

February 7, 2008

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  
Michael A. Turner, Consulting Member

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 February 7, 2008

The Buildings and Grounds Committee of the Board of Visitors of the University of Virginia met, in Open Session, at 1:15 p.m., Thursday, February 7, 2008, in the Board Room of the Rotunda; The Hon. Lewis F. Payne, Chair, presided.

Present were Daniel R. Abramson, The Hon. Alan A. Diamonstein, Ms. Susan Y. Dorsey, Thomas F. Farrell, II, G. Slaughter Fitz-Hugh, Jr., Vincent J. Mastracco, Jr., Don R. Pippin, Gordon F. Rainey, Jr., Carey J. Mignerey, and W. Heywood Fralin, Rector.

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

Michael A. Turner, Consulting Member, was present.

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 A. Carkeek, James L. Hilton, Sharon L. Hostler, M.D., R. Edward Howell, Ms. Patricia M. Lampkin, David J. Prior, Ms. Yoke San L. Reynolds, Robert D. Sweeney, David J. Neuman, Donald Sundgren, and Ms. Jeanne Flippo Bailes.

Present, too, was Ricardo Padron, Chair of the Faculty Senate.

The Chair introduced and welcomed Mr. Michael Turner of the Council on Foundations. Mr. Turner will serve as a non-voting Consulting Member of the Committee.

The Chair then asked Ms. Sheehy, Vice President for Management and Budget, to present the Agenda. The first two items were listed as Consent Agenda.

CONSENT AGENDA:

Architect Selections - Information Technology Engineering Building and Arts & Sciences Research Building

Under the general heading of "Science Initiative," Ms. Sheehy proposed a resolution approving the selection of architects for the Information Technology Engineering Building and the Arts & Sciences Research Building. The two buildings will be close to each other, adjacent to Whitehead Road: the Information Technology Engineering Building will be close to Olsson Hall and next to Engineers' Way, and the Arts & Sciences Research Building will be connected to both the Chemistry Building and the Chemistry Addition.

The firm of Bohlin Cywinski Jackson of Pittsburgh is recommended for both projects, in association with Johnson, Craven & Gibson Architects of Charlottesville.

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 February Board of Visitors meeting as a matter of record.

APPROVAL OF ARCHITECT SELECTION FOR THE INFORMATION TECHNOLOGY  
ENGINEERING BUILDING AND THE ARTS AND SCIENCES RESEARCH BUILDING

RESOLVED that Bohlin Cywinski Jackson of Pittsburgh, in association with Johnson, Craven & Gibson Architects of Charlottesville, is approved for the performance of architectural and engineering services for both the Information Technology Engineering Building and the College of Arts and Sciences Research Building at the University of Virginia.

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Architect Selection: "Rugby Road Administrative Building"  
Renovation

The so-called "Rugby Road Administrative Building," which is the old Faculty Apartments Building on Rugby Road, just north of the Beta Bridge and adjacent to Lambeth Field, is to be renovated for administrative offices and conference space. The firm of Glave & Holmes Associates of Richmond is recommended as architect for the project.

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 February Board of Visitors meeting as a matter of record.

APPROVAL OF ARCHITECT SELECTION FOR THE "RUGBY ROAD  
ADMINISTRATIVE BUILDING" RENOVATION

RESOLVED that Glave & Holmes Associates of Richmond is approved for the performance of architectural and engineering services for the "Rugby Road Administrative Building" Renovation.

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ACTION ITEMS:

Project Approvals

Major capital projects are approved by the Board every two years as part of the Six Year Major Capital Project program. New projects identified outside this cycle must be approved by the Finance and Buildings and Grounds Committees and then by the full Board.

Ms. Sheehy proposed twelve projects, three in the Academic Division, one at The University of Virginia's College at Wise, and the remainder at the Medical Center.

The projects in the Academic Division include the renovation of Garrett Hall for the use of the Batten School for Leadership and Public Policy, the acquisition of Montesano (for the use of the Center for Politics) from the University of Virginia Foundation, and replacing the chillers and expanding the cooling capacity of the McCormick Road central chilled water system.

The project at Wise is the renovation of Greear Gym and the construction of a convention center.

