

Bradley H. Gunter, the Consulting Member from the Council of Foundations, was present.

Present as well were John T. Casteen III, Ms. Teresa A. Sullivan, 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., R. Edward Howell, Ms. Patricia M. Lampkin, Marcus L. Martin, M.D., David J. Prior, Thomas C. Skalak, Robert D. Sweeney, David J. Neuman, Ms. Elaine B. Gall, and Ms. Jeanne Flippo Bailes.

The Chair opened the meeting by welcoming Mr. Ackerly, the Student Member of the Board, and Mr. Gunter. The Chair asked Ms. Sheehy to present the Consent Agenda.

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

ACQUISITION OF A PERMANENT EASEMENT FOR THE UNIVERSITY OF VIRGINIA ACROSS PROPERTY OWNED BY CSX TRANSPORTATION, INC.

RESOLVED, the acquisition of a permanent easement across real property owned by CSX Transportation, Inc., in the vicinity of 11th Street, City of Charlottesville, to facilitate the installation of a utility conduit, is approved; and

RESOLVED FURTHER, the Executive Vice President and Chief Operating Officer is authorized, on behalf of the University, to approve the location of the permanent easement, 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.

NOMINATION OF UNIVERSITY REPRESENTATIVE TO THE ART AND ARCHITECTURAL REVIEW BOARD

WHEREAS, pursuant to Section 2.2-2400 of The Code of Virginia, the Governor appoints five citizen members to the Art and Architectural Review Board of the Commonwealth of Virginia; and

WHEREAS, the Code provides that one member be appointed from a list of persons nominated by the governing board of the University of Virginia; and

WHEREAS, Ms. Constance P. Warnock, Assistant University Architect, was nominated by this board in 2006; appointed by the Governor; has served an initial four year term; and is eligible for reappointment;

RESOLVED, the Board of Visitors recommends to the Governor that Ms. Constance P. Warnock be considered for reappointment to the citizen member position on the Art and Architectural Review Board as the University of Virginia's representative.

ACTION ITEM: Addition to the Major Capital Projects Program

Ms. Sheehy said the University wants to build a new chilled water plant that will replace existing chillers and supply chilled water to the new Health System buildings for the next ten years. The project will be funded from debt, to be repaid by the Medical Center and the University's Utility Infrastructure Reserve.

The second addition to the Major Capital Projects Program is a 20,000 gross square foot building on Edgemont Road to be jointly used by the School of Engineering and Applied Science (SEAS) for student projects, and Facilities Management for shop services. The project will replace the \$1 million SEAS Student Projects Building in the Major Capital Projects Program. The project will be funded from SEAS gifts (\$1.7 million) and Facilities Management operating funds (\$3.5 to \$4 million).

On motion, the Committee approved the following resolution and recommended it to the full Board:

APPROVAL OF ADDITIONS TO THE MAJOR CAPITAL PROJECTS PROGRAM

RESOLVED, the addition of the East Chiller Plant (\$25.8 - \$29.0 million) and School of Engineering and Applied Science Student Projects/Facilities Management Shop Building (\$3.5 - \$4.2 million), projects to the University's Major Capital Projects Program is approved.

ACTION ITEM: Project Budget and Scope Review, McLeod Hall Renovation

Ms. Sheehy said the School of Nursing would like an increase in the renovation budget for McLeod Hall of 20,000 gross square feet and \$8,735,000. This is a "pay as you go" project, so as Dean Fontaine raises additional funds more of the building will be renovated.

On motion, the Committee approved the following resolution and recommended it to the full Board:

APPROVAL OF PROJECT BUDGET AND SCOPE REVIEW, MCLEOD HALL RENOVATION

RESOLVED, that an increase to the McLeod Hall Renovation project of \$8,735,000 and 20,000 gross square feet, bringing the total project to \$14,810,000 and 50,000 gross square feet, is approved

ACTION ITEM: Naming of Breneman Courtyard at the University of Virginia

Ms. Sheehy said Daniel M. Meyers provided a gift to the Curry School of Education to name the new courtyard after the former dean of the Curry School, David W. Breneman. The Chair thanked Mr. Meyers for all he has done for the Curry School and the University, including this one honoring Dean Breneman.

