

September 16, 2011

MEMORANDUM

TO: The Buildings and Grounds Committee:

The Honorable Alan A. Diamonstein, Chair  
Hunter E. Craig  
W. Heywood Fralin  
Marvin W. Gilliam Jr.  
Robert D. Hardie  
Mark J. Kington  
Vincent J. Mastracco Jr.  
John L. Nau III  
Timothy B. Robertson  
Helen E. Dragas, Ex Officio  
Bradley H. Gunter, Consulting Member

and

The Remaining Members of the Board:

A. Macdonald Caputo	Stephen P. Long, M.D.
Allison Cryor DiNardo	George Keith Martin
Glynn D. Key	Jonathan B. Overdevest
Randal J. Kirk	Edward D. Miller, M.D., Ex Officio

FROM: Susan G. Harris

SUBJECT: Minutes of the Meeting of the Buildings and Grounds  
Committee on September 16, 2011

The Buildings and Grounds Committee of the Board of Visitors of the University of Virginia met, in Open Session, at 2:00 p.m., on Friday, September 16, 2011, in the Board Room of the Rotunda; The Honorable Alan A. Diamonstein, Chair, presided.

Hunter E. Craig, W. Heywood Fralin, Marvin W. Gilliam Jr., Robert D. Hardie, Mark J. Kington, Vincent J. Mastracco Jr., John L. Nau III, Timothy B. Robertson, and Ms. Helen E. Dragas, Rector, were present.

Also present were A. Macdonald Caputo, Ms. Glynn D. Key, Randal J. Kirk, Stephen P. Long, M.D., George Keith Martin, and Jonathan B. Overdevest.

Buildings and Grounds Committee            September 16, 2011

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

Present as well were Ms. Teresa A. Sullivan, J. Milton Adams, Michael Strine, Ms. Susan G. Harris, Paul J. Forch, Ms. Susan A. Carkeek, Steven T. DeKosky, M.D., James L. Hilton, R. Edward Howell, Ms. Patricia M. Lampkin, Marcus L. Martin, M.D., David J. Prior, Ms. Yoke San L. Reynolds, Ms. Colette Sheehy, Thomas C. Skalak, Robert D. Sweeney, David J. Neuman, and Ms. Debra D. Rinker.

The Chair opened the meeting by asking Ms. Sheehy, Vice President for Management and Budget, to present the Consent Agenda.

Consent Agenda: Easements

Ms. Sheehy described two easements. The first is from the City of Charlottesville to the University. The second easement is from the University to Dominion Virginia Power for the relocation of existing overhead electric lines.

On motion, the committee approved the following resolutions and recommended them to the full Board. Ms. Dragas and Mr. Kington recused themselves from voting on the easement to Dominion Virginia Power.

APPROVAL OF ACQUISITION OF A PERMANENT EASEMENT FOR THE UNIVERSITY OF VIRGINIA FROM THE CITY OF CHARLOTTESVILLE

RESOLVED, the acquisition of a permanent easement along portions of West Main Street and Jefferson Park Avenue, and in the approximate location shown on that certain plat entitled "Plat Showing Variable Width Telecommunications Conduit Easements" dated June 14, 2010, and prepared by Timmons Group, to facilitate the installation of a duct bank and the location of utilities and telecommunication facilities therein, 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 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 OF EASEMENT FROM THE UNIVERSITY OF VIRGINIA TO DOMINION VIRGINIA POWER

RESOLVED, the grant of a permanent easement on property owned by The Rector and Visitors of the University of Virginia to Dominion Virginia Power, in the approximate location shown on that certain plat entitled "Plat to Accompany Right-of-Way Agreement" dated July 25, 2011, identified as Plat Number 80110035, and prepared by Virginia Electric and Power Company doing business as Dominion Virginia Power (the "Plat"), to facilitate the installation of electrical facilities, 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/Engineer Selections

The University of Virginia's College at Wise Health & Wellness Center and Greear Gym Renovations

Ms. Sheehy described the addition of the Health and Wellness Center to the C. Bascom Slemp Student Center, along with the renovation of approximately 5,800 gross square feet in Greear Gym at The University of Virginia's College at Wise. She recommended the firm of Train & Partners, of Charlottesville, for the architect/engineer contract.

Term Contracts for General Academic Projects

Several firms were recommended for term contracts to provide design and related services on small projects.

The University of Virginia's School of Law, Slaughter Hall Renovations

The first three floors of Slaughter Hall at the School of Law will be renovated to improve the internal organization of the building. Train & Partners, of Charlottesville, are also recommended for this project.

On motion, the committee approved the following three resolutions; they do not require full Board approval:

APPROVAL OF ARCHITECT/ENGINEER SELECTION, THE UNIVERSITY OF VIRGINIA'S COLLEGE AT WISE HEALTH & WELLNESS CENTER AND GREEAR GYM RENOVATIONS

RESOLVED, Train & Partners, of Charlottesville, is approved for performance of architectural and engineering services for The University of Virginia's College at Wise Health & Wellness Center and Greear Gym Renovations.

APPROVAL OF ARCHITECT/ENGINEER SELECTIONS, TERM CONTRACTS FOR GENERAL ACADEMIC PROJECTS

RESOLVED, BAM Architects, of Richmond, VA; Bowie Gridley Architects, of Washington, D.C.; Heyward Boyd Architects, of Charlottesville, VA, and Train & Partners Architects, of Charlottesville, VA, are approved for the performance of architectural and engineering services initiated under the term contracts for General Academic projects.

