UNIVERSITY OF VIRGINIA
BOARD OF VISITORS
MEETING OF THE
BUILDINGS AND GROUNDS
COMMITTEE
MARCH 13, 2007
**BUILDINGS AND GROUNDS COMMITTEE**

*Tuesday, March 13, 2007*

*12:45 – 2:15 p.m.*

*Lower East Oval Room, The Rotunda*

**Committee Members:**
- Lewis F. Payne, Chair
- Daniel R. Abramson
- Alan A. Diamonstein
- Susan Y. Dorsey
- W. Heywood Fralin
- Vincent J. Mastracco, Jr.
- Anne Elizabeth Mullen
- Don R. Pippin
- Gordon F. Rainey, Jr.
- Thomas F. Farrell, II, Ex Officio

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The South Garage expansion in the Medical Center area required the partial closing of 15th Street with the understanding that Crispell Drive would be extended to Monroe Lane. The Charlottesville City Council agreed to the closing of 15th Street and the extension of Crispell Drive if the University would either dedicate the new road extension to the City or provide the City with a public access easement. The University has chosen to provide a public access easement and will continue to own the real estate. This action provides that easement to the City of Charlottesville.

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

RESOLVED, the Board approves the granting of a permanent easement to the City of Charlottesville for public access to the Crispell Drive extension, on property owned by The Rector and Visitors of the University of Virginia; and

RESOLVED FURTHER that appropriate officers of the University are authorized to execute said easement.
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: March 13, 2007

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.A. Addition to the Six Year Capital Outlay Plan (2008-14)

BACKGROUND: At your last Committee meeting, the 2008-14 Six Year Capital Outlay Plan was approved. Since that time, an additional project has been proposed for inclusion in that plan.

DISCUSSION: An addition is proposed for the first biennium, 2008-10, of the University’s 2008-14 Six Year Capital Outlay Plan:

Improve Baseball and Softball Facilities Gifts: $6,200,000
The project will add 1,000 seats on the right field line and build out the space underneath the stadium to add a visiting team locker room, an officials’ locker room, office space, and a weight training area. The improvements to the softball facility at the Park will include dugout modifications, bullpens, field lighting, grandstand improvements, site infrastructure, a team building, toilets/concessions, and an improved, more inviting pathway to the facility. A feasibility study will be conducted this spring, however, full planning and design and subsequent construction is contingent upon fundraising.

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

APPROVAL OF AMENDMENT TO THE 2008-14 SIX YEAR CAPITAL OUTLAY PLAN

RESOLVED that Improvements to Baseball and Softball Facilities is approved as an amendment to the 2008-14 Six-Year Capital Outlay Plan for the Academic Division in the 2008-10 biennium.
UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: March 13, 2007

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.B. Project Budget Increase

BACKGROUND: In accordance with the policy adopted by the Board of Visitors in October 2004, all capital project budget increases in excess of 10 percent and all capital project scope decreases in excess of 10 percent require the approval of the Finance and Buildings and Grounds Committees.

DISCUSSION: The University administration recommends a $5 million project budget increase for the Claude C. Moore Medical Education Building from $30 million to $35 million, an increase of nearly 17 percent. The project budget was originally approved by the Board of Visitors in 2003 as part of the 2004-10 Six Year Plan to be executed in 2004-06 at an estimated cost of $20.7 million. In Fall 2005, the Board of Visitors approved a new budget of $30 million to reflect an increased scope (from 56,800 gross square feet to 62,500 gross square feet), revised programming, a new site, and escalation increases. The current budget increase from $30 million to $35 million is related to cost escalation beyond that projected in 2005. The entire project will be fully funded from gifts by the School of Medicine. The increase will be presented to the Finance Committee at its April meeting.

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

RESOLVED that the budget for the Claude C. Moore Medical Education Building is increased by $5 million, from $30 million to $35 million.
UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: March 13, 2007

COMMITTEE: Buildings and Grounds

AGENDA ITEMS: II.C. Frederic W. Scott Memorial

BACKGROUND: Frederic W. Scott, Jr., of North Garden, an alumnus of the University, has proposed a memorial to his grandfather, Frederic W. Scott of Richmond. The elder Mr. Scott (1862-1939) was Rector of the University from 1930 to 1939 and gave the original Scott Stadium. The younger Mr. Scott’s mother, Elizabeth Scott, (and thus a daughter-in-law of the elder Mr. Scott) has been – and continues to be – a firm friend and benefactor of the Miller Center.

