



UNIVERSITY of VIRGINIA

THE RECTOR AND VISITORS OF THE
UNIVERSITY OF VIRGINIA

September 12, 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	Randal J. Kirk
A. Macdonald Caputo	Stephen P. Long, M.D.
Allison Cryor DiNardo	Edward D. Miller, M.D.
Victoria D. Harker	Linwood H. Rose
Bobbie G. Kilberg	William H. Goodwin Jr.
Leonard W. Sandridge Jr.	

FROM: Susan G. Harris

SUBJECT: Minutes of the Meeting of the Buildings and Grounds
Committee on September 12, 2012

The Buildings and Grounds Committee of the Board of Visitors of the University of Virginia met, in Open Session, at 2:10 p.m., on Wednesday, September 12, 2012, in Room 242 of Rice Hall; Timothy B. Robertson presided in the absence of Alan A. Diamonstein.

Hunter E. Craig, Marvin W. Gilliam Jr., George Keith Martin, Ms. Hillary A. Hurd, and Ms. Helen E. Dragas, Rector, were present.

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Present as well were Ms. Teresa A. Sullivan, John D. Simon, Ms. Susan G. Harris, Steve Rosenberg, Ms. Susan A. Carkeek, James L. Hilton, R. Edward Howell, Ms. Patricia M. Lampkin, Ms. Nancy A. Rivers, Ms. Colette Sheehy, J. Milton Adams, David J. Neuman, Donald E. Sundgren, Ms. Carol S. Wood, and Ms. Debra D. Rinker.

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

Consent Agenda: APPROVAL OF EASEMENTS RELATED TO THE KIRTLEY PROPERTY

Ms. Sheehy explained that additional parking is needed at the Northridge campus, which includes the Transitional Care Hospital, Northridge, and the Moser Radiation Facility. These parking needs can be addressed with modifications to the existing site on property owned by Kirtley Family Holdings, LLC and ground leased to the University, a lease agreement between the University and the Korean Community church, and an easement from the church. The additional parking will also serve a proposed county fire station.

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

APPROVAL OF GRANT OF EASEMENTS BY THE UNIVERSITY OF VIRGINIA TO OTHER PARTIES AND ACQUISITION OF EASEMENTS BY THE UNIVERSITY OF VIRGINIA FROM OTHER PARTIES RELATED TO THE DEVELOPMENT AND REDEVELOPMENT OF THE KIRTLEY PROPERTY

RESOLVED, the grant of permanent and temporary easements on property owned by The Rector and Visitors of the University of Virginia to other parties, (including, without limitation, stormwater management easements) in connection with the development and redevelopment of property owned by Kirtley Family Holdings, LLC and ground leased to the University (the "Kirtley Property"), is approved; and

RESOLVED FURTHER, the acquisition of permanent and temporary easements, in connection with the development and redevelopment of the Kirtley Property, is approved; and

RESOLVED FURTHER, the President or her designee is authorized, on behalf of the University, to approve the purposes of the easements to be granted or acquired and the locations of the same, to approve plans and plats, to approve and execute deeds of easement and related documents (including, without limitation, reciprocal parking agreements), to incur reasonable and customary expenses, and to take such other actions as deemed necessary and appropriate to grant or acquire such easements; and

RESOLVED FURTHER, all prior acts performed by the President or her designee, and other officers and agents of the University, in connection with such easements, are in all respects approved, ratified, and confirmed.

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Consent Agenda: Architect/Engineer Selections

Ms. Sheehy described two projects that need architect/engineer selection and recommended them for approval. Hamel, Green and Abrahamson Inc., consulting engineers from Minneapolis, Minnesota, were recommended to design the replacement of existing chillers, boilers, and supporting systems in the North Grounds Mechanical Plant. The project will examine opportunities to use alternative fuels and energy efficient technologies.

The firm EYP Architecture and Engineering of Washington, D.C. is recommended for the design of the sixth new first-year residence hall in the Alderman Road area.

