



THE RECTOR AND VISITORS OF THE  
UNIVERSITY OF VIRGINIA

December 7, 2017

**MEMORANDUM**

**TO: The Buildings and Grounds Committee:**

Whittington W. Clement, Chair  
Robert D. Hardie, Vice Chair  
Mark T. Bowles  
Elizabeth M. Cranwell  
Barbara J. Fried  
John G. Macfarlane III  
James B. Murray Jr.  
James V. Reyes  
Bryanna F. Miller, Student Member  
Frank M. Conner III, Ex-officio

**and**

**The Remaining Members of the Board:**

Robert M. Blue	Babur B. Lateef, M.D.
L.D. Britt, M.D.	Tammy S. Murphy
Thomas A. DePasquale	Jeffrey C. Walker
John A. Griffin	Margaret F. Riley, Faculty Member
Maurice A. Jones	

**FROM:** Susan G. Harris

**SUBJECT:** Minutes of the Meeting of the Buildings and Grounds Committee on December 7, 2017

The Buildings and Grounds Committee of the Board of Visitors of the University of Virginia met, in Open Session, at 1:15 p.m. on Thursday, December 7, 2017, in the Board Room of the Rotunda. Whittington W. Clement, Chair, presided.

Present: Frank M. Conner III, Robert D. Hardie, Elizabeth M. Cranwell, Barbara J. Fried, John G. Macfarlane III, James B. Murray Jr., and Bryanna F. Miller.

Absent: Mark T. Bowles and James V. Reyes.

Robert M. Blue, L.D. Britt, M.D., John A. Griffin, Babur B. Lateef, M.D., Tammy S. Murphy, Jeffrey C. Walker, and Margaret F. Riley also were present.

Present as well were Teresa A. Sullivan, Patrick D. Hogan, Thomas C. Katsouleas, Richard P. Shannon, M.D., Melody S. Bianchetto, Susan G. Harris, Donna P. Henry, Ronald R. Hutchins, Patricia M. Lampkin, W. Thomas Leback, Mark M. Luellen, David W. Martel, Debra D. Rinker, Nancy A. Rivers, Roscoe C. Roberts, Pamela H. Sellers, and Colette Sheehy.

David F. Germano, Joanna Hardin, and Alice J. Raucher were presenters.

Mr. Clement opened the meeting. After brief remarks, he asked Ms. Sheehy to review the consent agenda items.

**Consent Agenda: Architect/Engineer Selection: Alderman Library Renewal**

On motion, the committee approved the following resolution:

**ARCHITECT/ENGINEER SELECTION FOR THE ALDERMAN LIBRARY RENEWAL**

RESOLVED, HBRA Architects of Chicago, IL is approved for the performance of architectural services for the renewal of Alderman Library.

**Consent Agenda: Architect/Engineer Selection: Carr's Hill Historic Rehabilitation**

On motion, the committee approved the following resolution:

**ARCHITECT/ENGINEER SELECTION FOR THE CARR'S HILL HISTORIC REHABILITATION**

RESOLVED, Glavé & Holmes Architecture of Richmond, VA is approved for the performance of architectural and engineering services for the historic rehabilitation of Carr's Hill.

**Consent Agenda: Architect/Engineer Selection: Softball Stadium**

On motion, the committee approved the following resolution:

**ARCHITECT/ENGINEER SELECTION FOR THE SOFTBALL STADIUM**

RESOLVED, VMDO Architects of Charlottesville, VA, in collaboration with DLR Group of Omaha, NE, is approved for the performance of architectural services for the Softball Stadium.

**Consent Agenda: Architect/Engineer Selection: Low Temperature Hot Water Conversion**

On motion, the committee approved the following resolution:

**ARCHITECT/ENGINEER SELECTION FOR THE LOW TEMPERATURE HOT WATER CONVERSION**

RESOLVED, Affiliated Engineers of Chapel Hill, NC is approved for the performance of engineering services for the Low Temperature Hot Water Conversion project.

