



UNIVERSITY of VIRGINIA

THE RECTOR AND VISITORS OF THE
UNIVERSITY OF VIRGINIA

May 22, 2012

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, M.D.
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 May 22, 2012

The Buildings and Grounds Committee of the Board of Visitors of the University of Virginia met, in Open Session, at 9:25 a.m., on Tuesday, May 22, 2012, 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 (via teleconference), Ms. Allison Cryor DiNardo, Ms. Glynn D. Key, Stephen P. Long, M.D., George Keith Martin, Edward D. Miller, M.D., and Jonathan B. Overdevest, M.D.

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

Present as well were Ms. Teresa A. Sullivan, Michael Strine, John D. Simon, Ms. Susan G. Harris, Paul J. Forch, Ms. Susan A. Carkeek, Steven T. DeKosky, M.D., Simeon E. Ewing, James L. Hilton, R. Edward Howell, Ms. Hillary A. Hurd, Ms. Yoke San L. Reynolds, Ms. Colette Sheehy, David J. Neuman, Ms. Gweneth West, and Ms. Jeanne F. Bailes.

David Neuman was in attendance as a presenter.

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

Consent Agenda: Demolition, Facility #0237 Salt Spreader Shed

Ms. Sheehy explained that the salt spreader shed, originally designed to hold salt and sand for spreading on roads and sidewalks during inclement weather, is no longer used for that purpose and is now being used for storage. It is taking up valuable real estate and should be demolished.

On motion, the committee approved the following resolution and recommended it to the full Board.

APPROVAL OF DEMOLITION OF SALT SPREADER SHED (#207-0237)

WHEREAS, a salt spreader shed (Building #207-0237) located in the Facilities Management complex is no longer used for its original purpose; occupies valuable real estate and is sited such that it impacts the efficient use of the open area surrounding the new Facilities Management and School of Engineering and Applied Science facility; 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, 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;

RESOLVED, the demolition of the salt spreader shed is approved by the Board of Visitors, pending approval by the Art and Architectural Review Board and 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

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deemed necessary and appropriate in connection with the demolition of the structure; 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 structure, are in all respects approved, ratified, and confirmed.

Consent Agenda: Easements

Ms. Sheehy described four easements and recommended them for approval. 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 EASEMENTS FROM THE UNIVERSITY OF VIRGINIA TO DOMINION VIRGINIA POWER AND OTHER UTILITIES

WHEREAS, the City of Charlottesville, University of Virginia Foundation, and the University of Virginia are cooperating on a project to enhance the intersection of Emmet Street and University Avenue; and

WHEREAS, planned intersection enhancements will require the grant of permanent and temporary easements to the City of Charlottesville and public utilities to facilitate the relocation or new installation of utilities, including appurtenances thereto;

RESOLVED, the grant of permanent and temporary easements on property owned by The Rector and Visitors of the University of Virginia to the City of Charlottesville and public utilities is approved; and

RESOLVED FURTHER, the Executive Vice President and Chief Operating Officer is authorized, on behalf of the University, to approve the locations of the permanent and temporary easements to be granted to the City of Charlottesville and to public utilities, to approve plans and plats, to approve and execute deeds of easement and related documents, to incur reasonable and customary expenses, and to take such other actions as deemed necessary and appropriate to grant such permanent and temporary easements; 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 permanent or temporary easements, are in all respects approved, ratified, and confirmed.

APPROVAL OF EASEMENT FROM THE UNIVERSITY OF VIRGINIA TO THE TOWN OF WISE, VIRGINIA

RESOLVED, the grant of a permanent easement on property owned by The Rector and Visitors of the University of Virginia to the Town of Wise, Virginia, in the approximate location shown on that certain exhibit entitled "Proposed Easement to Town of Wise", dated April 3, 2012, and prepared by University of Virginia Space & Real Estate Management, to facilitate the installation of stormwater drainage 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 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 such permanent easement, are in all respects approved, ratified, and confirmed.

APPROVAL OF ACQUISITION OF PERMANENT EASEMENTS FOR THE UNIVERSITY OF VIRGINIA FROM THE CITY OF CHARLOTTESVILLE

RESOLVED, the acquisition of permanent easements along portions of Emmet Street, and in the approximate locations shown on that certain plat entitled "Exhibit Plat For A Variable Width Easements Along Emmet Street", dated March 15, 2012, and prepared by Dewberry & Davis, LLC (the "Plat"), to facilitate the installation of a duct bank and to permit the continued maintenance of an existing underground utility tunnel, 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 easements), to incur reasonable and customary expenses, and to take such other actions as deemed necessary and appropriate to acquire such permanent easements; 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 easements, are in all respects approved, ratified, and confirmed.