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

APPROVAL OF ARCHITECT/ENGINEER SELECTION, NORTH GROUNDS MECHANICAL PLANT

RESOLVED, Hamel, Green and Abrahamson Inc., consulting engineers, of Minneapolis, Minnesota is approved for performance of engineering services for the North Grounds Mechanical Plant.

APPROVAL OF ARCHITECT/ENGINEER SELECTION, ALDERMAN ROAD RESIDENCE HALLS BUILDING #6

RESOLVED, EYP Architecture & Engineering of Washington, D.C. is approved for performance of architectural and engineering services for the Alderman Road Residence Halls Building #6.

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Action Item: Demolition, 1224 Jefferson Park Avenue a.k.a. "Blake Center"

Ms. Sheehy said that the Blake Center, an office building located at 1224 Jefferson Park Avenue, was built in 1970 and acquired by the University of Virginia Foundation in 2004 because of its strategic location adjacent to the hospital. The University acquired it in 2008. Assessed by Facilities Management, it is not an efficient building for reinvestment or retention and has several infrastructure deficiencies, which would require an investment of \$4.1 million within the next five years to remain a viable office building. Due to the

proximity of the Battle Building, the Blake Center would require fireproofing or demolition. Fireproofing is estimated to cost \$450,000 and would displace 5 to 10 staff offices. Demolition would require relocation of 208 current occupants. Locations for displaced occupants include leased space in the former Sprint Building on Hydraulic Road; the West Complex on main grounds; the Kluge Children's Rehabilitation Center (KCRC); and the North Fork Research Park.

The total incremental cost for demolition of the Blake Center and the relocation of staff over a 10-year horizon compared to leaving the building in place and doing the necessary renovations is approximately \$0.8 million. Mr. R. Edward Howell, Vice President and CEO of the Medical Center, said the Medical Center has available funds to support the demolition of the building. Donors to the Battle Building have expectations that the Blake Center will be demolished, which will create an open green space and enhance the entrance corridor to the University.

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

APPROVAL OF DEMOLITION OF 1224 JEFFERSON PARK AVENUE (#209-3993)

WHEREAS, the building located at 1224 Jefferson Park Avenue, due to its age and condition, requires certain improvements, including upgrades of the life safety and fire suppression systems, upgrade of the HVAC system, phased installation of new elevators, and renovation of the exterior window systems; 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 1224 Jefferson Park Avenue 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 President or her designee is authorized, on behalf of the University, to approve and execute such documents and to take such other actions as deemed necessary and appropriate in connection with the demolition of the building; and

RESOLVED FURTHER, all prior acts performed by the President or her designee, and other officers and agents of the University, in connection with the demolition of the building, are in all respects approved, ratified, and confirmed.

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Action Item: Naming of Buildings and Spaces

Ms. Sheehy proposed the naming of three buildings, one interior space, and two outdoor areas, describing each with minimal detail.

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

NAMING OF INDOOR PRACTICE FACILITY - FIELDHOUSE

WHEREAS, the Department of Athletics has received approval for the construction of a 78,000 square foot indoor practice facility, to be located on the center practice field behind University Hall; and

WHEREAS, said facility will allow the football team and all field sports at the University to practice regardless of weather conditions; and

WHEREAS, George Welsh served as the head coach of the Virginia Football team from 1983 to 2000, leading the team to its first and only #1 national ranking in the 1990-91 season and to participation in 15 post-season bowl games, with a career record of 134-86-3, making him the winningest coach in Virginia football history; and

WHEREAS, the Department of Athletics, as well as alumni, family, and friends of the University wish to honor Mr. Welsh's contributions to the University of Virginia football program, and to the stature of the University's athletics programs as a whole;

RESOLVED, the Board of Visitors names the Indoor Practice Facility to be located at the center practice field behind University Hall the *George Welsh Indoor Practice Facility*.

