

May 16, 2006

MEMORANDUM

TO: The Buildings and Grounds Committee:

Thomas F. Farrell, II, Acting Chair
Alan A. Diamonstein
Susan Y. Dorsey
W. Heywood Fralin
Vincent J. Mastracco, Jr.
Lewis F. Payne
Don R. Pippin
Gordon F. Rainey, Jr.

and

The Remaining Members of the Board:

Daniel R. Abramson	Anne Elizabeth Mullen
A. MacDonald Caputo	Glynn D. Key
G. Slaughter Fitz-Hugh, Jr.	Warren M. Thompson
Georgia Willis Fauber	E. Darracott Vaughan, Jr., M.D.
John O. Wynne	

FROM: Alexander G. Gilliam, Jr.

SUBJECT: Minutes of the Meeting of the Buildings and Grounds
Committee on Tuesday, May 16, 2006

The Buildings and Grounds Committee of the Board of Visitors of the University of Virginia met, in Open Session, at 1:30 p.m., Tuesday, May 16, 2006, in the Byrd Seminar Room at the Harrison Institute; the Rector, Thomas F. Farrell, II, acted as Chair.

W. Heywood Fralin, Ms. Susan Y. Dorsey, Vincent J. Mastracco, Jr., Lewis F. Payne, Don R. Pippin, and Gordon F. Rainey, Jr., were present.

Present as well were Daniel R. Abramson, A. Macdonald Caputo, Ms. Georgia Willis Fauber, G. Slaughter Fitz-Hugh, Jr., Ms. Glynn D. Key, and Ms. Anne Elizabeth Mullen.

Also present were John T. Casteen, III, Leonard W. Sandridge, Alexander G. Gilliam, Jr., Ms. Colette Sheehy, Arthur Garson, Jr., M.D., R. Edward Howell, David J. Neuman, Sim Ewing, and Ms. Jeanne Flipppo Bailes.

The Rector, acting as Chair, opened the meeting and asked for a motion to approve the consideration of an addendum to the Agenda. The motion was approved. He then asked Ms. Sheehy, Vice President for Management and Budget, to present the Agenda, the first three items of which were Consent items.

CONSENT AGENDA - EASEMENT, DELL WATERLINE REPLACEMENT

Ms. Sheehy told the Committee that the Rivanna Water and Sewer Authority has asked for an easement to replace an old and leaking waterline. The easement is approximately 1,600 feet long and 30 feet wide, and will run from the Dell storm water facility on Emmet Street to the Alderman Road pump-house. The Authority will be responsible for any damage to the nearby tennis courts and bio-retention basins.

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

APPROVAL OF A PERMANENT EASEMENT TO REPLACE AND RELOCATE A WATERLINE

RESOLVED that the granting of a permanent easement to the Rivanna Water and Sewer Authority to replace and relocate a sixteen inch waterline between the Dell and the Alderman Road pump-house, on property owned by The Rector and Visitors of the University of Virginia, is approved; and

RESOLVED FURTHER this approval is conditioned on communication by the Rivanna Water and Sewer Authority with all affected neighbors of the waterline to describe the project and its impact on the area, as well as exploration by the Authority of all possible means to accomplish the work with the least damage to existing trees and vegetation; and

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

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CONSENT AGENDA - EASEMENT, CAVALIER ELECTRICAL SUBSTATION

The second Consent item, also an easement, would grant a permanent easement to Dominion Power to provide redundant

electric power to the Cavalier Electrical Substation. The easement is approximately 100 feet by 15 feet and will run from a power pole near the intersection of West Main and 14th Streets, underground through the triangle bounded by Jefferson Park Avenue, Main Street, and the railroad, and tie back into a newly installed pole along an existing overhead utility corridor.

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

(The Rector asked that it be noted in the Minutes that he would abstain from voting on this resolution.)

APPROVAL OF A PERMANENT ACCESS EASEMENT AT THE CAVALIER ELECTRICAL SUBSTATION TO PROVIDE REDUNDANT POWER

RESOLVED that the granting of a permanent easement to Dominion Power to provide redundant electric power to the Cavalier Electrical Substation, 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 easement.

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CONSENT AGENDA - UNIVERSITY REPRESENTATIVE TO THE ART AND ARCHITECTURAL REVIEW BOARD

The Commonwealth's Art and Architectural Review Board recommends and approves building designs for all state capital projects. Mary Virginia Hughes, the University Landscape Architect, has served as a member of the Board for the last eight years, but her term is expiring and she is not eligible for re-appointment.

According to the appointment procedure, the Board of Visitors makes a formal recommendation that the names of two candidates be forwarded to Richmond, where the choice between the two is made. The Administration recommends that the Board nominate Richard S. Minturn and Constance P. Warnock.

