

November 17, 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
Rahul Gorawara
Robert D. Hardie
Vincent J. Mastracco, Jr.
Don R. Pippin
John O. Wynne, Ex Officio
John B. Morse, Jr., Consulting Member

and

The Remaining Members of the Board:

A. Macdonald Caputo Randal J. Kirk
W. Heywood Fralin Austin Ligon
Glynn D. Key Warren M. Thompson
E. Darracott Vaughan, Jr., M.D.

FROM: Susan G. Harris

SUBJECT: Minutes of the Meeting of the Buildings and Grounds
Committee on November 17, 2009

The Buildings and Grounds Committee of the Board of Visitors of the University of Virginia met, in Open Session, at 1:35 p.m., on Tuesday, November 17, 2009, 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, Rahul Gorawara, Robert D. Hardie, Vincent J. Mastracco, Jr., Don R. Pippin, and John O. Wynne, Rector, were present.

Also present were A. Macdonald Caputo, W. Heywood Fralin, Ms. Glynn D. Key, Austin Ligon, Warren M. Thompson, and E. Darracott Vaughan, Jr., M.D.

John B. Morse, Jr., the Consulting Member from the Council of Foundations, was present.

Present as well were John T. Casteen III, Leonard W. Sandridge, Ms. Susan G. Harris, Paul J. Forch, Arthur Garson, Jr., M.D., Ms. Colette Sheehy, Ms. Susan A. Carkeek, Steven T. DeKosky, M.D., R. Edward Howell, Ms. Patricia M. Lampkin, Marcus L. Martin, M.D., David J. Prior, Ms. Yoke San L. Reynolds, Thomas C. Skalak, Robert D. Sweeney, David J. Neuman, Ms. Kim Tanzer, and Ms. Jeanne Flippo Bailes.

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

On motion, the Committee approved the following resolutions:

APPROVAL OF PERMANENT EASEMENT GRANTED TO THE CITY OF CHARLOTTESVILLE ACROSS UNIVERSITY OF VIRGINIA PROPERTY LOCATED ALONG ALDERMAN ROAD FROM THE INTERSECTION OF ALDERMAN AND STADIUM ROADS TO A POINT APPROXIMATELY 2,000 FEET NORTH ON ALDERMAN ROAD

RESOLVED, the grant of a permanent easement in the approximate location shown on that certain plan entitled "CENTER FOR GRADUATE FELLOWS, OFF-SITE WATERLINE PLAN AND PROFILE," Sheet Number C7.3 by Patton Harris Rust and Associates, dated June 12, 2009 (the "Plan") to the City of Charlottesville, for a water line 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 Plan (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.

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APPROVAL FOR DEMOLITION OF 1224 JEFFERSON PARK AVENUE
PEDESTRIAN LINK

WHEREAS, the University owns improved properties in Charlottesville, located at 1222 Jefferson Park Avenue and 1224 Jefferson Park Avenue, connected by an above-ground pedestrian link; and

WHEREAS, the pedestrian link is no longer in use and to facilitate improved vehicular access to the 11th Street Parking Garage, it is desirable to demolish the pedestrian link; and

WHEREAS, pursuant to that certain Management Agreement dated November 15, 2005, by and between the Commonwealth of Virginia and The Rector and Visitors of the University of Virginia, as amended, 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 July 21, 2009, the Department of Historic Resources approved the demolition of the pedestrian link; and

WHEREAS, on October 2, 2009, the Art and Architectural Review Board approved the demolition of the pedestrian link;

RESOLVED, the demolition of the pedestrian link located at 1224 Jefferson Park Avenue is approved by the Board of Visitors; 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 pedestrian link; 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 pedestrian link, are in all respects approved, ratified, and confirmed.

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APPROVAL OF DEMOLITION OF LILE HOUSE, DUNNINGTON HOUSE, AND TUTTLE HOUSE

WHEREAS, construction of the Alderman Road Replacement Housing Project, Phase IV, Building 5, will require the demolition of Lile House, Tuttle House, and Dunnington House; 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;

RESOLVED, the demolition of Lile House, Tuttle House, and Dunnington House is approved by the Board of Visitors, pending approval by the Art and Architectural Review Board, the Department of Historic Resources 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 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 dormitories, are in all respects approved, ratified and confirmed.

