

October 2, 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
Helen E. Dragas
Thomas F. Farrell, II
Adom Getachew
Vincent J. Mastracco, Jr.
Don R. Pippin
Michael Turner, Consulting Member
W. Heywood Fralin, Ex Officio

and

The Remaining Members of the Board:

A. Macdonald Caputo Austin Ligon
Robert D. Hardie Warren M. Thompson
Glynn D. Key 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 October 2, 2008

The Buildings and Grounds Committee of the Board of Visitors of the University of Virginia met, in Open Session, at 2:45 p.m., Thursday, October 2, 2008, in the Board Room of the Rotunda; the Hon. Lewis F. Payne, Chair, presided.

Daniel R. Abramson, the Honorable Alan A. Diamonstein, Ms. Susan Y. Dorsey, Ms. Helen E. Dragas, Thomas F. Farrell, II, Vincent J. Mastracco, Jr., Don R. Pippin, Ms. Adom Getachew, and W. Heywood Fralin, Rector, were present.

Michael A. Turner, the Consulting Member from the Council of Foundations, was present as well.

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

Present, too, were John T. Casteen, III, Leonard W. Sandridge, Alexander G. Gilliam, Jr., Paul J. Forch, Arthur Garson, Jr., M.D., Ms. Colette Sheehy, Ms. Susan A. Carkeek, William B. Harvey, James L. Hilton, R. Edward Howell, Ms. Patricia M. Lampkin, Ms. Yoke San L. Reynolds, Robert D. Sweeney, Craig K. Littlepage, David J. Prior, David J. Neuman, Donald Sundgren, Ms. Meredith Woo, William J. Thurneck, and Ms. Jeanne Flippo Bailes.

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

The first five items on the Agenda were Consent Items.

CONSENT AGENDA: Architect/Engineer Selection - Alderman Road Housing, Phase II

There are two residence halls in Phase II of the Alderman Road replacement project, in which the badly deteriorated dormitories on Alderman Road will be replaced. The first, a \$34.9million project, was approved in February 2007; the second will be presented to the Board in February. The two residence halls will house approximately 200 students each.

Ayers Saint Gross of Baltimore is recommended for Phase II.

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

APPROVAL OF ARCHITECT/ENGINEER SELECTION FOR THE ALDERMAN ROAD HOUSING, PHASE II

RESOLVED, Ayers Saint Gross of Baltimore is approved for the performance of design/build architectural and engineering services for the Alderman Road Housing, Phase II.

CONSENT AGENDA: Architect/Engineer Selection - The University of Virginia's College at Wise, Multipurpose Center

The Multipurpose Center is envisioned as an asset both to the College and to the community at Wise. The concept, site, and design guidelines were approved by the Board at the June meeting.

Ms. Sheehy said VMDO Architects of Charlottesville are recommended for the project.

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

APPROVAL OF ARCHITECT/ENGINEER SELECTION FOR THE UNIVERSITY OF VIRGINIA'S COLLEGE AT WISE, MULTIPURPOSE CENTER

RESOLVED, VMDO Architects of Charlottesville is approved for the performance of architectural and engineering services for The University of Virginia's College at Wise, Multipurpose Center.

CONSENT AGENDA: Approval to Acquire from the City of Charlottesville a Permanent Easement at the University Avenue Duct Bank

The University wishes to acquire from the City of Charlottesville a permanent easement for an existing duct bank across University Avenue near the intersection of Rugby Road and University Avenue and adjacent to Carr's Hill.

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

APPROVAL TO ACQUIRE A PERMANENT EASEMENT AT THE UNIVERSITY AVENUE DUCT BANK FROM THE CITY OF CHARLOTTESVILLE

RESOLVED, the acquisition of a permanent easement across University Avenue, near the intersection of Rugby Road and University Avenue adjacent to Carr's Hill, and in the approximate location shown on that certain map entitled "Request for Easement, from the City of Charlottesville, for University Avenue Duct Bank" dated August 7, 2008, and prepared by Facilities Management, for a duct bank located in the right-of-way of the City of Charlottesville is approved; and

RESOLVED FURTHER, the Executive Vice President and Chief Operating Officer is authorized, on behalf of the University, to approve and execute a deed of easement and related documents, to incur reasonable and customary expenses, and to take such other actions as deemed necessary and appropriate to acquire such permanent easement; and

RESOLVED FURTHER, all prior acts performed by the Executive Vice President and Chief Operating Officer, and other officers and agents of the University, in connection with the acquisition of such permanent easement, are in all respects approved, ratified and confirmed.