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

APPROVAL OF UNIVERSITY REPRESENTATIVE TO THE ART AND ARCHITECTURAL REVIEW BOARD

WHEREAS, pursuant to Section 2.2-2400 of *The Code of Virginia*, the Governor appoints five citizen members to the Art and Architectural Review Board of the Commonwealth of Virginia; and

WHEREAS, the *Code* provides that one member be appointed from a list of persons nominated by the governing board of the University of Virginia;

RESOLVED that the Board of Visitors recommends to the Governor that Richard S. Minturn and Constance P. Warnock be considered for appointment to the citizen member position on the Art and Architectural Review Board to be nominated by the University of Virginia.

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CONSENT AGENDA (ADDENDUM TO THE AGENDA) - WAR OF 1812 MARKER AT THE UNIVERSITY CEMETERY

The War of 1812 Society in Virginia has asked permission to erect a marker commemorating War of 1812 veterans buried in the University Cemetery. The marker would be at the southern entrance to the Cemetery and the Society hopes to have a small ceremony on June 3rd at which the marker would be presented. They have approached the University Cemetery Committee, which has given its permission; the procedure in such things, Ms. Sheehy explained, is that the Buildings and Grounds Committee considers markers and historical plaques proposed for the University Grounds and then makes a recommendation to the full Board.

There are eight veterans of the War of 1812 buried in the Cemetery, but not in a special plot: they were buried in their respective family plots. Among their number are several well known University figures, including William Wertenbaker, the first Librarian of the University and seventh Secretary to the Board of Visitors, and George Tucker, the first Professor of Moral Philosophy, a member of the first faculty, the first Chairman of the Faculty and the fifth Secretary to the Board.

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

APPROVAL OF WAR OF 1812 MARKER AT THE SOUTHERN ENTRANCE OF THE UNIVERSITY CEMETERY

WHEREAS, the War of 1812 Society in Virginia wishes to present a plaque commemorating the veterans of the War of 1812 buried in the University Cemetery; and

WHEREAS, among the veterans to be commemorated are several of the most prominent figures in the early history of the University;

RESOLVED, the Board of Visitors approves the placing of a memorial plaque honoring the veterans of the War of 1812 buried in the University Cemetery, the wording of the plaque being appended to this resolution, and thanks the War of 1812 Society in Virginia for its generosity; and

RESOLVED FURTHER, the marker is to be placed at the southern entrance to the Cemetery.

WAR OF 1812 VETERANS BURIED
IN THIS CEMETERY

Captain Henry Howard	Private George Tucker
Sergeant Edmond Broadus	Private William Tucker
Private William McCoy	Private William Wertenbaker
Private William Ward	Private Henry Rogers

This plaque presented by the War of 1812 Society in Virginia - 2006

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The Rector then asked Ms. Sheehy to present the regular Action Agenda.

ACTION ITEMS - CARR'S HILL RESTORATION AND PRESERVATION PLAN

The President's House on Carr's Hill was not finished until 1909, five years after the arrival of Edwin Anderson Alderman, the first President of the University. The house was designed by Stanford White, who designed Cabell, Cocke and Rouss Halls and the reconstruction of the Rotunda after the 1895 fire. He was chosen for the project by President and Mrs. Alderman.

The University does periodic maintenance work on the house, usually during the summer; recently, John Milner Associates, in conjunction with engineers Robert Silman Associates and 2rw, were

engaged to perform documentary and physical research and to undertake a thorough evaluation of the condition of the building.

Their report finds the house to be in generally good condition. There are specific recommendations for work, including replacement of the plumbing and improvement of other systems. Minor repairs can be done over the summer, but to do all of the recommended replacements, repairs and restorations would take about two years and cost approximately \$6million.

The University recommends that minor repairs be done immediately, over the summer, but that the major work begin at a time agreeable to the President at or near the end of his term in office.

The Committee approved the following resolution covering these points. The resolution need not be taken to the full Board for approval, but will be entered in the Minutes of the next Board meeting as a matter of record.

APPROVAL OF CARR'S HILL RESTORATION AND PRESERVATION PLAN

WHEREAS, the restoration and preservation of the President's House on Carr's Hill is needed in order to upgrade its systems (plumbing, electrical and heating and air conditioning), as well as to address a structural issue related to misdirected roof load that has caused deflection of the second and third floors;

RESOLVED that appropriate plans be developed to design, finance, and implement the necessary work as outlined in a study, dated February 28, 2006, and prepared by the John Milner Associates, Inc., of Alexandria; and

RESOLVED FURTHER that timing of the work be coordinated with the President and is likely to occur at or near the end of his term of office.

