

**UNIVERSITY OF VIRGINIA
BOARD OF VISITORS
MEETING OF THE
BUILDINGS AND GROUNDS
COMMITTEE
JANUARY 31, 2003**

BUILDINGS AND GROUNDS COMMITTEE

Friday, January 31, 2003

12:45 - 1:15 p.m.

Board Room, The Rotunda

Committee Members:

Thomas F. Farrell, II, Chair

William G. Crutchfield, Jr. H. Timothy Lovelace, Jr.

William H. Goodwin, Jr. Terence P. Ross

Mark J. Kington John P. Ackerly, III, Ex Officio

AGENDA

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BOARD OF VISITORS CONSENT AGENDA

A. EASEMENT, EMMET STREET PARKING STRUCTURE (University of Virginia Real Estate Foundation): Approval of easement

At its June 1, 2002, meeting the Buildings and Grounds Committee approved an easement with the University of Virginia Real Estate Foundation for an access road and water/sewer lines from the Emmet Street Parking Garage across the Foundation's Cavalier Inn property to Emmet Street. This request expands the easement to include an electric line. Virginia Dominion Power had planned to run the line from a pole on Ivy Road to a transformer at the garage. After reviewing its options, the company decided it would be less expensive to run the line from a pole on Emmet Street across the Cavalier Inn property. The new route, which is shorter, will save the University approximately \$5,000. The easement will be approximately 200 feet long and 20 feet wide. It will fall within the boundaries of the existing access easement.

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

APPROVAL OF A PERMANENT EASEMENT FOR THE UNIVERSITY OF VIRGINIA ACROSS PROPERTY OWNED BY UNIVERSITY OF VIRGINIA REAL ESTATE FOUNDATION LOCATED AT THE CAVALIER INN AT THE INTERSECTION OF EMMET STREET AND IVY ROAD

RESOLVED that the request for an easement, dated January 31, 2003, from the University of Virginia Real Estate Foundation for an electric power line for the Emmet Street Parking Structure across property owned by the Foundation located at the Cavalier Inn, is approved; and

RESOLVED FURTHER that appropriate officers of the University are authorized to execute said dedication and easement.

B. HISTORICAL MARKER, EDGAR ALLAN POE: Approval of historical marker

On October 9-10, 1998, the Board adopted a policy titled *Historical Marker Policy*, which calls for the Buildings and Grounds Committee, in consultation with the President, to make a recommendation to the Board on the installation of any proposed historical marker, monument, or plaque on University property.

The City of Charlottesville has approached the University suggesting that a historical marker honoring Edgar Allan Poe be placed on McCormick Road near Poe's former room on the West Range. His room has been preserved as an exhibit in his honor.

We concur with City's suggestion and recommend that the marker be approved. The specific wording for the marker must be approved by the Virginia Department of Historic Resources. The proposed text for the plaque follows. The President has reviewed it and concurs with this recommendation.

EDGAR ALLAN POE

Edgar Allan Poe (1809-1849) -- writer, poet, and critic -- born in Boston, Mass. The orphaned child of traveling actors, he was raised by Mr. and Mrs. John Allan of Richmond, and attended schools in England and Richmond before enrolling at the University of Virginia on 14 Feb. 1826 for one term, living in No. 13 West Range. He took classes in the schools of Ancient and Modern Languages, and he belonged to the Jefferson Literary Society. While here, Poe accumulated personal expenses and gambling debts that John Allan refused to pay. Poe briefly returned to Richmond before moving to Boston in Mar. 1827. In addition to his essays, prose fiction, and poems, he is remembered for having edited the Southern Literary Messenger in Richmond.

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

APPROVAL OF EDGAR ALLAN POE HISTORICAL MARKER INSTALLATION

WHEREAS, Edgar Allan Poe enrolled at the University of Virginia on February 14, 1826 for one term; and

WHEREAS, Mr. Poe is recognized as one of the nation's important literary figures; and

WHEREAS, the University has preserved his room, #13 on the West Range, in his honor; and

WHEREAS, a marker on McCormick Road in the vicinity of the West Range would serve to further commemorate the achievements of this outstanding American writer;

RESOLVED that installation of a marker for Edgar Allan Poe is approved.

UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: January 31, 2003

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: January 31, 2003

COMMITTEE: Buildings and Grounds

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

ACTION REQUIRED: None

DECEMBER 18, 2002, MEETING OF THE BUILDINGS AND GROUNDS
COMMITTEE

DISCUSSION: The Buildings and Grounds Committee met on December 18, 2002, to review 1) architectural design guidelines for the Cocks Hall Renovation project, the Rouss Hall Renovation / Commerce School project, and the Bice House Renovation project, 2) demolition requests for the Observatory Hill Dining Hall, the Tree House Dining Facility, and the Dell Garden Structure, and 3) the revised budget and funding plan for the South Lawn project. The Vice President for Management and Budget and the University Architect presented reports on the Dell Storm Water project, the Studio Art Building, and the proposed Arts Grounds Symposium. Mr. Farrell will report on the Committee's actions.

UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: January 31, 2003

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.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
JANUARY 31, 2003**

UNIVERSITY OF VIRGINIA
BOARD OF VISITORS
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BUILDINGS AND GROUNDS COMMITTEE
MISCELLANEOUS REPORTS
JANUARY 31, 2003

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MAJOR PROJECT STATUS REPORT
University of Virginia Academic Division / Agency 207
 January 31, 2003

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 Construction Manager: Barton Malow Address: Charlottesville, VA	\$39,432,000	Jan-98	Apr-98	May-99	Aug-00	Jun-03	Construction is 75% complete. The Addition to Clark Hall is 100% complete.
Special Collections Library Architect: Hartman-Cox Address: Washington, DC Contract Date: October 17, 1997 Contractor: Beers Skanska, Inc. Address: Richmond, VA	\$26,000,000	May-98	May-99	Sep-99	Feb-02	Feb-04	Construction is 30% complete.
Monroe Lane Student Residence Architect: Mitchell/Matthews and Associates Address: Charlottesville, VA Contract Date: January 11, 2000 Contractor: Beers/Skanska Address: Richmond, VA	\$7,300,000	Feb-00	Apr-00	Jun-00	Apr-01	Aug-02	Construction is 100% complete. Punch list is complete. Closeout is nearing completion.
Rouss Hall / Commerce School Architect: (Proposed) Hartman-Cox Architects Address: Washington, DC Contract Date: TBD Contractor: Address:	TBD	Dec-02	Jun-03	Sept-03	Jun-04	Jun-06	Concept design has begun.
Medical Research Building (MR-6) Architect: Henningson, Durham & Richardson Address: Alexandria, VA Contract Date: January 11, 2000 Contractor: Address:			Feb-01	Sept-01	TBD	TBD	Construction documents 100% complete.

N/A = Design Review Not Required

Major Project Status Rpt

Project	Budget	Design Review Status			Construction		Comments
		Guidelines	Schematic	Preliminary	Start	Complete	
Law School Expansion Project/Student Faculty Center Architect: Train & Spencer Address: Charlottesville, VA Contract Date: March 7, 2000 Contractor: Beers/Skanska Address: Richmond, VA	\$8,000,000	Sep-99	Nov-99	Feb-00	Dec-00	Jul-02	Punchlist and contract complete – anticipate final certificate of use and occupancy by end of January 2003.
NRAO Addition and Renovation Architect: Versar, Inc. Address: Lynchburg, VA Contract Date: July 15, 1999 Contractor: Address:	\$8,900,000	May-99	Sep-99	Nov-99	TBD	TBD	Construction documents are being updated and revised for bidding.
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 Contractor: Address:	\$3,200,000	Jun-98	Jan-01	Jan-01	Dec-02 Pier and Dock Apr-03 Phase I	Mar-03 Pier and Dock Dec-03 Phase I	Construction for Pier and Dock started. Phase I temporarily on pause due to funding issues.
Observatory Hill Dining Architect: Dagit-Saylor Architects Address: Philadelphia, PA Contract Date: July 20, 2001 Contractor: Branch & Associates Address: Roanoke, Virginia	\$22,000,000	Oct-01	Oct-01	Oct-01	Feb-03	Jul-04	Existing facility will remain open during construction. Construction Manager selection process complete. Construction to begin February 2003.
Campbell Hall Addition Architect: SMBW, P.C. Address: Richmond, VA Contract Date: August 10, 2001 Contractor: Address:	\$5,000,000	May-02	Ju-02 South TBD East	Ju-02 South TBD East	TBD	TBD	Schematic and preliminary designs for the South Addition, which is the first phase of two phases, were approved at the July 2002 meeting.

