some notion of the magnitude of the probable costs. Mr. Crutchfield said it was necessary to have realistic figures, both on what is needed and what can be done. Mr. Dillman replied that there was a \$15million shortfall in the last fiscal year on what should have been done. Both the Rector and Mr. Crutchfield commented that the longer maintenance is put off, the more expensive it will be.

There was a prolonged and helpful discussion, at the conclusion of which the Rector observed that the Finance Committee needs to focus on these questions. To do this efficiently, there should be a plan for the Finance Committee and the Board as a whole to focus on.

The Chair suggested that deferred maintenance would be a good topic for one of the Board's regular "Policy Discussions."

PLANNING WORKSHOP AT WISE

Mr. Neuman reported briefly on a planning workshop his office conducted at the College at Wise.

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On motion, the meeting was adjourned at 5:40 p.m.

AGG:lah

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

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