

October 4, 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 October 4, 2007

The Buildings and Grounds Committee of the Board of Visitors of the University of Virginia met, in Open Session, at 11:05 a.m., Thursday, October 4, 2007, in the Board Room of the Rotunda; The Honorable Lewis F. Payne, Chair, presided. Daniel R. Abramson, Ms. Susan Y. Dorsey, G. Slaughter Fitz-Hugh, Jr., Vincent J. Mastracco, Jr., Don R. Pippin, Gordon F. Rainey, Jr., Carey J. Mignerey, and W. Heywood Fralin, Rector, were present

Also present were John O. Wynne, Austin Ligon, Warren M. Thompson, and E. Darracott Vaughan, Jr., M.D.

Present as well were John T. Casteen, III, Leonard W. Sandridge, Alexander G. Gilliam, Jr., Paul J. Forch, Ms. Colette Sheehy, Arthur Garson, Jr., M.D., Ms. Susan Carkeek, William B.

Harvey, James L. Hilton, Sharon L. Hostler, M.D., Ms. Yoke San L. Reynolds, David Neuman, Ms. Julia Monteith, and Ms. Jeanne Flippo Bailes.

The Chair opened the meeting and reviewed the six Consent Agenda items. He then asked for approval of the six resolutions dealing with them.

Consent Agenda - ITC DATA CENTER: ARCHITECT SELECTION

The ITC Data Center, a building of 12,000 gross square feet, is to be built behind the Printing and Copy Services Building on the Old Ivy Road and adjacent to the Fontana Building. It is to be used by the Department of Information Technology and Communications (ITC) to house servers and related equipment. The new Data Center will create adequate back-up for the main servers in Carruthers Hall in the event of power outages.

The Committee adopted the necessary resolution. Action by the full Board is not required, but the resolution will be entered in the Minutes of the Board as a matter of record.

APPROVAL OF ARCHITECT SELECTION FOR THE ITC DATA CENTER CONSTRUCTION

RESOLVED that Osteen Phillips of Charlottesville is approved for the performance of architectural and engineering services for the ITC Data Center at the University of Virginia.

Consent Agenda - JORDAN HALL HVAC REPLACEMENT: ENGINEER SELECTION

This project is part of the overall initiative to address deferred maintenance, and replaces the 35-year old HVAC system in Jordan Hall, a building in the Medical School complex which houses biomedical research.

The Committee approved the necessary resolution. Action by the full Board is not required, but the resolution will be entered in the Minutes of the Board as a matter of record.

APPROVAL OF ENGINEER SELECTION FOR THE JORDAN HALL HVAC REPLACEMENT

RESOLVED that RMF Engineering of Charlottesville is approved for the performance of architectural and engineering services for the Jordan Hall HVAC Replacement at the University of Virginia.

Consent Agenda - DEMOLITION OF WEST GARAGE AND EAST END SUBSTATION

The West Parking Garage, built in 1981, provides 334 automobile parking spaces for visitors and patients at the Medical Center. It will be demolished to make room for the Emily Couric Clinical Cancer Center, to be built on the site. The new parking garage, under construction at the corner of West Main and 11<sup>th</sup> Streets, will provide spaces for more than 1,000 automobiles, thus replacing spaces lost by the demolition of the West Parking Garage.

The East End Substation, built in 1968 to provide electrical service to the University, must also be demolished to make room for the Emily Couric Cancer Center. Its functions will be assumed by the Cavalier Substation, currently under construction.

The Department of Historic Resources and the Art and Architectural Review Board, both agencies of the Commonwealth, have approved the demolition of these buildings.

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

DEMOLITION OF WEST GARAGE AND EAST END SUBSTATION

WHEREAS, The West Garage (Building Number 207-1144), and the East End Substation (Building Number 207-7139) must be demolished to facilitate the construction of the Emily Couric Clinical Cancer Center; and

WHEREAS, the Art and Architectural Review Board and the Department of Historic Resources, agencies of the Commonwealth, have approved the removal of these structures;

RESOLVED, the removal of structures 207-1144 and 207-7139 is approved by the Board of Visitors; and

RESOLVED FURTHER, the Executive Vice President and Chief Operating Officer is authorized to execute any and all documents pertaining to the removal of these buildings.