APPROVAL OF RELEASE OF EASEMENT RIGHTS, MILLMONT STREET

WHEREAS, the University of Virginia is one of several beneficiaries of an easement established by deed dated May 24, 1972, and recorded in Deed Book 336, at page 397, in the Office of the Clerk of the Circuit Court of the City of Charlottesville, Virginia (the "Easement"); and

WHEREAS, the owner of the property subject to the Easement has requested that the University and other beneficiaries of the Easement release their respective interests therein; and

WHEREAS, the Easement does not adjoin or provide access to any property owned presently by the University;

RESOLVED, the Board of Visitors approves the release of the Easement; and

RESOLVED FURTHER, the Executive Vice President and Chief Operating Officer is authorized, on behalf of the University, to approve and execute documents, and to take such other actions as deemed necessary and appropriate, to effect the release of the 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 release of the Easement, are in all respects approved, ratified, and confirmed.

Consent Agenda: Architect/Engineer Selection, University Hospital HVAC Upgrade Phase II

Ms. Sheehy described the project as a \$26 to \$28 million project, part of the Medical Center Deferred Maintenance Ten-Year Master Plan. It includes replacing and upgrading the remaining Hospital HVAC system, including air handlers and supporting systems. The existing HVAC system is 25 years old; beyond its useful life. This project will result in more efficient systems and will meet current standards.

The University recommended the selection of Leach Wallace Associates, Inc., consulting engineers, of Elkridge, Maryland to do the engineering design. This firm has extensive experience designing replacements for existing health care HVAC systems while maintaining necessary air quality to all hospital functions.

On motion, the committee approved the following resolution, which does not require full Board approval:

APPROVAL OF ARCHITECT/ENGINEER SELECTION, UNIVERSITY HOSPITAL HVAC UPGRADE PHASE II

RESOLVED, Leach Wallace Associates, Inc., consulting engineers, of Elkridge, Maryland is approved for performance of engineering services for the University Hospital HVAC Upgrade Phase II.

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Action Item: Plaque Honoring Dr. William A. Lambeth

Ms. Sheehy asked for approval of the placement of a plaque honoring Dr. William Alexander Lambeth in Lambeth Field. This plaque is a gift from Kevin Edds, a 1995 alumnus of the College who resides in northern Virginia.

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

APPROVAL OF PLAQUE HONORING DR. WILLIAM A. LAMBETH

WHEREAS, William Alexander Lambeth took both the M.D. and the Ph.D. from the University, the M.D. in 1892 and the Ph.D. in 1901; and

WHEREAS, Dr. Lambeth joined the faculty of the School of Medicine as Professor of Materia Medica and Hygiene, and was at the same time Head of the Department of Physical Education and Superintendent of Buildings and Grounds; and

WHEREAS, Dr. Lambeth was an authority on Jeffersonian architecture and was the author of *Thomas Jefferson, Architect*, the first serious study of the subject, which was published in 1911; and

WHEREAS, Dr. Lambeth was instrumental in establishing the study of Italian at the University and he furnished the Italian Room in Pavilion VI, East Lawn, when the Romance languages were taught there before the opening of New Cabell Hall; and

WHEREAS, as Superintendent of Buildings and Grounds, Dr. Lambeth presided over the significant physical expansion of the Grounds which took place under President Alderman; and

WHEREAS, Dr. Lambeth is best known as "The Father of Athletics" at the University. He oversaw the creation of what became known as Lambeth Field as the University's combined football and baseball stadium and track; and

WHEREAS, as a member of the NCAA rules committee in 1910, Dr. Lambeth established new rules to promote safety in football. He is also credited for dividing the game into four quarters; and

WHEREAS, Dr. Lambeth was an officer of several athletic associations - forerunners of the NCAA - and he was a member of the American Olympic Committee for the Stockholm games in 1908; and

WHEREAS, Dr. Lambeth was born in North Carolina in 1867, he died at the University in 1944 and was buried from the University Chapel;

RESOLVED, the Board of Visitors honors the memory of William Alexander Lambeth, a devoted member of the University community, authorizes the placement of a memorial plaque at Lambeth Field, and thanks the donor, Kevin Edds, a 1995 alumnus of the College, for his generosity in providing funds for the plaque.

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Action Item: Plaque Honoring Mr. Henry Martin

Ms. Sheehy asked for approval of the placement of a plaque honoring Mr. Henry Martin at the University Chapel. It will be a thick slate tablet, set in the sidewalk which runs from the front door of the Chapel to the main McCormick Road-University Avenue sidewalk. This plaque is a gift from John H. and Trula Leventis Wright of Charlottesville, and The I.D.E.A Fund.

