

**UNIVERSITY OF VIRGINIA  
BOARD OF VISITORS  
MEETING OF THE  
BUILDINGS AND GROUNDS  
COMMITTEE  
JUNE 16, 2001**

BUILDINGS AND GROUNDS COMMITTEE

Saturday, June 16, 2001

9:00 - 9:30 a.m.

Board Room, The Rotunda

Committee Members:

Thomas F. Farrell, II, Chair

William G. Crutchfield, Jr. Benjamin P.A. Warthen

William H. Goodwin, Jr. Sasha L. Wilson

Terence P. Ross John P. Ackerly, III, Ex Officio

AGENDA

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BOARD OF VISITORS CONSENT AGENDA

A. ARCHITECT SELECTION, CAMPBELL HALL ADDITION: Approval of architect selection.

The architect for the Campbell Hall Addition will be presented for consideration by the Buildings and Grounds Committee. This architect will be an architect of record working with the faculty from the School of Architecture who will serve as the design architects. The project will create a new entrance to Campbell Hall, and will add additional design studios, review and exhibition spaces, seminar rooms, faculty offices, and support facilities. The first task will be a feasibility study that will set the project scope and budget. We recommend the selection of SMBW Architects, P.C. of Richmond.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee and the Board of Visitors

APPROVAL OF ARCHITECT SELECTION FOR CAMPBELL HALL ADDITION

RESOLVED that SMBW Architects, P.C. of Richmond, is approved for the performance of architectural and engineering services for the Campbell Hall Addition project.

B. ARCHITECT SELECTION, 1000 CAR PARKING STRUCTURE: Approval of architect selection.

The architect for a new 1000 car parking structure will be presented for consideration by the Buildings and Grounds Committee. The structure will be located on Ivy Road behind the Cavalier Inn. It will support the new arena and the Carr's Hill Arts Precinct. The project budget is \$14,000,000. Funding will be provided by bonds with debt service supported by parking revenues. We recommend the selection of Hartman Cox Architects of Washington, D.C.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee and the Board of Visitors

APPROVAL OF ARCHITECT SELECTION FOR 1000 CAR PARKING STRUCTURE

RESOLVED that Hartman Cox Architects of Washington, D.C., is approved for the performance of architectural and engineering services for the 1000 car parking structure project to be built on Ivy Road.

C. ARCHITECT SELECTION, TERM CONTRACT FOR SCHOOL OF MEDICINE LABORATORIES AND SUPPORT SPACES: Approval of architect selection.

The architect for a term contract for the renovation of School of Medicine laboratories and support spaces will be presented for consideration by the Buildings and Grounds Committee. Term contracts are used for the engagement of architecture and engineering firms to provide designs and related services for small capital construction / renovation projects. The architect selection process has begun, and will be completed prior to the June meeting. We recommend the selection of FPW Architects of Charlottesville for this term contract. The first project to be initiated under the contract will be the renovation of the Jordan Hall Vivarium.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee and the Board of Visitors

APPROVAL OF ARCHITECT SELECTION FOR A TERM CONTRACT FOR SCHOOL OF MEDICINE LABORATORIES AND SUPPORT SPACES

RESOLVED that FPW Architects of Charlottesville is approved for the performance of architectural and engineering services for projects initiated under the term contract for School of Medicine laboratories and support spaces.

D. ARCHITECTURAL DESIGN GUIDELINES, HOSPITAL EXPANSION: Approval of architectural design guidelines

The project constructs an addition to the University Hospital and the Primary Care Center to accommodate the Heart Center, Radiology Department, surgical operating suites, and clinical laboratories.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee and the Board of Visitors

APPROVAL OF ARCHITECTURAL DESIGN GUIDELINES FOR HOSPITAL EXPANSION

RESOLVED that the architectural design guidelines, dated June 16, 2001, prepared by the Architect for the University, for the Hospital Expansion project are approved; and

RESOLVED FURTHER that the project will be presented for further review at the schematic design level of development.

Hospital Expansion Project  
Architectural Design Guidelines  
June 16, 2001

Inherent in these Guidelines is the intent and scope of the Vision Statement for the Buildings and Grounds of the University of Virginia, adopted by the Board of Visitors on May 21, 1991. The Vision Statement shall be the primary reference for the overall design and planning of the Project.

The scope of this project includes two pedestrian bridges, a five level, 76,000 square feet addition located at the southeast face of University Hospital, and 140,000 square feet of internal renovations. The addition will provide clinical and associated support space for four critical hospital services: the Heart Center, Perioperative Services, the Department of Radiology, and the Department of Pathology Clinical Laboratories. The bridges will improve pedestrian safety and handicap accessibility. One bridge will cross Lee Road, connecting the visitor parking structure to the Primary Care Center. The other bridge will cross Lane Road, connecting the University Hospital with the medical research buildings.