Consent Agenda - DEMOLITION OF FACULTY HOUSES AT THE UNIVERSITY OF VIRGINIA'S COLLEGE AT WISE

The construction of a new student residence hall at The University of Virginia's College at Wise will require the demolition of two faculty houses, built in 1958. The state

Department of Historic Resources and the Art and Architectural Review Board have approved the demolition of these buildings.

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

DEMOLITION OF FACULTY HOUSES AT THE UNIVERSITY OF VIRGINIA'S COLLEGE AT WISE

WHEREAS, two faculty houses (246-8373 and 246-8374) at The University of Virginia's College at Wise must be demolished to facilitate the construction of a new student residence hall; and

WHEREAS, the Art and Architectural Review Board and the Department of Historic Resources of the Commonwealth have approved the removal of these structures;

RESOLVED, the removal of structures 246-8373 and 246-8374 is approved by the Board of Visitors; and

RESOLVED FURTHER that the Executive Vice President and Chief Operating Officer is authorized to execute any and all documents pertaining to the removal of the aforementioned buildings.

Consent Agenda - APPROVAL OF A PERMANENT EASEMENT TO RELOCATE OVERHEAD ELECTRICAL WIRES FOR THE VALLEY ROAD CUL DE SAC (DOMINION ELECTRIC POWER)

As part of the project to construct the new Valley Road cul de sac in conjunction with the South Lawn Project, the University has asked Dominion Virginia Power to relocate overhead utility lines. To do this, Dominion requires a permanent easement from the University in the vicinity of 408 and 502 Valley Road. The easement will be approximately 30 feet wide and 250 feet long.

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

APPROVAL OF A PERMANENT EASEMENT TO RELOCATE OVERHEAD ELECTRICAL WIRES FOR THE VALLEY ROAD CUL DE SAC (DOMINION VIRGINIA POWER)

RESOLVED, the Board approves the granting of a permanent easement to Dominion Virginia Power to relocate overhead lines, poles, and equipment to facilitate the construction of the Valley Road cul de sac, in the vicinity of Valley Road, 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.

Consent Agenda - APPROVAL OF A PERMANENT EASEMENT FOR A PEDESTRIAN WALKWAY TO CONNECT VALLEY ROAD AND BRANDON AVENUE (CITY OF CHARLOTTESVILLE)

As a condition to approving the closing of Valley Road as a part of the South Lawn Project, the City of Charlottesville requires the University to dedicate a permanent pedestrian easement for the sidewalk from the Valley Road cul de sac to Brandon Avenue.

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

APPROVAL OF PERMANENT EASEMENT FOR A PEDESTRIAN WALKWAY TO CONNECT VALLEY ROAD AND BRANDON AVENUE (CITY OF CHARLOTTESVILLE)

RESOLVED, the Board of Visitors approves the granting of a permanent easement to the City of Charlottesville for a permanent pedestrian walkway to connect Valley Road and Brandon Avenue, on property owned by The Rector and Visitors of the University of Virginia; and

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

- - - - -

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

Action Item - APPROVAL TO EXPAND THE INFORMATION TECHNOLOGY ENGINEERING BUILDING, EXPAND THE IVY TRANSLATION RESEARCH CENTER, AND CONSTRUCT A NEW PHYSICAL/LIFE SCIENCES FACILITY

The Board of Visitors approves major capital projects every two years as part of the Six Year Major Capital Project program. When the University identifies new capital projects outside the Six Year Major Capital Project cycle, the approval of the Buildings and Grounds Committee and the Finance Committee is required.