NAMING OF FRALIN MUSEUM OF ART PLAZA

WHEREAS, Joseph Cornell was a renowned American artist and sculptor; and

WHEREAS, the Fralin Museum holds a large collection of Mr. Cornell's work; and

WHEREAS, The Joseph and Robert Cornell Memorial Foundation has provided generous support to the Fralin Museum of Art and to University arts programming; and

WHEREAS, the Fralin Museum of Art features a prominent front entrance plaza with sculpture terrace that welcomes a large and diverse number of patrons to the Museum on an annual basis; and

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WHEREAS, the University wishes to publicly honor the long-standing and significant contributions of The Joseph and Robert Cornell Memorial Foundation to the University of Virginia Art Museums and express deep gratitude for the continued support of Cornell Foundation trustees Mr. Joseph Erdman (A&S, '56) and Mr. Richard M. Ader;

RESOLVED, the Board of Visitors names the front entrance plaza to the Fralin Museum of Art *The Joseph and Robert Cornell Memorial Foundation Entrance Plaza*.

NAMING OF MILLER CENTER OUTDOOR GARDEN

WHEREAS, David E. Gibson (A&S '62, JD '65) has for many years given generously of his time, his talents and his philanthropy in support of The Miller Center for Public Affairs, including two terms as director of the Miller Center Foundation; and

WHEREAS, the executive and volunteer leadership of The Miller Center of Public Affairs and the Miller Center Foundation seek to publicly honor Mr. Gibson and his wife, Linda J. Gibson, for their long-standing commitment and generosity to the Center; and

WHEREAS, there exists on the grounds of The Miller Center a garden, currently known as the "Orchard Garden";

RESOLVED, the Board of Visitors names the Orchard Garden on the grounds of the Miller Center of Public Affairs *The Gibson Orchard Garden*.

RENAMING OF SPONSORS EXECUTIVE RESIDENCE CENTER AT DARDEN

WHEREAS, Sponsors Hall, comprised of two buildings and including a three-level dining building in addition to a 37-unit lodging/hotel facility, opened in 1979 to support the Executive Education programs of the Darden School of Graduate Business; and

WHEREAS, over the past 32 years Darden's hospitality operations have undergone extensive additions and changes, such that the lodging facility became known as Sponsors Executive Residence Center; and

WHEREAS, for the past 10 years Darden has opened the Center to the public at large and has experienced increased and sustained demand for its use; and

WHEREAS, the Center's clientele now includes a large percentage of patrons from both the University community as well as external groups, making the current name confusing and outdated; and

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WHEREAS, the School's leadership and its Board of Trustees seek a name that better reflects the facility's current use, allowing for more effective marketing to external and visiting audiences seeking hotel accommodations in the Charlottesville area;

RESOLVED, the Board of Visitors renames the facility known to many as Sponsors Executive Residence Center the *Inn at Darden*, retaining the name Sponsors Hall for the original dining building and in honor of the original sponsors and their seminal contributions to the current facility.

RENAMING OF SCHOOL OF ENGINEERING AND APPLIED SCIENCE/FACILITIES MANAGEMENT SHOP BUILDING

WHEREAS, there exists within the School of Engineering and Applied Science a building currently known as the Student Projects/Facilities Management Shop Building; and

WHEREAS, the School seeks an appropriate means by which to recognize the generosity of Mr. Linwood "Chip" Lacy, who graduated from the School in 1967 and then continued his education at the University, completing a Masters of Business Administration in 1969;

RESOLVED, the Board of Visitors names the building currently known as the Student Projects/Facilities Management Shop Building *Lacy Hall*.

NAMING OF LEARNING CENTER LOCATED IN THE SCHOOL OF ENGINEERING AND APPLIED SCIENCE/FACILITIES MANAGEMENT SHOP BUILDING

WHEREAS, there exists within the School of Engineering and Applied Science a building currently known as the Student Projects/Facilities Management Shop Building; and

WHEREAS, the School has documented its intention to name this building *Lacy Hall*, in recognition of the generosity of Mr. Linwood "Chip" Lacy, who graduated from the School in 1967 and then continued his education at the University, completing a Masters of Business Administration in 1969; and

WHEREAS, *Lacy Hall* contains a student laboratory whose function and use symbolizes the commitment of Mr. Lacy and his wife, Anne Warrick, to the mission and vision of the School of Engineering and Applied Science;

RESOLVED, the Board of Visitors names the student laboratory located within the newly named *Lacy Hall* the *Anne Warrick Lacy Experiential Learning Center*.