CONSENT AGENDA: Approval to Grant Permanent Easements in the Fontaine Research Park to the Albemarle County Service Authority

The construction of the Sheridan G. Snyder Translational Research Building and the Life Sciences Annex at the Fontaine Research Park requires the granting of permanent easements to the Albemarle County Service Authority.

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

APPROVAL OF PERMANENT EASEMENTS IN FONTAINE RESEARCH PARK TO THE ALBEMARLE COUNTY SERVICE AUTHORITY

RESOLVED, the granting of permanent easements in the approximate locations shown on the plat entitled "Subdivision Plat Showing Parcel J Being a Portion of Tax Map 76 Parcel 17B Also Showing Parcel K Being a Combination of Portions of Tax Map 76 Parcels 17B and 17BW Located on Ray C. Hunt Drive Samuel Miller District Albemarle County, Virginia" dated March 10, 2008 and prepared by Thomas B. Lincoln Land Surveyor, Inc., to the Albemarle County Service Authority, for utilities located on property owned by the Rector and Visitors of the University of Virginia, is approved; and

RESOLVED FURTHER, the Executive Vice President and Chief Operating Officer is authorized, on behalf of the University, to approve and execute a deed of easement and related documents, to approve revisions to the Plat (including, without limitation, revisions to change the locations of the permanent easements), to incur reasonable and customary expenses, and to take such other actions as deemed necessary and appropriate to grant such permanent easements; and

RESOLVED FURTHER, all prior acts performed by the Executive Vice President and Chief Operating Officer, and other officers and agents of the University, in connection with the granting of such permanent easements, are in all respects approved, ratified and confirmed.

CONSENT AGENDA: Approval to Acquire a Permanent Easement on Stadium Road from the City of Charlottesville

The University wishes to acquire a permanent easement from the City of Charlottesville to facilitate the construction of water and sanitary sewer lines along Stadium Road. near its intersection with Whitehead Road, to support the Arts and Sciences Research Building and the Information Technology Engineering Building.

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

APPROVAL TO ACQUIRE A PERMANENT EASEMENT ON STADIUM ROAD FROM THE CITY OF CHARLOTTESVILLE

RESOLVED, the acquisition of a permanent easement, along Stadium Road in the approximate locations shown on the certain plat entitled "Exhibit Plat Showing a Proposed Utility Easement Within the Right of Way of Stadium, City of Charlottesville, Virginia" dated August 21, 2008, and prepared by Dewberry and Davis LLC, to facilitate the construction of water and sanitary lines, is approved; and

RESOLVED FURTHER, the Executive Vice President and Chief Operating Officer is authorized, on behalf of the University, to approve and execute a deed of easement and related documents, to approve revisions to the Plat (including, without limitation, revisions to change the locations of the permanent easements), to incur reasonable and customary expenses, and to take such other actions as deemed necessary and appropriate to acquire such permanent easement; and

RESOLVED FURTHER, all prior acts performed by the Executive Vice President and Chief Operating Officer, and other officers and agents of the University, in connection with the acquisition of such permanent easement, are in all respects approved, ratified and confirmed.

ACTION AGENDA: Approval of Program of Infrastructure, Historic, and Other Projects for the 2010-2020 Update of the Major Capital Projects Program

Ms. Sheehy reminded the Committee that it is charged with reviewing the programmatic concepts of certain capital projects. The range of these varies from historic renovation projects to accessibility projects and work on the heating and power systems. She outlined these briefly for the Committee.

On motion, the Committee approved the projects. Action by the full Board is not required, the Committee's resolution will be recorded on the Minutes of the next full meeting of the Board as a matter of record.

APPROVAL OF PROGRAM OF INFRASTRUCTURE, HISTORIC, AND OTHER PROJECTS FOR THE 2010-2020 UPDATE OF THE MAJOR CAPITAL PROJECTS PROGRAM

RESOLVED, the infrastructure projects proposed for the 2010-2020 Update of the Major Capital Projects Program are appropriate for inclusion in the plan.

ACTION AGENDA: Approval of Additions to the Major Capital Projects Program

The Board of Visitors customarily approves capital projects every two years with a comprehensive update to the Major Capital Projects Program. When a new capital project outside the biennial update is identified, that project must be approved by the Buildings and Grounds Committee and by the Finance Committee.

Ms. Sheehy listed four such projects and gave brief descriptions of each.

On motion, the Committee adopted a resolution approving the four projects, and recommended the resolution to the Finance Committee and to the full Board of Visitors for approval.

