



UNIVERSITY of VIRGINIA

THE RECTOR AND VISITORS OF THE
UNIVERSITY OF VIRGINIA

November 7, 2012

MEMORANDUM

TO: The Buildings and Grounds Committee:

The Honorable Alan A. Diamonstein, Chair
Hunter E. Craig
Marvin W. Gilliam Jr.
George Keith Martin
Vincent J. Mastracco Jr.
John L. Nau III
Timothy B. Robertson
Hillary A. Hurd
Helen E. Dragas, Ex Officio

and

The Remaining Members of the Board and Senior Advisors:

Frank B. Atkinson	Stephen P. Long, M.D.
A. Macdonald Caputo	Edward D. Miller, M.D.
Allison Cryor DiNardo	Linwood H. Rose
Victoria D. Harker	William H. Goodwin Jr.
Bobbie G. Kilberg	Leonard W. Sandridge Jr.

FROM: Susan G. Harris

SUBJECT: Minutes of the Meeting of the Buildings and Grounds
Committee on November 7, 2012

The Buildings and Grounds Committee of the Board of Visitors of the University of Virginia met, in Open Session, at 3:30 p.m., on Wednesday, November 7, 2012, in the Forum Room at the Miller Center; the Honorable Alan A. Diamonstein presided.

Marvin W. Gilliam Jr., Ms. Hillary A. Hurd, Timothy B. Robertson, and Ms. Helen E. Dragas, Rector, were present.

Frank B. Atkinson and Leonard W. Sandridge Jr. were also present.

Present as well were Ms. Teresa A. Sullivan, Patrick D. Hogan, Ms. Susan G. Harris, Ms. Susan A. Carkeek, Ms. Patricia M. Lampkin, Ms. Nancy A. Rivers, Ms. Colette Sheehy, David J. Neuman, Donald E.

Sundgren, McGregor McCance, Anthony P. de Bruyn, and Ms. Debra D. Rinker.

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

Consent Agenda: ARCHITECT/ENGINEER SELECTIONS

Ms. Sheehy explained that there are two projects that need architect/engineer selections. The Rotunda renovation project encompasses exterior, interior, infrastructure, and landscape work, and includes repair of the porticos and replacement of the column capitals; replacement/upgrade of the elevator, HVAC, electrical and plumbing systems; replacement of the ceiling in the Dome Room; and upgrade of the landscape. Ms. Sheehy recommended the firm from Albany, New York that completed the Rotunda Historic Structure Report in 2007, is currently the project architect for the Rotunda roof repair, and has extensive experience with renovations of significant historic buildings.

The second project will design the replacement of existing chillers and supporting systems serving Newcomb Hall, Clemons Library, and Alderman Library. The new systems will need to serve the current load and anticipated growth in the precinct, and look for opportunities to improve efficiency and decrease the environmental impact. The University recommended the selection of Affiliated Engineers, Inc., of Chapel Hill, North Carolina, which has extensive experience combining new and current systems, and replacing, upgrading, and designing new chiller plants.

On motion, the committee approved the following two resolutions, which do not require full Board approval:

APPROVAL OF ARCHITECT/ENGINEER SELECTION, ROTUNDA RENOVATION

RESOLVED, John G. Waite Associates, Architects of Albany, New York, is approved for performance of architectural and engineering services for the Rotunda Renovation.

APPROVAL OF ARCHITECT/ENGINEER SELECTION, NEWCOMB ROAD CHILLER PLANT

RESOLVED, Affiliated Engineers Inc., of Chapel Hill, NC, is approved for performance of architectural and engineering services for the Newcomb Road Chiller Plant.

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Action Items: Namings

Ms. Sheehy proposed the naming of two outdoor areas. The first is a squash center being constructed at the Boar's Head Sports Club that will include nine international singles courts, two doubles

Buildings and Grounds Committee November 7, 2012

squash courts, and an international show court with seating for 200-300 spectators. The center will provide practice space and a home base for the University's club level women's and men's squash teams. It will host state, national, and international squash competitions. The donor, Jaffray Woodruff, is the founder of the Charlottesville based Quantitative Foundation and a 1991 graduate of the McIntire School of Commerce.