Major Project Status
Rpt

N/A = Design Review Not Required

Project	Budget	Design Review Status			Construction		Comments
		Guidelines	Schematic	Preliminary	Start	Complete	
South Lawn Architect: Polshek Partnership Architects Address: New York, NY Contract Date: Predesign Contract: 3/26/02 Contractor: Address:	\$83,600,000	Jun-02	TBD	TBD	TBD	TBD	Pre-design at 90% complete. Budget includes B-1 Building (\$60M), JPA Crossing (\$18.1M,) and B-1 Parking (150 cars @ \$5.5 M).
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	Sept-02	Construction is complete except for landscaping which was delayed by the drought. Close out in progress.
Fayerweather Hall Renovation Architect: Dagit - Saylor Architect Address: Philadelphia, PA Contract Date: September 28, 1999 Contractor: Address:	\$5,400,000	Oct-99	Nov-99	Nov-99	TBD	TBD	Construction documents were completed in January 2002. Project is on hold pending release of GOB funds.
Studio Art Building Architect: TBD Address: TBD Contract Date: TBD Contractor: Address:	\$12,500,000	Sep-00	TBD	TBD	TBD	TBD	Project is on hold pending Arts Grounds Symposium, development of design guidelines for all of the Arts Grounds projects, and selection of a new architect.
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	The faculty office addition was occupied in October 2002 and the classroom addition was occupied in January, 2003. Punch list items and storm water channel re-work remain.

N/A = Design Review Not Required

Major Project Status Rpt

Project	Budget	Design Review Status			Construction		Comments
		Guidelines	Schematic	Preliminary	Start	Complete	
Grounds Walk, Phase I (Emmet Street Bridge) Architect: Ammann & Whitney/Ayers Saint Gross Address: Baltimore, MD Contract Date: June 1, 2001 Contractor: Address:	\$3,200,000	N/A	Oct -01	Oct-01	Feb-03	Nov-03	Bids were received in December. VDOT approval to award is expected in mid-January, and work should start in February, 2003.
Aquatic & Fitness Center Addition Architect: Hughes Group Address: Sterling, VA Contract Date: December, 2000 Contractor: Nielsen Builders Inc. Address: Harrisonburg, VA	\$10,400,000	1994	Jan-01	Oct-01	Jul-02	Nov-03 (bldg)	Construction is 20% complete for addition and chiller shell in basement.
Materials Research Science & Engineering Center Architect: VMDO Architects Address: Charlottesville, VA Contract Date: April, 2001 Contractor: Barton Malow Address: Charlottesville, VA	\$32,000,000	Oct -01	Feb - 02	May-02	Apr-03	May-05	Construction Manager has been selected. Working drawings are in progress. Cost estimate review has begun.
Emmet Street Parking Structure Architect: Hartman-Cox Address: Washington, DC Contract Date: June 28, 2001 Contractor: Donley's Address: Cleveland, Ohio	\$17,500,000	Oct-01	Dec-02	Apr-02	Sept-02	Aug-03	On-site work started in September. Precast erection is expected to start in February.
Lambeth Field Housing Renovations Architect: Mitchell-Matthews & Associates Address: Charlottesville, VA Contract Date: October 19, 1999 Contractor: Address:	\$11,000,000	N/A	N/A	N/A	May-02	Aug-05	Design was completed in January 2002. Project has been postponed for two years due to budget restraints.

N/A = Design Review Not Required

Major Project Status Rpt

Project	Budget	Design Review Status			Construction		Comments
		Guidelines	Schematic	Preliminary	Start	Complete	
Cocke Hall Renovation Architect: Schwartz Silver Address: Boston, MA Contract Date: TBD Contractor: Address:	\$6,000,000	Oct-02	Feb-03	Apr-03	Dec-03	Aug-05	Initial planning study has been completed. Schematic design phase beginning.
Health System Parking Garage Architect: Walker Parking Consultants Address: Wayne, Pennsylvania Contract Date: October 18, 2001 Contractor: Address:	\$10,800,000	Sept-02	Dec-02	Jan-03	TBD	TBD	Preliminary documents were received January 2003. Traffic Impact Study is due February 2003.
New Basketball Arena and Parking Architect: VMDO Architects, P.C. Address: Charlottesville, VA Contract Date: October 2, 2001 Contractor: Barton Malow Address: Charlottesville, VA	\$128,000,000	Apr-02	May-02	Sept-02	Nov-02	May-06	Preliminary design is under building code review.
Farm Vivarium Facility Architect: FPW Architects Address: Charlottesville, VA Contract Date: TBD Contractor: Address:	\$4,000,000	TBD	TBD	TBD	TBD	TBD	Evaluation of available site utilities is underway. Work includes drilling test wells to locate a water source.

