

October 29, 2010

MEMORANDUM

TO: The Buildings and Grounds Committee:

The Honorable Lewis F. Payne, Chair  
Stewart H. Ackerly  
Hunter E. Craig  
The Honorable Alan A. Diamonstein  
Susan Y. Dorsey  
Helen E. Dragas  
W. Heywood Fralin  
Robert D. Hardie  
Mark J. Kington  
John O. Wynne, Ex Officio  
Bradley H. Gunter, Consulting Member

and

The Remaining Members of the Board:

A. Macdonald Caputo            Glynn D. Key  
Marvin W. Gilliam Jr.        Randal J. Kirk  
Sheila C. Johnson            Austin Ligon  
                                         Vincent J. Mastracco Jr.

FROM: Susan G. Harris

SUBJECT: Minutes of the Meeting of the Buildings and Grounds  
Committee on October 29, 2010

The Buildings and Grounds Committee of the Board of Visitors of the University of Virginia met, in Open Session, at 3:00 p.m., on Friday, October 29, 2010, in the Lower East Oval Room of the Rotunda; The Honorable Lewis F. Payne, Chair, presided.

Stewart H. Ackerly, Hunter E. Craig, Ms. Susan Y. Dorsey, Ms. Helen E. Dragas, W. Heywood Fralin, Robert D. Hardie, Mark J. Kington, and John O. Wynne, Rector, were present.

Bradley H. Gunter, the Consulting Member from the Council of Foundations, was present.

Present as well were Ms. Teresa A. Sullivan, Leonard W. Sandridge, Ms. Susan G. Harris, Ms. Colette Sheehy, David J. Neuman, and Ms. Jeanne Flippo Bailes.

Schematic Design Review, Thrust Theatre and Arts Commons Landscape Master Plan

The Chair opened the meeting by asking Ms. Sheehy to review the agenda. Ms. Sheehy said there were no action items for the meeting, and the main purposes of the meeting were to review the schematic design of the Thrust Theatre and to discuss the goals of the Committee for the remainder of the year. Ms. Sheehy introduced David J. Neuman, Architect for the University, to report on the schematic design of the Thrust Theatre and the Arts Commons landscape master plan.

Mr. Neuman said the design review for the Thrust Theatre and the Arts Commons landscape master plan were bound together and this was in the Jeffersonian tradition of building and landscape working together.

Mr. Neuman pointed out that the Arts Commons are outside of the Historic Central Grounds. The Thrust Theatre is the first of two additions planned for the Drama building. The plan includes improvements to the current lobby and expanded restroom facilities. He reviewed all the structures in the Arts Commons and demonstrated how they relate architecturally to one another by sharing colors, materials, and roof forms.

The Thrust Theatre will have a sculpture garden on the roof covered with an EPDM material designed to accommodate a green roof. The second Drama addition, which is several years out, will provide additional space for drama and dance.

The landscape plan Mr. Neuman presented showed both existing and new landscape and includes moving Culbreth Road to create safer access to and from Rugby Road. It also creates a site for a future Music building. Other plans for the future include museum and library expansions. Mr. Neuman pointed out that the area can be used to show films outdoors and other programming in the landscape with as many as 1600 people for an event.

Mr. Neuman expanded on the roof plans. The roof of the Thrust Theatre will support ornamental trees and shrubbery. The design pulls the building out from the hill to protect existing heritage size trees. Pathways will allow access to the Art Museum and Carr's Hill.

The interior of the Thrust Theatre will have a sprung floor to accommodate both drama and dance. A faceted glass curtain wall will face out to the street with white metal trim that is the same color as the trim on Ruffin Hall and the Band rehearsal hall. The plaster wall behind the glass will carry the same curvilinear shape as the glass.

Mr. Neuman showed the Committee a watercolor painting of the fully developed Arts Commons with all buildings completed.

Several Committee members commented on the project. The Chair commended Mr. Neuman and the dean of the School of Architecture, Kim Tanzer, for the design which allows the heritage trees to be preserved. He said the Committee would vote on the design at the meeting in November.

#### 2010-11 Committee Goals

The Chair outlined four areas to focus the Committee as goals for the upcoming year. These are environmental sustainability, land use, historic asset management, and process improvement. The goals are appended to these Minutes.

Mr. Neuman commented on environmental sustainability initiatives. He said nitrogen fixation is a problem and the University is a leader in this area. The University will focus on reducing construction waste in the future. Water is also a major concern. The University has an excellent storm water management plan in place working with the City of Charlottesville and Albemarle County. Recycled water from central cooling facilities is used for other purposes. A carbon emissions reduction plan will be ready by early next year in compliance with the Governor's executive order to reduce carbon emissions by 20% by the year 2025. Three strategies will be employed: mitigation of growth, efficiency and conservation, and utilizing renewable energy sources.

Ms. Sheehy said there has been some activism on Grounds about the University's use of coal. She said it is not possible to end the use of coal for heating in the near future, however, \$70 million has been spent to retrofit the heating plant with scrubbers and baghouses.

Mr. Neuman said the 2010 sustainability assessment shows they have accomplished 60% of their goals, and the College at Wise is doing their first sustainability project.

