



THE RECTOR AND VISITORS OF THE
UNIVERSITY OF VIRGINIA

March 3, 2017

MEMORANDUM

TO: The Buildings and Grounds Committee:

Kevin J. Fay, Chair
Mark T. Bowles
Whittington W. Clement
Elizabeth M. Cranwell
Thomas A. DePasquale
Barbara J. Fried
John G. Macfarlane III
James B. Murray Jr.
James V. Reyes
William H. Goodwin Jr., Ex-officio

and

The Remaining Members of the Board:

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|-----------------------|----------------------------------------|
| L.D. Britt, M.D. | Tammy S. Murphy |
| Frank M. Conner III | Jeffrey C. Walker |
| Frank E. Genovese | Nina J. Solenski, M.D., Faculty Member |
| John A. Griffin | Phoebe A. Willis, Student Member |
| Babur B. Lateef, M.D. | |

FROM: Susan G. Harris

SUBJECT: Minutes of the Meeting of the Buildings and Grounds Committee on March 3, 2017

The Buildings and Grounds Committee of the Board of Visitors of the University of Virginia met, in Open Session, at 8:30 a.m. on Friday, March 3, 2017, in the Board Room of the Rotunda. Kevin J. Fay, Chair, presided.

Present: William H. Goodwin Jr., Mark T. Bowles, Whittington W. Clement, Elizabeth M. Cranwell, Thomas A. DePasquale, Barbara J. Fried, John G. Macfarlane III, James B. Murray Jr., and James V. Reyes.

Frank M. Conner III, L.D. Britt, M.D., Frank E. Genovese, John A. Griffin, Babur B. Lateef, M.D., Jeffrey C. Walker, Nina J. Solenski, M.D., and Phoebe A. Willis were also 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, 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.

Alice J. Raucher was the presenter.

Mr. Fay opened the meeting. After reviewing the agenda, he gave the floor to Ms. Sheehy.

Consent Agenda: Architect/Engineer Selection: Brandon Avenue Green Street and Infrastructure

On motion, the committee approved the following resolution:

ARCHITECT/ENGINEER SELECTION FOR BRANDON AVENUE GREEN STREET AND INFRASTRUCTURE

RESOLVED, Perkins + Will of Atlanta, GA is approved for the performance of architectural services for the Brandon Avenue Green Street and Infrastructure project.

Consent Agenda: Architect/Engineer Selection: Pinn Hall Phase 1 Renovations

Ms. Sheehy said the project scope has been expanded to renovate two floors. At the December meeting of the Finance Committee, the University was asked to explore the financial and operational feasibility of adding a second floor to achieve efficiencies and savings.

On motion, the committee approved the following resolution:

ARCHITECT/ENGINEER SELECTION FOR PINN HALL PHASE I RENOVATIONS

RESOLVED, Cooper Carry Architects, of Atlanta, GA is approved for the performance of architectural services for Pinn Hall Renovation - Phase I project.

Action Item: Ivy Mountain Redevelopment Master Plan

Ms. Raucher reviewed the proposed plan for the 21 acre site located at the intersection of Ivy Road and U.S. Route 29. The plan designates three development parcels connected by an interior garden green space. The largest parcel, which is designated for the UVA HealthSouth Rehabilitation Hospital currently located at the Fontaine Research Park, can accommodate 200,000 to 215,000 gross square feet of building space and a 350 to 360 space parking garage. The remaining two sites can each accommodate 50,000 to 60,000 gross square feet. There will be two vehicular access points at Reed Lane and Stillfried Lane. The latter will have a stop light.

Mr. Goodwin asked if the architects were aware of the University's architectural expectations, i.e. Jeffersonian. Ms. Raucher said design guidelines will be presented at the June meeting. Mr. Fay said there will be discussions regarding pedestrian and bicycle connections with North Grounds and Fontaine Research Park.

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

IVY MOUNTAIN REDEVELOPMENT MASTER PLAN

WHEREAS, the University has collaborated with Perkins Eastman and the University of Virginia Health System to develop a long-term strategy to redevelop the Ivy Mountain site;

RESOLVED, the Board of Visitors approves the master plan for the development of the Ivy Mountain area site.

Schematic Design Review: Brandon Avenue Upper-Class Student Residence Hall

Ms. Raucher's review focused on programming, siting, and design. The building, which will consist of a 6-story component and a 7-story component, will provide 312 beds in four bedroom style apartments. The ground floor will contain programming space. There will be two levels of naturally ventilated parking under the building. The building has been sited and configured to take advantage of views to the south, to address the end of Brandon Avenue, and to engage the Bice House, an adjacent residence hall. Its footprint creates a courtyard between the building and Bice House. A ground floor portal will provide access from Brandon Avenue to the courtyard.

Several façade alternatives are being studied. The architects are exploring portal and roof options. The building will have a brick façade; the intent is to mediate between the eight-story Bice House and the more residential scale planned for the street.

Mr. Fay reminded the committee that a commitment was made last year to replace the 1,000 upper-class beds converted to first-year beds. The Brandon Avenue plan calls for a second residence hall to the north of Bice House. When the two residence halls are completed, they will provide 600 upper-class beds. Mr. Fay suggested a subcommittee comprised of Buildings and Grounds and Finance committee members be created to address the need for additional upper-class housing. Its charge would include a proposed timeline and financing plan. The goal would be to complete the work by the end of the calendar year. Mr. Goodwin suggested the two committee chairs identify the subcommittee members.

Committee discussion focused on the benefits of more upper-class housing, housing options, construction strategies, and the funding of the Brandon Avenue infrastructure and utility improvements. Mr. Conner said there is a sense that having more University control of upper-class housing would have a positive impact on the culture, and suggested this be considered by the subcommittee. Mr. Hogan urged caution on determining demand since students say they want to live off-Grounds because they want more independence.

Committee Discussion: Revisions to the 2016-2022 Capital Program

Ms. Sheehy reviewed the proposed revisions to the 2016-2022 capital program, which was approved last June. The revised program adds new projects and removes projects that are no longer a priority. The budget for the revised program is in excess of \$2.43 billion. The budget for the original program was \$1.8 billion. It included \$900 million of projects under construction, \$300 million of projects in planning, and \$600 million of projects that had not be initiated. The proposed new projects are for the Academic Division and Health System.

Mr. DePasquale asked how the program compares to peer institutions. Ms. Sheehy said the University doesn't have numbers for peer institutions, but it is the largest program in Virginia. Mr. Goodwin felt it is a modest program given the University's debt capacity and philanthropy.

Ms. Sheehy reviewed a list of land use and space needs studies, and highlighted the three currently underway: the North Grounds/Athletics Precinct; Darden Master Facility Plan & Roadmap; and Ivy Mountain Redevelopment Planning.

Mr. Fay said the capital plan will be presented for approval at the next meeting and directed the committee's attention to the written reports in the committee materials.

The chair adjourned the meeting at 9:30 a.m.

SGH:wtl

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

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