**Consent Agenda: Demolition of Buildings at the Ivy Mountain Musculoskeletal Center Site**

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

**DEMOLITION OF KLUGE CHILDREN'S REHABILITATION CENTER AND COMMONWEALTH COURT AT THE IVY MOUNTAIN MUSCULOSKELETAL CENTER SITE**

WHEREAS, intensive future development of the Ivy Mountain property will require the demolition of Kluge Children's Rehabilitation Center (Facility #1600) and Commonwealth Court (Facility #1626); 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, the Board of Visitors is authorized to approve the demolition of buildings;

RESOLVED, the demolition of Kluge Children's Rehabilitation Center (Facility #1600) and Commonwealth Court (Facility #1626) is approved by the Board of Visitors, pending approval by the Art and Architectural Review Board and the Department of Historic Resources and in 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 deemed necessary and appropriate in connection with the demolition of the buildings; 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 this demolition, are in all respects approved, ratified, and confirmed.

**Revision to the Capital Program: Student Health and Wellness Center, Revised Scope**

Ms. Sheehy said the University proposes to increase the project scope from the approved 100,000 gross square feet to 160,000 gross square feet to accommodate the kinesiology program and an intramural satellite facility.

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

**REVISION TO THE CAPITAL PROGRAM - STUDENT HEALTH AND WELLNESS CENTER, REVISED SCOPE**

WHEREAS, the University recommends a revision in the scope for the Student Health and Wellness Center from 100,000 gross square feet to 160,000 gross square feet;

RESOLVED, the Board of Visitors approves the expanded scope of the Student Health and Wellness Center to the University's Capital Program.

**Concept, Site, and Design Guidelines: McIntire School of Commerce Academic Facility**

Ms. Raucher said an assessment study determined the need for an additional 100,000 gross square feet of classroom, research, office, and event space. The University proposes to use Cobb Hall to meet this need. The building is used by the School of Medicine, but has been identified as a facility the school would eventually decant. Cobb Hall was completed in 1917. The 2006 Historic Framework Plan ranked it as important to the history and character of the University. While its exterior is substantially intact, its interior has been seriously compromised. The guidelines

propose renovating the 1917 building and replacing the 1931 addition, which does not have historic significance.

On motion, the committee approved the following resolution:

**CONCEPT, SITE, AND DESIGN GUIDELINES FOR THE MCINTIRE SCHOOL OF COMMERCE ACADEMIC FACILITY**

RESOLVED, the concept, site, and design guidelines for the McIntire School of Commerce Academic Facility, prepared by the Architect for the University, are approved.

**Concept, Site, and Design Guidelines: Carr's Hill Historic Rehabilitation**

Ms. Raucher said the majority of the project focuses on the rehabilitation of the main house, which has structural issues and needs significant plumbing and mechanical upgrades.

On motion, the committee approved the following resolution:

**CONCEPT, SITE, AND DESIGN GUIDELINES FOR THE CARR'S HILL HISTORIC REHABILITATION**

RESOLVED, the concept, site, and design guidelines for the rehabilitation of Carr's Hill, prepared by the Architect for the University, are approved.

**Schematic Design Approval: Contemplative Sciences Center**

Ms. Raucher introduced Mr. David Germano, Director of the Contemplative Sciences Center. Mr. Germano outlined the building's program, which integrates four diverse functions: an academic building for transformative learning; a student building focused on co-curricular programs; a research laboratory; and an interdisciplinary collaborative space. It will have seven flat floor learning studios with capacities ranging from 36 to 420, a two-story immersive learning wing, four research pods, collaboration workspace, and seven programmable external spaces.

Ms. Raucher reviewed the design, which includes a new pedestrian bridge over Emmet Street. The bridge will replace the existing bridge and provide an accessible route from Newcomb Plaza to the McCormick Road Residence Area. The building will be oriented towards the Dell; it will have two entrances, one on Emmet Street at the lower level and one on the bridge level facing Bavaro Hall. The building's façade will incorporate a stone base, a brick veneer, and terracotta screens.

The project was on the agenda for schematic design review. Ms. Fried proposed the design be approved if there were no objections. The chair agreed.