Mr. Neuman referred the Committee to the land use goals in the report and moved on to a discussion of historic asset management. He gave a short background on issues in historic preservation and introduced Brian Hogg, Senior Preservation Planner and the architect for the Historic Grounds. Mr. Neuman said the University has put together an advisory committee including individuals from Colonial Williamsburg, Poplar Forest, and Monticello, to advise on preservation issues. He said the Academical Village and Monticello share a designation from UNESCO as a World Heritage Site. There are 911 sites in the world with this designation, and only 4 university properties are included.

Mr. Neuman outlined a number of steps in planning future work in the Academical Village. One of the issues is determining how to manage a site with multiple periods of historic significance. A colloquium is planned for April 7 and 8, 2011 to vet the University's proposed approach. Following this event, recommendations will be presented to the Board of Visitors in June 2011. He said although the National Park Service and State Department of Historic Preservation will be consulted on the recommendations, they do not make the final decisions; the decisions rest with the Board of Visitors. The output will be a set of guidelines which will be a framework for future preservation initiatives. Committee members asked to see the draft proposal when it is ready for circulation.

The final goal of the Committee is process improvement. The Chair spoke about completing landscape typologies guidelines and establishing green building performance standards and a system of post occupancy review of LEED (Leadership in Energy and Environmental Design) building performance. He said there are 35 ongoing LEED projects with 3 already certified, and 23 targeting silver or gold certification. The College at Wise science building is on the cusp of platinum certification. It is a "brown field" site which provides some extra points in the certification process. An energy model that shows initial cost, performance, and cost savings will be useful for future designs.

Ms. Dragas asked if there was a formula for operating costs, and do they look back in the post occupancy review to compare costs with original projections? Mr. Sundgren, Chief Facilities Officer, said they have not done this, however, a building has lower operating costs in the first five years than in later years. The projections are based on the average cost over the life of the building.

The final topic was the condition of the Rotunda. Documents assessing the condition of the capitals and the roof were included in the Committee's materials. The Chair said Rotunda repairs were likely to cost around \$50 million. The University plans to ask the Commonwealth for one half of the funds, and to raise one half from private sources. The Academical Village in total is an additional \$25 million to complete the preservation work.

The Chair adjourned the Committee meeting at 4:35 p.m.

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

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

## APPENDIX A

### 2010-11 Buildings and Grounds Committee Goals

#### I. Environmental Sustainability: Initial Implementation and Assessment

- A1. Complete the sub-strategies outlined in the Phase 1, Greenhouse Gas report for recommended implementation beginning in 2011 following the President's and Board's endorsements. (*CONTINUING*)
- A2. Complete Environmental Footprint Reduction Plan (EFRP) Part 3, Water and Part 4, Nitrogen. (*CONTINUING*)
- B1. Conduct first Sustainability Assessment for the College at Wise.
- B2. Complete 2010 update of the 2006 UVa Sustainability Assessment.
- C. Complete implementation study and proforma for Bike Share program; and gain administrative approval for future project implementation phases.

#### II. Land Use: Grounds Plan and Related Processes

- A. Complete precinct plan and associated planning guidelines for the Central Grounds. (*CONTINUING*)
- B. Develop a growth management model to analyze the environmental consequences of potential growth alternatives anticipated by the 2008 Grounds Plan.
- C. Complete update of College at Wise campus plan and associated design guidelines.
- D. Complete update of Blandy Farm/State Arboretum campus plan.
- E. Develop program to recommend best practices for sustaining natural systems on Grounds: tree canopy preservation and enhancement, reduction of impervious surfaces, water quality improvement, and control of invasive species in natural areas.

#### III. Historic Asset Management: Implementation and Process

- A. Develop the next phase of the Academical Village Master Restoration Plan by developing a full work plan and expanding the Building Information Modeling (BIM) system to include accumulated information from various historic studies, maintenance inspection reports and restoration projects for all Academical Village structures, including Pavilion IX renovation. (*CONTINUING*)
- B. Organize and conduct an international colloquium on managing the interpretation of significant sites with multiple periods of historic significance to aid in the final decisions related to this topic and the continued restoration of the Academical Village as a World Heritage Site.

#### **IV. Process Improvement**

- A. Complete Landscape Typologies Guidelines to supplement UVA Architectural Design Guidelines and to compliment EFRP efforts related to water conservation, storm water management and Greenhouse Gas reduction. (*CONTINUING*)
- B. Establish UVa Green Building performance standards and a system for post occupancy review of LEED building performance – energy consumption, indoor air quality, resource use and conservation behavior. Verify performance rationale of LEED Silver target.
- C. Complete Post Occupancy Evaluations as follows:
  - Fall 2010      Monroe Hall  
                    Snyder / LiSA  
                    Crockett Hall    (UVa at Wise)
  - Spring 2011    Carter Harrison  
                    UVa at Wise Dorm  
                    UVa Wise Hunter J. Smith Dining Commons  
                    UVa Wise Gilliam Center for the Arts  
                    UVa Wise Science Building Renovation