On motion, the Committee approved the following resolution and recommended it to the full Board:

NAMING OF BRENEMAN COURTYARD

WHEREAS, Daniel M. Meyers, Chair of the Curry School Foundation Board of Directors, has provided a generous gift in honor of David W. Breneman, dean of the Curry School of Education from 1995-2007, for his distinguished career and service to the field of education, the Curry School, and the University; and

WHEREAS, Mr. Breneman holds a Ph.D. in Economics from the University of California at Berkeley, was a Senior Fellow in Economic Studies at the Brookings Institution, served as President of Kalamazoo College in Michigan, and was on the faculty of the Harvard Graduate School of Education before moving to the University of Virginia; and

WHEREAS, in addition to serving as dean of the Curry School, Mr. Breneman has served the University since 1995 as University Professor and Newton and Rita Meyers Professor in Economics of Education; and

WHEREAS, in honor of Mr. Breneman, the landscaped courtyard that links the new Bavaro Hall with the existing Ruffner Hall will be named for Mr. Breneman. The courtyard will serve as a gathering space for students, faculty, and staff of the Curry School, a type of space that has not existed in the past; and

WHEREAS, the plaque that will be placed in the courtyard will read as follows:

BRENEMAN COURTYARD
GIFT OF DANIEL M. MEYERS
IN HONOR OF DAVID W. BRENEMAN

RESOLVED, the Board of Visitors approves the naming of Breneman Courtyard in honor of David W. Breneman and thanks Mr. Meyers for his thoughtful gift and for his ongoing support and generosity to the University.

ACTION ITEM: Concept, Site and Design Guidelines, School of Engineering and Applied Sciences Student Projects/Facilities Management Shop Building

Ms. Sheehy introduced David Neuman to present the guidelines for the building on Edgemont Road which will house space for SEAS student projects as well as Facilities Management shop services. Mr. Neuman said SEAS would occupy the upper levels with access to Edgemont Road, and Facilities Management would occupy the lower levels with access to adjacent existing shop spaces. The building will be pre-fabricated in part. He said the site has a steep slope which allows stacking of pre-fabricated units.

On motion, the Committee approved the following resolution:

APPROVAL OF CONCEPT, SITE, AND DESIGN GUIDELINES FOR THE SCHOOL OF ENGINEERING AND APPLIED SCIENCE STUDENT PROJECTS / FACILITIES MANAGEMENT SHOP BUILDING

RESOLVED, the concept, site, and design guidelines, dated June 10, 2010, prepared by the Architect for the University, for the School of Engineering and Applied Science Student Projects/Facilities Management Shop Building are approved; and

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

Schematic Design Review, Newcomb Hall Dining Expansion

Mr. Neuman presented the design for the Newcomb Hall expansion to increase dining space and accommodate other uses. The construction will allow dining operations to continue uninterrupted in the building during the academic year. Several Board Members expressed concern about the design as not in keeping with the original part of Newcomb Hall and other buildings in the precinct, and asked Mr. Neuman to look at some alternatives and bring the design back for re-consideration at the next meeting. A contrary view was also expressed.

Vice President's Report

Ms. Sheehy said she wanted to mention three buildings that have been completed recently: first is the baseball stadium addition, which is mostly invisible to the public because it is built underneath the

grandstands. The second is the Medical Education Building, a \$40.3 million project. The third is an infrastructure project – a chiller plant next to the Aquatics and Fitness Center.

Report of the University Building Official

Ms. Sheehy reminded the Committee that the University Building Official reports directly to the Board and provides an annual report on her activities. Ms. Sheehy introduced Elaine Gall, the University Building Official, who gave a brief report on the work she and her staff have accomplished over the last year. Ms. Gall said they reviewed 355 sets of plans and issued 172 building permits. She said her staff performed inspections and issued 19 certificates of occupancy and 14 certificates of re-occupancy. The full written report is appended to these Minutes.

Report by the Architect for the University

The Architect for the University, David Neuman, reported on Academical Village preservation projects, including the condition of the marble Rotunda capitals, which are deteriorating from soot, moisture, and insect infestation, and must be contained in nets in order to prevent pieces from falling off. Conservation and engineering consultants have been retained for a full analysis and to make recommendations in the Fall. Mr. Neuman showed the Committee a crumbling piece of a capital.

Mr. Neuman also spoke briefly about the Building Information Model (BIM) for the Academical Village, which is a full 3-dimensional computer models of the interior and exterior of the structures. Detailed information is stored in the BIM including room paint color, floor stain, etc. This program allows different levels of access to provide data security. Some information may be accessed by the public, while technical and security data may only be accessed by those authorized to view it. The BIM model may be integrated with other University information systems.

