

February 25, 2010

MEMORANDUM

TO: The Buildings and Grounds Committee:

The Honorable Lewis F. Payne, Chair  
Daniel R. Abramson  
The Honorable Alan A. Diamonstein  
Susan Y. Dorsey  
Helen E. Dragas  
Rahul Gorawara  
Robert D. Hardie  
Vincent J. Mastracco, Jr.  
Don R. Pippin  
John O. Wynne, Ex Officio  
John B. Morse, Jr., Consulting Member

and

The Remaining Members of the Board:

A. Macdonald Caputo	Randal J. Kirk
W. Heywood Fralin	Austin Ligon
Glynn D. Key	Warren M. Thompson
E. Darracott Vaughan, Jr., M.D.	

FROM: Susan G. Harris

SUBJECT: Minutes of the Meeting of the Buildings and Grounds  
Committee on February 25, 2010

The Buildings and Grounds Committee of the Board of Visitors of the University of Virginia met, in Open Session, at 4:00 p.m., on Thursday, February 25, 2010, in the Board Room of the Rotunda; The Honorable Lewis F. Payne, Chair, presided.

Daniel R. Abramson, Ms. Susan Y. Dorsey, Ms. Helen E. Dragas, Rahul Gorawara, Robert D. Hardie, and John O. Wynne, Rector, were present.

Also present were A. Macdonald Caputo, W. Heywood Fralin, Warren M. Thompson, and E. Darracott Vaughan, Jr., M.D.

John B. Morse, Jr., the Consulting Member from the Council of Foundations, was present.

Present as well were John T. Casteen III, Leonard W. Sandridge, Ms. Susan G. Harris, Paul J. Forch, Arthur Garson, Jr., M.D., Ms. Colette Sheehy, Ms. Susan A. Carkeek, Steven T. DeKosky, M.D., James L. Hilton, R. Edward Howell, Ms. Patricia M. Lampkin, Marcus L. Martin, M.D., David J. Prior, Ms. Yoke San L. Reynolds, Thomas C. Skalak, David J. Neuman, and Ms. Jeanne Flippo Bailes.

The Chair asked Ms. Sheehy to present the Consent Agenda. The first three items were resolutions for the approval of easements.

On motion, the Committee approved the following resolutions and recommended them to the full Board:

APPROVAL OF EASEMENT TO RELOCATE WATER METER VAULT AT KLUGE CHILDREN'S REHABILITATION CENTER FROM THE UNIVERSITY OF VIRGINIA TO THE ALBEMARLE COUNTY SERVICE AUTHORITY

RESOLVED, the grant of a permanent easement on property owned by The Rector and Visitors of the University of Virginia in the approximate locations shown on that certain plat entitled "Plat Showing New Permanent Water Easement Across Tax Map 60 Parcel 31 Property Belonging To Rector & Visitors Of The University Of Virginia" dated December 16, 2009, and prepared by the Albemarle County Service Authority (the "Plat"), to facilitate the construction of a water meter vault and associated equipment, is approved; and

RESOLVED FURTHER, the Executive Vice President and Chief Operating Officer is authorized, on behalf of the University, to approve and execute a deed of easement and related documents, to approve revisions to the Plat (including, without limitation, revisions to change the location of the permanent easement), to incur reasonable and customary expenses, and to take such other actions as deemed necessary and appropriate to grant such permanent easement; and

RESOLVED FURTHER, all prior acts performed by the Executive Vice President and Chief Operating Officer, and other officers and agents of the University, in connection with the grant of such permanent easement, are in all respects approved, ratified and confirmed.

APPROVAL OF ACQUISITION OF A PERMANENT EASEMENT FOR THE UNIVERSITY OF VIRGINIA FROM THE CITY OF CHARLOTTESVILLE FOR UNDERGROUND DATA LINES ON EMMET STREET

RESOLVED, the acquisition of a permanent easement across Emmet Street, near the intersection of Thomson Road, and in the approximate location shown on that certain plat entitled "15' TELECOMMUNICATIONS CONDUIT EASEMENT WITHIN THE EMMET STREET RIGHT-OF-WAY" dated November 20, 2009, and prepared by Kirk Hughes & Associates, to facilitate the installation of a telecom conduit, is approved; and

RESOLVED FURTHER, the Executive Vice President and Chief Operating Officer is authorized, on behalf of the University, to approve and execute a deed of easement and related documents, to incur reasonable and customary expenses, and to take such other actions as deemed necessary and appropriate to acquire such permanent easement; and

RESOLVED FURTHER, all prior acts performed by the Executive Vice President and Chief Operating Officer, and other officers and agents of the University, in connection with the acquisition of such permanent easement, are in all respects approved, ratified, and confirmed.

