



THE RECTOR AND VISITORS OF THE
UNIVERSITY OF VIRGINIA

November 13, 2015

MEMORANDUM

TO: The Buildings and Grounds Committee:

Kevin J. Fay, Chair
Mark T. Bowles
Whittington W. Clement
Barbara J. Fried
Frank E. Genovese
Bobbie G. Kilberg
James V. Reyes
William H. Goodwin Jr., Ex-officio
Joe Garofalo, Faculty Member
Daniel T. Judge, Student Member

and

The Remaining Members of the Board:

Frank B. Atkinson	Victoria D. Harker
L.D. Britt, M.D.	John G. Macfarlane III
Frank M. Conner III	Tammy S. Murphy
Helen E. Dragas	Jeffrey C. Walker
John A. Griffin	

FROM: Susan G. Harris

SUBJECT: Minutes of the Meeting of the Buildings and Grounds
Committee on November 13, 2015

The Buildings and Grounds Committee of the Board of Visitors of the University of Virginia met, in Open Session, at 10:00 a.m. on Friday, November 13, 2015, in the Auditorium of the Albert and Shirley Small Special Collections Library of the Harrison Institute. Kevin J. Fay, Chair, presided.

Present were William H. Goodwin Jr., Mark T. Bowles, Barbara J. Fried, Frank E. Genovese, Bobbie G. Kilberg, James V. Reyes, Joe Garofalo, and Daniel T. Judge.

Frank M. Conner III, John A. Griffin, and Jeffrey C. Walker were also present.

Present as well were Teresa A. Sullivan, Patrick D. Hogan, Thomas C. Katsouleas, Richard P. Shannon, M.D., Susan Carkeek, Susan G. Harris, Patricia M. Lampkin, David W. Martel, Phillip A. Parrish, Debra D. Rinker, Nancy A. Rivers, Roscoe C. Roberts, Pamela H. Sellers, Colette Sheehy, and W. Thomas Leback.

Included as a presenter was Alice J. Raucher.

Remarks by the Chair

Mr. Fay opened the meeting with a review of the agenda highlighting two items - the capital project planning and approval process and the strategic physical planning efforts. He stressed that a key committee goal is to review projects earlier in the planning process and to develop criteria that can be used by the University to prioritize capital projects. He then gave the floor to Ms. Sheehy.

Consent Agenda: EASEMENT TO THE RIVANNA WATER AND SEWER AUTHORITY

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

GRANT OF EASEMENT TO THE RIVANNA WATER AND SEWER AUTHORITY FOR THE INSTALLATION OF WATER METERS AND RELATED INFRASTRUCTURE ON WATER LINES IN THE VICINITY OF MIDMONT LANE AND HEREFORD DRIVE

RESOLVED, the grant of an easement to the Rivanna Water and Sewer Authority to facilitate the installation of water meters and required related infrastructure 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(s) 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 obtain 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 request for, and acceptance of, such permanent easement, are in all respects approved, ratified, and confirmed.

Action Item: Addition to the Capital Program: Inn at Darden Renovation

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

ADDITION TO THE MAJOR CAPITAL PROJECTS PROGRAM - INN AT DARDEN
RENOVATION

WHEREAS, the University recommends the renovation of the Inn at Darden to address building deficiencies and renew interior spaces;

RESOLVED, the Board of Visitors approves the addition of the Inn at Darden Renovation to the Major Capital Projects Program.

Action Item: Delegation of Authority to Grant and Accept Easements and to Approve Minor Capital Projects

Ms. Sheehy explained that the delegation of authority to grant and accept easements and to approve minor capital projects supports the Board's goal of focusing its attention on significant issues. Ms. Sheehy could not remember a time when the Board objected to an easement. Most easements either have no impact to the University or are for its benefit. Minor projects, those funded with cash and with budgets between \$2 and \$5 million, are presented annually to the Board as a part of the operating budget. There are times, however, when projects must be initiated off cycle and require special actions by the Board.

The administrative approval of minor capital projects would be limited to projects that: 1) are funded with cash; 2) do not require debt; 3) do not require tuition and fees increases; 4) do not impact historic structures; and 5) do not impact building exteriors. The approval would require the concurrence of the committee chair. The Rector proposed that the administration report annually on the projects approved under this delegation of authority, and the resolution was amended accordingly.

