

June 12, 2009

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  
Vincent J. Mastracco, Jr.  
Don R. Pippin  
W. Heywood Fralin, Ex Officio  
Michael Turner, Consulting Member

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.
Rahul Gorawara	John O. Wynne

FROM: Susan G. Harris

SUBJECT: Minutes of the Meeting of the Buildings and Grounds  
Committee on June 12, 2009

The Buildings and Grounds Committee of the Board of Visitors of the University of Virginia met, in Open Session, at 9:00 a.m., in the Board Room of the Rotunda; The Honorable 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, and W. Heywood Fralin, Rector, were present.

Also present were Robert D. Hardie, Ms. Glynn D. Key, Austin Ligon, Warren M. Thompson, E. Darracott Vaughan, Jr., M.D., John O. Wynne, and Rahul Gorawara.

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

Present as well were John T. Casteen, III, Leonard W. Sandridge, Susan G. Harris, Paul J. Forch, Ms. Susan A. Carkeek, Ms. Colette Sheehy, William B. Harvey, James L. Hilton, R. Edward Howell, Ms. Patricia M. Lampkin, Ms. Yoke San L. Reynolds, Thomas C. Skalak, David J. Prior, David J. Neuman, Ms. Elaine Gall, and Ms. Jeanne Flippo Bailes.

The Chair asked Ms. Sheehy to present the Agenda. The first items were two Consent Agenda resolutions.

CONSENT AGENDA: Easement, North Grounds Power Easement (Dominion Virginia Power)

APPROVAL OF PERMANENT EASEMENT FOR DOMINION VIRGINIA POWER ACROSS UNIVERSITY OF VIRGINIA PROPERTY LOCATED ON THE WEST SIDE OF THE ROUTE 29/250 BYPASS ADJACENT TO ST. ANNE'S BELFIELD SCHOOL

RESOLVED, the grant of a permanent easement in the approximate location shown on that certain plat entitled "Plat to Accompany Right-of-Way Agreement" Charlottesville District, Jack Jouett T.D., Plat Number 80090014, Grid Number F2326, Dated March 30, 2009 (the "Plat"), to Dominion Virginia Power, 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 location of the permanent easement), to incur reasonable and customary expenses, and to take such other actions as deemed necessary and appropriate to grant 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 grant of such permanent easement, are in all respects approved, ratified and confirmed.

CONSENT AGENDA: (Architect Selection, Alderman Road Housing, Phase III)

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

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

Upon motion, the Committee approved the Consent Agenda. Mr. Farrell abstained from voting on the North Grounds Power Easement.

ACTION ITEM: Project Budget Review, ITC Data Center

Ms. Sheehy presented the Project Budget Review for the ITC Data Center which requires an increase of \$1,739,000, bringing the total budget to \$14,800,000. This increase is necessary because in the original estimates the University did not fully incorporate critical infrastructure and equipment needs for a data center.

On motion, the Committee adopted the following resolution:

APPROVAL OF PROJECT BUDGET REVIEW, ITC DATA CENTER

RESOLVED, after further study, an increase to the ITC Data Center project of \$1,739,000, bringing the total project budget to \$14,800,000, is approved.

ACTION ITEM: Schematic Design Approval

Mr. Neuman and Mr. Howell reported on the Schematic Design Approval for the Primary Care Center Annex—Medical Center Office Building. The building is for ten years. The location is in a service area between Jordan Hall and the Primary Care building. Currently there is a modular structure in the space that will be moved. Context is most related to the new buildings in the area, including the cancer center. This building will have LEED certification. A large part of it will be built off-site and assembled in place. The building will take six months to complete and is ready to begin as soon as Board approval is in place.

On motion, the Committee approved the following resolution:

APPROVAL OF SCHEMATIC DESIGN, PRIMARY CARE CENTER ANNEX-MEDICAL OFFICE BUILDING

RESOLVED, the schematic design, dated June 12, 2009, and prepared by Train and Partners, Charlottesville, in conjunction with the Architect for the University and others, for the Primary Care Center Annex-Medical Office Building, is approved for further development and construction.

Schematic Design Review, ITC Data Center

Mr. Neuman stated that this is basically a server building and remote from the Central Grounds in order to house equipment that would not be affected if a calamity occurred on Central Grounds. It is located on Old Ivy Road near the 29 bypass. The Printing and Copying Services addition next door is designed with the same design aesthetic.