On motion, the committee approved the following resolution:

**SCHEMATIC DESIGN FOR THE CONTEMPLATIVE SCIENCES CENTER**

RESOLVED, the schematic design for the Contemplative Sciences Center prepared by Aidlin Darling Design, in collaboration with the Architect for the University, representatives of the Contemplative Science Center, and other project advisors, is approved for further development and construction.

**Committee Discussion: Softball Stadium**

Mr. Clement referenced the many emails received in response to the proposed Lambeth Field location. He appreciated the feedback, but also acknowledged the need for a new stadium. Ms. Sheehy said the item was originally on the agenda for approval of the concept, site, and design guidelines, but was deferred given the issues raised by students and neighbors. She acknowledged that more study was needed on siting. She asked Ms. Hardin, the Head Coach of the Softball program, to talk about the program, the inadequacies of the current stadium, and what a new facility would mean for the program.

Ms. Hardin said the history of the softball program has been one of struggle. It has not been competitive in the ACC or nationally, and has not contributed to the success of the Athletics Department. One of the challenges of the current stadium is its distance from the Central Grounds and the athletics complex. This distance makes the program feel disconnected from athletics and the University, and gives the impression of irrelevance and unimportance. A second challenge is its isolated location next to a wooded area, the Rivanna Trail, and Barracks Road. This creates safety concerns. Ms. Hardin does not let her players use the field at night. A new facility would give the program an identity and a significant competitive advantage in the state.

During the discussion period, the committee asked a number of questions.

How to respond to concerns about the loss of the recreational use of Lambeth Field? Ms. Hardin said softball games tend to attract people because fans are close to the players and the action. She would hope to engage students and make them part of the program.

How many game are played in a season and how many are played at night? Ms. Hardin said they are allowed to play 56 games a season. Fifty-four games are scheduled for the upcoming season. This includes 18 home games; the average for the last 7 years was 19. Ten games will start at either 5:00 or 6:00. The average game time is 2 hours and 12 minutes.

How many practices are held at night? Ms. Hardin said practices are generally held from 2:30 to 5:30, but there have been practices for small groups that went past 6:30. The team typically does not have night practices, because most of the players are either being tutored or have classes. If night practices are held, they usually are held indoors.

How noisy are practices and is music played to pump up the players? Music is occasionally played during batting practice, but Ms. Hardin typically doesn't play music because she don't want to compete with it.

What are the three top concerns raised by students and neighbors? Ms. Sheehy said students, particularly those in the Lambeth Field Residence Area, were concerned about the loss of the informal use of Lambeth Field and access to the Central Grounds. A second concern was the loss of the Lambeth parking lot if it is turned into a greenspace to compensate for the loss of Lambeth Field. One of the attractions of living in Lambeth is being able to park close to the apartments. A third concern, shared by students and neighbors, was noise and lights. Ms. Raucher said the field lights would be full cutoff LED fixtures, which would light only the field. The sound system would be distributed around the perimeter of the field; this type of system is not as loud as those that use speakers mounted on scoreboards.

The vice chair asked Ms. Lampkin, Vice President and Chief Student Affairs Officer, for her thoughts. Ms. Lampkin said the University should make sure that a stadium at this site is the best for student athletes and for students at Lambeth. She has heard how important Lambeth Field is to students by not having programmed activities on it. At the same time, she supports student athletes and believes that softball needs to be closer. She supports the study of options.

Ms. Riley added that she has talked to students involved with the discussion and found that Lambeth students often feel they have a tenuous connection to the University. She is concerned they will move to off-Grounds housing if the character of Lambeth is changed.

The Rector said Ms. Hardin accomplished her goal of explaining the heart, passion, and motivation behind the softball program. He was surprised by the reaction to the proposed site. He received emails saying the proposal is the most brilliant thing the University has done in a long time and emails saying "Are you out of your mind?" It was clear that the University didn't do as good a job as it should have in assessing what the community would like.

After directing the committee's attention to the reports in the meeting materials, Mr. Clement adjourned the meeting at 2:30 p.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>