

December 14, 2007

MEMORANDUM

TO: The Buildings and Grounds Committee:

The Honorable Lewis F. Payne, Chair
Daniel R. Abramson
The Honorable Alan A. Diamonstein
Susan Y. Dorsey
Thomas F. Farrell, II
G. Slaughter Fitz-Hugh, Jr.
Vincent J. Mastracco, Jr.
Carey J. Mignerey
Don R. Pippin
Gordon F. Rainey, Jr.
W. Heywood Fralin, Ex Officio

and

The Remaining Members of the Board:

A. Macdonald Caputo	Warren M. Thompson
Glynn D. Key	E. Darracott Vaughan, Jr., M.D.
Austin Ligon	John O. Wynne

FROM: Alexander G. Gilliam, Jr.

SUBJECT: Minutes of the Meeting of the Buildings and Grounds
Committee on December 14, 2007

The Buildings and Grounds Committee of the Board of Visitors of the University of Virginia met, in Open Session, at 10:00 a.m., Friday, December 14, 2007, in the Frances Hayes Conference Room - A Side, at the offices of McGuire Woods in Richmond; The Honorable Lewis F. Payne, Chair, presided. Thomas F. Farrell, II, G. Slaughter Fitz-Hugh, Jr., and Gordon F. Rainey, Jr., were present.

Daniel R. Abramson, The Hon. Alan A. Diamonstein, Ms. Susan Y. Dorsey, Don R. Pippin, Carey J. Mignerey, and W. Heywood Fralin, Rector, participated by telephone.

Present as well were Alexander G. Gilliam, Jr., Ms. Colette Sheehy, and David Neuman.

Leonard W. Sandridge, David J. Prior, Donald Sundgren, Ms. Carol Wood, and Ms. Jeanne Flipppo Bailes participated by telephone.

A speakerphone was made available to the public in the Board offices.

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

Ms. Sheehy explained that there were six Consent Agenda items: the selection of architects/engineers for three projects, the approval of two easements, and the approval of a boundary line agreement.

CONSENT AGENDA: Ivy Translational Research Building

The Ivy Translational Research Building is to be a 110,000 gross square feet health sciences research facility at the Fontaine Research Park. The firm of Perkins + Will of Washington is the proposed architect.

On motion, the Committee adopted the following resolution approving the selection of Perkins + Will. Further action by the full Board of Visitors is not necessary, but the resolution will be entered in the Minutes of the next Board meeting as a matter of record.

APPROVAL OF ARCHITECT SELECTION FOR THE IVY TRANSLATIONAL RESEARCH BUILDING

RESOLVED that Perkins + Will of Washington, is approved for the performance of architectural and engineering services for the Ivy Translational Research Building at the University of Virginia.

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Clinical Office Building, Third Floor Build-Out

The Clinical Office Building at 415 Ray C. Hunt Drive was built with a "shelled" third floor. The building was acquired from the Health Services Foundation in 2004 and it has now been determined that the newly created multidisciplinary spine center will be put there.

On motion, the Committee adopted the following resolution approving the selection of an architect for the project. Further action by the full Board of Visitors is not required, but the

resolution will be entered in the Minutes of the next Board meeting as a matter of record.

APPROVAL OF ARCHITECT SELECTION FOR THE CLINICAL OFFICE BUILDING, THIRD FLOOR BUILD-OUT

RESOLVED that Daggett + Grigg Architects of Charlottesville is approved for the performance of architectural and engineering services for the Clinical Office Building, Third Floor Build-Out at the University of Virginia.

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Smiddy Hall Renovation and Information Technology Building at The University of Virginia's College at Wise

The Smiddy Hall project will address serious infrastructure, code, life safety, and energy efficiency concerns. The Board originally approved a Lynchburg firm as architects, but the University could not reach contract terms with them. Accordingly, it is now recommended that Train and Partners of Charlottesville be retained for architectural services.

