

October 1, 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 Friday, October 1, 2004

The Buildings and Grounds Committee of the Board of Visitors of the University of Virginia met, in Open Session, at 9:05 a.m., Friday, October 1, 2004, in the East Oval Room of the Rotunda; Mark J. Kington, Chair, presided. William G. Crutchfield, Jr., Ms. Susan Y. Dorsey, Thomas F. Farrell, II, Lewis F. Payne, Terence P. Ross, 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, E. Darracott Vaughan, Jr., M.D., Ms. Georgia M. Willis, John O. Wynne, and James W. Head.

Present as well were John T. Casteen, III, Leonard W. Sandridge, Alexander G. Gilliam, Jr., Paul J. Forch, Ms. Colette Sheehy, Gene D. Block, Arthur Garson, Jr., M.D., William W. Harmon, R. Edward Howell, Robert E. Reynolds, M.D., Ms. Yoke San L. Reynolds, Robert D. Sweeney, David Neuman, Robert P. Dillman, and Ms. Jeanne Flippo Bailes.

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

CONSENT AGENDA

The first three items constituted the Consent Agenda and included resolutions approving the selection of an architect for the Clinical Cancer Center, as well as two easements associated with the construction of the Core Laboratory Building on 11<sup>th</sup> Street, SW.

ARCHITECT SELECTION FOR THE CLINICAL CANCER CENTER

Mr. Neuman, the Architect for the University, described the process used in selecting architects.

The Clinical Cancer Center will be built on the site of the present West Parking Garage at the Health Sciences Center, and thus at the intersection of Jefferson Park Avenue and Lee Street. The plans call for a 153,000 gross square foot building which will house both a clinical cancer center and a core laboratory. The architect proposed for the project is the Zimmer-Gunsul-Frasca Partnership of Washington.

The Committee adopted the following resolution approving Zimmer-Gunsul-Frasca Partnership, and will report it to the full Board (the selection does not require the approval of the full Board):

APPROVAL OF ARCHITECT SELECTION FOR THE CLINICAL CANCER CENTER

RESOLVED that Zimmer-Gunsul-Frasca Partnership, of Washington, D.C., is approved for the performance of architectural and engineering services for the Clinical Cancer Center.

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EASEMENT, CORE LABORATORY BUILDING (CITY OF CHARLOTTESVILLE)

The University proposes to ask the City of Charlottesville for an easement which will allow the placing of two pneumatic tubes under 11<sup>th</sup> Street, SW. The tubes are to connect the new

Core Laboratory building with the Hospital; the tubes are for the transfer of materials between the two buildings. The requested easement would be approximately 205 feet long and 15 feet wide.

The Committee adopted the following resolution to give the University permission to request the easement from the City, and recommended it to the full Board for approval:

APPROVAL OF A PERMANENT EASEMENT FOR THE UNIVERSITY OF VIRGINIA ON 11<sup>TH</sup> STREET S.W., IN THE CITY OF CHARLOTTESVILLE

RESOLVED that the request for an easement, dated October 1, 2004, from the City of Charlottesville for two pneumatic tubes on 11<sup>th</sup> Street S.W., is authorized; and

RESOLVED FURTHER that appropriate officers of the University are authorized to request said easement.

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EASEMENT, CORE LABORATORY BUILDING (UNIVERSITY OF VIRGINIA FOUNDATION)

Also in connection with the construction of the new Core Laboratory building and the installation of the two pneumatic tubes, the University proposes to request an easement from the University of Virginia Foundation. The easement in question would be approximately 45 feet long and 15 feet wide and would be on property owned by the Foundation at the southeast corner of the intersection of West Main and 11th Streets, SW.

The Committee adopted the following resolution to give the University permission to request the easement from the Foundation, and recommended it to the full Board for approval:

APPROVAL OF A PERMANENT EASEMENT FOR THE UNIVERSITY OF VIRGINIA ACROSS PROPERTY OWNED BY THE UNIVERSITY OF VIRGINIA FOUNDATION

RESOLVED that the request for an easement, dated October 1, 2004, from the University of Virginia Foundation for two pneumatic tubes to the Core Laboratory building across the Foundation's property located at the southeast corner of the West Main Street and 11<sup>th</sup> Street S.W., intersection is authorized; and

RESOLVED FURTHER that appropriate officers of the University are authorized to request said easement.

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ACTION AGENDA:

CONTRACT REVIEW - WISE RESIDENCE HALL

The new residence hall at The University of Virginia's College at Wise will have 120 beds. The architects and the design have been approved, but the two construction proposals received in July exceed the planned budget by almost \$1million. The Committee and the full Board are asked to approve an increase in the budget.

The Committee approved the following resolution increasing the budget for the project, and recommended it to the full Board for approval:

APPROVAL OF BUDGET INCREASE FOR THE WISE RESIDENCE HALL

RESOLVED that the increase in the budget from \$6.4 million to \$7.185 million for the construction of the residence hall at the College at Wise is approved.

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HEALTH SYSTEM AREA PLAN

Mr. Neuman reviewed with the Committee changes, made and anticipated, to the master plan for the Health System area. The Smith Group of Washington had been engaged to revise the plan and Mr. Neuman reported on their recommendations. The revised plan calls for clinical facilities to be concentrated between Lee and West Main Streets and in the process creating a more visible entrance and a public face for the Health System on West Main Street and Jefferson Park Avenue. Facilities for the Medical School, medical research, and the School of Nursing would be concentrated in the area of Lane Road and 15<sup>th</sup> Street.

The first phase of the plan covers ten years and suggested sites for parking, a cancer treatment center, a relocated children's medical facility, and a temporary location for the Core Laboratory. The second phase treats the needs of the Health System over the next twenty years, including expanded in-patient facilities.