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RENAMING THE NUCLEAR REACTOR FACILITY THE OBSERVATORY MOUNTAIN ENGINEERING RESEARCH FACILITY

WHEREAS, the University of Virginia Reactor Facility was designed by W.E. Stainback (Col '28) and Louie L. Scribner (Col '29) and was built and equipped with a swimming-pool reactor using grants from the Atomic Energy Commission; and

WHEREAS, the facility operated as a nuclear reactor from 1960 until June 1998, when all reactor fuel was shipped from the site; and

WHEREAS, the Reactor was formally decommissioned by the Nuclear Regulatory Commission four years ago under the direct oversight of the Office of the Vice President for Research; and

WHEREAS, since decommissioning, the School of Engineering and Applied Science has used the building for research and office space; and

WHEREAS, changing the name to more accurately reflect the facility's current use will make clear to the University and local communities that this is no longer a nuclear reactor facility so no unique precaution for entry and use are required;

RESOLVED, the Board of Visitors renames the Nuclear Reactor Facility the Observatory Mountain Engineering Research Facility.

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APPROVAL OF ARCHITECT/ENGINEER SELECTION, ALDERMAN ROAD HOUSING, PHASE IV

RESOLVED, Ayers Saint Gross of Baltimore, Maryland, is approved for architectural and engineering services for the completion of the planning study, design, and bridging documents on Phase IV of the Alderman Road Replacement Housing Project.

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ACTION ITEM: Alderman Road Replacement Housing Project, Phase IV

Ms. Sheehy introduced David Neuman, who discussed the concept, site, and design guidelines for Phase IV of the Alderman Road Residence Hall Replacement project. On motion, the Committee approved the following resolution:

APPROVAL OF THE CONCEPT, SITE, AND DESIGN GUIDELINES FOR THE ALDERMAN ROAD REPLACEMENT HOUSING PROJECT, PHASE IV

RESOLVED, the concept, site, and design guidelines, dated November 16, 2009, and prepared by the Architect for the University for the Alderman Road Replacement Housing Project, Phase IV are approved; and

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

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ACTION ITEM: Schematic Design Approval, Bookstore Expansion

Mr. Neuman explained the plan for expanding the Bookstore above the Central Grounds Parking Garage. The material palette is brick to match the existing building, with some shading in the brick to emphasize depth. The "bucolic" landscape surrounding the Dell will be extended across the street. This building will be built with the intention of gaining LEED certification.

On motion, the Committee approved the following resolution:

SCHEMATIC DESIGN APPROVAL, BOOKSTORE EXPANSION

RESOLVED, the schematic design dated November 17, 2009, and prepared by Bowie Gridley Architects, Washington, D.C., and Middleburg, Virginia, in conjunction with the Architect for the University and others, for the construction of the Bookstore Expansion, is approved for further development and construction.

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Vice President's Remarks

Colette Sheehy said the renovation of Garrett Hall has begun. They anticipate coming in at about 20% below the budget.

The South Lawn is coming along and partially complete. Some limited classes will be held there this spring, but the terrace will not be finished until July. The two academic buildings are a year ahead of the completion schedule.

The Rehearsal Hall site work will begin within a month.

The Dining Commons at the College at Wise will be completed this month.

Mr. Payne remarked that the South Lawn project has been quite complex and he commended Ms. Sheehy and Mr. Neuman for their work on the project.

Report by the Architect for the University

David Neuman explained the schematic design for the Barry and Bill Battle Building at the Children's Hospital, which is being constructed by the UVA Foundation for the University. They are targeting LEED gold certification. He said the Medical Center Operating Board reviewed the schematic design the day before. Approval is not needed.

Mr. Neuman also mentioned post occupancy evaluations for Fayerweather Hall and Cocke Hall. Twelve months or more after completing a building, they go back and interview the occupants about their satisfaction. They use "Survey Monkey", tours, and focus groups. The information is used to improve future projects and to correct some issues in the building. Fayerweather and Cocke have been very well received with a few comments. This information is also used for LEED certification.

Mr. Neuman commented on the work of the President's Committee on Sustainability initiatives to reduce the University's environmental footprint. He reviewed plans to comply with the Governor's Executive Order 059 which requires a 20% reduction in 2008 levels by 2025. The report on the work of the Committee is on its website. Mr. Wynne said a financial analysis should be conducted to determine where the resources will be found to accomplish this goal.

The chair asked Mr. Neuman to review the current Pavilion renewal and restoration projects. Mr. Neuman said the first priority is not to harm the structures—to be sure we are improving and not harming. He said they have used many of the University's trades people to do the work, which gives our employees the opportunity to learn and practice restoring historic structures.

Pavilion I is a fairly minor renewal rather than restoration. Pavilion II is more extensive, with cleaning and restoration of the marble capitals, and systems upgrades as well as interior work.

Pavilion X exterior restoration includes extensive changes to the façade, returning it to the original Jeffersonian design. The most dramatic changes are restoring the original parapet and returning to the original color palate of taupe with verdigris shutters. Many other more subtle changes have been made to the exterior.

The Committee was invited to take a tour of the exterior renovations of the three Pavilions following the meeting.

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On motion, the meeting was adjourned at 3:00 p.m.

SGH:lah

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

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