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

DELEGATION OF AUTHORITY TO GRANT AND ACCEPT EASEMENTS AND TO APPROVE
MINOR CAPITAL PROJECTS

WHEREAS, the University recommends that the Board of Visitors delegates approval of the granting or accepting of easements and the approval of minor capital projects costing less than \$5 million;

RESOLVED, the Board of Visitors delegates authority to the Executive Vice President and Chief Operating Officer to approve granting and accepting easements on behalf of The Rector and Visitors of the University of Virginia and to take such other actions as deemed necessary and appropriate to effect those easements; and

RESOLVED FURTHER, the Board of Visitors delegates authority to the Executive Vice President and Chief Operating Officer, with the concurrence of the Chair of the Buildings and Grounds Committee, to approve capital projects costing up to \$5 million provided that those

projects are funded by non-general fund operating cash, have no requirement for an increase in tuition or student fees, do not impact the exterior of historic structures, and are consistent architecturally with the historic Grounds; and

RESOLVED FURTHER, the University will report annually to the Buildings and Grounds Committee on the projects approved under this delegation of authority.

Capital Project Planning and Approval Process

Ms. Raucher, Architect for the University, explained that the purpose of the revised capital project planning process is to ensure: 1) Board involvement with the development of the capital program; and 2) the prioritization of planning studies and projects based on their support of the University's mission and Cornerstone Plan. While the Board's focus in the current process is on the planning and design phases, the revised process expands the focus to include the strategic development phase, when project proposals are formulated.

The Annual Strategic and Capital Planning Process is divided into three phases: 1) University's Academic and Strategic Plan Development; 2) Capital and Physical Planning; and 3) Major Capital Projects Approval. The Academic and Strategic Plan Development phase occurs in the fall with deans and vice presidents developing budgets and space plans. The Capital and Physical Planning phase produces a capital planning master list, which is developed by the administration after reviewing the space plans. It is reviewed by the Buildings and Grounds Committee at the February meeting. The Major Capital Projects Approval phase develops a six-year capital plan with prioritized projects. It is reviewed by the Buildings and Grounds Committee at the June meeting.

Under the proposed process, all parties have the opportunity to vet project proposals. Once a project is approved for development, a Memorandum of Understanding (MOU) is completed. It documents the project's intent, scope (program elements), schedule, budget, and constraints. It also explains how the project supports the University's strategic mission.

During the discussion, it was explained that this process would also apply to University of Virginia Foundation (UVAF) projects that are undertaken in support of the University. Ms. Harker, Chair of the Finance Committee, suggested that financial status updates for the capital plan be completed comparing actual commitments to the financial projections for the use of debt, philanthropy, cash, etc.

University Real Estate Holdings, 1995-2015

Ms. Sheehy reviewed the major changes in the University's real estate holdings, which have doubled during the last 20 years. Major

regional acquisitions include the Morven Farm parcels, the Worrell Property, and additional parcels at the University of Virginia Research Park. Major acquisitions near the Grounds include parcels at Northridge, the Boar's Head, Brandon-Monroe, Ivy Corridor, and West Main Street. They also include the Foxhaven properties, Westover, 2400 Old Ivy Road, 380 Emmet Street, and the Weeden House.

Strategic Physical Planning Efforts

Ms. Raucher reviewed strategic physical planning efforts that her office will undertake to address institutional priorities. These include the development of an overall space master plan, an update of the 2008 Grounds Plan, and studies of the Brandon Avenue area and Ivy Road Corridor.

The space master plan will compare the existing inventory to projected space needs and will assess synergies between schools and departments that could lead to a more effective use of space.

In 2013, the Office of the Architect developed an area plan for the Brandon-Monroe precinct. The plan proposed circulation and landscape improvements, developed capacity projections, and identified a desire for mixed use development of academic, research, and housing facilities. The Office of the Architect will review different development scenarios for the area with the committee at the February meeting and will seek approval of a preferred scenario at the June meeting. During the committee discussion, Mr. Judge reported that there is a strong student desire for upper class housing and that the Brandon-Monroe area is a preferred location.

Ms. Raucher reviewed the development goals for the Ivy Road Corridor, and highlighted its context and existing site conditions. She explained that the site is at an important intersection in the Charlottesville community, provides the opportunity for different kinds of development, and is a pivotal location between the Central Grounds, West Grounds, North Grounds, and the athletic precinct. The Office of the Architect will review development alternatives with the committee at the February meeting and will seek approval of a preferred direction for the site and for the Cavalier Inn at the June meeting.

During the discussion, the Rector asked that the study explore the option of making the site a significant green space for the immediate future and suggested that the planning effort begin with a study of the Ivy Road / Emmet Street intersection. Once a decision has been made on the fate of the intersection's four corners, the remainder of the site could be studied. The Vice Rector commented that a previous site study focused on connecting the North and Central Grounds. He felt that this connectivity needs to be addressed before developing building site plans.

Mr. Hogan reported that UVAF is completing a financial evaluation of the Cavalier Inn to determine its future.

Mr. Fay closed the discussion and directed the committee's attention to the Major Projects Status Report and the FY 2015-2016 Work Plan in the meeting book.

On motion, the meeting was adjourned at 10:55 a.m.

SGH:wtl

These minutes have been posted to the University of Virginia's Board of Visitors website: <http://www.virginia.edu/bov/buildingsgroundsminutes.html>