

**UNIVERSITY OF VIRGINIA
BOARD OF VISITORS
MEETING OF THE
BUILDINGS AND GROUNDS
COMMITTEE
OCTOBER 18, 2001**

BUILDINGS AND GROUNDS COMMITTEE

Thursday, October 18, 2001

11:30 a.m. - 12:00 noon

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, CHILDREN'S MEDICAL CENTER ADDITION AND RENOVATION: Approval of architect selection.

The architect for the Children's Medical Center Addition and Renovation project will be presented for consideration by the Buildings and Grounds Committee. The Children's Medical Center has initiated a plan to enhance its facilities. The plan's scope includes new construction, renovation, and demolition. \$27 million has currently been designated for the project with \$10 million coming from hospital revenues and the balance from gifts. We recommend the selection of Stanley Beaman and Sears Architecture of Atlanta.

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

APPROVAL OF ARCHITECT SELECTION FOR CHILDREN'S MEDICAL CENTER ADDITION AND RENOVATION

RESOLVED that Stanley Beaman and Sears Architecture of Atlanta, is approved for the performance of architectural and engineering services for the Children's Medical Center Addition and Renovation.

B. ARCHITECT SELECTION, HEALTH SCIENCES CENTER PARKING STRUCTURE: Approval of architect selection.

The architect for a 600 car parking structure will be presented for consideration by the Buildings and Grounds Committee. The structure will be constructed as an addition to the South Parking Garage in the Health Sciences Center. The budget is \$10,800,000. Funding will be provided by bonds with debt service supported by parking revenues and a subsidy from the Health Sciences Center. We recommend the selection of Walker Parking Consultants of Wayne, Pennsylvania.

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

APPROVAL OF ARCHITECT SELECTION FOR HEALTH SCIENCES CENTER
PARKING STRUCTURE

RESOLVED that Walker Parking Consultants of Wayne, Pennsylvania, is approved for the performance of architectural and engineering services for the Health Sciences Center Parking Structure.

UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: October 18, 2001

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II. Report from the Special Committee on
The College and Graduate School of Arts &
Sciences Facilities

BACKGROUND: At its June meeting the Rector appointed a special committee to develop a plan to remodel, modernize, and rebuild The College and Graduate School of Arts & Sciences facilities. The committee's charge was to 1) establish priorities for the work, 2) develop financing strategies, 3) determine if and how to use endowment funds, and 4) determine the feasibility of a surge building.

DISCUSSION: Since June the Special Committee has met twice. Mr. Farrell, the Chair of the Special Committee, will review the Committee's report with the Board.

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

APPROVAL OF REPORT FROM THE SPECIAL COMMITTEE ON THE COLLEGE AND GRADUATE SCHOOL OF ARTS & SCIENCES FACILITIES

RESOLVED that the recommendations in the report from the Special Committee on The College and Graduate School of Arts & Sciences Facilities are approved; and

RESOLVED FURTHER that the Executive Vice President and Chief Operating Officer is hereby authorized to proceed with the recommended actions, make whatever budget requests are necessary to the Governor and/or the legislature, and execute all appropriate documents.

UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: October 18, 2001

COMMITTEE: Buildings and Grounds

AGENDA ITEM: III.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: October 18, 2001

COMMITTEE: Buildings and Grounds

AGENDA ITEM: III.B. Report on the Actions of the
Buildings and Grounds Committee

ACTION REQUIRED: None

October 10, 2001 Meeting of the Buildings and Grounds Committee

DISCUSSION: The Buildings and Grounds Committee met on October 10 to review 1) architectural design guidelines for the Observatory Hill Dining Facility, the Materials Science Engineering and Nanotechnology Building, the Emmet Street Parking Structure, and the Monroe Hall Addition, 2) an easement for NTELOS at the Emergency Operations Center, 3) schematic designs for the Emmet Street Bridge and the Observatory Hill Dining Facility, and 4) preliminary designs for the Aquatic & Fitness Center Addition and the Medical Research Building #6. Mr. Farrell will report on the actions of the Committee.

UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: October 18, 2001

COMMITTEE: Buildings and Grounds

AGENDA ITEM: III.C 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
OCTOBER 18, 2001**

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BUILDINGS AND GROUNDS COMMITTEE
MISCELLANEOUS REPORTS
OCTOBER 18, 2001

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MAJOR PROJECT STATUS REPORT
University of Virginia Academic Division / Agency 207
October 18, 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	Construction is 30% complete.
Special Collections Library Architect: Hartman-Cox Address: Washington, DC Contract Date: October 17, 1997	\$ 26,000,000	May-98	May-99	Sep-99	Jan-02	Jan-04	On September 17, 2001 the Governor restored the project's general funds, which were frozen this past February. Sufficient funding is now available to proceed with bidding.
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 22% complete.
Biomedical Engineering & Medical Sciences Bldg Architect: Henningson, Durham & Richardson Address: Alexandria, VA Contract Date: January 11, 2000 Contractor: Beers/Heyward & Lee Address: Richmond, VA	\$ 41,624,000	Nov-97	Apr-98	Sep-98	Oct-99	Jan-02	Construction is 88% complete.

N/A = Design Review Not Required

Major Project Status Rpt

Project	Budget	Design Review Status			Construction		Comments
		Guidelines	Schematic	Preliminary	Start	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	Nov-01	The plant is functional, but work remains to be completed of the project's drive and parking lot.
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	\$ 8,000,000	Sep-99	Nov-99	Feb-00	Dec-00	Jan-02	The renovation component is complete. Work continues on the expansion component. Overall, construction is 65% complete.
Medical Research Building (MR-6) Architect: Henningson, Durham & Richardson Address: Alexandria, VA Contract Date: January 11, 2000	\$ 50,000,000	Jun-00	Jan-01	Jun-02	TBD	TBD	Design Development Drawings are 50% 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	TBD	TBD	The building construction documents are 50% complete. Civil and site drawings are 95% complete.
Observatory Hill Dining Architect: Dagit-Saylor Architects Address: Philadelphia, PA Contract Date: July 20, 2001	\$ 22,000,000	Oct-01	Oct-01	Feb-02	Jan-03	Jul-04	Existing facility will remain open during construction. Schematic Design is complete.

N/A = Design Review Not Required

Major Project Status Rpt

Project	Budget	Design Review Status			Construction		Comments
		Guidelines	Schematic	Preliminary	Start	Complete	
Campbell Hall Addition Architect: SMBW, P.C. Address: Richmond, VA Contract Date: August 10, 2001	\$5,000,000	TBD	TBD	TBD	TBD	TBD	The Strategic Master Plan for additions and renovations to Campbell Hall will be complete November 1, 2001.
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 was 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 50% 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 were completed in June 2001.
Studio Art Building Architect: Machado and Silvetti Address: Boston, MA Contract Date: October 1, 2000	\$12,500,000	Sep-00	Jan-02	Jun-02	TBD	TBD	The schematic design is 25% complete.
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	Building construction is 50% complete. The parking structure and Sponsors Hall Addition are scheduled for completion in late October 2001.

N/A = Design Review Not Required

Major Project Status Rpt

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 complete.
Grounds Walk, Phase I (Emmet Street Bridge) Architect: Ayers Saint Gross Address: Baltimore, MD Contract Date: June 1, 2001	\$3,200,000	N/A	Oct -01	TBD	Apr-02	Oct-03	Schematic design is complete.
Aquatic & Fitness Center Addition Architect: Hughes Group Address: Sterling, VA Contract Date: December, 2000	\$8,000,000	1994	Jan-01	Oct-01	Jan-02	Apr-03	Construction documents are 50% complete.
Materials Research Science & Engineering Center Architect: VMDO Architects Address: Charlottesville, VA Contract Date: April, 2001	\$28,000,000	Oct -01	Dec - 01	Feb -02	Apr-03	May-05	Programming is complete. A/E contract negotiations are underway.

N/A = Design Review Not Required

Major Project Status Rpt

Project	Budget	Design Review Status			Construction		Comments
		Guidelines	Schematic	Preliminary	Start	Complete	
Emmet Street Parking Structure Architect: Hartman-Cox Address: Washington, DC Contract Date: June 28, 2001	\$14,000,000	Oct-01	TBD	TBD	Sept-02	Jan-04	Pre-design study is complete. Guidelines and schematic design will be completed in late October 2001.
Lambeth Field Housing Renovations Architect: Mitchell-Matthews & Associates Address: Charlottesville, VA Contract Date: October 19, 1999	\$11,000,000	N/A	N/A	N/A	May-02	Aug-05	Fire sprinkler design is scheduled for completion in December 2001.
Monroe Hall Additions & Renovations Architect: EYP Architecture Engineering, P.C. Address: Washington, DC Contract Date: June 20, 2001	\$35,000,000	Oct-01	Jan-02	May-02	May-03	TBD	Programming and Concept Design are complete. Contract negotiations with the architect for full 3-phase project A/E services have been initiated.
Garrett Hall Renovation Architect: Glave & Holmes Associates Address: Richmond, VA Contract Date: September 21, 2001	\$2,500,000	N/A	N/A	N/A	Sept-02	Dec-03	Project scope development and architect contract negotiations are complete.
Baseball Field Renovations Architect: VMDO Architects, Inc. Address: Charlottesville, VA Contract Date: August 28, 2001 Contractor: Martin/Horn, inc. Address: Charlottesville, VA	\$5,000,000	N/A	Sept-01	Sept-01	Sept-01	Jan-02	This is proceeding as a "fast track" design & construction project with emergency procurement methods caused by a completion date stipulation requested by the donor.
Health System Parking Garage Architect: Address: Contract Date:	\$10,800,000	Dec-01	Dec-01	Aug-02	Sept-03	TBD	Authorization is for planning only.