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The Chair adjourned the Committee meeting at 11:45 a.m.

SGH:jb

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

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

APPENDIX

UVA Office of University Building Official

Annual Report 2009-2010



Introduction

The University of Virginia Office of University Building Official (OUBO) is charged with the administration of the Virginia Uniform Statewide Building Code as part of the Management Agreement between UVA and the Commonwealth of Virginia pursuant to the Restructured Higher Education Financial and Administrative Operations Act of 2005. Elaine B. Gall, P.E. has served as the University Building Official since February 2009 and oversees the associated duties for administration of Virginia's building codes. Duties involved include review of plans, processing of building permits, inspections, and issuance of Certificates of Occupancy. Mrs. Gall and her staff report directly and solely to the Board of Visitors as described in the management agreement with the Commonwealth of Virginia.

Overview

Significant increases in construction activity continued in the 2009-2010 year. OUBO issued 172 building permits compared to 148 the previous year. 355 plan reviews were accomplished as compared to 324 in 2008-2009. Responsible for all structures owned by the University of Virginia, members of staff traveled to a number of locations including Blandy Farm, UVA College at Wise, and Fan Mountain to provide onsite consultations and inspections.

The Office of University Building Official issued Certificates of Occupancy for a variety of structures including laboratories, dining halls, residential buildings, offices, and classroom buildings. Certificates of Occupancy were issued for such buildings as:

- Arts Center Addition and Renovation - UVA College at Wise
- Dining and Residence Halls - UVA College at Wise
- Student Lab Modular Building - Blandy Farm
- Primary Care Center Annex
- Carter-Harrison Vivarium
- South Lawn North and South Wings
- Baseball Stadium Addition



College at Wise Residence Hall – Completed August 2009

In addition to the above, OUBO staff participated in 9 Value Management studies to identify cost savings, better functionality, and improved energy efficiency of buildings. Staff also updated the University of Virginia Design Guidelines to include requirements for desired design features for University of Virginia structures that are above and beyond the minimum standards of building codes. These include energy efficiency standards as part of our desire to minimize our carbon footprint and utility costs and security measures to improve student safety in classrooms.



South Lawn Project – North and South Wings Occupied Fall 2009

Plans Review

355 project reviews for 142 projects were completed in 2009-2010. 355 reviews reflect a 10% increase over last year and a 33% increase in two years. Most, but not all, reviews fall under the following five categories and break down as follows:

<u>Project Category</u>	<u>Projects</u>	<u>Reviews</u>
Academic	33	106
Medical	48	114
UVA Wise	6	16
Athletics	7	20
Housing	4	18

By being on grounds, the Office of University Building Official was able to provide services to improve efficiency. Small projects were often handled by a process called “on-board” reviews which enables the project manager and A/E to meet with staff to perform a plan review together as opposed to the more traditional method designed for large projects of sending plans in for review. This was particularly helpful with the many small Medical Center projects that have resulted from relocations made necessary by the current Bed Expansion Project.

With a second year of significant increases in project reviews, the office instituted other measures to meet the specific needs of the University of Virginia. Rather than set priorities based on a first-come, first-served basis as would be the case if competing with other state agencies for review priority, OUBO often set priorities based first on construction schedules, emergency project needs, and funding available thus allowing UVA to have better control over its own review and construction schedules.



UVA College at Wise Arts Center - Occupied Fall 2009

Building Permits

Between April 1, 2009 and March 31, 2010, building permits were issued for 172 projects compared to 148 for the previous year. The office also issued permits for temporary structures such as bleachers for athletic and graduation events and staging for outdoor concerts. Partial permitting increased as the University seeks to begin construction prior to design completion. Thus partial permits for demolition, foundations, and even structural core were issued to allow limited work to begin while remaining design work was being completed. Permits issued included:

<u>Project Category</u>	<u>Permits</u>
Academic	57
Medical	56
UVA Wise	2
Athletics	11
Housing	10

While not all projects require a full plan review, staff members provide consultation and assistance for every permit issued. Increasing numbers due to both an increase in project numbers and partial permitting led the Office of University Building Official to institute a number of efforts to improve efficiency of the process.

In January 2010, we instituted electronic processing utilizing password protected building permits. This significantly improved turnaround time since the process no longer relies on transfer of hard copies which was particularly time-consuming for medical projects that required signatures from persons remotely located.