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Report by the Vice President for Management and Budget

Ms. Sheehy introduced Don Sundgren, Chief Facilities Officer. Mr. Sundgren showed a map of work done on Central Grounds during the summer, and pictures of the Lawn area with tarps on the rooftops for chimney work. He described the Rotunda roof replacement project in detail: removal of concrete steps around the base of the dome, removal of the metal roof, replacement of tiles, and application of a new metal roof. An iron tension ring forms support for the dome, and they are working on four foot sections, one at a time, removing corrosion. Between January and April the oculus will be replaced, and the entire project is scheduled to be completed by July or August 2013.

Mr. Sundgren described the chimney repairs on the Lawn rooms. Some locations were in such disrepair that the chimneys had to be removed and replaced. In total, 61 chimneys and 104 flues were repaired and 92 new liners installed. One and half miles of sprinkler piping will be installed in October, which involves a tremendous coordination effort. The total cost is \$3.7 million, with \$818,000 donated to the "Keep the Fires Burning" campaign.

Another project, completed for under \$400,000, was replacing the turf on the entire Lawn except the Homer terrace.

Mr. David Neuman, Architect for the University, summarized a programming alternatives study he has led for programming options that could be considered for the Rotunda after renovation is complete. The study could assist in fundraising and affect the next phase of renovation. The Rotunda receives approximately 100,000 visitors per year; 11,000 a year attend an event in the Rotunda. There is substantial student use. Possible uses in the future:

- More student class and study use
- Dome Room Lecture Series
- Extended hours of operation
- Expanded First-Year Dinner tradition
- Main doors on Lawn opened
- Improved visitors' interpretive area

The study group has formed a smaller working group to attach dollars to ideas. A proposal will be brought to the next Board meeting.

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Ms. Sheehy pointed out that the University has significant investment in information technology infrastructure. To discuss this further, she introduced Mr. James L. Hilton, Vice President and Chief Information Officer.

Mr. Hilton described Information Technology (IT) as having two faces, a utility side and strategic side. The utility side supports core operations and is necessary. The strategic investment side of IT leads to competitive advantage for our faculty and students. Examples are trading rooms in the McIntire School and visualization labs in Engineering.

From 1998 to 2006, the central IT infrastructure was operating in maintenance mode. When Mr. Hilton arrived in 2006, his mandate was to help the University modernize. In 2006, Social Security numbers were replaced with identification numbers, which was a big change. The organizational structure was changed to give the Vice President and Chief Information Officer authority over the Student Information System, administrative systems, and the network for academic infrastructure. A new data center came online last year. Network bandwidth has increased from 0.3 gig in 2006 to 10 gig in 2012; it will increase to 40 gig by 2013. The University now owns fiber, which allows cheaper increases in power. Researchers need bandwidth to play in certain fields, and there is huge and increasing data traffic: 1.2 million emails per day from outside the University, and 43,000 help desk calls per year.

