

September 14, 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 September 14, 2010

The Buildings and Grounds Committee of the Board of Visitors of the University of Virginia met, in Open Session, at 2:15 p.m., on Tuesday September 14, 2010, in the Board Room of the Rotunda; The Honorable Lewis F. Payne, Chair, presided.

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

Also present were Ms. Glynn D. Key, Austin Ligon, and Vincent J. Mastracco Jr. Mr. A. Macdonald Caputo participated by telephone.

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, Paul J. Forch, Arthur Garson Jr., M.D., Ms. Susan A. Carkeek, Ms. Patricia M. Lampkin, Marcus L. Martin, M.D., David J. Prior, Ms. Yoke San L. Reynolds, Ms. Colette Sheehy, David J. Neuman, and Ms. Jeanne Flippo Bailes.

The Chair opened the meeting by welcoming Mr. Kington back to the Board. He said Mr. Craig had a great deal to offer as a new member of the Committee. He asked Ms. Sheehy to present the Consent Agenda.

On motion, the Committee approved the following resolutions and recommended them to the full Board:

APPROVAL OF ACQUISITION OF A PERMANENT EASEMENT FOR THE UNIVERSITY OF VIRGINIA FROM JEFFERSON QUARRY, LLC

RESOLVED, the acquisition of a permanent easement across property located at 2410 Old Ivy Road, Charlottesville, and owned by Jefferson Quarry, LLC, to facilitate the installation of a fiber optic line, 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 a plat showing the location of the permanent easement, 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.

APPROVAL TO GRANT A PERMANENT EASEMENT TO RIVANNA WATER AND SEWER AUTHORITY

RESOLVED, the grant of a permanent easement to the Rivanna Water and Sewer Authority, in the approximate location shown on that certain plan entitled "Alderman Road Housing, Phase Three, Buildings 3 and 4," prepared by Ayers Saint Gross, and dated June 29, 2010 (the "Plan"), to facilitate the waterline relocation, 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.

APPROVAL TO GRANT A PERMANENT EASEMENT TO THE TOWN OF WISE

RESOLVED, the grant of a permanent easement to the Town of Wise, Virginia, in the approximate location shown on that certain plat entitled "Town of Wise 2" Waterline Easement, prepared by Space and Real Estate Management and dated June 29, 2010 (the "Plat"), to facilitate the installation of a town-owned water line, 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.

APPROVAL OF PUBLIC ACCESS EASEMENT TO THE CITY OF CHARLOTTESVILLE
ACROSS CRISPELL DRIVE EXTENSION

RESOLVED, the grant of a permanent easement to the City of Charlottesville, in the location shown on that certain plat entitled "Plat Showing Crispell Drive - A New Variable Width Access Easement To Benefit The City Of Charlottesville Across Tax Map 11 Parcels 120 And 121 Located Between Monroe Lane And 15th Street Charlottesville", prepared by Thomas B. Lincoln Land Surveyor, Inc., and dated October 1, 2004 (the "Plat"), for public access, 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.

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Action Item: Morgan Harrington Memorial Plaque

Ms. Sheehy said the Board approves all plaques and memorials installed at the University. Both Mr. Sandridge and Ms. Lampkin worked closely with the Harrington family to honor the memory of their daughter, Morgan, who was last seen alive on October 17, 2009, on Copeley Bridge adjacent to University property. Morgan's body was later found in a field south of Charlottesville. She was a student at Virginia Tech.

Ms. Sheehy asked Mr. Sandridge to address the installation of the plaque. Mr. Sandridge said President Sullivan, as well as Ms. Lampkin, has spent a great deal of time with the Harrington family. He said an impromptu memorial on Copeley Bridge has appeared, and the plaque would be a permanent replacement of the materials left on the bridge. A dedication ceremony will take place at the site on October 17, along with the showing of a film, produced by a member of the faculty at Virginia Tech, which is dedicated to Morgan along with the victims of the shootings at Virginia Tech. Mr. Sandridge said he knows the plaque is a bit unusual, but this is an unusual situation. The Harrington family has concurred with the wording on the plaque.

On motion, the Committee approved the following resolution and recommended it to the full Board:

APPROVAL OF THE MORGAN HARRINGTON MEMORIAL PLAQUE

WHEREAS, Morgan Harrington disappeared on October 17th, 2009, and was last seen on the Copeley Bridge near the North Grounds of the University of Virginia;

RESOLVED, the Board of Visitors approves the placement of a memorial plaque on the Copeley Bridge.