APPROVAL OF ADDITIONS TO THE MAJOR CAPITAL PROJECTS PROGRAM

WHEREAS, the University proposes four new capital projects at the University of Virginia:

1) Renovation of the Bayly Building for the UVa Art Museum, with a budget range of \$2 million to \$2.5 million to be funded from gifts;

2) Retrofit of the Ivy Stacks Shelving, with a budget range of \$6.7 million to \$7.5 million to be funded from state general funds;

3) Acquisition of a Modular Vivarium Unit, with a budget of \$2.7 million to be funded from Facilities and Administrative Recoveries; and

4) Redevelopment of a portion of the Health System's Northridge site, with a budget of \$3.1 million to \$3.2 million to be funded from University debt, with debt service to be provided from hospital operating revenues; and

RESOLVED, the Buildings and Grounds Committee approves the addition of these projects to the University's Major Capital Projects Program.

ACTION AGENDA: Approval of the Concept, Site, and Design Guidelines for the Alderman Road Housing Replacement Project, Phases II and III, including the Demolition of Balz House, Dobie House, Maupin House, Watson House, and Webb House

In April, 2005, the Board of Visitors approved a plan to replace the existing Alderman Road dormitories with new replacement housing for first-year students. The first building in Phase II was approved as a capital project by the Board last February. Building 2 of Phase II, as well as Phase III, will be presented to the Board at the February 2009 meeting.

Mr. Neuman, the Architect for the University, explained that Phase III and the remainder of Phase II will include the demolition of five dormitories - Balz House, Dobie House, Maupin House, Watson House, and Webb House - and the construction of four new residence halls which will provide beds and amenities for over 800 first year students. He described the project in some detail, using plans, as well as photographs of Woody House and Kellogg House as examples of the kinds of replacement residence halls planned.

On motion, the Committee adopted the following resolution. 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.

APPROVAL OF THE CONCEPT, SITE, AND DESIGN GUIDELINES FOR THE
ALDERMAN ROAD REPLACEMENT HOUSING PROJECT, PHASES II AND III
INCLUDING DEMOLITION OF BALZ HOUSE, DOBIE HOUSE, MAUPIN HOUSE,
WATSON HOUSE, AND WEBB HOUSE

WHEREAS, construction of the new Alderman Road residence halls will require the demolition of: Balz House (207-2365), Dobie House (207-2364), Maupin House (207-2300), Watson House (207-2363), and Webb House (207-2362); and

WHEREAS, pursuant to the Management Agreement dated November 15, 2005, by and between the Commonwealth of Virginia and The Rector and Visitors of the University of Virginia, subject to review by the Art and Architectural Review Board and the Department of Historic Resources and compliance with such general laws as may be applicable, the Board of Visitors is authorized to approve the demolition of buildings; and

WHEREAS, on March 31, 2008, the Department of Historic Resources approved the demolition of the five dormitories;

RESOLVED, the demolition of these five dormitories is approved by the Board of Visitors, pending approval by the Art and Architectural Review Board and compliance with such general laws as may be applicable; and

RESOLVED FURTHER, the Executive Vice President and Chief Operating Officer is authorized, on behalf of the University, to approve and execute such documents and to take such other actions as deemed necessary and appropriate in connection with the demolition of the five dormitories; and

RESOLVED FURTHER, all prior acts performed by the Executive Vice President and Chief Operating Officer, and other officers and agents of the University, in connection with the demolition of the five dormitories, are in all respects approved, ratified and confirmed; and

RESOLVED FURTHER, the concept, site, and design guidelines, dated October 2, 2008, and prepared by the Architect for the University, for the Alderman Road Housing, Phase II and III are approved; and

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

ACTION AGENDA: Approval of the Schematic Design for the Information Technology Engineering Building

ACTION AGENDA: Approval of the Schematic Design for the Arts and Sciences Research Building

The Chair asked the Committee to consider these two projects in tandem (the two buildings will be adjacent to each other, though of different design).

Ms. Woo, the Dean of Arts and Sciences, and Mr. Thurneck, Associate Dean of Engineering for Administration, spoke to the need for the two buildings.

Mr. Neuman then reviewed, in detail, the plans for the new buildings.

Mr. Pippin expressed serious concern about the proposed flat roofs of both buildings, observing that flat roofs at the College at Wise have not been satisfactory and that the flat roofs of the proposed buildings seem unnecessary. The Rector said both buildings will be in full public view as they will be adjacent to the Stadium; he said they don't project the kind of impression that is common to more traditional architecture at the University.

Mr. Pippin added that he could not vote to approve the design of either building.

Mr. Diamonstein suggested that the two resolutions approving the buildings be tabled and be reconsidered after the designs have been reworked. Mr. Abramson agreed and said there must be a consensus of the Committee on the design of the two buildings. Mr. Mastracco supported the notion of tabling the resolutions and talked about the importance of clear design guidelines. Ms. Dragas expressed concerns about density on the Central Grounds, in regard to the placement of the two buildings.