APPROVAL OF ACQUISITION OF A PERMANENT EASEMENT FOR THE UNIVERSITY OF VIRGINIA FROM THE CITY OF CHARLOTTESVILLE FOR INSTALLATION OF A WATERLINE ACROSS EMMET STREET

RESOLVED, the acquisition of a permanent easement across Emmet Street, north of the intersection with Stadium Road, and in the approximate location shown on that certain plat entitled "20' WATERLINE EASEMENT" Across Emmet Street, City of Charlottesville, Virginia" dated December 16, 2009, and prepared by Dewberry & Davis, Inc., to facilitate the installation of a waterline, is approved; and

RESOLVED FURTHER, the Executive Vice President and Chief Operating Officer is authorized, on behalf of the University, to approve and execute a deed of easement and related documents, to approve revisions to the Plat (including, without limitation, revisions to change the location of the permanent easement), to incur reasonable and customary expenses, and to take such other actions as deemed necessary and appropriate to acquire such permanent easement; and

RESOLVED FURTHER, all prior acts performed by the Executive Vice President and Chief Operating Officer, and other officers and agents of the University, in connection with the acquisition of such permanent easement, are in all respects approved, ratified and confirmed.

The next two Consent Agenda items are approvals of the Architect/Engineer selection for two projects. The following resolutions were approved by the Committee:

APPROVAL OF ARCHITECT/ENGINEER SELECTION, ALDERMAN ROAD HOUSING, PHASE III UTILITIES

RESOLVED, Dewberry and Davis, Inc., of Glen Allen, is approved for the engineering services for the Alderman Road Phase III Utilities project.

APPROVAL OF ARCHITECT/ENGINEER SELECTION, NEWCOMB HALL DINING EXPANSION PROJECT

RESOLVED, Cole and Denny Inc., of Alexandria, is approved for the architectural services for the Newcomb Hall Dining Expansion project.

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ACTION ITEM: Addition to the Major Capital Projects Program

Ms. Sheehy introduced David Neuman, who discussed adding the renovation and expansion of the Newcomb Hall Dining Facility to the Major Capital Projects Program. The concept, site, and design guidelines for the project also require approval. On motion, the Committee approved the following resolutions:

APPROVAL OF ADDITION TO THE MAJOR CAPITAL PROJECTS PROGRAM TO RENOVATE AND EXPAND NEWCOMB HALL DINING FACILITY

WHEREAS, the University proposes a new capital project to renovate and expand the Newcomb Hall Dining Facility, with a budget range of \$16 million to \$18 million to be funded from debt and dining reserves;

RESOLVED, the Buildings and Grounds Committee approves the addition of this project to the University's Major Capital Projects Program.

APPROVAL OF THE CONCEPT, SITE, AND DESIGN GUIDELINES FOR THE NEWCOMB HALL DINING EXPANSION PROJECT

RESOLVED, the concept, site, and design guidelines, dated January 2010 for the Newcomb Hall Dining Expansion Project, are approved; and

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

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ACTION ITEM: Foster Site - Historic Markers

Mr. Neuman explained that the Foster site is a state historic landmark and will be marked with historic markers similar to the ones around Grounds. He said there will be a recognition area within Nau Hall with interpretive material. The structure on the site is sculptural and casts a shadow to indicate the footprint of the previous house. Gravesites are marked.

On motion, the Committee approved the following resolution:

APPROVAL OF FOSTER SITE - HISTORIC MARKERS

WHEREAS, the approved site plan for the South Lawn includes a historic site commemorating the archaeological remains of the homestead belonging to Catherine Foster and her descendants from 1833-1906; and

WHEREAS, The Foster Site Advisory Committee appointed by the Dean of the College of Arts and Sciences has recommended the placement and wording of three historical markers in the landscape to interpret and explain the history of the site and commemorative features of the design;

RESOLVED, the Board of Visitors approves the placing of three historical markers in the specified locations; the wording is appended to this resolution.

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ACTION ITEM: Naming of the University of Virginia Transitional Care Hospital

Ms. Sheehy said the proposal is to rename the long term acute care hospital underway on 250 West the University of Virginia Transitional Care Hospital.

On motion, the Committee approved the following resolution:

NAMING THE LONG TERM ACUTE CARE HOSPITAL ON 250 WEST THE UNIVERSITY OF VIRGINIA TRANSITIONAL CARE HOSPITAL

WHEREAS, the University of Virginia Health Services Foundation is constructing a long term acute care hospital on 250 West next to the existing Northridge Medical Office Building; and

WHEREAS, the University's Medical Center will lease the entire building for use as a long term acute care hospital and related services; and

WHEREAS, the Medical Center undertook market research and determined that "University of Virginia Transitional Care Hospital" is an appropriate name for the new facility and the name will distinguish this new facility from the main Medical Center, which will avoid confusion for emergency services, referring physicians, patients, and their families; and

WHEREAS, the Medical Center wishes to begin using the name as soon as possible because the new facility is slated to open in Spring 2010;

RESOLVED, the Board of Visitors names the long term acute care hospital on 250 West the University of Virginia Transitional Care Hospital.

