



THE RECTOR AND VISITORS OF THE
UNIVERSITY OF VIRGINIA

June 6, 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
Derrick Wang, 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 June 6, 2019

The Buildings and Grounds Committee of the Board of Visitors of the University of Virginia met, in Open Session, at 2:37 p.m. on Thursday, June 6, 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., James V. Reyes, and Derrick Wang.

Thomas A. DePasquale, Babur B. Lateef, M.D., Tammy S. Murphy, Jeffrey C. Walker, and Margaret F. Riley were also present.

Present as well were James E. Ryan, Jennifer Wagner Davis, M. Elizabeth Magill, Pamela M. Sutton-Wallace, Melody S. Bianchetto, Margaret S. Grundy, Susan G. Harris, Timothy J. Heaphy, Donna P. Henry, Ronald R. Hutchins, Patricia M. Lampkin, W. Thomas Leback, Mark M. Luellen, David W. Martel, Marcus L. Martin, M.D., Debra D. Rinker, Carolyn D. Saint, Colette Sheehy, and Kelley D. Stuck.

Alice J. Raucher was the presenter.

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

Consent Agenda: Timeline Inscription at the Memorial to Enslaved Laborers

Ms. Sheehy referenced the proposed timeline inscription in the meeting materials.

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

INSCRIPTION AT THE MEMORIAL TO ENSLAVED LABORERS

RESOLVED, the Board of Visitors approves the inscription of the text and timeline at the Memorial to Enslaved Laborers as proposed by the Timeline Subcommittee of the President's Commission on Slavery at the University.

Action Item: 2019 Multi-Year Major Capital Plan

Ms. Sheehy presented the revised multi-year capital plan, which is updated annually. The plan totals approximately \$3.5 billion and consists of projects at the Academic Division, Medical Center, and College at Wise. Ms. Sheehy referenced the project descriptions in the meeting materials and said most of the projects were approved by the Board last June. The plan consists of \$2.25 billion in new construction, slightly less than \$1 billion in renovations, and approximately \$250 million in infrastructure projects. It adds four million gross square feet of space and renovates two million.

Ms. Sheehy reviewed the twelve projects that are being added to the plan and said their total cost is \$300 million. The committee saw eight of the nine Academic Division projects at its February meeting. The John Paul Jones Arena Performance Center renovation was a recent addition; it will expand the weight training center for the men's and women's basketball teams. After reviewing the three Health System projects, she reviewed the five current land-use planning and space needs studies focusing her comments on the two new studies, the Engineering Integrated Space Plan and the Ivy Gardens Redevelopment. She said the studies may result in new projects.

During the committee discussion, Ms. Fried asked why four projects were being deleted from the plan. Ms. Sheehy said two of the projects, the renovation of the Thornton Hall B Wing and a new research and academic building, were for the School of Engineering and Applied Science, which decided it needed to re-evaluate its space needs and is conducting the aforementioned integrated space plan. The third was an ambulatory clinic for the Health System, which decided the project was no longer needed. The fourth was a chiller infrastructure project which was combined with another project.

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

2019 MULTI-YEAR MAJOR CAPITAL PLAN FOR THE ACADEMIC DIVISION, HEALTH SYSTEM, AND COLLEGE AT WISE

WHEREAS, in accordance with the University's capital planning process endorsed by the Buildings and Grounds Committee in November 2015, major capital projects are vetted by the Space Leadership Committee and executive leadership, as well as by appropriate committees of the Board of Visitors, to ensure alignment with institutional priorities; and

WHEREAS, the University proposes adding 12 major capital projects to the 2019 Major Capital Plan including nine for the Academic Division and three for the Health System; and

WHEREAS, the University is also engaging in several planning studies that will inform future projects;

RESOLVED, the 2019 Multi-Year Major Capital Plan for the Academic Division, the Health System, and the College at Wise is approved.

Action Item: Concept, Site, and Design Guidelines: Data Science Facility

Ms. Raucher said the proposed project site is Parcel One on the Ivy Corridor Landscape Framework Plan. This is a prominent location that faces the public green and has a view of the Central Grounds. The building's program aligns well with the goals of the Emmet-Ivy Task Force and will serve as an anchor for the discovery nexus.