Ms. Sheehy told the Committee that as part of the initiative to encourage science at the University, three capital project amendments are proposed. Two of these - the Information Technology Engineering Building Expansion and the Ivy Translational Research Center Expansion - would add square footage to two projected buildings and the third amendment would

cover the construction of a 100,000 gross square feet physical and life sciences research facility near the Chemistry Building.

The Finance Committee, at its meeting earlier in the day on October 4<sup>th</sup>, approved this resolution.

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

APPROVAL TO EXPAND THE INFORMATION TECHNOLOGY ENGINEERING BUILDING, EXPAND THE IVY TRANSLATION RESEARCH CENTER, AND CONSTRUCT A NEW PHYSICAL/LIFE SCIENCES FACILITY

WHEREAS, the University of Virginia desires to increase available research and laboratory space to meet long-term objectives to increase research in medicine, engineering, and the sciences;

WHEREAS, the University has developed a comprehensive science initiative to increase previously planned construction at the Information Technology Engineering Building to approximately 100,000 gross square feet and at the Ivy Translational Research Center to approximately 110,000 gross square feet and to construct a new approximately 100,000 gross square foot physical/life sciences facility;

WHEREAS, the University intends to issue \$19.6 million in debt for the expansion of the Information Technology Engineering Building project; \$58.3 million in debt for the expansion of the Ivy Translational Research Center; and \$88.9 million in debt for the construction of the physical/life sciences facility;

RESOLVED, the Board of Visitors approves the addition of the projects to the University's capital program.

Action Item - SCOTT STADIUM WATERPROOFING: APPROVAL OF PROJECT BUDGET MODIFICATION

The Board of Visitors, at its meeting last June 8<sup>th</sup>, approved the University's Annual Renovation and Infrastructure Plan (ARIP), a detailed list of renovation and infrastructure projects. Among these was the waterproofing of part of the structure of Scott Stadium, a project that was budgeted at \$2,357,000.

A waterproofing consultant was hired as part of the project and he found water intrusion that had not previously been identified. Treatment of these affected areas will be complex, and the cost of the project will be \$4.7million.

This modification to the project budget was approved by the Finance Committee at its meeting earlier in the day on October 4<sup>th</sup>.

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

APPROVAL OF PROJECT BUDGET MODIFICATION

RESOLVED that after further study an increase to the Scott Stadium Waterproofing project of \$2,343,000, bringing the total project budget to \$4.7 million, is approved.

Action Item - KLOCKNER STADIUM: APPROVAL OF THE CONCEPT, SITE AND DESIGN GUIDELINES FOR THE KLOCKNER EXPANSION

The Chair asked Mr. Neuman, Architect for the University, to present the proposed project which would expand Klockner Stadium. The project would add a new facility to the Stadium, to be located opposite the existing grandstand and press box, on the long axis of the field. The facility will house game-day locker rooms for both men's and women's soccer and lacrosse, a training room for the teams, and a coach's room at field level. There will be a new entrance from Massie Road, which will serve as a "hall of fame" that will be open to the public and for special events.

Mr. Abramson, who served on the advisory committee which worked with Mr. Neuman on the design of the facility, explained the project in some detail.

The project is contingent on private fundraising and will not go forward until adequate funds are raised.

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

APPROVAL OF CONCEPT, SITE, AND DESIGN GUIDELINES FOR THE KLOCKNER EXPANSION

RESOLVED that the concept, site, and design guidelines, dated October 4, 2007, and prepared by the Architect for the University for the Klockner Expansion, are approved; and

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

Action Item - BASEBALL STADIUM: APPROVAL OF CONCEPT, SITE, AND DESIGN GUIDELINES FOR THE UVA BASEBALL STADIUM EXPANSION

Mr. Neuman explained to the Committee a proposal to increase seating and to enhance team facilities at the Baseball Stadium. Permanent grandstand seating along the left and right field lines would be extended, as would the upper deck and concourse. In addition to more seating, there would be more restrooms and more space for concessions. Also included in the project are expanded team dugouts, bullpens, and a batting cage. All of these additions are contained within the boundaries of the existing baseball stadium.

