

January 22, 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
W. Heywood Fralin
Vincent J. Mastracco, Jr.
Anne Elizabeth Mullen
Don R. Pippin
Gordon F. Rainey, Jr.
Thomas F. Farrell, II, Ex Officio

and

The Remaining Members of the Board:

A. Macdonald Caputo	Warren M. Thompson
Georgia Willis Fauber	E. Darracott Vaughan, Jr., M.D.
Glynn D. Key	John O. Wynne

FROM: Alexander G. Gilliam, Jr.

SUBJECT: Minutes of the Meeting of the Buildings and Grounds
Committee on January 22, 2007

The Buildings and Grounds Committee of the Board of Visitors met, in Open Session, at 5:10pm, Monday, January 22, 2007, in the Byrd Seminar Room at the Harrison Institute; The Hon. Lewis F. Payne, Chair, presided. Daniel R. Abramson, The Hon. Alan A. Diamonstein, Ms. Susan Y. Dorsey, W. Heywood Fralin, Gordon F. Rainey, Jr., and Thomas F. Farrell, II, Rector, were present.

Vincent J. Mastracco, Jr. and Don R. Pippin participated by telephone.

A. Macdonald Caputo was present as well.

Also present were John T. Casteen, III, Leonard W. Sandridge, Alexander G. Gilliam, Jr., Paul J. Forch, R. Edward Howell, Ms. Colette Sheehy, David J. Prior, David J. Neuman, Ms. Rebecca D. Kneedler, Donald Sundgren, and Ms. Jeanne Flippo Bailes.

BECAUSE OF A FAILURE IN THE RECORDING EQUIPMENT, THESE MINUTES ARE A RECONSTRUCTION

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

The first items, Ms. Sheehy said, represented a Consent Agenda.

CONSENT AGENDA: Approval to Request Permanent Easements for the University of Virginia on Jefferson Park Avenue in the City of Charlottesville

The University proposes to request seven easements from the City of Charlottesville in connection with the South Lawn Project. The easements would allow construction of facilities in connection with the South Lawn Project.

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

RESOLVED that the request for easements, from the City of Charlottesville, to permit construction of facilities on and adjacent to Jefferson Park Avenue for the provision of hot water, chilled water, electrical power, and tele-communications, and to permit the construction of a duct bank, the extension of sanitary sewer and construction of support footings and caissons to serve the buildings in the South Lawn Project and future buildings west of Brandon Avenue is authorized; and

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

CONSENT AGENDA: Approval of a Permanent Easement for Relocation of Overhead Electrical Wires for the South Lawn Project (Dominion Virginia Power)

As part of the South Lawn Project, the University proposes closing a portion of Valley Road and building a new cul-de-sac to end Valley Road. It will be necessary for Dominion Virginia Power to relocate an existing power line for this project to be done.

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

RESOLVED, the Board approves the granting of a permanent easement to Dominion Virginia Power to provide for the relocation of overhead lines, poles, and equipment to facilitate the construction of a cul-de-sac on Valley Road in conjunction with the South Lawn Project, on property owned by The Rector and Visitors of the University of Virginia; and

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

(Mr. Farrell abstained from voting).

CONSENT AGENDA: Approval of Permanent Easements for Access to Existing Public Utilities and a Relocated Bus Stop (City of Charlottesville)

In connection with the closing of a portion of Valley Road for the South Lawn Project, the City of Charlottesville will need easements for access to natural gas, storm water, drinking water and sewer lines in the closed part of Valley Road.

Also in connection with the South Lawn Project, a bus stop near the intersection of Brandon Avenue and Jefferson Park Avenue must be relocated. A proposed easement to the City would allow the use and maintenance of this area.

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

RESOLVED, the Board of Visitors approves the granting of a permanent easement to the City of Charlottesville to provide access to existing public utilities, in the portion of Valley Road proposed to be closed related to the South Lawn project, on property owned by The Rector and Visitors of the University of Virginia; and

RESOLVED, the Board approves the granting of a permanent easement to the City of Charlottesville to provide access to use and maintain a new "pull-off" type bus stop along Jefferson Park Avenue; and

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

ACTION ITEMS: Six Year Capital Outlay Plan (2008-2014)

Ms. Sheehy presented the proposed Six-Year Capital Outlay Plan, which covers potential building projects in the Academic Division, the Medical Center, and at The University of Virginia's College at Wise. She said the cost of the Plan is \$1.7billion, and she spoke to several of the projects proposed.