On motion, the committee approved the following resolution:

CONCEPT, SITE, AND DESIGN GUIDELINES FOR THE DATA SCIENCE FACILITY

RESOLVED, the concept, site, and design guidelines for the Data Science Facility, prepared by the Architect for the University, are approved

Action Item: Schematic Design Approval: Inn at Darden

Ms. Raucher reviewed the existing site plan, the site accessibility plan, and the proposed site plan. She said the Inn's main house or entry building will face Massie Road, its residential wing will face Duffy Boulevard, and its conference wing will face the Law School. She presented two building/site sections and an aerial computer rendering of the Inn looking from the north. To be harmonious with the existing architecture, the exterior building materials and details will take their cues from the existing Darden buildings. The roof will be a gray metal rather than the red metal roofing used on the existing Darden buildings. The presentation concluded with before and after slides comparing existing conditions to renderings of the proposed facility.

On motion, the committee approved the following resolution:

SCHEMATIC DESIGN FOR THE INN AT DARDEN

RESOLVED, the schematic design for the Inn at Darden, prepared by Cooper Carry Architects of Atlanta, GA with Glavé & Holmes of Richmond, VA, and in collaboration with the Darden School Foundation and representatives from the Office of the Architect for the University and Facilities Management, is approved for further development and construction; and

RESOLVED FURTHER, the Board of Visitors approves the demolition of Sponsors Hall Dining, Sponsors Hall East, the Gatehouse, and a portion of Sponsors Hall West 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.

Schematic Design Review: Brandon Avenue Upper-Class Residence Hall Phase II

Ms. Raucher used the Brandon Avenue Green Street and the Brandon Avenue Neighborhood Plan renderings to illustrate the project's context and location. She also showed a computer aerial rendering of Brandon Avenue highlighting the new residence hall, Bond House, and the new Student Health and Wellness Center.

The proposed architecture will utilize the materials and details found on the University's residence halls, Bond House, and the Student Health and Wellness Center. These include features, such as vertical windows, an identifiable base, and brick veneer. The concept is to use the same palette, but not to have a repetitive architecture. As with Bond House and the Alderman Road Residence Halls, extensive glass will be used in the student lounges and ground floor spaces to make them transparent.

In response to a question from Mr. Murray, Ms. Raucher said there will be two levels of parking under the four story building as a part of the plan to maintain the number of parking spaces originally on the street. The Chair asked about the status of Bond House. Ms. Sheehy said the University believes it will be ready for the fall semester, but its completion will be down to the wire. The weather has made the schedule a challenge. The students assigned to building have been notified of the anticipated completion; they will be kept informed of the progress during the summer.

Remarks by the Executive Vice President/Chief Operating Officer and the Senior Vice President for Operations

Ms. Davis reported on the University Hotel and Conference Center project, which the Board added to the capital plan in February. Since then, the University has been working on strategies for financing, planning, construction, and operation. The initial intent was to complete the project using a public/private partnership. After working with representatives from the University and the University of Virginia Foundation (UVAF), external consultants, legal advisors, financial advisors, and a consulting firm involved with public/private projects (P3), the University is now proposing the University and UVAF be responsible for design and construction and a third party be responsible for the operation. This approach will give the University more control over design, programming, and construction; it will also result in a lower project cost since the University uses tax-exempt bond financing.

The University is in the process of issuing a request for qualifications for an architect and is starting to formulate bid specifications for an operator. The University will explore opportunities for operational collaboration with the Inn at Darden. The project's financial plan, along with the financial plan for the Inn at Darden, will be presented to the Board in September. The final project recommendation will be presented to the Board in February.

In response to questions and comments, Ms. Davis provided additional information. The hotel will have 225 rooms. Its conference center will be approximately 25,000 square feet. It will also include a University welcome center. The University has not contemplated using the facility for patient accommodation, but this could be considered. The hotel could have the brand of a chain or it could be independent. The University has been using alumni in the hospitality industry as

resources. She said comparable universities have used P3 partnerships for hotels, but there is now a trend of institutions or their foundations financing hotels. This is due to a recent strict IRS interpretation regarding taxability, rating agencies considering hotels completed through P3 partnerships as a part of the university, and a desire for more control. The chair added that he felt P3 partnerships result in a pressure to raise room rates. He said the University's goal was to keep the hotel as moderately priced as possible.

Ms. Sheehy referenced the sustainability and post-occupancy reports in the meeting materials and noted that the University was number one in the ACC in terms of green energy.

The Chair thanked Mr. Hardie, the other committee members, and Ms. Raucher for their work with Dr. Marcus Martin and the Timeline Subcommittee on the President's Commission on Slavery at the University. He said it was a good give process and resulted in a superb project.

The Chair adjourned the meeting at 3:20 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>