The design of the addition when viewed from the exterior will be a seamless extension of the existing University Hospital, matching existing materials and details. The design of the new bridges will echo adjacent pedestrian bridges, matching materials and details.

E. DEMOLITION OF BLANDY FARM BUILDINGS: Approval to remove four buildings.

There are four buildings at Blandy Farm that need to be demolished. They are on the parcel of land leased to a farmer, and consist of a machine shed, feed barn, corncrib, and shade barn.

The machine shed (FAACS Building Number 207-8053) is a wood frame building with wood siding and a corrugated metal roof. It is a one-story 1,616 GSF structure built in 1926. It was recently condemned during a visit by the fire marshal.

The feed barn (FAACS Building Number 207-8055) is a 2,640 GSF one-story building constructed in 1926. It is a wood frame structure with corrugated metal siding and a corrugated metal roof. It is no longer in use.

The corncrib and shade barn are attached to the cattle barn (FAACS Building Number 207-8057), which was constructed in 1926. While the cattle barn is sound, the corncrib and shade barn are in poor condition. This will reduce the size of the cattle barn from 12,770 GSF to 9,570 GSF. The corncrib is a two-story wood

frame building with wood siding and corrugated metal roof. The shade barn is a one-story wood frame building with corrugated metal siding and corrugated metal roof.

Removal of these structures will help eliminate safety hazards on the tenant farm and will enhance the farm's appearance. Since renovation of these structures is not a viable option, we have initiated the state approval process for their demolition.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee and the Board of Visitors

APPROVAL TO REMOVE FOUR FARM BUILDINGS AT BLANDY FARM

WHEREAS, the University owns a machine shed (FAACS Building Number: 207-8053), a feed barn (FAACS Building Number: 207-8055), a corncrib (FAACS Building Number: 207-8057), and shade barn (FAACS Building Number: 207-8057) at Blandy Farm in Clarke County; and

WHEREAS, these structures are no longer needed and are in poor condition; and

WHEREAS, the Governor of Virginia delegated to the Board of Visitors, pursuant to Executive Order Number Thirty-Four (98), dated November 10, 1998, the authority of the Governor to approve the removal of buildings on state property, with the advice and counsel of the Art and Architectural Review Board, and the review of the Department of Historic Resources;

RESOLVED that the removal of the buildings at Blandy Farm, 207-8053, 207-8055, and 207-8057, is approved by the Board of Visitors pending approval by the Art and Architecture Review Board and the Department of Historic Resources; and

RESOLVED FURTHER that the Executive Vice President and Chief Operating Officer is authorized to execute any and all documents pertaining to the removal of the aforementioned buildings, and that the said officer ensure that the required report regarding the buildings' removal is sent to the Department of General Services.

UNIVERSITY OF VIRGINIA  
FISCAL IMPACT STATEMENT

PROJECT/PROPOSED BOARD OF VISITORS ACTION: Approve the demolition of four buildings at Blandy Farm.

DESCRIPTION: These four buildings consist of a machine shed, feed barn, corncrib, and shade barn, and are located on the parcel leased to a farmer. The structures are currently vacant and are in poor condition. One was recently condemned by the fire marshall.

FISCAL IMPACT: Demolishing the structures will help eliminate safety hazards on the tenant farm and will enhance the farm's appearance. Rehabilitation of the existing structures would be both cost-prohibitive and counter-productive since we have no use for them. The estimated cost to remove these structures is \$2,600.

CONCLUSION: The University of Virginia should proceed with the demolition and removal of the four farm buildings at Blandy Farm.

RECOMMEND APPROVAL OF BOARD ACTION:



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Leonard W. Sandridge  
June 16, 2001

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UNIVERSITY OF VIRGINIA  
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: June 16, 2001

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.A. Vice President's Remarks

ACTION REQUIRED: None

DISCUSSION: The Vice President for Management and Budget will inform the Board of recent events that do not require formal action, but of which it should be made aware.

UNIVERSITY OF VIRGINIA  
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: June 16, 2001

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.B Miscellaneous Reports

ACTION REQUIRED: None

DISCUSSION: These are reports, which are provided to the Buildings and Grounds Committee at each meeting.