In addition, a central email account was created for submittal of permit applications which can then be posted on a website and is not dependent on a single individual's email account. This is particularly helpful to persons outside of Facilities Management less familiar with the process. Staff training related to issuing permits was also held to increase the number of staff members available for permit processing.



Baseball Expansion and Site of Four Additional Temporary Permits for Increased Spectator Seating - Occupied Spring 2010

Inspections

The Office of University Building Official performs construction inspections to document compliance with life safety and accessibility standards prior to granting occupancy. The Management Agreement between the University and the Commonwealth of Virginia requires approval from the State Fire Marshal's Office prior to issuance of Certificates of Occupancy and OUBO staff continued to maintain a working relationship with that office by keeping them involved during construction and notifying them of issues that would affect compliance and occupancy. This outstanding relationship was perhaps best exemplified by the several occasions this year when the State Fire Marshal approved buildings based on OUBO final inspections rather than performing their own inspections, indicating their trust and respect for our program. This allowed UVA to continue on its own schedule rather than being delayed while awaiting time slots in the State Fire Marshal's schedule.

Assistance and information continued to be emphasized as the primary means of constructing buildings that comply with the Virginia Uniform Statewide Building Code. OUBO staff developed checklists containing items believed to be most helpful to construction managers and contractors. Staff attended numerous pre-construction meetings to go over items needed for individual projects and posted checklists on Facilities Management websites. Contractors are well-informed early in each project of what is needed to pass OUBO and State Fire Marshal inspections.

OUBO also performed inspections when single items were ready for inspection, particularly as it related to accessibility issues where measurements are critical to state auditors. For example, when the first of numerous accessible showers were installed, inspections were made and issues noted for that single installation. Once corrected, the contractor could then apply the knowledge gained for all remaining accessible showers and use the first as a prototype for the remaining. This helped to prevent the delays and expenses that would have been involved had problems not been noted until the end of the project.



Certificates of Occupancy

During the 2009-2010 reporting year, 19 Certificates of Occupancy were issued. In addition, the Office of University Building Official issued 14 Certificates for Reoccupancy for major renovations to existing buildings. Of particular notice was the significant number of projects completed at UVA College at Wise where Certificates of Occupancy were issued for the following buildings:

**New Residence Hall
New Dining Hall
Complete Renovation of the Science Building
Renovations and Addition of the Arts Center
Smiddy IT Wing**



UVA College at Wise Dining Hall Occupied December 2009

Occupancy was granted for numerous other projects including:

**South Lawn North and South Wings
Baseball Stadium Expansion
Bayly Art Museum Renovations
Blandy Farm Modular Lab
Batten I-Lab Renovations**

**Carter-Harrison Research Vivarium
Focused Ultrasound
Clinical Pedestrian Bridge
Outpatient Clinic at Fontaine
Hospital Zero Level - 5 project**

The Annex to the Primary Care Center received three separate Certificates of Occupancy within a two-week timeframe. Just prior to opening for use as business offices, a large snowfall event was forecast for Charlottesville. UVA Medical Center requested permission to utilize the empty building for emergency sleeping quarters for hospital staff needing to stay in Charlottesville and close to the hospital during the storm. OUBO staff worked with the UVA Medical Center and Facilities Management to gain approval from the State Fire Marshal for this temporary emergency use to begin on February 4, 2010 which was followed by an extension for a second winter storm forecast for February 10. The building was finally occupied for its original intended purpose a week later on February 17.



Primary Care Center Annex Occupied February 2010

University Building Official and Review Unit Biographical Information

University Building Official: Elaine B. Gall, PE, Certified Building Official

B.S. in Mechanical Engineering, Virginia Tech

M.S. in Fire Protection Engineering, University of Maryland

Certified Building Code Official, Fire Code Official, Fire Protection Inspector, Fire Protection Plan Reviewer, and Mechanical Inspector based on certification tests and attendance of related DHCD Code Academy and Department of Fire Programs Training.

Appointed by Governor in July 2009 to serve on the Virginia Fire Services Board.

Member of the Virginia Building and Code Officials Association, National Fire Prevention Association, and Virginia Fire Services Board Code Committee.