On motion, the Committee voted to table the two resolutions.

ACTION AGENDA: Approval of the Schematic Design of the Moser Radiation Therapy Center Addition

The Moser Radiation Therapy Center is located in Albemarle County on the Ivy Road near the Northridge Building. An addition to the building was approved by the Board in February 2008. Mr. Howell spoke briefly to the need for the addition and Mr. Neuman presented the proposed schematic design.

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

APPROVAL OF SCHEMATIC DESIGN FOR MOSER RADIATION THERAPY CENTER ADDITION

RESOLVED, the schematic design, dated October 2, 2008, and prepared by HKS Architects, in conjunction with the Architect for the University, for the construction of the Moser Radiation Therapy Center Addition on Ivy Road, is approved for further development and construction.

ACTION AGENDA: Approval of the Schematic Design for New Cabell Hall - New Entry to the South Lawn Terrace

The South Lawn Project, now under construction, includes a landscaped pedestrian terrace over Jefferson Park Avenue to connect New Cabell Hall and the new South Lawn buildings. The South Lawn design was approved by the Board in April, 2006; at that time it was noted that a new entry to the Jefferson Park Avenue side of New Cabell Hall would be developed.

Mr. Neuman presented the proposed schematic design for the new entryway.

The Rector expressed concerns about whether the proposed railings at the entryway staircase were substantial enough, and he suggested that the architects have another look at this. He asked, too, about the risers on the steps.

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

APPROVAL OF SCHEMATIC DESIGN FOR NEW CABELL HALL: NEW ENTRY TO SOUTH LAWN TERRACE

RESOLVED, the schematic design, dated October 2, 2008, and prepared by Moore Ruble Yudell, in conjunction with the Architect for the University, for the construction of New Cabell Hall: New Entry to South Lawn Terrace, is approved for further development and construction.

ACTION AGENDA: Approval of the Jeffersonian Restoration Design for Pavilion X

Mr. Neuman reminded the Committee that in June, it approved the renovation of Pavilion X, East Lawn, as part of the University's Annual Renovation and Infrastructure Projects Plan. The renovation plans for the Pavilion were discussed, too, at the Buildings and Grounds Committee meeting last May.

As designed and built by Jefferson - and surviving until at least the early 1890s, the building had a 9-foot tall wooden parapet which concealed the roof and gave the building an almost cube-like appearance. The columns, both of the Pavilion and in front the adjacent dormitory rooms, were finished in a stucco of a natural stone color. The wooden trim was a less bright white and the shutters were a lighter green than they are now.

It is proposed that Pavilion X and its two adjoining dormitory rooms be restored as a prototype for restoring the exterior of the Jeffersonian buildings as closely as possible to their appearance when the University opened in 1825.

The Committee adopted the following resolution approving the restoration design. Further action by the full Board is not necessary, but the Committee's resolution will be entered on the Minutes of the meeting of the Board of Visitors as a matter of record.

APPROVAL OF JEFFERSONIAN RESTORATION DESIGN FOR PAVILION X

RESOLVED, the Jeffersonian restoration design, dated October 2, 2008, and prepared by the Architect for the University in conjunction with Mesick Cohen Wilson Baker Architects, for the restoration of Pavilion X, is approved for further development and construction.

ACTION AGENDA: Approval of the Schematic Design for the Scott Stadium Score Board/Video Board Replacement

The replacement of the Score Board/Video Board at Scott Stadium was approved by the Board in June. The new scoreboard will be 32 ft by 57 ft, compared to the present board of 21 ft by 28 ft. Mr. Neuman explained that higher resolution video, score and statistics displays will produce clearer, more vibrant images, and thus better visibility. The design, fabrication and installation of the scoreboard will be paid for by CBS Collegiate Sports Properties as part of marketing agreement negotiated with the University in 2006.

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

APPROVAL OF SCHEMATIC DESIGN FOR SCOTT STADIUM SCORE BOARD/VIDEO BOARD REPLACEMENT

RESOLVED, the schematic design, dated October 2, 2008, and prepared by the Architect for the University in conjunction with VMDO Architects, for the Scott Stadium Score Board/Video Board Replacement, is approved for further development and construction.

REPORT BY THE VICE PRESIDENT

Ms. Sheehy referred the Committee to written reports previously distributed to Members. She commented principally on several building projects - progress on them and information on costs.

REPORT BY THE ARCHITECT FOR THE UNIVERSITY

Mr. Neuman reported briefly on projects at the University currently being reviewed according to LEED - Leadership in Energy and Environmental Design standards by the United States Green Building Council.

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On motion, the meeting was adjourned at 4:30 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>