The second space is a training/running path around the outside of the University's new competition track, available to student athletes and to the Charlottesville running community. The donor is Fred H. Stubblefield Jr., a loyal supporter of the University's track and field program.

On motion, the committee approved the following two resolutions and recommended them to the full Board for approval:

NAMING OF SQUASH FACILITY AT BOAR'S HEAD SPORTS CLUB

WHEREAS, construction began in May 2012 on a 33,000 square-foot state-of-the-art squash facility to be located at and operated by The Boar's Head Sports Club and owned by the University; and

WHEREAS, as the home base for the University's collegiate squash teams, the facility will provide practice space for men's and women's squash programs as well as provide courts for University faculty, staff, students, Boar's Head Sports Club members, and resort guests to play; and

WHEREAS, the facility was funded by Charlottesville-based Quantitative Foundation, which was founded by its Chair and CEO Jaffray Woodruff, a 1991 graduate of the McIntire School of Commerce; and

WHEREAS, Mr. Woodruff would like to honor his maternal grandfather Douglas Glover McArthur (1918-2012), an active leader in his Bucks County, Pennsylvania community and sports enthusiast throughout his life and a formative and nurturing influence on Mr. Woodruff and other members of his family, several of whom are also alumni of the University;

RESOLVED, the Board of Visitors names the new squash facility at Boar's Head Sports Club the *McArthur Squash Center* and thanks Mr. Woodruff for his generosity and support.

NAMING OF THE PERIMETER LOOP AT LANNIGAN FIELD

WHEREAS, the perimeter loop at Lannigan Field is a separate running path around the outside of the competition track at the new track and field facility and will be used by a variety of groups, including the public, for running, bounding, and training drills; and

Buildings and Grounds Committee November 7, 2012

WHEREAS, Mr. Fred H. Stubblefield, Jr. is a 1964 graduate of the Engineering School and longtime loyal supporter of track and field programs at the University; and

WHEREAS, the Virginia Athletics Foundation wishes to publicly honor Mr. Stubblefield and his wife Nancy for their ongoing generous support to Athletics at the University;

RESOLVED, the Board of Visitors names the perimeter loop at Lannigan Field *Stubblefield Perimeter Loop* and thanks Mr. and Mrs. Stubblefield for their generosity and support.

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Report by the Chief Facilities Officer

Ms. Sheehy introduced Don Sundgren, Chief Facilities Officer, to report on the University's facilities infrastructure. Ms. Sheehy said the majority of the University's facilities infrastructure relates to energy and utilities. Mr. Sundgren said they put a great deal of effort into planning; their four main goals are 1) cost effectiveness, 2) reliability, 3) sustainability, and 4) financial and operational risk mitigation. This is done by centralized energy generation and distribution through heat plants, chiller plants, and electrical substations. This lowers fuel and maintenance costs, and increases reliability, efficiency, and sustainability. He named several current major infrastructure projects: the South Chiller Plant, the East Chiller Plant, and tunnel repairs and steam pipe upgrades on Central Grounds and along Emmet Street. Infrastructure projects in planning and design include the Newcomb Road Chiller Plant, the North Grounds Mechanical Plant, and Minor Hall to Halsey Hall tunnel and pipe upgrades.

Mr. Sundgren said the Master Plan addresses renewal of our plants and substations, expansion or growth of those plants and substations, and the associated distribution systems. The University has hired a consultant to update the Master Plan, which was last completed in 2005.

Mr. Sundgren spoke about an electricity cogeneration study. Currently the University buys all electricity from Dominion Power; it comes into the substations and then gets distributed throughout the various facilities around Grounds. A cogeneration facility would generate electricity using waste heat to provide base electricity and emergency power capabilities, which could reduce the number of emergency generators around Grounds. The cost effectiveness of a cogeneration facility will be explored further.

Mr. Sundgren named several infrastructure projects looking beyond 2015.

Action Item: Concept, Site, and Design Guidelines, Newcomb Road Chiller Plant

Ms. Sheehy introduced David Neuman, Architect for the University. Mr. Neuman asked for approval of concept, site, and design guidelines for the Newcomb Road Chiller Plant. It will replace an aging system, add capacity for future plant expansion, and consolidate chillers from Alderman Library, Clemons Library, and Newcomb Hall, into a separate structure just north of the Central Grounds Parking Garage. This will open up valuable programming space in those buildings.