APPROVAL OF ARCHITECT/ENGINEER SELECTION, THE UNIVERSITY OF VIRGINIA SCHOOL OF LAW, SLAUGHTER HALL RENOVATIONS

RESOLVED, Train & Partners, of Charlottesville, is approved for performance of architectural and engineering services for The University of Virginia School of Law, Slaughter Hall Renovations.

- - - - -

Action Item: Addition to Major Capital Projects Program

Ms. Sheehy said they are recommending an additional project to the Major Capital Projects Program. The Finance Committee endorsed the additional project at their meeting earlier in the day. On motion, the committee approved the resolution and recommended it to the full Board for approval:

APPROVAL OF ADDITION TO THE MAJOR CAPITAL PROJECTS PROGRAM - INDOOR PRACTICE FACILITY - FIELDHOUSE

WHEREAS, the University proposes to add an \$11.0-\$13.0 million new Indoor Practice Facility - Fieldhouse to the Major Capital Projects Program;

RESOLVED, the Board of Visitors approves the addition of the Indoor Practice Facility - Fieldhouse project to the University's Major Capital Projects Program.

- - - - -

Action Item: Montebello Plaque

The Chair introduced Mr. David Neuman, Architect for the University, who gave some history of the Montebello property, purchased by the University in 1962.

On motion, the committee approved the following resolution and recommended it to the full Board for approval:

APPROVAL OF THE MONTEBELLO PLAQUE

WHEREAS, Montebello is listed on the National Register under Criterion C, as an example of Early Republican architecture demonstrating Jeffersonian Classicism, and is a significant further example of Thomas Jefferson's architectural vision;

RESOLVED, the Board of Visitors approves the placement of a historical plaque on Montebello.

- - - - -

Design Review Item: Schematic Design Review, Medical Center Outpatient Surgery Modulars and Addition

Mr. Neuman described the process for review of proposed projects: the committee approves a project, and then the concept, site and design guidelines are brought to the committee for review and approval. Once approved, the committee considers architects and engineers for the project. Following selection of the architect, the design is reviewed by the committee at two meetings; a vote to approve the design is taken at the second meeting.

Mr. Neuman described the schematic design for an addition to the outpatient surgery center (VASC) which includes two modular surgical units, a connector and screen wall. The building is made of an exterior insulating system and concrete block in keeping with the materials already in place. The committee chose to approve the schematic design rather than put off approval until the next meeting.

APPROVAL OF THE SCHEMATIC DESIGN FOR THE MEDICAL CENTER OUTPATIENT SURGERY MODULARS AND ADDITION

RESOLVED, the schematic design dated September 16, 2011, and prepared by the architect and engineering firm, Baskervill, in conjunction with the Architect for the University and representatives from the Health System and Facilities Management, for the construction of the Medical Center Outpatient Surgery Modulars and Addition, is approved for further development and construction.

- - - - -

Report by the Vice President for Management and Budget

Ms. Sheehy reported on the status of the evaluation of the Lawn and Range room chimneys. Problems with the chimneys were discovered while replacing some roofs on the Lawn, and an expert in chimney work was called in, who reported that the conditions were not safe and required remediation. A competitive procurement for repairing the chimneys was instigated so that work could begin quickly if the decision was made to repair the chimneys and install a fire suppression system.

Meanwhile, the residents became involved. A survey was conducted of all current and recent former residents. The residents unequivocally support restoration of the chimneys and installation of a fire suppression system. They would like to be allowed to have fires in the chimneys after they are repaired but before a fire suppression system is installed so current residents would be able to use their chimneys this academic year. In the survey, they said if the University insists on installing a fire suppression system before they may use the chimneys, then they would prefer that the work be done next summer when it will not inconvenience them. Ms. Sheehy explained that the next step is to discuss among the administration and make a decision—there has not been time to consider the options and determine how this work would be funded.

Committee members expressed their views about allowing fires in the chimneys. Mr. Kirk opposed continuing to allow fires in historic buildings built of wood. Mr. Kington, Mr. Fralin, and Mr. Hardie supported allowing fires; Mr. Fralin said open fires should not be allowed without a fire suppression system in place. Mr. Overdeest said this is an important issue for students and they would be willing to participate in a fundraising effort.

Ms. Sheehy reported on new buildings completed since the last meeting of the committee. She said nine major projects were brought on line this summer. She complimented the Chief Facilities Officer, Don Sundgren, who manages these projects, and the Assistant State Building Official, Elaine Gall, and her staff for their work to open new buildings on time. Projects include the Alderman Road residence halls, Balz-Dobie and Watson-Webb; the restoration of Garrett Hall; the Hunter Smith Band Building; renovation of Pavilion IX; two research buildings; an expansion of the bookstore; and two projects at the College at Wise: Smiddy Hall restoration and the new convocation center.

Report by the Architect for the University

Mr. David Neuman reported on the Rotunda roof, which they have discovered may be repaired rather than removed and replaced. He said in November he would show more detail about the roof including the color, which was painted a soft white in 1976. Prior to 1976, the roof was not white.

Mr. Neuman showed some recently completed landscaping projects including a terrace in front of the Chapel and a sidewalk on Arlington Boulevard near the Law School. He described the plans for the intersection of Emmet Street and University Avenue, which include demolition of the gas station on the corner and the building next to it.

On motion, the meeting was adjourned at 2:35 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>