**UNIVERSITY OF VIRGINIA  
BOARD OF VISITORS  
MEETING OF THE  
BUILDINGS AND GROUNDS  
COMMITTEE  
MISCELLANEOUS REPORTS  
JUNE 16, 2001**

UNIVERSITY OF VIRGINIA  
BOARD OF VISITORS  
MEETING OF THE  
BUILDINGS AND GROUNDS COMMITTEE  
MISCELLANEOUS REPORTS  
JUNE 16, 2001

Major Project Status	1
Professional Services Contracts	8
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**MAJOR PROJECT STATUS REPORT**  
**University of Virginia Academic Division / Agency 207**  
 June 16, 2001

Project	Budget	Design Review Status			Construction		Comments
		Guidelines	Schematic	Preliminary	Start	Complete	
Clark Hall Renovation and Addition Architect: Ellenzweig Associates Address: Cambridge, MA Contract Date: February 18, 1997 Contractor: Barton Malow Address: Charlottesville, VA	\$ 34,432,000	Jan-98	Apr-98	May-99	Aug-00	Jun-03	Authorization granted to infuse \$2,700,000 into project with total funds now available \$34,432,000. Steel erection is 100% complete. The project is on schedule.
Scott Stadium Expansion Architect: Heery International, Inc. Address: Atlanta, GA Contract Date: December 23, 1997 Contractor: Barton Malow Address: Charlottesville, VA	\$ 86,000,000	Nov-97	Feb-98	Mar-98	Apr-98	May-01	Certificate of Occupancy issued for the remainder of Stadium. Punchlist was verified by May 31, 2001.
Special Collections Library Architect: Hartman-Cox Address: Washington, DC Contract Date: October 17, 1997	\$ 26,000,000	May-98	May-99	Sep-99	TBD	TBD	Construction documents are in review. State's share of construction funds have been frozen by the Governor. Construction delayed until funds are released.
Monroe Lane Student Residence Architect: Mitchell/Matthews and Associates Address: Charlottesville, VA Contract Date: January 11, 2000	\$ 7,300,000	Feb-00	Apr-00	Jun-00	Apr-01	Jun-02	Construction is 10% complete.

N/A = Design Review Not Required

Major Project Status Rpt

Project	Budget	Design Review Status			Construction		Comments
		Guidelines	Schematic	Preliminary	Start	Complete	
Biomedical Engineering and Medical Science Building Architect: Henningson, Durham & Richardson Address: Alexandria, VA Contract Date: December 10, 1997 Contractor: Beers/Heyward & Lee Address: Richmond, VA	\$ 41,624,000	Nov-97	Apr-98	Sep-98	Oct-99	Jan-02	Construction is 80% complete.
East Precinct Chiller Plant Architect: RMF Engineering, Inc. Address: Baltimore, MD Contract Date: January 15, 1998 Contractor: Daniel & Company, Inc. Address: Richmond, VA	\$ 10,760,000	Jan-98	Feb-99	Sep-99	Apr-00	Sep-01	Construction is 85% complete.
Law School Expansion Project/Student Faculty Center Architect: Train & Spencer Address: Charlottesville, Va. Contract Date: March 7, 2000 Contractor: Beers/Heyward & Lee Address: Richmond, VA	\$7,000,000	Sep-99	Nov-99	Feb-00	Dec-00	Dec-01	Construction is 40% complete.
Medical Research Building (MR6) Architect: Henningson, Durham & Richardson Address: Alexandria, VA Contract Date: October 21, 2000	\$50,000,000	Jun-00	Jan-01	TBD	TBD	TBD	Design Development Drawings are 35% complete.

N/A = Design Review Not Required

Major Project Status Rpt

Project	Budget	Design Review Status			Construction		Comments
		Guidelines	Schematic	Preliminary	Start	Complete	
NRAO Addition and Renovation Architect: Versar Greenwood Inc. Address: Williamsburg, VA Contract Date: July 15, 1999	\$8,900,000	May-99	Sep-99	Nov-99	TBD	TBD	NRAO has requested that the advertising for construction bids be delayed until further notice.
Environmental Science Field Station Architect: Bushman Dreyfus Architects Address: Charlottesville, VA Contract Date: March, 1998 Engineer: MSA Engineers Address: Norfolk, VA Contract Date: June, 2000	\$2,600,000	Jun-98	Jan-01	Jan-01	Sep-01	Mar-02	Construction documents are 50% complete.
Observatory Hill Dining Architect: Dagit Saylor Architects Address: Philadelphia, PA Contract Date: TBD	\$22,000,000	TBD	TBD	TBD	TBD	TBD	Predesign study is complete. Existing facility will remain open during construction. Architect / Engineer contract negotiations are in progress.
Campbell Hall Addition Architect: SMBW, P.C. Address: Richmond, VA Contract Date: TBD	\$5,000,000	Jun-00	TBD	TBD	TBD	TBD	Contract negotiations pending Board approval of this firm.