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 complete.
Hospital Expansion Architect: RTKL Address: Baltimore, MD Contract Date: August 21, 2000	\$58,000,000	Jun-01	Jan-02	May-02	Jul-02	Sep-05	Schematics are 15% complete.
Farm Vivarium Facility Architect: FPW Architects Address: Charlottesville, VA Contract Date: TBD	\$4,000,000	TBD	TBD	TBD	TBD	TBD	A/E Fee Negotiations are complete.
Children's Center Addition & Renovation Architect: TBD Address: TBD Contract Date: TBD	\$41,173,000	TBD	TBD	TBD	TBD	TBD	The name of the Architect/Engineer was to be submitted for approval during the week of October 8, 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	
Science Building Renovation and 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 is 30% complete.
Student Center Architect: VMDO Address: Charlottesville, VA Contract Date: October 1, 1998	\$ 10,000,000	May-98	May-99	Sep-99	Jun-02	Oct-02	Construction is 15% complete.

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

CONTRACTS	97/98	98/99	99/00	00/01 Thru 08/31/01	Total	% of 3+ Yr. Total
Virginia Architects	56	65	103	116	340	34%
Virginia Engineers	89	89	117	113	408	42%
Minority Arch. + Eng. Firms	15	8	7	3	33	3%
Total of Virginia Firms	160	162	227	232	714	79%
Out-of-State Architects	23	11	44	42	120	12%
Out-of-State Engineers	9	8	29	43	89	9%
Total of Out-of-State Firms	32	19	73	85	209	21%
Total Contracts of All Firms	192	181	300	317	990	100%

PROFESSIONAL SERVICES FEES

FIRMS	97/98	98/99	99/00	00/01 thru 08/31/01	Total	% of 3+ Yrs. Total
Virginia Architects	\$ 5,059,983	\$ 4,569,129	\$ 4,661,318	\$ 7,237,471	\$ 21,527,901	42%
Virginia Engineers	\$ 729,306	\$ 658,175	\$ 1,161,168	\$ 1,606,462	4,155,111	8%
Minority Arch. + Eng. Firms	\$ 89,207	\$ 121,427	\$ 112,425	\$ 37,442	360,501	1%
Total to Virginia Firms	\$ 5,878,496	\$ 5,348,731	\$ 5,934,911	\$ 8,881,375	\$ 26,043,513	51%
Out-of-State Architects	\$ 3,309,829	\$ 7,142,651	\$ 2,075,004	\$ 9,480,473	\$ 22,007,957	42%
Out-of-State Engineers	\$ 1,604,930	\$ 131,455	\$ 771,746	\$ 1,346,918	\$ 3,855,049	7%
Total to Out-of-State Firms	\$ 4,914,759	\$ 7,274,106	\$ 2,846,750	\$ 10,827,391	\$ 25,863,006	49%
Total to All Firms	\$ 10,793,255	\$ 12,622,837	\$ 8,781,661	\$ 19,708,766	\$ 51,906,519	100%

Pavilion Occupancy Report

Pavilion	Occupants	Assigned	Vacancy Status			Comments (Renovation Work)
			Available	Renovation Projected	Re-occup.	
			Period			
I	David W. Breneman & Donna Plasket	July 1998				
II	B. Jeanette & Wade Lancaster	July 1991				
III	William W. & Beverly Harmon	Aug. 1994				
IV	Kenneth & Terry Elzinga	Oct. 1992	Nov. 2002			
V & Annex	Vacant		Summer, 2001			
VI	Robert M. & Theodora Carey	May 1991				
VII	Colonnade Club					
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	Carl P. & Charlotte Zeithaml	Mar 2001	Summer, 2006			
Montebello	Richard W. & Robin Miksad	Aug. 1994				