

June 10, 2005

MEMORANDUM

TO: The Buildings and Grounds Committee:

Mark J. Kington, Chair
Alan A. Diamonstein
Susan Y. Dorsey
Thomas F. Farrell, II
Vincent J. Mastracco, Jr.
Catherine S. Neale
Lewis F. Payne
Gordon F. Rainey, Jr., Ex Officio

and

The Remaining Members of the Board:

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

FROM: Alexander G. Gilliam, Jr.

SUBJECT: Minutes of the Meeting of the Buildings and Grounds
Committee on Friday, June 10, 2005

The Buildings and Grounds Committee of the Board of Visitors of the University of Virginia met, in Open Session, at 8:30 a.m., Friday, June 10, 2005, in the Observatory Hill Dining Hall; Mark J. Kington, Chair, presided. Alan A. Diamonstein, Ms. Susan Y. Dorsey, Thomas F. Farrell, II, Vincent J. Mastracco, Jr., Ms. Catherine S. Neale, Lewis F. Payne, and Gordon F. Rainey, Jr., Rector, were present.

Also present were G. Slaughter Fitz-Hugh, Jr., W. Heywood Fralin, Warren M. Thompson, E. Darracott Vaughan, Jr., M.D., and Ms. Georgia M. Willis.

Present as well were Leonard W. Sandridge, Alexander G. Gilliam, Jr., Ms. Colette Sheehy, Arthur Garson, Jr., M.D., Ms. Patricia M. Lampkin, David J. Neuman, Robert P. Dillman, Richard

A. Kovatch, Brian Hogg, Mark Kutney, and Ms. Jeanne Flipppo Bailes.

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

CONSENT AGENDA:

ARCHITECT SELECTION FOR THE ARTS GROUNDS PARKING GARAGE

The first four items were Consent items: the selection of architects for the Arts Grounds Parking Garage and the Education School Building, an easement at the Cavalier Electrical Substation, and the demolition of the building at 400 Venable Lane.

The Arts Grounds Parking Garage is to be built across Culbreth Road from the Drama Education Building. It will have several levels and the capacity to hold 478 cars. The project concept, site and design guidelines were approved by the Board last December 8th; the budget is set at \$10,600,000 with funding to be provided by bonds. The recommended architect for the project is Kimley Horn and Associates, Inc., of Chesapeake.

On motion, the Committee adopted the following resolution, which does not have to be forwarded to the full Board of Visitors but will be reported as a matter of record.

APPROVAL OF ARCHITECT SELECTION FOR ARTS GROUNDS PARKING GARAGE

RESOLVED that Kimley Horn and Associates, Inc., of Chesapeake, is approved for the performance of architectural and engineering services for the University.

ARCHITECT SELECTION FOR THE EDUCATION SCHOOL BUILDING

The Board on March 31st approved the project concept, site and design guidelines for the new Education School Building, which is to be on Emmet Street, immediately to the east of Ruffner Hall. The budget for the project is between \$36,000,000 and \$37,200,000, with the money to come from gifts. The architect selected for the project is Robert A.M. Stern Architects, LLP, of New York.

Mr. Diamonstein asked if many Virginia architects had expressed an interest in the project; Mr. Neuman, the University Architect, said there were Virginia firms interested but that Stern had the more interesting ideas.

The Committee adopted the following resolution approving the selection of the architect. The resolution does not have to be forwarded to the full Board, but will be reported at the next Board meeting as a matter of record:

APPROVAL OF ARCHITECT SELECTION FOR EDUCATION SCHOOL BUILDING

RESOLVED that Robert A.M. Stern Architects, LLP, of New York is approved for the performance of architectural and engineering services for the University.

EASEMENT, CAVALIER ELECTRICAL SUBSTATION

The present easement to the Virginia Electric and Power Company for the Cavalier Electrical Substation project must be amended to add 1,191 square feet to the original 10,000 square feet easement, approved in 1987.

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

RESOLVED that the granting of an amended permanent easement to Virginia Electric and Power Company to extend electric power on property owned by the Rector and Visitors of the University of Virginia , is approved. The installation in question, known as the Cavalier Electrical Substation, is east of the East Garage of the Hospital and across 11th Street from it.

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

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DEMOLITION OF THE BUILDING AT 400 VENABLE LANE

The one story concrete block structure, built in 1940 at 400 Venable Lane in Charlottesville, is in the area of the site for the South Lawn project and must be demolished. It has no historic or aesthetic value and both the Department of Historic Resources and the Art and Architectural Review Board in Richmond have approved the demolition.