After considerable discussion the Committee approved the following resolution, which does not require approval by the full Board. Nonetheless, this resolution will be put on the Minutes of the next meeting of the full Board as a matter of record:

APPROVAL OF HEALTH SYSTEM AREA PLAN

WHEREAS, the Health System initiated an update of its area plan in anticipation of additional growth in clinical, research and academic programs; and

WHEREAS, the plan creates an adaptable 15-20 year framework that considers natural growth boundaries, patterns of expansion, and informed options for near and mid-term periods; and

WHEREAS, the plan includes six guiding principles that provide a framework for future development; and

WHEREAS, the plan provides for the orderly future growth of the Health System Area;

RESOLVED that the Health System Area Plan, dated October 1, 2004, and prepared by The Smith Group of Washington, D.C., is approved; and

RESOLVED FURTHER that the Master Plan for the University of Virginia, dated June 15, 1999, is amended to incorporate the elements of the Health System Area Plan.

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CLINICAL CANCER CENTER

A proposed resolution approving the concept, site, and design guidelines for the Clinical Cancer Center also elicited considerable discussion. The project would involve a building of 153,000 gross square feet at the corner of Jefferson Park Avenue and Lee Street, which would be where the present West Parking Garage is located (the West Parking Garage is to be demolished and replaced with a larger garage on another site).

The Office of the Architect of the University has prepared the concept, site, and design guidelines and Mr. Neuman reviewed these with the Committee.

On motion, the Committee adopted the following resolution approving the concept, site, and design guidelines for the Clinical Cancer Center. This resolution 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 CONCEPT, SITE, AND DESIGN GUIDELINES FOR THE CLINICAL  
CANCER CENTER

RESOLVED that the concept, site, and design guidelines, dated October 1, 2004, and prepared by the Architect for the University, for the Clinical Cancer 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 SPORTS MEDICINE FACILITY

The proposed sports medicine facility would be a 5,000 gross square feet "pre-engineered" structure with an enclosed connector to the University Hall/Onesty Hall complex. The building as planned is entirely utilitarian in design, and essentially is being made to fit into its surroundings, which is to say The Cage, University Hall and Onesty Hall. There was much discussion about this and questions about why the unattractiveness of, particularly, Onesty Hall was being perpetuated in this way.

The building, as its name implies, would serve the sports medicine program of the Athletics Department. Design guidelines for the project had been prepared by the Office of the Architect and Mr. Neuman led the discussion of them with the Committee.

Mr. Ross objected to the building on the presumption that once it is built, it will become permanent and will further disfigure a site already disfigured by bad architecture. He said he would vote to approve the motion, but that he would do so with the greatest reluctance.

On motion, the Committee adopted the following resolution approving the concept, site, and design guidelines for the project. This 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 CONCEPT, SITE, AND DESIGN GUIDELINES FOR THE SPORTS  
MEDICINE FACILITY

RESOLVED that the concept, site, and design guidelines, dated October 1, 2004, and prepared by the Architect for the University, for the Sports Medicine Facility are approved; and

RESOLVED FURTHER that the project will not be presented for further review at the schematic design level of development, contingent upon approval of schematic design by the Architect for the University in consultation with the Chair of the Buildings and Grounds Committee.

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VICE PRESIDENT'S REPORT:

SOUTHERN AREA B STUDY

Ms. Sheehy asked Mr. Neuman to comment on this item; Mr. Neuman led the discussion and Mr. Sandridge commented. They explained that the Three Party Agreement with the City of Charlottesville and Albemarle County specifies that the City, County and University develop master plans for the land that lies at the boundaries of or between the University and the City or County; lands of this sort are called "Area B" lands. The land in question, called Southern Area B, is in the area bounded, roughly, by the Fontaine Research Park, I-64 and the By-Pass, and the point of discussion is access to it.

The three entities are studying the matter and there are three suggested means of access under consideration. Mr. Neuman and Mr. Sandridge outlined these, pointing out the advantages and disadvantages of each for the University.

CAPITAL BUDGET AMENDMENTS

Ms. Sheehy reported briefly on the capital budget amendments that have been submitted to Richmond. There are ten of these and Members have been apprised of all of them previously. The President commented on Mr. Neuman's proposal to combine the Performing Arts Center with the Art Museum in one building. A combined building will cost less than two separate buildings, and potential donors seem enthusiastic about the proposal to combine the two.

At the Chair's request, Ms. Sheehy reported on the status of various construction projects in progress.

EXECUTIVE SESSION

After the following motions, the Committee went into Executive Session:

That the Buildings and Grounds Committee of the Board of Visitors of the University of Virginia go into Executive Session to consider the acquisition of real property, as provided for in Section 2.2-3711 (A) (3) of the Code of Virginia.

That the Buildings and Grounds Committee of the Board of Visitors of the University of Virginia go into Executive Session to consider the evaluation of personnel, as provided for in Section 2.2-3711 (A) (1) of the Code of Virginia.

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The Committee went into Executive Session at 10:30 a.m., and resumed in Open Session at 10:50. After adopting the following resolution certifying that its Executive Session discussions had been conducted in accord with the provisions of the Virginia Freedom of Information Act, the Committee, on further motion, adjourned:

That we vote on and record our certification that, to the best of each Board member's knowledge, only public business matters lawfully exempted from open meeting requirements and which were identified in the motion(s) authorizing the closed session, were heard, discussed or considered in closed session.

AGG:lah

These minutes have been posted to the University of Virginia's Board of Visitors website.  
<http://www.virginia.edu/bov/buildingsgroundsminutes.html>