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	
Hospital Expansion Architect: RTKL Address: Baltimore, MD Contract Date: August 21, 2000 Contractor: Address:	\$58,000,000	Jun-01	May-02	May-02	Jan-03	Dec-05	Site utility relocations and excavation to start January 2003.

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, Inc. Address: Big Stone Gap, VA	\$9,826,000	May-98	Mar-99	May-99	Feb-01	Dec-02	Construction is 98% complete.
Student Center Architect: VMDO Address: Charlottesville, VA Contract Date: October 1, 1998 Contractor: Powell Building Group Address: Nashville, TN	\$10,000,000	May-98	May-99	Sep-99	Jun-01	May-03	Construction is 75% complete.
Football Stadium Architect: Thompson + Litton Address: Wise, VA Contract Date: May, 2002 Contractor: Quensenberry's, Inc. Address: Big Stone Gap, VA	\$3,000,000				May-02	Sept-03	Construction of Phase I (Grandstand and Field Lighting) complete. Phase II CD's in progress.
Crockett Hall Architect: Mitchell Mathews Address: Charlottesville, VA Contract Date: TBD Contractor: TBD Address: TBD	\$4,750,000	Jan-03	Mar-03	Jun-03			A/E contract is in negotiation.

N/A = Design Review Not Required

Major Project Status Rpt

PROFESSIONAL SERVICES CONTRACTS
UNIVERSITY OF VIRGINIA
January 31, 2003

CONTRACTS	1997-1998	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003 through 12-16-2002	Total 5 years 4-1/2 months	Percent for each category
Virginia Architects	66	89	104	105	65	14	443	35%
Virginia Engineers	100	86	124	106	62	13	491	39%
Total of Virginia Firms	166	175	228	211	127	27	934	74%
Out-of-State Architects	43	37	59	41	20	5	205	17%
Out-of-State Engineers	7	21	36	38	11	4	117	9%
Total of Out-of-State Firms	50	58	95	79	31	9	322	26%
Total All Firms	216	233	323	290	158	36	1256	100%

FEES	1997-1998	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003 through 12-16-2002	Total 5 years 4-1/2 months	Percent for each category
Virginia Architects	\$ 4,069,784	\$ 4,823,076	\$ 5,366,602	\$ 6,348,738	\$22,507,827	\$ 743,717	\$43,859,744	50%
Virginia Engineers	\$ 800,855	\$ 672,573	\$ 1,314,589	\$ 1,543,621	\$ 1,054,858	\$ 269,933	\$ 5,656,429	6%
Total Virginia Firms	\$ 4,870,639	\$ 5,495,649	\$ 6,681,191	\$ 7,892,359	\$23,562,685	\$1,013,650	\$49,516,173	56%
Out-of-State Architects	\$ 7,066,488	\$ 6,920,954	\$ 2,913,020	\$ 4,862,015	\$13,641,786	\$1,237,983	\$36,642,246	41%
Out-of-State Engineers	\$ 97,704	\$ 73,553	\$ 771,744	\$ 1,253,928	\$ 776,303	\$ 144,381	\$ 3,117,613	3%
Total Out-of-State Firms	\$ 7,164,192	\$ 6,994,507	\$ 3,684,764	\$ 6,115,943	\$14,418,089	\$1,382,364	\$39,759,859	44%
Total All Firms	\$12,034,831	\$12,490,156	\$10,365,955	\$14,008,302	\$37,980,774	\$2,396,014	\$89,276,032	100%

Pavilion Occupancy Report

Pavilion	Occupants	Assigned	Vacancy Status			Comments (Renovation Work)
			Available	Renovation Period	Projected Re-occup.	
I	David W. Breneman & Donna Plasket	July 1998				
II	B. Jeanette & Wade Lancaster	July 1991				
III	William W. & Beverly Harmon	Aug. 1994				
IV	Larry J. Sabato	Oct. 2002	Winter, 2008			
V & Annex	Gene D. & Carol Block	Oct. 2001	Winter, 2007			
VI	Robert M. & Theodora Carey	May 1991				
VII	Colonnade Club					
VIII	Cristina Della Coletta & Michael Thrift	May 1998	June 2004			
VIII Terrace Apartment	Arthur Garson, Jr.	Aug. 2002	Aug. 2003			
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				

January 31, 2003