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Action Item: Schematic Design Approval, Newcomb Hall Dining Project

Ms. Sheehy introduced David J. Neuman, Architect for the University, to describe the proposed project that will renovate and

expand the dining venues on the first and second floors of Newcomb Hall. Mr. Neuman said the Board has designated an area around the World Heritage site as the Historic Grounds; Newcomb Hall is within this area. Mr. Neuman acknowledged that there have been comments from Board Members about the design presented in an earlier meeting, requesting that it have more traditional design qualities. He said Newcomb Hall was designed to complement Peabody Hall, which has a much grander entrance because it is in front of Newcomb Hall. Mr. Neuman said there have been five additions to Newcomb Hall since it was built in 1955; one of the least sympathetic will be removed as part of the project.

The project will create a more prominent entrance to the back of Newcomb Hall, a terrace from the ballroom, and an outside entrance to the theater, Mr. Neuman explained. Eggers and Higgins were the original architects and most of their buildings are "sedate"—simple and rectilinear. Mr. Neuman described in detail the schematic design. He said they used sandstone detailing which was once quarried nearby, and sandstone will be used in the project. The brick color on the original building is very difficult to match because it contains a great deal of orange, but they are trying to do so. Ironwork is painted a dark green. The project is intended to be LEED certified.

Board members commented on the color of the columns on the addition. Mr. Hardie said he thought the columns ought to be white to match the column color on other buildings in the area, rather than the sandstone color proposed by the architects. Mr. Kington and others said not everything should be painted white; details should be complementary but not necessarily the same because replicating too closely will lose the distinction of the original. The Chair asked the Committee to approve the motion with the understanding that the Committee will consider further the column color.

On motion, the following resolution was approved by the Committee:

SCHMATIC DESIGN APPROVAL, NEWCOMB HALL DINING PROJECT

RESOLVED, the schematic design dated September 14, 2010, and prepared by Cole and Denny, Inc., in conjunction with the Architect for the University and others, for the construction of the Newcomb Hall Dining Expansion Project, is approved for further development and construction.

Schematic Design Review, SEAS Student Projects/Facilities Management Shop Building

Mr. Neuman described the design for a building that will serve two purposes: to house School of Engineering student projects on the upper two floors and Facilities Management shops on the lower two

floors. The building is located across the street from the Slaughter Recreation Center on Edgemont Road. It is intended to be LEED certified.

Although this was not on the agenda as an action item, the Committee approved the project and they will not review the design at the next Committee meeting.

Report by the Vice President

Ms. Sheehy said the South Lawn project is finished and attractive; it was completed early and within budget. She said the Claude Moore Medical Education Building opened on time and is \$1 million under budget. The second silver LEED certification was achieved on the hand and spine center renovation in Fontaine Research Park; other certifications will be received soon.

Ms. Sheehy directed the Committee to a list of formulation studies in their materials. She said they have started a \$70,000 study on Lannigan Field track improvements. This is the first step study and initial cost estimates.

Report by the Architect for the University

Mr. Neuman began his report by mentioning the Rotunda study. If not all, most of the column capitals must be replaced. The pilasters are in better condition. The roof is in poor shape also: there are wet areas and the water is penetrating the building. It is not a structural issue at this point, but with a leaking roof it will not be long before there is a structural problem. The interior ceiling should be changed also, and most likely they will use a digital technology as acoustical treatment. There are also drainage problems around the building in need of repair. The main issue is to protect the historic structure.

Mr. Neuman said Pavilion IX is vacant and undergoing renovation. The bathrooms and the kitchen need a general overhaul, and work will be done on the basement to make the space useable. The kitchen renovation will include changes to the rear exterior. The University's own tradesmen are doing the renovation work.

Balcony walkways between Pavilion VII and Pavilion IX have been renovated and now are covered with ipe, an extremely hard wood that will last about 75 years.

A new accessible ramp, staircase and small balcony have been added to the back of Hotel E, which is on the south end of the West Range. This restores the area to the original design, said Mr. Neuman.

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The Chair said there will be a Buildings and Grounds Committee meeting on either the 15th or the 29th of October. He adjourned the Committee meeting at 3:15 p.m.

SGH:lah

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

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