



THE RECTOR AND VISITORS OF THE
UNIVERSITY OF VIRGINIA

February 28, 2019

MEMORANDUM

TO: The Buildings and Grounds Committee:

Whittington W. Clement, Chair
Robert D. Hardie, Vice Chair
Robert M. Blue
Mark T. Bowles
Elizabeth M. Cranwell
Barbara J. Fried
Maurice A. Jones
James B. Murray Jr.
C. Evans Poston Jr.
James V. Reyes
Frank M. Conner III, Ex-officio
Brendan T. Nigro, Student Member

and

The Remaining Members of the Board:

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

FROM: Susan G. Harris

SUBJECT: Minutes of the Meeting of the Buildings and Grounds Committee on February 28, 2019

The Buildings and Grounds Committee of the Board of Visitors of the University of Virginia met, in Open Session, at 3:15 p.m. on Thursday, February 28, 2019, in the Board Room of the Rotunda. Whittington W. Clement, Chair, presided.

Present: Frank M. Conner III, Robert D. Hardie, Robert M. Blue, Mark T. Bowles, Elizabeth M. Cranwell, Barbara J. Fried, Maurice A. Jones, James B. Murray Jr., C. Evans Poston Jr., and Brendan T. Nigro

Absent: James V. Reyes

Thomas A. DePasquale, Tammy S. Murphy, Jeffrey C. Walker, and Margaret F. Riley were also present.

Present as well were James E. Ryan, Jennifer Wagner Davis, Thomas C. Katsouleas, M. Elizabeth Magill, Melody S. Bianchetto, Margaret S. Grundy, Susan G. Harris, Timothy J. Heaphy, Donna P. Henry, Patricia M. Lampkin, W. Thomas Leback, Debra D. Rinker, Colette Sheehy, and Kelley D. Stuck.

Alice J. Raucher and Donald E. Sundgren were the presenters.

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

Consent Agenda: Architect/Engineer Selection: McIntire School of Commerce Academic Building

Ms. Sheehy said the scope of this project to renovate Cobb Hall includes the demolition of a portion of the building and construction of an addition facing Jefferson Park Avenue.

On motion, the committee approved the following resolution:

ARCHITECT/ENGINEER SELECTION FOR THE MCINTIRE SCHOOL OF COMMERCE ACADEMIC BUILDING

RESOLVED, Robert A.M. Stern Architects of New York, NY with Glavé & Holmes Architecture of Richmond, VA is approved for the performance of architectural services for the McIntire School of Commerce Academic Building.

Consent Agenda: Naming: Brandon Avenue Upper-Class Residence Hall Phase I as Bond House

The Brandon Avenue residence hall will open in the fall. In keeping with the tradition of naming residence halls in honor of distinguished faculty, the University proposed naming the building Bond House after Julian Bond, who was on the Department of History faculty from 1992 to 2012.

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

NAMING OF THE BRANDON AVENUE UPPER-CLASS RESIDENCE HALL PHASE I AS BOND HOUSE

WHEREAS, Horace Julian Bond (1940-2015) taught in the University of Virginia Department of History from 1992 to 2012; and

WHEREAS, Mr. Bond was an iconic figure and leader in the U.S. civil rights movement, and over 5,000 students at University took his courses in the history of that movement; and

WHEREAS, Mr. Bond demonstrated a lifelong commitment to the struggle for civil rights and to teaching the legacy of the civil rights movement; and

WHEREAS, Mr. Bond co-directed the Explorations in Black Leadership program at the University and for many years led civil rights tours for University alumni, parents, and friends; and

WHEREAS, Mr. Bond served in various leadership and public service roles over the course of his lifetime, including as a founder of the Student Nonviolent Coordinating Committee, as a member of both the Georgia House of Representatives and the Georgia State Senate, as president of the Southern Poverty Law Center, and as chairman of the National Association for the Advancement of Colored People (NAACP);

RESOLVED, the Board of Visitors names the Brandon Avenue Upper-Class Residence Hall Phase 1 *Bond House*.

Committee Discussion: Revisions to the Major Capital Plan

Ms. Sheehy said formal approval of the capital plan revisions will be requested at the June meeting. The cost of the projects in the plan approved in June 2018 totaled \$3.3 billion. While the revised plan had not been finalized, she anticipated its total cost would be approximately \$4.0 billion.

Fifteen projects were added to the plan: 10 for the Academic Division and five for the Health System. The Academic Division projects include the Campbell Hall Addition, a Data Science Facility, an Engineering Academic/Research Building, an Environmental Health & Safety Facility, a Virginia Autonomous Systems Testing Facility, a Performing Arts Center, a University Hotel & Conference Center, the Fontaine Research Park Infrastructure & Parking Garage project, the Fontaine Research Park Central Energy Plant and Utilities project, and a North Grounds Parking Garage. Health System projects include the Augusta County Multi-Specialty Ambulatory Clinic, the Biocomplexity Institute, a Consumer-Based Ambulatory Clinic, a Cancer Center - MRI LINAC facility, and expansion of the Focused Ultrasound MRI facility. Ms. Sheehy said one-page descriptions of the projects were in the committee book.

During the discussion, the Chair asked if any projects will be deleted from the current plan. Ms. Sheehy was not aware of any deletions. Mr. Jones asked about student input. After referencing several student related projects, Ms. Lampkin said her office was aware of student desires and had plans to address them. Mr. Nigro said students were clamoring for space, particularly multi-cultural spaces. He said integrating student feedback into the capital process would be helpful.