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 in the Minutes of the Board of Visitors as a matter of record.

APPROVAL OF CONCEPT, SITE, AND DESIGN GUIDELINES FOR THE UVA BASEBALL STADIUM EXPANSION

RESOLVED that the concept, site, and design guidelines, dated October 4, 2007, and prepared by the Architect for the University for the Baseball Stadium Expansion, are approved; and

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

Action Item - ITC DATA CENTER: APPROVAL OF THE CONCEPT, SITE, AND DESIGN GUIDELINES FOR THE ITC DATA CENTER

Mr. Neuman then reviewed the concept, site and design guidelines for the ITC Data Center, to be built behind the Printing and Copying Services Building on the Old Ivy Road and adjacent to the Fontana Building. The building will provide adequate back-up for the main servers in Carruthers Hall.

The Committee earlier in the meeting (see *supra*) approved the selection of Osteen Phillips of Charlottesville as the project architect.

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

APPROVAL OF CONCEPT, SITE, AND DESIGN GUIDELINES FOR THE ITC DATA CENTER

RESOLVED that the concept, site, and design guidelines, dated October 4, 2007, and prepared by the Architect for the University for the ITC Data Center, on Old Ivy Road, are approved; and

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

Action Item - PRINTING AND COPYING SERVICES ADDITION: APPROVAL OF THE CONCEPT, SITE, AND DESIGN GUIDELINES FOR THE PRINTING AND COPYING SERVICES ADDITION

The Printing and Copying Services facility is a former bowling alley at 2474 Old Ivy Road. The proposed addition to the building would increase the size of the structure by 15,000 gross square feet and provide badly needed production and storage space.

The project is budgeted at \$2.6million and Osteen Phillips of Charlottesville, already on retainer to the University, will be the design architect.

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

APPROVAL OF CONCEPT, SITE, AND DESIGN GUIDELINES FOR THE PRINTING AND COPYING SERVICES ADDITION

RESOLVED that the concept, site, and design guidelines, dated October 4, 2007, and prepared by the Architect for the University for the Printing and Copying Services Addition are approved; and

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

Action Item - "RUGBY ADMINISTRATIVE BUILDING:" APPROVAL OF THE  
CONCEPT AND DESIGN GUIDELINES FOR THE "RUGBY ADMINISTRATIVE  
BUILDING" RENOVATION

Known historically as the Faculty Apartments, the building designated tentatively as the "Rugby Administrative Building" is on the west side of Rugby Road, just north of the Beta Bridge and above the old colonnades of Lambeth Field. It was conceived as an athletic clubhouse adjacent to what was then the University's principal playing field and a foundation and ground floor were built. The project was never finished, however, and the architect Fiske Kimball, first dean of what became the School of Architecture, designed a structure to be built on the old foundation, and to be used as faculty housing. The Faculty Apartments endured for some 70 years and were closed in 2003.

It is proposed to renovate the structure for use as administrative offices.

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

APPROVAL OF CONCEPT, SITE, AND DESIGN GUIDELINES FOR THE "RUGBY  
ADMINISTRATIVE BUILDING" RENOVATION

RESOLVED that the concept, site, and design guidelines, dated October 4, 2007, and prepared by the Architect for the University for the "Rugby Administrative Building" renovation are approved; and

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

Action Item - COLLEGE AT WISE SCIENCE BUILDING: APPROVAL OF THE  
SCHEMATIC DESIGN FOR THE SCIENCE BUILDING AT THE UNIVERSITY OF  
VIRGINIA'S COLLEGE AT WISE

The Science Building at The University of Virginia's College at Wise was finished in 1965. It was designed for the needs of a two-year science curriculum and a student body of 800; the College is now a four-year institution with an enrollment of nearly 2,000.

The Buildings and Grounds Committee in 1997 approved the selection of the Charlottesville firm, VMDO Architects, for a feasibility study for the renovation of the Science Building. VMDO concluded that it made the most sense to building an addition to the Science Building, and then to renovate the

existing building. Funding was not sufficient for both the renovation and the addition, so it was decided to forego the renovation for the time being. The addition was finished in 2003.