Mr. Hilton outlined seven assumptions that drive our strategic choices for modernizing:

1. Our environment inherently values access over control. Parts of our network have a great deal of security, but the default is a bias towards access;
2. Sourcing Discipline: outsource vs. insource. The Help Desk gets 24/7 coverage, so it is outsourced. The student email system is outsourced. We need to control network access and its identity, so the network is insourced. The decision is, do we build it or do we buy it? Currently we buy using solo contracts, but we are moving toward buying clubs. On build, the University is moving toward collaborative sourcing, where several institutions come together to build. There is a cycle over about 18 months; what you build at one point, you likely buy at another because of standardization and cost trends. Decisions also involve what to do centrally versus what to do in the schools. Scale, mission, and economy enter into these decisions;

3. Exploit Consumerization: We are phasing out public computer labs since virtually all students have a computer. We have created virtual applications so students can access the information available in computer labs;
4. The financial management focus must shift from managing budgets to managing costs, and recognize that increasingly "access" rather than "use" drives cost;
5. Leverage standardization as much as possible where customization does not add competitive advantage;
6. The imperative of saying no; and
7. We must perform regular "gap" analyses that are prospective and planned rather than reactive and opportunistic.

Mr. Hilton concluded by saying the road ahead shows increased activity in five areas:

- Predictability
- Cost of Services (managing to costs rather than budget)
- Next Generation Network
- Cloud and the architecture that allows embracing consumerization
- Cyberinfrastructure

Mr. Hilton said that the hospital system is behind a huge firewall, but the rest of the University is more open and wants to be more open. The IT budget is \$46 million. There is a 10-year plan for IT, but he has real confidence in three years; after that, it is too speculative. He said at a fundamental level, the task is to balance risk against additional investment. The job of the CIO is about risk management, data protection, and leveraging scale and network opportunities.

Ms. Sheehy reminded the committee of the Building Official Annual Report, which is Appendix B in the Buildings and Grounds Committee Book.

Report by the Architect for the University

Ms. Sheehy introduced Mr. David Neuman, Architect for the University, to report on the VDOT proposed western bypass of State Route 29, the sustainability initiative, and grounds improvement fund projects.

Proposed Western Bypass Impacts

Mr. Neuman showed the 1991 right-of-way plan of the proposed bypass. Since 1991, the Darden School has built out and is on the very edge of the right-of-way. Construction is scheduled to start in November 2013.

There are environmental impacts to the existing forest, stream valley, and the Rivanna trail. There will be an aesthetic impact due to the loss of trees and the height of the ramps, and the noise will affect North Grounds facilities. There may be increased vehicular traffic through the North Grounds to Arlington Boulevard and the Emmet Street corridor.

Potential responses include:

- Relocate proposed stormwater pond to better retain current stream valley and protect forested area;
- Modify and/or relocate Leonard Sandridge Road exit and entrance ramps to lessen noise and aesthetic impacts; and
- Develop a traffic management plan that mitigates increased traffic flows through North Grounds.

Sustainability

Mr. Neuman said there is a Committee on Sustainability, which he chairs, comprised of 20 faculty, staff, and student members. It coordinates pan-University sustainability initiatives. The Association for the Advancement of Sustainability in Higher Education has developed a sustainability tracking, assessment, and rating system (STARS). There are 329 participating institutions, with 202 rated institutions: 37 are rated Gold, 100 Silver, 51 Bronze, and 14 reporting only. The University's rating is Silver.

Spring 2012 course offerings included 151 sustainability-related courses across 33 departments in all 11 schools, for example, a "Forest Sampling" course. Sustainability is also incorporated into research such as the nitrogen footprint project. All new buildings and renovations go through the LEED process.

Mr. Sundgren reported that the Committee on Sustainability formed seven working groups to advance progress on environmental best practices relating to energy, water, waste, nitrogen, transportation, stormwater, noise, light, and open space. The Committee set a 2025

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reduction target for UVA greenhouse gas emissions of 25% below 2009 levels. A chart was shown to the committee indicating that sources for greenhouse gas emissions are electricity at 55%; heating at 32%; commuting at 11%; transportation on Grounds, 2%; and other, 1%. He mentioned several greenhouse gas reduction strategies. A "Delta Force" has measured energy reductions since fiscal year 2008; the cost to date is \$3.5 million, with total energy savings to date of \$6.6 million, resulting in \$3.1 million in savings of energy costs. Water usage has come down over time and recycling has increased.

On motion, the meeting was adjourned at 4:30 p.m.

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SGH:lah

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

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