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

APPROVAL OF CONCEPT, SITE, AND DESIGN GUIDELINES FOR NEWCOMB ROAD CHILLER PLANT

RESOLVED, the concept, site, and design guidelines, dated November 7, 2012, prepared by the Architect for the University for construction of the Newcomb Road Chiller Plant are approved; and

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

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Action Item: Concept, Site, and Design Guidelines, North Grounds Mechanical Plant

The North Grounds Mechanical Plant includes two boilers, two chillers, and associated auxiliary equipment, located behind the Law School. The equipment has reached the end of its useful life and must be replaced; the new plant will also provide capacity for growth in the precinct.

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

APPROVAL OF CONCEPT, SITE, AND DESIGN GUIDELINES FOR NORTH GROUNDS MECHANICAL PLANT

RESOLVED, the concept, site, and design guidelines, dated November 7, 2012, prepared by the Architect for the University for construction of the North Grounds Mechanical Plant are approved; and

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

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Action Item: Schematic Design Review and Approval, Alderman Road Residence Halls Building #6

Mr. Neuman described Building 6 in the Alderman Road residence hall construction project, which will have a student residential floor plan with double-occupancy student rooms in resident advisor communities of between 20 and 26 students. These communities will share bathrooms, study rooms, and other amenities. The five-story building will have 200-210 beds, with another two-story wing for office space to consolidate Housing and Residential Life staff into one space. Building 6 will be within the existing first-year student residential complex along Alderman Road, with convenient access to dining, recreation, and academic facilities. Dunnington House will be demolished to make room for Building 6 next summer. The committee agreed to approve the schematic design at this time.

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

SCHEMATIC DESIGN APPROVAL, ALDERMAN ROAD RESIDENCE HALLS BUILDING #6

RESOLVED, the schematic design for the Alderman Road Residence Halls Building #6, dated November 7, 2012, and prepared by EYP of Washington D.C., in conjunction with the Architect for the University and others, is approved for further development and construction.

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Report by the Vice President for Management and Budget

Ms. Sheehy gave a report on the chimney repair project in the Lawn and Range rooms that was completed on schedule and within budget. This includes a fully operational sprinkler system in the rooms, the basements, and the attics. Students will be able to use their fireplaces after going through safety training.

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Report by the Architect for the University

Ms. Sheehy asked Mr. Neuman to review the possible expanded uses of the Rotunda and report on recent Grounds Improvement Fund projects.

Rotunda Programming Possibilities

Mr. Neuman said the work of a taskforce reviewing programming options for the Rotunda has resulted in three programming alternatives:

- A plan to open the south doors to the Lawn, which could occur by the end of the calendar year. \$10,000 one-time capital

costs and \$60,000 per year operating costs, mostly for staffing.

- The administration is working with several academic units to develop a Dome Room Lecture Series. Costs will be \$30,000 to \$40,000 annually.
- There is a need to improve and update the visitors' interpretive area in the lower east oval room. This would require \$100,000-120,000, to include electronic touch screen interpretive materials.

Grounds Improvement Fund Projects

The quality of the outdoor environment reflects the overall vitality of the institution by providing links among individual schools, departments, and buildings, with opportunities for circulation, community gatherings, events, and recreation. The Grounds Improvement Fund (GIF) program was adopted by the Board of Visitors in 2007 to provide a funding mechanism to ensure that the infrastructure system is developed with improved appearance, functionality, and safety, while promoting conservation in both land use and resource utilization.

The following are GIF evaluation criteria:

- Eliminates environmental or safety hazard
- Satisfies an academic or auxiliary program need
- Reduces operating budget expenses
- Supports campus planning and sustainability objectives
- Provides exterior infrastructure improvements
- Enhances the public domain, including the public art

Several recent projects include: the Emmet Street/University Avenue corner improvements; Scott Stadium Southeast gate steps and walk; Lambeth stream restoration, Phase II; Newcomb Hall Southeast Terrace; raised crosswalks on Jeannette Lancaster Way; Newcomb-Peabody-Monroe sidewalk; Massie Road LED crosswalk lights; and a barrier-free path to the Board of Visitors Office.

On motion, the meeting was adjourned at 4:30 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/buildingsgroundsminutes.html>