Mr. Scott proposes that the memorial be placed on McCormick Road, across from Gilmer Hall and at the bus stop between Echols and Page Houses, which are first year dormitories. The memorial will consist of a bust and pedestal, some brick work, a bench, two drinking fountains and architectural elements from the first gates – now dismantled – at Scott Stadium.

DISCUSSION: The Architect for the University and representatives from Facilities Management, together with the donor, have developed a schematic design which will be presented to the Committee as the next item on this Agenda. The action called for here, the approval of the idea of the memorial, as well as its placement, must be approved by the Committee and by the full Board. The design needs to be approved by the Committee only.
ACTION REQUIRED: Approval by the Buildings and Grounds Committee and by the Board of Visitors

APPROVAL OF FREDERIC W. SCOTT MEMORIAL

WHEREAS, Mr. Frederic W. Scott of Richmond (1862-1939) was Rector of the University from 1930 to 1939; and

WHEREAS, Mr. Scott’s benefactions to the University included the original Scott Stadium, named for his parents; and

WHEREAS, Mr. Scott’s grandson, Frederic W. Scott, Jr., of North Garden, wishes to present a memorial to his grandfather;

RESOLVED, the Board of Visitors approves the proposed memorial to Frederic W. Scott, to be located on McCormick Road adjacent to the first year dormitories, and thanks Frederic W. Scott, Jr., for his generosity.
UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: March 13, 2007

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.D. Schematic Design, Scott Memorial on McCormick Road

$500,000 Gifts

BACKGROUND: This project constructs a memorial to Frederic W. Scott, Rector of the University during the years 1930 – 1939. It is to be on McCormick Road, at the bus stop in front of the first year residence halls and across from Gilmer Hall. The memorial will consist of a statuary bust and pedestal, surrounded by brick enclosure wall with two brick piers holding decorative elements from the older gates at Scott Stadium, a stone bench, brick paving and two drinking fountains. The bust and pedestal are being sculpted by Steven Strumlauf.

DISCUSSION: The Architect for the University and representatives from Facilities Management, in association with the donor, have developed a schematic design, which Mr. Neuman will review with the Committee.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee

APPROVAL OF SCHEMATIC DESIGN FOR SCOTT MEMORIAL ON MCCORMICK ROAD

RESOLVED that the schematic design, dated March 13, 2007, and prepared by the Architect for the University for the construction of a memorial to Frederic W. Scott, on McCormick Road, is approved for further development and construction.
UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: March 13, 2007

COMMITTEE: Buildings and Grounds

AGENDA ITEM: III. Reports by the Vice President for Management and Budget

ACTION REQUIRED: None

DISCUSSION: The Vice President for Management and Budget will provide an update on current projects. Beginning on page 8 is a written report providing an update through February on the 2006-2007 Goals and Work Plan of the Buildings and Grounds Committee. Beginning on page 13, the Architect/Engineer Selection Report shows that no architect or engineering firms which were not on a term contract were selected for a project of less than $5 million for the period ended December 31, 2006.
1. Historic asset management: implementation and process

Currently UVa has one of nation’s most eminent collections of historic buildings and landscapes, and it is the only UNESCO designated World Heritage Site campus in the United States. A historic resources plan has been developed to ensure that the Academical Village receives preservation treatment which conforms to the highest international standards. The recently completed Historic Preservation Framework Plan has been disseminated recently, and will help to inform decision-making as work is proposed on the post-Jefferson buildings on Grounds.

Objectives and Results through February 2007:

- **Approval of first tax credit application (Varsity Hall); completed outline for second application (Rugby Admin. Building) by June 2007:** Part I of Varsity Hall tax credit application submitted to DHR; Part II being drafted for submission in mid-March. Authorization to proceed with project for Rugby Admin. Building anticipated this month.