VMDO Architects of Charlottesville were approved by the Committee as the project design architect on July 26, 2006.

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

APPROVAL OF SCHEMATIC DESIGN FOR COLLEGE AT WISE SCIENCE BUILDING

RESOLVED that the schematic design, dated October 4, 2007, and prepared by the Architect for the University in conjunction with VMDO Architects of Charlottesville for the renovations to the College at Wise Science Building, is approved for further development and construction.

Action Item - NEW RESIDENCE HALL AT THE UNIVERSITY OF VIRGINIA'S COLLEGE AT WISE: APPROVAL OF THE SCHEMATIC DESIGN OF THE NEW RESIDENCE HALL AT THE UNIVERSITY OF VIRGINIA'S COLLEGE AT WISE

This project is the third new dormitory in the College's program to increase on-campus housing. When completed, the total on-campus bed count will be 799. This dormitory will have 120 student beds, together with a classroom, community meeting space, laundry facilities and an apartment for residential staff.

The concept, site, and design guidelines were approved on May 16, 2006, and the selection of Hanbury Evans Wright Vlattas of Norfolk as project design architect was approved on September 29<sup>th</sup>, of that year.

On motion, the Committee adopted the necessary resolution approving the schematic design of the new residence hall. Further action is not required by the full Board of Visitors, but the resolution will be entered in the Minutes of the Board as a matter of record.

APPROVAL OF SCHEMATIC DESIGN FOR COLLEGE AT WISE NEW RESIDENCE HALL

RESOLVED that the schematic design, dated October 4, 2007, and prepared by the Architect for the University in conjunction with Hanbury Evans Wright Vlattas of Norfolk for the College at Wise New Residence Hall, is approved for further development and construction.

Action Item - NEW DINING HALL AT THE UNIVERSITY OF VIRGINIA'S COLLEGE AT WISE: APPROVAL OF THE SCHEMATIC DESIGN OF THE NEW DINING HALL AT THE UNIVERSITY OF VIRGINIA'S COLLEGE AT WISE

The final Wise project brought to the Committee for consideration was the new dining hall, which will replace the dining facilities in Cantrell Hall. The new building will have two stories and 19,900 gross square feet. In addition to the dining room, kitchens, and so forth, there will be a student lounge and a coffee house with light retail fare and take-out food. There will be outdoor seating on an adjacent terrace, which will overlook the lake.

The concept, site, and design guidelines were approved on May 16, 2006. The selection of Hanbury Evans Wright Vlattas of Norfolk as the project design architect was approved on September 29, 2006.

The Committee adopted the necessary resolution approving the schematic design of the dining hall. Further action by the full Board is not required, but the resolution will be entered in the Minutes of the Board of Visitors as a matter of record.

APPROVAL OF SCHEMATIC DESIGN FOR COLLEGE AT WISE NEW DINING HALL

RESOLVED that the schematic design, dated October 4, 2007, and prepared by the Architect for the University in conjunction with Hanbury Evans Wright Vlattas of Norfolk for the College at Wise New Dining Hall, is approved for further development and construction.

- - - - -

Reports

Mr. Neuman gave a brief progress report on the work being done on the Chancellor's Residence at Wise. Mr. Pippin reported that the house is magnificent and that the first entertainment was held there recently.

Mr. Neuman next introduced a discussion of the Grounds Plan, which is a work in progress. He introduced Ms. Julia Monteith of his staff, who gave a more detailed report on how work on the Grounds Plan is being carried out. The current focus, she said, is centered on the establishment of redevelopment zones, on carrying capacity and density analysis, and on the site selection process within redevelopment zones.

The draft of the Grounds Plan is to be done by December and to be reviewed with the Board at the February meeting.

Mr. Neuman continued the presentation, commenting on how the Grounds Plan will be used in future development of the Grounds.

- - - - -

On motion, the meeting was adjourned at 12:30 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>