- **Virginia registered engineer, 24 years professional experience, all of which includes code and plan review and construction inspection experience. Experience includes serving as Deputy State Fire Marshal and Regional Engineer in Roanoke involved with University of Virginia projects and facilities.**
- **Primary responsibility is to administer the Virginia Uniform Statewide Building Code program for all new construction and renovations and to oversee all activities related to maintaining compliance with Codes and the Management Agreement with the Commonwealth of Virginia.**
- **Also responsible for plan review and consultation related to fire safety provisions including fire suppression and fire alarm systems, and fire-resistance rated construction.**

Review Unit Managing Architect: Sandy H. Lambert III, AIA

B.S. in Architecture, University of Virginia

Member of American Institute of Architects

Completing 28th year with the University of Virginia.

- **Virginia registered architect, 44 years professional experience, 18 years code review experience at University, (including first Chief Review Architect 1991).**
- **Primary responsibility is management of Review Unit, scheduling for project reviews and value management participation, document reviews for contract administration, architectural and ADA accessibility and building code consultation.**
- **Primary editor of University Facilities Design Guidelines, contributing editor of University Higher Education Capital Outlay Manual (HECOM), and contributing editor of Facilities Management Division 1 Guideline Specifications; and related**

training of Facilities Planning and Construction project managers and construction administration managers.

**Senior Mechanical Engineer: Ronald Herfurth, PE
B.S. in Mechanical Engineering, Virginia Tech**

Member of American Society of Heating Refrigeration and Air-Conditioning Engineers

State and International Code Council certified as mechanical plans examiner, plumbing plans examiner, commercial mechanical inspector, and commercial plumbing inspector.

Current position since 1991 and completing his 22nd year with the University of Virginia.

- **Virginia registered engineer, 31 years of commercial and institutional practice, including 18 years code review experience at the University.**
- **Primary responsibility is review and in-house consultation for plumbing, heating, ventilation and air conditioning, and energy management and conservation, value management studies, editing of University Facilities Design Guidelines, Certificates of Use and Occupancy inspections.**
- **Senior administrative assistant to Review Unit Managing Architect and co-editor of University Facilities Design Guidelines.**
- **Standing member and chairman of interdepartmental Facilities Management HVAC Committee.**

Senior Civil/Structural Engineer: Shashi Kavde, PE

B.S. in Civil Engineering, National Institute of Engineering, Mysore, India

M.S. in Structural Engineering: Drexel University, Philadelphia, PA

Registered Professional Engineer in Virginia, North Carolina, and New Jersey

Member of American Society of Civil Engineers, American Concrete Institute and American Institute of Steel Construction

University of Virginia employee since 1996

- **Over 41 years of civil and structural design and construction management for private and government projects (sports, mass transit, industrial, defense, research, environmental facilities, and institutional/residential buildings), plus**
- **13 years at the University reviewing Construction Documents for Building Code Compliance and constructability for all projects.**
- **Additional responsibilities include editing of University Facilities Design Guidelines, HECOM Manual, Value Management Studies, Certificate of Use and Occupancy Inspections, and inter discipline/departmental coordination.**

- **Expedient inspections and in-house consultation for structural and civil engineering “hot-button” issues for University facilities.**

Senior Review Architect: Robert A. Waite, Jr.

B.S. in Architecture, University of Virginia

Registered Architect in Virginia

Member of the International Code Council

ICC qualified Residential Building and Plumbing Official

Senior Project Manager, University of Virginia and James Madison University 1987-2000

Has also operated private home inspection business since 2000

- **Hired in December 2008 to perform document reviews for architectural, ADA accessibility and contract administration requirements.**
- **Provides building code and accessibility consultation to University employees, design professionals, and contractors.**
- **Performs inspections for accessibility compliance.**

Senior Electrical Engineer: Sathish Anabathula, PE

B.S. in Electrical Engineering, Jawaharlal Nehru Technological University, Hyderabad, India

M.S. in Electrical Engineering, Louisiana Tech University

MBA, Louisiana State University, Shreveport

Active Member of International Electrical and Electronics Engineers

Completed Virginia Code Academy Core Module Training and passed certification exam on May 18, 2010 to become state certified as Electrical Plans Examiner

Current position since January 2010

- **Registered Professional Engineer in Virginia and Louisiana**
- **Over 6 years of professional electrical engineering design, safety and code compliance experience in higher education/ health care facility.**
- **Primary responsibility is review and in-house consultation for electrical, telephone/data and fire alarm systems, value management studies, Certificates of Use and Occupancy inspections.**

- **Additional responsibilities include assisting in editing of University Facilities Design Guidelines and HECOM Manual.**

Currently working on making University of Virginia recreational centers usable as emergency shelters as a part of Commonwealth of Virginia Emergency Shelter Initiative.