N/A = Design Review Not Required

Major Project Status Rpt

Project	Budget	Design Review Status			Construction		Comments
		Guidelines	Schematic	Preliminary	Start	Complete	
Lambeth Field Residence Area (Exterior Stairs) Architect: Mitchell-Matthews & Associates Address: Charlottesville, VA Contract Date: April 21, 1999 Contractor: Beers, Heyward & Lee Construction Co, Inc. Address: Richmond, VA	\$6,000,000	N/A	N/A	N/A	May-00	Aug-01	The Phase II project for the replacement of exterior stairs for 13 residence halls will be completed in August of 2001.
Miller Center Addition/Renovation Architect: Geier Brown Renfrow Architects Address: Alexandria, VA Contract Date: September 24, 1999 Contractor: Beers, Heyward & Lee Construction Co, Inc. Address: Richmond, VA	\$7,500,000	May-99	Nov-99	Feb-00	Oct-00	May-02	Construction is 40% complete.
Fayerweather Hall Renovation Architect: Dagit - Saylor Architect Address: Philadelphia, PA Contract Date: September 28, 1999	\$5,400,000	Oct-99	Nov-99	Nov-99	TBD	TBD	Construction funds have not been appropriated. Construction documents scheduled for completion June 2001.
Studio Art Building Architect: Machado and Silvetti Address: Boston, MA Contract Date: October 1, 2000	\$12,500,000	Sep-00	TBD	TBD	TBD	TBD	Pre-design & programming completed November 2000. Project on hold pending release of frozen general funds or approval of gift funded supplement.
Darden Phase II Architect: Ayers Saint Gross Address: Baltimore, MD Contract Date: August 25, 1999 Contractor: Whiting-Turner Contracting Co. Address: Richmond, VA	\$46,000,000	Jun-99	Sep-99	Apr-00	Jun-00	Dec-02	Early site work construction is complete. Building construction is 25% complete.

N/A = Design Review Not Required

Project	Budget	Design Review Status			Construction		Comments
		Guidelines	Schematic	Preliminary	Start	Complete	
Peabody Hall Renovation Architect: The Glave Firm Address: Richmond, VA Contract Date: September 15, 2000 Contractor: Martin/Horn, inc. Address: Charlottesville, VA	\$2,150,000	N/A	N/A	N/A	Sep-00	Jul-01	Construction is 75% complete.
Grounds Walk, Phase I (Emmet Street Bridge) Architect: Ayers Saint Gross Address: Baltimore, MD Contract Date: TBD	\$3,200,000	N/A	TBD	TBD	Apr-02	Oct-03	Project scope development and architect contract negotiations are in progress.
Aquatic & Fitness Center Addition Architect: Hughes Group Address: Sterling, VA Contract Date: December, 2000	\$ 8,000,000	1994	Jan-01	TBD	Jan-02	Apr-03	Construction documents are 35% complete.
Materials Research Science & Engineering Center Architect: VMDO Architects Address: Charlottesville, VA Contract Date: TBD	\$28,000,000	TBD	TBD	TBD	TBD	TBD	Programming is scheduled to be completed this month. Contract negotiations with the architect will begin after programming is complete.

N/A = Design Review Not Required

Major Project Status Rpt

## University of Virginia Medical Center / Agency 209

Project	Budget	Design Review Status			Construction		Comments
		Guidelines	Schematic	Preliminary	Start	Complete	
Emergency Room Renovations Architect: Ellerbe Becket Address: Washington, DC Contract Date: January 13, 1998 Contractor: Martin / Horn inc. Address: Charlottesville	\$ 3,500,000	N/A	N/A	N/A	Apr-99	Jun-01	Construction is scheduled for completion June 2001.
Hospital Expansion Architect: RTKL Address: Baltimore, MD Contract Date: August 21, 2000	\$58,000,000	Jun-01	TBD	TBD	Jul-02	Sep-05	The Hospital Expansion Pre-Design Study is complete. Programming and schematics began June 1, 2001.

N/A = Design Review Not Required

Major Project  
Status Rpt

## University of Virginia's College at Wise / Agency 246

Project	Budget	Design Review Status			Construction		Comments
		Guidelines	Schematic	Preliminary	Start	Complete	
Football Facility - Stadium Phase 2 Architect: Thompson+Litton Address: Wise, VA Contract Date: November 7, 1997	\$ 1,000,000	Jan-98	Jan-98	Oct-98	TBD	TBD	Project remains on hold.
Science Building Renovation and Expansion Addition Architect: VMDO Address: Charlottesville, VA Contract Date: October, 1998 Contractor: Quesenberry Address: Big Stone Gap, VA	\$ 9,826,000	May-98	Mar-99	May-99	Feb-01	Aug-02	Construction began in February, 2001 and is 15% complete.
Student Center Architect: VMDO Address: Charlottesville, VA Contract Date: October 1, 1998	\$ 10,000,000	May-98	May-99	Sep-99	TBD	TBD	Construction bids were received in March 2001. Contract award has been made.