At the Medical Center, the projects include the renovation of the Heart Center in the University Hospital; the addition of two operating rooms at the Hospital; the renovation of the Hospital's Surgical Pathology Laboratory; the addition of a bank of two elevators in the Hospital; the renovation of the Radiology Department at the Hospital; repairs to the exterior of the Primary Care Center; the construction of an addition to the Moser Radiation Therapy Center on the Ivy Road; and the upgrading of the area along the south side of West Main Street on property belonging to the Medical Center.

These projects were reviewed and approved by the Finance Committee on February 7<sup>th</sup>.

The Committee adopted the requisite resolution and recommended it to the full Board for approval.

APPROVAL OF NEW CAPITAL PROJECTS TO BE ADDED TO THE UNIVERSITY'S MAJOR CAPITAL PROJECTS PLAN

WHEREAS, the University proposes that the following new capital projects be added to the University's Major Capital Projects Program:

Renovate Garrett Hall	\$14,000,000
Acquire Montesano	\$1,700,000
Expand/Replace Science/Engineering Chiller Plant	\$21,000,000
College at Wise - Renovate Greear Gym and	
Construct Convocation Center	\$35,000,000
University Hospital (UH) - Renovate Heart Center	\$15,583,000
UH - Add Operating and MRI Rooms	\$14,294,000
UH - Renovate Surgical Pathology Lab	\$6,581,250
UH - Add Elevators	\$7,594,000
UH - Renovate Radiology Department	\$21,212,000
Primary Care Center - Repair Brick and Replace	
Roof	\$6,581,000
Construct Moser Radiation Therapy Center Addition	\$2,507,000
Upgrade W. Main Street Streetscape and Utilities	\$4,000,000

RESOLVED, the Board of Visitors approves the addition of these projects to the University's Major Capital Projects Program.

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Project Budget and Scope Reviews

Ms. Sheehy reminded the Committee that all capital project budget increases in excess of ten percent require the approval of the Finance and Buildings and Grounds Committees. Any modification of the scope of such projects must also be approved.

She presented three projects for review: Hospital Bed Remodeling (approved previously as the General Clinical Research Center/Psychiatry Beds Relocation), the Clinical Office Building Third Floor Build-Out, and the Printing and Copying Services Addition. The scope but not the budget of the first of these has been changed. Both the scope and the budget of the second is to be changed, and the budget of the third has been increased.

The Finance Committee approved these modifications on February 7<sup>th</sup>.

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

APPROVAL OF PROJECT SCOPE AND BUDGET MODIFICATIONS

RESOLVED, the scope modification for the Hospital Bed Remodeling Project (previously approved as the General Clinical Research Center/Psychiatry Beds Relocation, to be funded from hospital operating revenues) and the budget increases for the Clinical Office Building Third Floor Fit-out (increase of \$4.0 million to \$21.325 million) and the Printing and Copying Services Addition (increase of \$600,000 to \$3.3 million) are approved; and

RESOLVED FURTHER that, if needed, modifications to the previously approved schematic design for the Printing and Copying Services Addition may be made to remain within the \$3.3 million budget.

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Schematic Design, Smiddy Hall, and Renovations and Information Technology Addition: The University of Virginia's College at Wise

Ms. Sheehy asked Mr. Neuman, Architect for the University, to present the schematic design plans for the renovation of, and addition to, Smiddy Hall at The University of Virginia's College at Wise. The addition will consist of 6,000 gross square feet and will house the College's Office of Information Technology. The renovations will include the replacement of infrastructure systems, the addition of alarm and sprinkler systems, the correction of code deficiencies, and so on.

The concept, site, and design guidelines for the project were approved by the Committee on January 22, 2007, and the selection of Train and Partners of Charlottesville as the architect was approved on December 14, 2007.

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 meeting of February 8<sup>th</sup>, 2008, as a matter of record.

APPROVAL OF SCHEMATIC DESIGN, SMIDDY HALL RENOVATION AND INFORMATION TECHNOLOGY ADDITION AT THE UNIVERSITY OF VIRGINIA'S COLLEGE AT WISE

RESOLVED, the schematic design dated February 8, 2008, and prepared by Train and Partners of Charlottesville, for the Smiddy Hall Renovation and Information Technology Addition, is approved for further development and construction.

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Approval of the 2008 Grounds Plan - Guiding Principles and Related Infill/Redevelopment Zones

Mr. Neuman told the Committee that the Master Plan for the University of Virginia was approved by the Board in June, 1999. The Plan "specified key principles to emphasize the relationship between the academic and physical environment of the University, seeking to organize and nurture the life of the mind as one of the key elements in establishing a concept of the 'academical village for the 21<sup>st</sup> century.'" The previous Plans have been updated on a cycle of approximately nine years.