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

RESOLVED that the Six-Year Capital Outlay Plan for the Academic Division, the Medical Center, and The University of Virginia's College at Wise for the period 2008-2014 is approved; and

RESOLVED FURTHER that appropriate officers of the University are authorized to make necessary revisions to the Plan prior to its submission to the Commonwealth, provided the revisions do not alter in any substantive way the overall capital program as approved.

ACTION ITEMS: Approval of the Acquisition of Advanced Research and Technology (A.R.T.) Life Sciences Annex

The University wishes to acquire, for \$35.1million, a 34,000 gross square foot research and live animal care facility at the Advanced Research and Technology (A.R.T.) building currently under construction at the Fontaine Research Park.

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

RESOLVED, the Board of Visitors approves the acquisition of a Life Sciences Annex to the Advanced Research and Technology facility. The Annex is budgeted at \$35.1 million, to be funded from University debt.

ACTION ITEMS: Approval of Project Budget Increases in Excess of 10 Percent and Project Scope Decrease in Excess of 10 Percent

Ms. Sheehy reminded the Committee that in accord with Board policies, all capital project budget increases in excess of 10% and all capital project scope decreases in excess of 10% require the approval of the Finance and the Buildings and Grounds Committees.

There are three projects with budget increases and one with a decrease: increases are in the A.R.T. Building, Bavaro Hall,

and the upgrade of the Jordan Hall HVAC systems. The decrease is in the Bavaro Hall project.

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

RESOLVED that the project budget increases for the Advanced Research and Technology Building (to \$45.4 million), Bavaro Hall (to \$37.2 million), the Upgrade of Jordan Hall HVAC Systems (to \$28.9 million) and the project scope decrease for Bavaro Hall (to 68,800 gross square foot) are approved.

ACTION ITEM: Approval of Revised Concept, Site, and Design Guidelines for the Gateway to the Arts

The President and Mr. Neuman, Architect for the University, discussed the proposed Gateway to the Arts, the design guidelines for which were approved by the Committee on December 8, 2004. Since then, it was decided to add a residential college to the project and it is this revision of the plans that is being brought to the Committee.

After some discussion, the Committee approved the following resolution. Further action by the full Board is not required, but the Committee's resolution will be entered on the Minutes of the next Board of Visitors meeting as a matter of record.

RESOLVED, the revised concept, site, and design guidelines, dated January 22, 2007, and prepared by the Architect for the University, for the Gateway to the Arts, on the northwest corner of Emmet Street and Ivy Road, are approved; and

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

ACTION ITEM: Approval of Concept, Site, and Design Guidelines for the Smiddy Hall Renovation and Information Technology Building Construction at The University of Virginia's College at Wise

Mr. Neuman and Mr. Pippin gave a presentation on the project to renovate Smiddy Hall at the College at Wise, and to relocate the Information Technology Department from Smiddy Hall and build a new structure elsewhere on the campus.

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

RESOLVED, the concept, site, and design guidelines, dated January 22, 2007, and prepared by the Architect for the University, for the Smiddy Hall Renovation and Information Technology Building Construction 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.

ACTION ITEM: Approval of Schematic Design for Bavaro Hall

Bavaro Hall is to be a 68,000 gross square foot building for the Curry School of Education, to be located between Ruffner Hall and Emmet Street on an existing parking lot. Robert A.M. Stern Architects, LLP of New York is the architectural firm approved for the project.

The Committee was asked to approve the schematic design for the building.

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

RESOLVED, the schematic design, dated January 22, 2007, and prepared by the Architect for the University in conjunction with Robert A.M. Stern Architects, LLP of New York, NY, for the construction of Bavaro Hall, is approved for further development and construction.

MISCELLANEOUS REPORTS

Ms. Sheehy gave the Committee an update on the Board of Visitors Deferred Maintenance Initiative, and Mr. Sandridge reported on preliminary discussions between the University and the City of Charlottesville on the location of a new fire and rescue station.

The Chair reported, briefly, on progress on attaining the 2006-2007 Goals of the Committee.

Mr. Neuman reported on the status of the West Main Street Clinical Services Building North Parking Garage.

On motion, the meeting was adjourned at 6:35 p.m.

AGG:jb

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

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