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

APPROVAL TO REMOVE THE BUILDING AT 400 VENABLE LANE IN CHARLOTTESVILLE

WHEREAS, the University owns the building at 400 Venable Lane (FAACS Building Number: 207-0161) in Charlottesville; and

WHEREAS, the building site is needed for the South Lawn project; and

WHEREAS, the Governor of Virginia delegated to the Board of Visitors, pursuant to Executive Order Number Thirty-Four (98), dated November 10, 1998, the authority of the Governor to approve the removal of buildings on state property, with the advice and counsel of the Art and Architectural Review Board, and the review of the Department of Historic Resources; and

WHEREAS, the State's Art and Architectural Review Board and Department of Historic Resources have approved the removal of this structure;

RESOLVED, the Board of Visitors approves the removal of the building at 400 Venable Lane; and

RESOLVED FURTHER, the Executive Vice President and Chief Operating Officer is authorized to execute any and all documents pertaining to the removal of the aforementioned building, and that the said officer ensure that the required reports regarding the building removal are sent to the Department of General Services

REGULAR AGENDA:

OBSERVATORY HILL RESIDENCE HALL

Mr. Neuman reminded the Committee of the plans for the demolition and replacement of eleven dormitories on Alderman Road; the buildings were put up in the 1960s and are deteriorating. Renovation would not be cost effective and the configuration of the buildings as living spaces is not satisfactory.

The first phase of the replacement of the dormitories is a project which would construct the first of two swing space residence halls. Once the two buildings are in place, the phased demolition and replacement of the old buildings will begin: the whole project will take ten to twelve years to complete and will cost about \$200million.

The first dormitory will be on Observatory Mountain behind Balz House; it will accommodate 120-140 students and programming space for the residence life program.

The Committee was asked to approve the concept, site and design guidelines for the project.

On motion, the Committee approved the following resolution. It is not necessary for the full Board to approve this action, but the Committee's resolution will be entered on the Minutes of meeting of the full Board as a matter of record:

APPROVAL OF CONCEPT, SITE, AND DESIGN GUIDELINES FOR THE OBSERVATORY HILL RESIDENCE HALL (ALDERMAN ROAD RESIDENCE AREA REPLACEMENT HOUSING - PHASE 1)

RESOLVED that the concept, site, and design guidelines, dated June 10, 2005, and prepared by the Architect for the University, for the Observatory Hill Residence Hall (Alderman Road Residence Area Replacement Housing - Phase 1) are approved; and

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

FIRST YEAR RESIDENCE HALL AT HEREFORD COLLEGE

The second of the two swing space dormitories to be built as part of the project to replace the dormitories on Alderman Road, is to be built at Hereford College, adjacent to Johnson House. It, too, is planned for 120-140 students. As part of the project, two of the existing Hereford College dormitories will be converted to first-year use, thus creating a first-year complex for 350-400 first-year students. Mr. Neuman described to the Committee how this part of Hereford College would be adapted, with a reconfiguration of roads in the area and a positioning of the new dormitory to take full advantage of the view. In general, measures will be taken to do away with the perceived isolation of the place, and to better integrate it with the Alderman Road area.

On motion, the Committee adopted the following resolution. The Committee is not required to forward the resolution to the full Board for action, but it will be entered on the Minutes of the Board as a matter of record:

APPROVAL OF CONCEPT, SITE, AND DESIGN GUIDELINES FOR THE HEREFORD
FIRST YEAR RESIDENCE HALL (ALDERMAN ROAD RESIDENCE AREA
REPLACEMENT HOUSING - PHASE 1)

RESOLVED that the concept, site, and design guidelines, dated June 10, 2005, and prepared by the Architect for the University, for the Hereford First Year Residence Hall (Alderman Road Residence Area Replacement Housing - Phase 1) are approved; and

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

MEDICAL EDUCATION BUILDING

Mr. Neuman reported to the Board on plans for a proposed medical education building, to be erected at the corner of 15th Street and Lane Road, attached to MR-5 and adjacent to McLeod Hall. It is to be a six-story building of about 60,000-65,000 gross square feet. He described in some detail the configuration and functions of the various parts of the building.

The project will be presented to the Committee for further review at the schematic design level.

On motion, the committee approved the following resolution, which does not have to be forwarded to the full Board but will be entered on the Board's Minutes as a matter of record:

APPROVAL OF CONCEPT, SITE, AND DESIGN GUIDELINES FOR THE MEDICAL
EDUCATION BUILDING

RESOLVED that the concept, site, and design guidelines, dated June 10, 2005, and prepared by the Architect for the University, for the Medical Education Building are approved; and

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

VICE PRESIDENT'S REPORT

Ms. Sheehy outlined briefly some future construction projects, and then asked Mr. Neuman to report on the historic preservation of the University Grounds.

HISTORIC PRESERVATION

Mr. Neuman introduced his preservation staff: Ms. Mary Hughes, University Landscape Architect; Brian Hogg, Senior Historic Preservation Planner; and Mark Kutney, Conservator.

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Each made presentations on particular aspects of historic preservation at the University, and Mr. Neuman gave a brief overview of the University's Historic Preservation Master Plan.

On motion, the meeting was adjourned at 10:10 a.m. Members were then taken on a 15 minute tour of the new Observatory Hill Dining Hall.

AGG:lah

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

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