Mr. Neuman introduced Ms. Julia Monteith of his staff who, he said, has been directing the studies for the update of the Plan. He then discussed the 2008 Plan in some detail.

On motion, the Committee adopted a resolution approving the guiding principles and related infill/redevelopment zones for the 2008 Grounds Plan, and recommended it to the full Board for approval:

APPROVAL OF THE 2008 GROUNDS PLAN - GUIDING PRINCIPLES AND RELATED INFILL/REDEVELOPMENT ZONES

WHEREAS, a renewed planning effort began in 2004 by the Office of the Architect for the University, and

WHEREAS, the concept of sustainability and a related set of five guiding principles has been developed which provides the framework for the 2008 Grounds Plan; and

WHEREAS, the 2008 Grounds Plan makes use of redevelopment zones and infill sites to connect the three precincts of the Grounds from the North Grounds through the Central Grounds, including the Health System, to the West Grounds; and

WHEREAS, the 2008 Grounds Plan allows for the future physical growth of the University as envisioned in both Virginia 2020 and the Commission on the Future of the University reports within the existing 1,135 acres of the Grounds, as well as the continuation and expansion of a connected network of open spaces for circulation and landscape;

RESOLVED, the guiding principles and the infill/redevelopment zones from the 2008 Grounds Plan for the University of Virginia, dated February 7, 2008, and prepared by the Office of the Architect for the University, are approved.

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Approval of a Commemorative Plaque at Carr's Hill

Ms. Sheehy reminded the Committee that the Board of Visitors must approve all plaques and commemorative markers proposed for the University Grounds. It is proposed, therefore, that the Committee and the Board approve the placing of a plaque commemorating the hundredth anniversary of the completion of the President's House on Carr's Hill; the plaque would be placed in the front sidewalk at Carr's Hill, below the brick landing in front of the portico.

The Committee approved the following resolution, with the text of the plaque, and recommended it to the full Board for approval:

APPROVAL OF CARR'S HILL COMMEMORATIVE PLAQUE

WHEREAS, Carr's Hill, the official residence of the President of the University, was completed in 1909;

RESOLVED, the Board of Visitors approves the placement of a commemorative plaque in the pavement of the front walk, below the portico of the house, at Carr's Hill; the wording of the plaque is to be as follows:

CARR'S HILL  
*Designed by McKim, Mead & White  
of New York and completed in 1909,  
Carr's Hill was built to be the residence  
of the University's President.*

2009

On the occasion of Carr's Hill's 100<sup>th</sup> anniversary.

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REPORT BY THE VICE PRESIDENT FOR MANAGEMENT AND BUDGET

Ms. Sheehy and Mr. Donald Sundgren, Chief Facilities Officer, outlined for the Committee the capital project development process used by the University.

REPORT BY THE ARCHITECT FOR THE UNIVERSITY

Mr. Neuman reported on the status of the several historic preservation projects underway at the University. The garden behind Pavilion V, West Lawn, has been rehabilitated and similar work is being done in the upper garden of Pavilion I, the upper and lower gardens of Pavilion VI, the lower garden of Pavilion IX and the Rotunda forecourt on the north side of the building, adjacent to University Avenue.

Also in progress is the beginning of a project to replace the Chinese railings above the Lawn colonnades; work has begun on the railings in the block which includes Pavilion IX, West Lawn. Basically, the railings are at the point of replacement, so they are being restored to a design that approximates the original: the tops of the colonnade railings are being raised to align with the pavilion terrace railings, the width of the posts between railing panels is being enlarged to relate to the diameter of the columns below, and the width of the panels is being enlarged to correspond to the spacing between the columns.



Mr. Neuman reminded the Committee that an extensive structural study of the Rotunda was done last year; the study concluded that the building is structurally sound but that there are maintenance issues that must be addressed and some major repairs that must be done.

Mr. Abramson asked about the status of the repaving of Poe Alley, a work that is intended as a kind of restoration of the original appearance of the pavement. Mr. Neuman replied that drainage questions have caused a delay, but that a mockup of the proposed restoration should be in place by Finals.

Finally, Mr. Neuman touched briefly on the project for a landscaping of the Whitehead Road area.

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On motion, the meeting was adjourned at 2:45 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>