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WALK ON RESOLUTION: Schematic Design for the Alderman Road Housing, Phase IV, (Building 5)

Mr. Payne said there are no controversial elements in this project and so he proposes moving ahead with approval of the schematic design in order to take advantage of current pricing conditions rather than waiting until the next Committee meeting. He asked Mr. Neuman to review the details of the schematic design.

On motion, the Committee approved the following resolution:

APPROVAL OF SCHEMATIC DESIGN FOR THE ALDERMAN ROAD HOUSING, PHASE IV, (Building 5)

RESOLVED, the schematic design dated February 25, 2010, prepared by Ayers Saint Gross, in conjunction with the Architect for the University and others, for the construction of the Alderman Road Housing, Phase IV (Building 5) is approved for further development and construction.

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Vice President's Report

Mr. Payne said Ms. Sheehy would report on sustainability. Before beginning the sustainability report, Ms. Sheehy asked the Committee to review the deferred maintenance report in the appendix. It is an annual status report on reducing the backlog in deferred maintenance and increasing the operating budget to a level of maintenance equilibrium. The budget reductions will slow the progress toward these goals.

Ms. Sheehy said two academic buildings in the South Lawn project are occupied a full year in advance of the schedule. The Primary Care Center annex building is complete and will be occupied soon.

In introducing the sustainability discussion, she said they wanted to follow up on the theme of energy conservation discussed at the previous Committee meeting. She called on Cheryl Gomez, Director of Energy and Utilities, to give the report.

Ms. Gomez said if the University does not do anything, its carbon footprint will increase because of growth and redevelopment. By 2012 the University will grow by 1.2 million square feet or roughly 10% of the current energy consumption number. The University would like to reduce its carbon footprint to 20% below the 2008 level. Four major strategies are being considered, but today she was focusing on one, conservation.

One quarter of the carbon footprint comes from combustion of fuels. Although the University is building energy-intensive buildings, we have been able to flatten out energy consumption because of conservation measures.

One half of the carbon footprint is electricity. Energy conservation strategies have reduced the potential power bill by \$8 million in one year. Lighting, weather-stripping and many other low technology strategies have contributed to the reduction. A team called "Delta Force" works on "retro commissioning" buildings—not putting the building back the way it was, but retrofitting to improve conservation.

A centralized approach to cooling is the single biggest thing to contribute to the energy conservation numbers.

There is a sustainability kiosk in Newcomb Hall that shows how much energy is being consumed in the building over differing periods of time. Kiosks will be installed in other buildings soon.

Affiliated engineers have been hired to look at renewable energy alternatives. Besides economic value, there is also educational value to these programs.

Ms. Gomez concluded her presentation by stating that although conservation pays for itself, the 150,000 ton carbon challenge is significant.

Mr. Neuman followed up Ms. Gomez' presentation by mentioning LEED certification of buildings. LEED was developed by the U.S. Green Building Council. There are now about 2,000 LEED certified buildings in the U.S. and Canada associated with higher education. The

University completed the process on its first building, the print shop, which received Silver certification. LEED stands for Leadership in Energy and Environmental Design. On all projects, the University is doing a cost-benefit analysis.

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The Chair concluded the Committee meeting at 5:00 p.m.

SGH:lah

These minutes have been posted to the University of Virginia's Board of Visitors website.

<http://www.virginia.edu/bov/buildingsgroundsminutes.html>

## Historical Marker 1

### History Underfoot

#### Text

Traces of those who came before are all around us. This spot, for example, held clues to the life of Catherine Foster, a free black seamstress and laundress, who purchased 2 1/8 acres here, in 1833, for herself and her family.

As this “reveal” shows, there are bricks and cobblestones still below ground, not just rubble, but stones laid with purpose. To what end?

These bricks and stones are part of a path leading to the Foster home.

Archaeology on the site also uncovered foundations and basement of the Foster home, a well, a paved courtyard (possibly used for the family laundering business), and many small artifacts.

While each unearthed feature has been covered again for preservation, transparent protection over this feature allows visitors to see something of what lies underfoot and to imagine the generations of Fosters who walked this ground.

## Historical Marker 2

### Shadow Catcher

#### Text

At this place, on the site of Catherine Foster’s home, this “shadow catcher” links the visible with the unseen. Even as it pulls the eyes upward to the sky, it creates a shadowy, grid-like outline of the house that once stood at this location.

The meandering paths lead away from the home site across the Fosters’ yard to a family and community burial ground.

## Historical Marker 3

### ‘Burying’ Ground

#### Text

The Foster family kept their ancestors close. Sheltered on a portion of the 2 1/8 acre plot purchased in 1833 by free black Catherine Foster, this burial ground still contains several dozen graves.

**Rediscovered in 1993, the Foster cemetery most likely contains the remains of not only family members but also neighbors from the local community called Canada.**

**In deference to those buried here, the graves remain undisturbed, but no longer uncelebrated. Gentle mounds and depressions recall the contours of other historic African American cemeteries. A stone wall embraces the elevated ground, inviting the introspection of passersby.**