- **Completion of Historic Structure Report for Rotunda by April 2007:** Rotunda archival and site research completed in early November; draft report submitted February 21, 2007; currently being reviewed internally.

- **Completion of restoration study, design drawings and specifications, and cost study for Pavilion X, Lawn Rooms and adjacent Colonnades by June 2007:** Request for Proposal (RFP) for work was issued February 23.

- **Draft agreement with Thomas Jefferson Foundation regarding a joint building conservation institute and related conservation facility completed by June 2007:** Contact with Thomas Jefferson Foundation initiated, discussion about scope, location and funding to continue in spring.

- **Completion of Historic Structure Report for Hotel A by December 2007:** RFP to be issued in late May 2007.

- **Construction of alleyway and pavilion courtyard paving and lighting prototype area complete by June 2008:** Final draft report for Pavilion Alley and McCormick Road improvements submitted in late November; edits complete, awaiting final report. Report includes recommendations and preliminary cost estimates for paving, drainage, and landscape for the alleys. Proposal received in late February for A/E services through construction is under review. Alley lighting demonstrations performed on October 26th and January 30. Historic Preservation Advisory Committee to review on February 27, 2007; presentation to BOV Buildings and Grounds Committee set for March 13, 2007.
2. Environmental Sustainability: Evaluation and Process

*Given Jefferson’s intention that UVa’s buildings would serve a didactic, as well as a practical, role in everyday life, it would seem appropriate that design of our current buildings do the same in terms of demonstrating principles of environmental sustainability. While many other leading universities have been very active in regard to “green building”, we have made only modest efforts to date. Our initial efforts have been directed toward developing a pragmatic set of design guidelines tailored to the UVa context and its natural climatic setting; and identification of best management practices as they relate to the university-at-large.*

Objectives and Results through February 2007:

- **Completion of LEED certification criteria checklist and cost benefit analysis with users incorporated into design phase of all major new buildings by December 2006:** COMPLETE. LEED certification criteria checklist completed for Claude Moore Nursing Education Building, Bavaro Hall, Observatory Hill Residence Hall, Hereford Residence Hall, Emily Couric Clinical Cancer Center, Claude Moore Medical Education Building and the South Lawn project. A LEED certification criteria checklist has been incorporated into the project schematic design process. Currently all active building projects in design have submitted a LEED checklist to the Office of the Architect. Cost / benefit analysis continue on most projects, with several projects identified for LEED certification: the Emily Couric Clinical Cancer, Wise Residence Hall III and Wise Dining Hall. The South Lawn and the Wise Science Building Renovation are registered with the USGBC for LEED certification. A draft LEED baseline checklist has been developed for UVA new construction. A LEED baseline checklist for renovation projects is currently in development. At its February 8-9, 2007 meeting, the full Board of Visitors approved a resolution to require major new and renovation building projects that come before the Building and Grounds Committee to be designed and constructed consistent with the performance standards of the U.S. Green Building Council’s LEED rating system and shall achieve, unless extraordinary circumstances apply, a minimum of a LEED Certified rating upon completion.

3. Land Use: Work Plan, Data Analysis & Enhanced Process

Though UVa owns more than 5,000 acres beyond its Central Grounds, we have only just begun efforts to assess comprehensively the natural systems, current uses, land use constraints, etc., with the long-term goal of more strategic management of existing lands and the acquisition process through a collaborative approach of the Office of the Architect and the University of Virginia Foundation. This in turn will provide for better decision making, stewardship, and future flexibility in the institution’s land use and planning.

Objectives and Results through February 2007:

• **Completion of consultant study analysis of UVa natural systems by October 2006**: COMPLETE. Analysis and final written report are complete with analytical model being used for Grounds Plan development.

• **With Institutional Planning, Provost’s Office, and Real Estate Management, completion of analysis of programming projections (supply and demand ratio of space needs); analysis needed to develop Grounds Plan carrying capacity options by December 2006**: COMPLETE. Projections completed in December form the basis for alternative land use scenarios to be developed in Spring 2007.