The Committee, on motion, adopted the following resolution. Further action by the full Board is not required, but the resolution will be entered in the Minutes of the next Board of Visitors meeting as a matter of record.

APPROVAL OF ARCHITECT SELECTION FOR THE SMIDDY HALL RENOVATION AND THE INFORMATION TECHNOLOGY BUILDING AT THE UNIVERSITY OF VIRGINIA'S COLLEGE AT WISE:

RESOLVED that Train and Partners, of Charlottesville, is approved for the performance of architectural and engineering services for the Smiddy Hall Renovation and Information Technology Building at The University of Virginia's College at Wise.

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Easements, Old Ivy Road Utility Relocations

As part of the project to construct an ITC Data Center and an addition to the Printing and Copying Services building, both at 2474 Old Ivy Road, certain utilities must be relocated. The proposed resolution authorizes these easements.

Mr. Farrell recused himself and did not vote on this resolution.

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

APPROVAL TO RELOCATE PERMANENT EASEMENTS AND GRANT NEW PERMANENT EASEMENTS TO RELOCATE UTILITIES AT 2474 OLD IVY ROAD

RESOLVED that relocating existing permanent easements for utilities and granting new permanent easements for utilities located on 2474 Old Ivy Road, 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 easements.

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Air Rights and Easement, South Lawn Project

In order to construct the terrace of the South Lawn Project over Jefferson Park Avenue, air rights and other easements must be requested from the City of Charlottesville. The proposed resolution approves that request.

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

APPROVAL OF CONVEYANCE OF AIR RIGHTS AND EASEMENT TO THE UNIVERSITY OF VIRGINIA FROM THE CITY OF CHARLOTTESVILLE FOR THE SOUTH LAWN TERRACE

RESOLVED that the request for conveyance of air rights and easements for the South Lawn Terrace over Jefferson Park Avenue dated September 17, 2007, from the City of Charlottesville is approved; and

RESOLVED FURTHER that appropriate officers of the University are authorized to execute such documents as are required to accomplish said conveyance.

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Boundary Line Agreement

The University of Virginia Foundation is working with the CSX Corporation to acquire air rights for the pedestrian bridge that will cross the CSX tracks to connect the West Main Street Garage to the East Garage. In order to do this, there must be documented property lines in the area, and there are none.

The proposed resolution would authorize the University to negotiate a boundary line agreement with CSX.

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

APPROVAL OF BOUNDARY LINE AGREEMENT WITH CSX CORPORATION

RESOLVED, the Board approves fixing the exact location of the boundary along adjacent properties owned by CSX Corporation on one side and by The Rector and Visitors of the University of Virginia on the other side, in the vicinity of the Medical Center; and

RESOLVED FURTHER that appropriate officers of the University are authorized to execute said quit claim deed and other appropriate documents.

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ACTION AGENDA

At the Chair's request, Ms. Sheehy and Mr. Neuman, Architect for the University, next presented the Action Agenda.

Project Approvals, Install Turf Field at The Park

This project involves replacing the present natural grass playing field at The Park, the large University intramural field near the Law School, with artificial turf. At present, over 850 intramural teams use The Park each year. Artificial turf, which is much more durable, and not subject to summer droughts, would allow for more extensive use of the facility.

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

APPROVAL TO INSTALL TURF FIELD AT THE PARK

WHEREAS, the University desires to maximize the use of existing recreational space with the replacement of natural grass at The Park, the principal University intramural playing field, which is adjacent to the Law School, with a turf field;

RESOLVED, the Board of Visitors approves the addition of a \$1.4 million project, Install Turf Field at The Park, to the University's capital program.

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Project Budget Review, Printing and Copying Services Addition

Ms. Sheehy reminded the Committee that the Board in 2004 adopted a policy requiring that all capital project budget increases in excess of 10% be approved by the Finance and Buildings and Grounds Committees.