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ACTION ITEMS - APPROVAL OF CONCEPT, SITE, AND DESIGN GUIDELINES FOR THE NEW DINING HALL AT THE COLLEGE AT WISE

Ms. Sheehy asked Mr. Neuman, the Architect for the University, to describe the guidelines for the planning of the new Dining Hall at The University of Virginia's College at Wise. Mr. Pippin prefaced Mr. Neuman's remarks by stressing the importance of the new Dining Hall at the College, as well as the other two Wise projects up for consideration by the Committee at this meeting.

The Dining Hall will have 26,000 gross square feet and will accommodate not only the nearly 800 residential students contemplated in 2009 but an overall enrollment approaching 2,500 students. The budget for the project will be between \$8.65 and \$9.55 million.

The concept, site and design guidelines reviewed by Mr. Neuman for the Committee were prepared by the Office of the Architect.

On motion, the Committee adopted the necessary resolution approving the guidelines. No action is needed by the full Board, but the Committee's resolution will be entered in the Minutes of the next meeting of the full Board as a matter of record.

APPROVAL OF CONCEPT, SITE, AND DESIGN GUIDELINES FOR THE NEW DINING HALL AT THE COLLEGE AT WISE

RESOLVED that the concept, site, and design guidelines, dated May 16, 2006, and prepared by the Architect for the University for the new Dining 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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ACTION ITEMS - APPROVAL OF CONCEPT, SITE AND DESIGN GUIDELINES FOR THE NEW RESIDENCE HALL AT THE COLLEGE AT WISE

Mr. Neuman continued with a description of the proposed new residence hall at The University of Virginia's College at Wise. The project would include 116 beds and a classroom that would accommodate 30 students. The dormitory would be the third and last in the College's program to increase on-campus housing to between 800 and 1,000 beds, and would bring the total number of beds on the campus to 799. The budget for the project will be between \$8 and \$8.9million.

Mr. Neuman reviewed the concept, site and design guidelines, which were prepared by the Office of the Architect.

On motion, the Committee adopted the necessary resolution approving the guidelines. No action is needed by the full Board, but the Committee's resolution will be entered in the Minutes of the next meeting of the full Board as a matter of record.

APPROVAL OF CONCEPT, SITE, AND DESIGN GUIDELINES FOR THE NEW RESIDENCE HALL AT THE COLLEGE AT WISE

RESOLVED that the concept, site, and design guidelines, dated May 16, 2006, 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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ACTION ITEMS - APPROVAL OF REVISED CONCEPT FOR THE COLLEGE AT WISE ARTS CENTER

The final project at Wise reviewed by Mr. Neuman was the Arts Center. It will include a renovation of the current 10,300 gross square foot Drama building and constructs a 25,005 gross square foot addition. The expanded building will provide better instruction, practice and performance spaces for theatre, music, and dance. The budget of \$11.475million includes \$7,475million from the State and \$4million in gifts.

Bushman Dreyfus Architects of Charlottesville were approved as the architects on September 2, 2003 and the schematic design on March 31, 2005. The \$4million gift was received after that and major design changes are being made on what is now an expanded project.

On motion, the Committee adopted the following resolution approving the revised concept for the Arts Center. No action is needed by the full Board, but the Committee's resolution will be entered in the Minutes of the next meeting of the full Board as a matter of record.

APPROVAL OF REVISED CONCEPT FOR THE COLLEGE AT WISE ARTS CENTER

RESOLVED that the revised concept, dated May 16, 2006, and prepared by the Architect for the University for the Arts Center at The University of Virginia's College at Wise, is approved; and

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

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REPORTS BY THE VICE PRESIDENT FOR MANAGEMENT AND BUDGET

Ms. Sheehy gave her customary report.

She showed the Committee pictures of the recently completed - and oft delayed - center on the Eastern Shore run by the Department of Environmental Sciences.

She then referred the Committee to a table in their material which listed architect/engineer selection on two projects costing \$5million or less (in this case, \$2million and \$1.9million, respectively): the selection of architects and engineers for projects in this category does not require the approval of the Committee.

Ms. Sheehy and Mr. Neuman then gave a progress report on the 2005-2006 Goals and Work Plan for the Buildings and Grounds Committee. Their report included comments on the various construction and renovation projects underway on the Grounds of the University.

REPORTS BY THE ARCHITECT FOR THE UNIVERSITY

Mr. Neuman gave a report on "The Grounds Plan," the master planning process currently underway - under the supervision of the Office of the Architect - for the University Grounds. He presented a brief historical overview of building at the University, the sites first developed, and so on. He also described the methodology being used in formulating The Grounds Plan.

Mr. Neuman then discussed the draft Environmental Sustainability Guidelines, previously distributed to the Committee, which are being developed for the University by his office. He touched on sustainability principles in place, such as the University's considerable recycling efforts and the increasing use of bicycles in the University community.

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On motion, the meeting was adjourned at 2:30 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>