• **Bicycle and pedestrian plans developed in coordination with City and County staff by April 2007**: UVA Bicycle Smart Map complete in January 2007, under review by our Transportation Demand Management Consultant. Bicycle and pedestrian planning is under development and is being coordinated with the City and County.

• **Phase I of UVa Transportation Management Plan developed with Parking & Transportation by June 2007**: The consultant has completed the existing conditions report and a series of focus groups. The planned completion of the work product is on schedule for June 2007.

4. Process Improvement

We are initiating a new goal for 2006-2007 with an interdepartmental Process Improvement emphasis. Within this goal are three new, discrete tasks: implementation of a Grounds Improvement fund; implementation of a collaborative peer review/value management practice into the building design process; and standardization of the cost estimate templates for all new buildings.

Objectives and Results through February 2007:

- Completion of prototype testing and analyses of revised and improved Value Management Program for all new building designs in concert with Facilities Management by December 2006: COMPLETE. Meeting with Facilities Planning and Construction (FP&C) (Assistant State Building Official, Project Managers, etc.), Architect for the University staff, and consultant teams have led to continued refinements of the Value Management process. The latest approach was first incorporated for the Emily Couric Clinical Cancer Center reviews. A detailed process outline has been completed and is being distributed with training/support on a project-by-project basis. Facilitator training complete.

Completion of standardized cost estimating format for all new projects in concert with Facilities Management by February 2007: COMPLETE. Value Management exercises, construction estimates, and bids have been reviewed to ascertain best practices in measuring and costing construction labor and materials. A meeting between FP&C and the Architect for the University staff to consider various estimating formats, to establish consistent measurements and metrics and to develop a data-base for estimates to compare across multiple projects by early next year was held in December. A consensus recommendation was reached to employ the Davis Langdon Component Cost System as a UVA standard. Davis Langdon will assist the Architect for the University staff and FP&C in developing UVA Cost Component guidelines to be used as a project management and cost control tool. A test case project is in the process of being established and final guidelines are expected by July 2007.

- Approved surcharge system for funding infrastructure and grounds improvement projects by March 2007: COMPLETE. The Office of the Architect for the University, the Vice President for Management and Budget, and the Budget Office met in October 2006 to initiate the final draft of the plan. Approved by the Board of Visitors’ Finance Committee, January 2007.

- Complete Architect for the University Design Guidelines for the Health System by July 2007: Preliminary research into the history of the Health System development and design has been gathered to inform the upcoming design guidelines. The schematic design of two projects, the Emily Couric Clinical Cancer Center and the Claude Moore Medical Education Building, have been developed to incorporate siting, massing, architectural articulation, materials and sustainability concerns that have been researched in the development of the
Health System Design Guidelines. Guidelines will be developed for review by Buildings and Grounds Committee by June 2007.

5. Safety and Security
The most important assets of the University are its students, faculty and staff: its facilities and grounds; and its information. These assets are at risk from both natural and man-made disasters. The University must endeavor to discover and to assess its vulnerabilities, to protect its assets with prevention measures, to develop a plan of action to follow if an event does occur, and to ensure resiliency of the organization in the aftermath of such an event. The physical environment plays an enormous role in the development of a comprehensive security plan.

Objectives and Results through February 2007:

- **Security component incorporated into building and landscape guidelines for academic and health system by July 2007**: Inventory of existing security measures for academic and health system facilities planned for Spring 2007. Completed review of best practices and benchmarking of peer institutions on schedule.

- **Train University Police, Office of the Architect, and Facilities Management staff in "Crime Prevention Through Environmental Design" by October 2006**: COMPLETE.
## University of Virginia

**Architect/Engineer Selection for Capital Projects $5 Million of Less**

**And not on term contracts**

**Period Ended December 31, 2006**

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<th>Project</th>
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BOARD MEETING: March 13, 2007

COMMITTEE: Buildings and Grounds

AGENDA ITEM: IV. Reports by the Architect for the University

ACTION REQUIRED: None

DISCUSSION: The Architect for the University will provide updates on (1) current historic preservation projects, including the Alley Paving Master Plan and Poe Alley design, and redesign of the Chinese trellis on the Lawn colonnades; and (2) the Grounds Plan, focusing on biodiversity and transportation demand management items.