N/A = Design Review Not Required

Major Project  
Status Rpt

**PROFESSIONAL SERVICES CONTRACTS  
UNIVERSITY OF VIRGINIA**

**Fiscal Years  
1997/1998  
1998/1999  
1999/2000  
2000/2001**

**PROFESSIONAL SERVICES CONTRACTS**

<b>CONTRACTS</b>	97/98	98/99	99/00	00/01 Thru 05/01/01	Total	% of 3+ Yr. Total
Virginia Architects	56	65	103	72	296	33%
Virginia Engineers	89	89	117	90	385	43%
Minority Arch. + Eng. Firms	15	8	7	3	33	4%
<b>Total of Virginia Firms</b>	<b>160</b>	<b>162</b>	<b>227</b>	<b>165</b>	<b>714</b>	<b>80%</b>
Out-of-State Architects	23	11	44	32	110	12%
Out-of-State Engineers	9	8	29	25	71	8%
<b>Total of Out-of-State Firms</b>	<b>32</b>	<b>19</b>	<b>73</b>	<b>57</b>	<b>181</b>	<b>20%</b>
<b>Total Contracts of All Firms</b>	<b>192</b>	<b>181</b>	<b>300</b>	<b>222</b>	<b>895</b>	<b>100%</b>

**PROFESSIONAL SERVICES FEES**

<b>FIRMS</b>	97/98	98/99	99/00	00/01 thru 05/01/01	Total	% of 3+ Yrs. Total
Virginia Architects	\$ 5,059,983	\$ 4,569,129	\$ 4,661,318	\$ 5,601,414	\$ 19,891,844	47%
Virginia Engineers	\$ 729,306	\$ 658,175	\$ 1,161,168	\$ 1,341,010	\$ 3,889,659	9%
Minority Arch. + Eng. Firms	\$ 89,207	\$ 121,427	\$ 112,425	\$ 37,442	\$ 360,501	1%
<b>Total to Virginia Firms</b>	<b>\$ 5,878,496</b>	<b>\$ 5,348,731</b>	<b>\$ 5,934,911</b>	<b>\$ 6,979,866</b>	<b>\$ 24,142,004</b>	<b>57%</b>
Out-of-State Architects	\$ 3,309,829	\$ 7,142,651	\$ 2,075,004	\$ 2,181,634	\$ 14,709,118	35%
Out-of-State Engineers	\$ 1,604,930	\$ 131,455	\$ 771,746	\$ 981,029	\$ 3,489,160	8%
<b>Total to Out-of-State Firms</b>	<b>\$ 4,914,759</b>	<b>\$ 7,274,106</b>	<b>\$ 2,846,750</b>	<b>\$ 3,162,663</b>	<b>\$ 18,198,278</b>	<b>43%</b>
<b>Total to All Firms</b>	<b>\$10,793,255</b>	<b>\$ 12,622,837</b>	<b>\$ 8,781,661</b>	<b>\$ 10,142,529</b>	<b>\$ 42,340,282</b>	<b>100%</b>

Lgm- may 1, 2001 BOV report

### Pavilion Occupancy Report

Pavilion	Occupants	Assigned	Vacancy Status			Comments (Renovation Work)
			Available	Renovation Period	Projected Re-occup.	
I	David W. Brennan & Donna Plasket	July 1998				
II	B. Jeanette & Wade Lancaster	July 1991				
III	William W. & Beverly Hammon	Aug. 1994				
IV	Kenneth & Terry Elzinga	Oct. 1992	Nov. 2002			
V & Annex	Edward A. & Kimberly Snyder	Sept. 1999	Summer, 2001			
VI	Robert M. & Theodora Carey	May 1991				
VII	Colonnade Club			Sept. 1998	April 2001	
VIII	Cristina Della Coletta & Michael Thrift	May 1998				
VIII Terrace Apartment	Sarah Farrell	June 1996	Aug. 2002			
IX	Karen Van Lengen & James Welty	Aug. 1999	Aug. 2006			
X	Ernest H. & Petie Em	Mar 1989	Summer, 2001			
Montebello	Richard W. & Robin Miksad	Aug. 1994				