Action Item: Addition of the Augusta County Multi-Specialty Ambulatory Clinic, Biocomplexity Institute, and the University Hotel and Conference Center to the Capital Plan

Ms. Sheehy said these three proposed additions to the major capital plan needed immediate approval because delaying their approval until June would negatively impact their schedules.

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

ADDITIONS TO THE 2018 CAPITAL PLAN - AUGUSTA COUNTY MULTI-SPECIALTY AMBULATORY CLINIC, BIOCOMPLEXITY INSTITUTE, AND UNIVERSITY HOTEL AND CONFERENCE CENTER

WHEREAS, the University recommends the addition of the Augusta County Multi-Specialty Ambulatory Clinic, Biocomplexity Institute, and the University Hotel and Conference Center to the 2018 Capital Plan;

RESOLVED, the Board of Visitors approves the addition of the Augusta County Multi-Specialty Ambulatory Clinic at an estimated cost of \$8.0 million to \$12.0 million; the Biocomplexity Institute at an estimated cost of \$12.9 million; and the University Hotel and Conference Center at an estimated cost of \$100.0 million to \$105.0 million to the 2018 Capital Plan.

Action Item: Delegation of Authority for Architect/Engineer Selections

Ms. Sheehy said the proposed delegation of authority for architect/engineer selection was in response to the discussion at the December meeting about streamlining meetings and limiting the number of transactional items presented to the committees. She said the University goes through a deliberate, detailed process for the selection of these consultants with the proposed selections presented to the committee for approval as consent agenda items. She could not remember a selection being voted down by the committee during her tenure at the University. The proposal delegated approval to the Senior Vice President for Operations. In addition to benefiting the committee, the delegation would allow the University to proceed expeditiously with contract negotiations with the selected firms.

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

DELEGATION OF AUTHORITY FOR ARCHITECT/ENGINEER SELECTIONS

WHEREAS, the University recommends that the Board of Visitors delegates approval of the selection of architects and engineers for capital projects;

RESOLVED, the Senior Vice President for Operations is authorized, on behalf of the University, to approve the selection of architects and engineers for capital projects.

Action Item: Concept, Site, and Design Guidelines: University Hotel and Conference Center

Ms. Raucher reviewed the guidelines. Ms. Cranwell expressed concern about student safety because of a public facility in a student area. She asked that attention be paid to student safety as the project develops. Mr. Nigro said other universities have more robust security measures in residence halls and said safety should be emphasized for residence halls in this area.

On motion, the committee approved the following resolution:

CONCEPT, SITE, AND DESIGN GUIDELINES FOR THE UNIVERSITY HOTEL AND CONFERENCE CENTER

RESOLVED, the concept, site, and design guidelines for the University Hotel and Conference Center, prepared by the Architect for the University, are approved.

Action Item: Concept, Site, and Design Guidelines: Inn at Darden

Ms. Raucher reviewed the guidelines.

On motion, the committee approved the following resolution:

CONCEPT, SITE, AND DESIGN GUIDELINES FOR THE INN AT DARDEN

RESOLVED, the concept, site, and design guidelines for the Inn at Darden, prepared by the Darden School Foundation, are approved.

Schematic Design Review: Inn at Darden

Ms. Raucher reviewed the conceptual site plan, north and south building elevations, aerial views of the current and proposed facilities, and a rendering of the view from Massie Road. She said design approval will be requested at the June meeting.

Committee Discussion: Construction Procurement and Process

The Chair introduced Mr. Sundgren, Associate Vice President and Chief Facilities Officer. Mr. Sundgren reviewed construction spending for the last 10 years. Last year, a record \$240 million was spent; this year's spending was on track to reach \$270 million. The construction program was comprised of 65 to 70 capital projects and 200 non-capital projects.

The University utilized a number of construction procurement options. There were three basic categories: competitive negotiation, competitive sealed bids, and special circumstances. The criteria used to select an option included project size, complexity, phasing, schedule, cost, and risk.

The competitive negotiation category included four options:

Construction Management – At Risk with Design Phase Services. The majority of the larger projects use this because the contractor brings value to the design phase in the areas of constructability, scheduling, estimating, and value management.

Competitive Negotiation Contractor-Fixed Price. Contractor selection begins after the design is complete.

Construction Management – Agency with Design Phase Services. The University assumes more risk by holding the subcontracts. This option has not been used for the last decade. Given the risks involved, there would have to be a compelling reason to use it again.

Design Build. An architect is hired to develop bridging documents, which are advertised for a fixed price contract for the remainder of the design and for construction.

The competitive sealed bid and special circumstances categories include a number of options to expedite bidding for projects costing \$5 million or below, for the selection of contractors with a specific expertise, for the prequalification of bidders, and for sole source and emergency procurements.

Selection process for a construction manager follows the Request for Proposal process. Steps include advertising, receipt letters of interest, shortlisting the responding firms, issuance of a Request for Proposal, interviews, and selection. Selections are based on technical criteria and pricing.

The Chair adjourned the meeting at 4:05 p.m.

SGH:wtl

These minutes have been posted to the University of Virginia's Board of Visitors website:
<http://bov.virginia.edu/committees/182>