In September of this year, the Board approved a \$2.6million addition to the Printing and Copying Services building at 2474 Old Ivy Road. It is now expected that the budget for the project will be \$3.05million, an increase of 17.3%. The increase is due to changes in the construction, as well as site requirements, including storm water management. The new proposed budget does not include LEED expenses, but those costs are not expected to exceed 10% of the revised budget, and thus will not require Board action.

The Committee discussed the proposal in some detail; Members concluded there was sufficient lack of information on costs to warrant tabling the matter until this information is available.

Concept, Site, and Design Guidelines, Information Technology Engineering Building

This building is to be located adjacent to Olsson Hall, next to Engineers' Way and just north of Whitehead Road. The project was approved by the Board on October 4th and consists of a 100,000 gross square feet research and instructional programs building for information based systems and computational science.

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

APPROVAL OF CONCEPT, SITE, AND DESIGN GUIDELINES FOR THE INFORMATION TECHNOLOGY ENGINEERING BUILDING

RESOLVED that the concept, site, and design guidelines, dated December 14, 2007, and prepared by the Architect for the University, for the Information Technology Engineering 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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Concept, Site and Design Guidelines, Arts & Sciences Research Building

This building was approved by the Board in October as the Physical/Life Sciences Research Building. It will house laboratories and the necessary facilities to accommodate 25 to 30 faculty/student research teams. The building will have 100,000 gross square feet and it will be located just north of Whitehead Road and will be linked to the Chemistry Building and the Chemistry Addition.

In response to a comment by Mr. Mignerey, Mr. Neuman assured the Committee that the area around the building will be landscaped and that it won't "sit in a sea of asphalt."

On motion, the Committee adopted the following resolution. Action by the full Board is not required, but the resolution will be entered in the Minutes of the next Board of Visitors meeting as a matter of record.

APPROVAL OF CONCEPT, SITE, AND DESIGN GUIDELINES FOR THE ARTS AND SCIENCES RESEARCH BUILDING

RESOLVED that the concept, site, and design guidelines, dated December 14, 2007, and prepared by the Architect for the University, for the Arts & Sciences Research 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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Concept, Site and Design Guidelines, Ivy Translational Research Building

The Office of the Architect has prepared the concept, site and design guidelines for this project, which is to be located at the Fontaine Research Park (see *supra*).

On motion, the Committee adopted the following resolution. Action by the full Board is not required, but the resolution will be entered in the Minutes of the next Board of Visitors meeting as a matter of record.

APPROVAL OF CONCEPT, SITE, AND DESIGN GUIDELINES FOR THE IVY TRANSLATIONAL RESEARCH BUILDING

RESOLVED that the concept, site, and design guidelines, dated December 14, 2007, and prepared by the Architect for the University, for the Ivy Translational Research Building, at the Fontaine Research Park, 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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Schematic Design, Printing & Copying Services Addition

This project (see *supra*) was approved by the Committee in September and the Concept, Site and Design Guidelines were approved in October. It will add 15,000 gross square feet to the Printing and Copying Services Building at 2474 Old Ivy Road. The Schematic Design for the project, developed by the Office of the Architect and the firm of Osteen Phillips of Charlottesville, is proposed for approval.

On motion, the Committee approved the necessary resolution. Further action by the full Board of Visitors is not required, but the resolution will be entered in the Minutes of the next meeting of the Board as a matter of record.

APPROVAL OF SCHEMATIC DESIGN FOR THE PRINTING & COPYING SERVICES ADDITION

RESOLVED that the schematic design, dated December 14, 2007, and prepared by the Architect for the University in conjunction with Osteen Phillips of Charlottesville for the Printing & Copying Services Addition, is approved for further development and construction.

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REPORT BY THE ARCHITECT FOR THE UNIVERSITY

Mr. Neuman described for the Committee the site and design guidelines for the Director's cabin and storage building at the Mountain Lake Biological Station. As the budget for this project is only \$500,000, approval by the Committee is not necessary.

On motion, the meeting was adjourned at 11:05 a.m.

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AGG:lah

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

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