Mr. Hilton explained the equipment in the building. He said it is a building that holds a lot of air conditioners and electricity—essentially a building that will deliver power. Mr. Neuman said they hoped to get LEED certification, but possibly not Silver level certification. This is a new area for LEED certification.

Schematic Design Review—Rehearsal Hall

The Chair reported that the donor for the rehearsal hall is Hunter Smith, and she is very pleased and excited about the design of the building.

Mr. Casteen mentioned that the site on Culbreth Road was originally designated for a Music Department building. He sees three options for the Music Department which include putting a facility in between existing buildings, tearing down Culbreth theater and re-building for Drama and Music, or locating the Music building closer to Emmet Street. He stated that it would be most efficient to be adjacent to a concert hall, but the University needs to find the right donor. The third option may be less attractive because it is too far to designate as a "precinct" with the Culbreth Road buildings.

Mr. Neuman explained the exterior and interior attributes of the building. It will provide a large rehearsal hall with a capacity of 250, individual and small ensemble practice rooms, band offices, and support spaces.

Schematic Design Review, Alderman Road Housing Phase III

Ms. Sheehy stated that because construction prices are low right now, the University has decided to proceed with Phase III of this housing project earlier than originally planned. The design architect will be Ayers Saint Gross. The construction will be completed a year earlier than planned.

Mr. Neuman presented the plans for the project. The project will include demolition of Maupin House and Webb House, and the construction of two new larger residence halls with 1,272 beds in total.

Ms. Dragas proposed that the Committee go ahead and approve projects where there are no design concerns. Mr. Payne said the two reviews by the Board stem from some issues a year ago when the Board saw buildings for the first time after they were on the "critical path" for construction. Ms. Dragas asked if there was an option to approve on the first view and Ms. Sheehy answered in the affirmative. Mr. Hardie said there was a vetting process outside of the meetings that is important. Ms. Dragas suggested that the University may be able to save money by moving forward.

Mr. Gorawara expressed concerns about the remote locations of some first year housing. Mr. Sandridge, Mr. Richard Kovatch, and Mr. Casteen commented on the issues.

Mr. Hardie expressed his concerns about the Rehearsal Hall design and Mr. Pippin commented that the building did not look like the University of Virginia. Ms. Dorsey stated the curve on the front of the building does not have any references in the rest of the University.

A motion was made and adopted to approve the following resolutions:

APPROVAL OF THE SCHEMATIC DESIGN FOR THE ITC DATA CENTER

RESOLVED, the schematic design for the ITC Data Center is approved.

APPROVAL OF THE SCHEMATIC DESIGN FOR ALDERMAN ROAD HOUSING PHASE III

RESOLVED, the schematic design for Alderman Road Housing Phase III is approved.

Vice President's Report

The Chair asked Ms. Sheehy to give her customary report. She mentioned the attainment of Silver LEED certification for the Printing and Copying Services building, which is completed and occupied. She also mentioned the expanded video and scoreboard at Scott Stadium which will be complete by this Fall. Miscellaneous reports include the Major Project Status Report, and the Pavilion Report, which includes the assignment of Pamela Pecchio to the lower apartment in Pavilion VIII.

Report by the Assistant State Building Official

The Chair introduced Ms. Elaine Gall who provided a report on the activities of the Assistant State Building Official office over the past year. She said they issued 148 building permits, which is an increase of 41% from the previous year. They also issued certificates of use and occupancy for 12 buildings.

Report by the Architect for the University

The Chair recognized Mr. Neuman, who reviewed the Health System Area Plan. This is an update of the Master Site Plan in a collaborative effort with the Medical Center and the Schools of Medicine and Nursing. The plan proposes changes to the area entry points and an emphasis on green spaces which will enhance the environment. The Plan also looks at connections to the rest of the University, particularly the South Lawn.

Dr. Vaughan commented that the Plan was also reviewed in the Medical Center Operating Board meeting, and they are very pleased with it.

The Chair stated that the Commonwealth Homeland Security Foundation presentation was postponed because the presenters were unable to attend. He reminded the Committee to review the reports in the materials and he thanked the members of the Committee for their work this year, as well as Mr. Neuman and Ms. Sheehy.

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On motion, the meeting was adjourned at 10:30 a.m.

SGH:jb

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

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