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

APPROVAL OF PLAQUE HONORING MR. HENRY MARTIN

WHEREAS, Henry Martin was born in slavery at Monticello on July 4, 1826, the day Thomas Jefferson died; and

WHEREAS, Henry Martin worked at the University of Virginia, both as a slave and as a freedman, from about 1847 until he retired in 1910; and

WHEREAS, Henry Martin was employed as head janitor and bell ringer in late 1868 or early 1869 and continued in that position until his retirement from the University; and

WHEREAS, Henry Martin rang the University bell, which was hung on the south porch of the Rotunda, until it was destroyed in the fire of 1895, and thereafter rang the bell hung in the steeple of the Chapel, which then functioned as the University bell; and

WHEREAS, Henry Martin rang the bell faithfully to awaken the students in the morning, and during the day to mark the hours and the beginning and ending of class periods; and

WHEREAS, Henry Martin was a beloved figure at the University, remembered with great affection by generations of students, alumni, and faculty; and

WHEREAS, Henry Martin died in Charlottesville in 1915;

RESOLVED, the Board of Visitors honors the memory of Henry Martin, a devoted member of the University community, authorizes the placement of a memorial plaque in the sidewalk adjacent to the Chapel, and thanks the donors, John H. and Trula Leventis Wright and The I.D.E.A. Fund, for their generosity in providing funds for the plaque.

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Action Item: Concept, Site, and Design Guidelines, Alderman Road Residence Halls, Building #6

Ms. Sheehy introduced Mr. David Neuman, Architect for the University, to present the concept, site, and design guidelines for the Alderman Road Residence Halls, Building #6. Mr. Neuman reviewed previous and current residence hall projects, explaining that growth projections indicate the need for more beds as well as community gathering and program spaces. Building #6 may also be used for Housing and Residence Life staff. It will have a floor plan similar to the other residence halls recently completed and currently under construction. The total number of new beds will be 200. The proposed site is located within the existing first-year student residential complex, near Cauthen House and Woody House along Alderman Road. Both Dunnington House and Fitzhugh House must be demolished to make room for this building. This site provides easy access to Observatory Hill Dining Hall, the Slaughter Recreation Center, the Aquatic and Fitness Center, and the western edge of the academic core.

On motion, the committee approved the following resolution, which does not require full Board approval:

APPROVAL OF CONCEPT, SITE, AND DESIGN GUIDELINES FOR ALDERMAN ROAD RESIDENCE HALLS BUILDING #6

RESOLVED, the concept, site, and design guidelines, dated May 22, 2012, prepared by the Architect for the University for construction of the Alderman Road Replacement Housing Project, Phase IV - Building #6 are approved; and

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

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Report by the Vice President for Management and Budget

Ms. Sheehy reported on the Central Grounds 2012 summer construction. She mentioned many projects; Lawn and Range chimneys, AV Sprinklers, East Range Roof Replacement, Rotunda Roof and Catering Access, Pavilion X, Steam Tunnels and Duct Bank, Old Cabell Access Ramp, New Cabell Renovation, Newcomb Hall, Bookstore Roof, Lawn/Range Bathrooms, West Range Student Rooms, Temporary Dining Hall, and the Lawn Turf Replacement. She also informed the Board that because of construction inside Newcomb Hall during the fall semester, a temporary tent in front of Peabody Hall would be used as a dining facility for students.

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Report by the Architect for the University

Mr. David Neuman reported on the natural systems planning in progress. Areas include: tree canopy expansion, forest diversity and stature, stormwater quality and quantity, and carbon sequestration. Mr. Neuman introduced Mr. Hank Shugart, professor of environmental science, to talk about research conducted in these areas. Mr. Shugart explained that graduate and undergraduate students were beginning an inventory of the Observatory Hill forest and using computer simulators to determine what the site may look like in the future.

Mr. Neuman said his next steps consist of completing the report, continuing support of teaching and research for the Observatory Hill sites, and recommending a phased program for improvements

Mr. Neuman reported on improvements to the Post Occupancy Evaluation Process, explaining the process was coordinated by the Office of the Architect with a steering committee consisting of the Architect for the University, Chief Facilities Officer, Director of Space and Real Estate Management, University Building Official, and a senior administration representative from the project sponsor. Thirteen evaluations have been completed to date. There are four evaluations currently underway: Bavaro Hall, Claude Moore Medical Education Building, South Lawn (Nau and Gibson Halls), and the Wise Science Building Renovation. The evaluation process consists of four steps:

1. Web-based survey of building occupants
2. Maintenance staff assessments
3. Analysis of results
4. Development of conclusions/recommendations

These steps are normally undertaken 18-24 months following occupancy. There is an overall survey response rate average of 34%. The majority of the responses have been favorable, with some common issues cited, including indoor temperature control, acoustics, and

furniture layout. For the future they will add specialized questions pertaining to specific programs. In fiscal year 2012-2013, they plan to coordinate surveys with energy audits to predict actual performance, and they will customize energy models to compare the predicted energy use to actual performance as well as develop a database to capture all of the survey responses.

On motion, the meeting was adjourned at 10:00 a.m.

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SGH:ddr

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

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