

REVISED

12/06/06

**UNIVERSITY OF VIRGINIA
BOARD OF VISITORS
MEETING OF THE
BUILDINGS AND GROUNDS
COMMITTEE
DECEMBER 11, 2006**

BUILDINGS AND GROUNDS COMMITTEE

Monday, December 11, 2006

12:30 - 2:00 p.m.

Medical Center Board Room

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

AGENDA

	<u>PAGE</u>
I. CONSENT AGENDA (Ms. Sheehy)	
A. Student Memorial Plaque (Ms. Sheehy to introduce Darius Nabors, President of the Student Council; Mr. Nabors to report)	1
B. Demolition, South Lawn Site (409, 411, and 503 Valley Road and 1512 Jefferson Park Avenue)	2
C. Demolition, Copeley Gas House	3
D. Easement, Ruffin Hall (Dominion Virginia Power)	4
E. Property Restriction, Gilmer Hall Laboratory Space	5
F. Property Restriction, Biomedical Research Building (MR-5) Laboratory Space	5
II. ACTION ITEMS (Ms. Sheehy)	
A. Six Year Capital Outlay Plan (2008-14), Review of Infrastructure Projects (Ms. Sheehy to introduce Ms. Cheryl Gomez; Ms. Gomez to report)	7
B. Schematic Design, Addition and Renovations to the Chancellor's Residence at The University of Virginia's College at Wise (Ms. Sheehy to introduce Mr. David J. Neuman; Mr. Neuman to report)	8
C. Leadership in Energy and Environmental Design (LEED) Certification for New Buildings and Major Renovations	10
III. REPORTS BY THE VICE PRESIDENT FOR MANAGEMENT AND BUDGET (Ms. Sheehy)	13
A. Vice President's Remarks	
B. Architect/Engineer Selections Less Than \$5 Million and Not on Term Contracts (Written Report)	14

IV.	REPORTS BY THE ARCHITECT FOR THE UNIVERSITY (Mr. Neuman)	15
A.	Inventory of Existing UVa Sustainability Program Efforts Across Grounds	
B.	Advanced Research and Technology (ART) Building, Fontaine Research Park	

BOARD OF VISITORS CONSENT AGENDA

A. STUDENT MEMORIAL PLAQUE: Approval of marker

On October 10, 1998, the Board adopted the *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.

Moved by the number of student deaths over the past several years, the Student Council has proposed a memorial to students who have lost their lives during their years here as students. The idea of the memorial has evolved into a plaque to be set in the retaining wall in the area between the northeast entrance to Newcomb Hall and the Clemons Library. The plaque is to be made of slate and will measure 24" x 30". A bench will be built under the plaque and there will be appropriate landscaping. It will be an attractive addition to a byway on the Central Grounds.

The Student Council has provided funds for the project. Mr. Darius Nabors, the President of the Student Council, will present the plans to the Committee.

The Committee will be asked to approve both the concept of the memorial and the text for the plaque. The President has approved both.

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

APPROVAL OF STUDENT MEMORIAL PLAQUE AT THE UNIVERSITY OF VIRGINIA

RESOLVED, the Board of Visitors approves the memorial plaque, proposed by the Student Council, to students who have died during their years at the University. The plaque is to be set in the brick retaining wall by the northeast entrance to Newcomb Hall, in the area between Newcomb Hall and the Clemons Library. The memorial is to include a bench and appropriate landscaping; and

RESOLVED FURTHER, the text of the memorial plaque is to be as follows:

"In remembrance of all students who have lost their lives while in study at the University of Virginia. May the memories we have and the lives they lived be forever etched into this stone as they will be forever in our hearts."

"This memorial is dedicated to the memory of students who died while attending the University of Virginia."; and

RESOLVED FURTHER, the Board commends the Student Council for their initiative in undertaking this project.

B. DEMOLITION, 409 VALLEY ROAD, 411 VALLEY ROAD, 503 VALLEY ROAD AND 1512 JEFFERSON PARK AVENUE: Approval to remove buildings

The structures, located at 409 Valley Road, 411 Valley Road, 503 Valley Road, and 1512 Jefferson Park Avenue, in Charlottesville, must be demolished to facilitate the construction of the South Lawn project. Descriptions and current functions of each structure are as follows:

- 409 Valley Road is a wood frame, single family dwelling, consisting of 1,209 square feet. It is managed by the Housing Department, and the occupants will move out when the current lease expires in June 2007.
- 411 Valley Road is a wood frame, single family dwelling, consisting of 1,263 square feet. It is managed by the Housing Department, and the occupants will vacate when the current lease expires in June 2007.
- 503 Valley Road is a wood frame, single family dwelling, consisting of 504 square feet. It is managed by the Housing Department, and the occupants will move when the current lease expires in June 2007.
- 1512 Jefferson Park Avenue is a wood frame single family dwelling, consisting of 2,528 square feet. It is currently used by the Music Department for practice rooms. Practice rooms will be relocated to Old Cabell Hall.

The Department of Historic Resources and the Art and Architectural Review Board have approved the demolition of these buildings.

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

DEMOLITION OF 409 VALLEY ROAD, 411 VALLEY ROAD, 503 VALLEY ROAD AND 1512 JEFFERSON PARK AVENUE

WHEREAS, the University owns 409 Valley Road (Building Number 207-2164), 411 Valley Road (Building Number 207-2165), 503 Valley Road (Building Number 207-2166), and 1512 Jefferson Park Avenue (Building Number 207-0127); and

WHEREAS, to facilitate the construction of the South Lawn project, these buildings need to be demolished; and

WHEREAS, the 2006 Management Agreement Between the Commonwealth of Virginia and the University of Virginia delegates to the Board of Visitors approval for demolition of buildings, subject to review by the Art and Architectural Review Board and the Department of Historic Resources, as a part of a capital project; and

WHEREAS, the Art and Architectural Review Board and the Department of Historic Resources have approved the removal of these structures;

RESOLVED, the removal of these structures (207-2164, 207-2165, 207-2166, 207-0127) is approved by the Board of Visitors; and

RESOLVED FURTHER that the Executive Vice President and Chief Operating Officer is authorized to execute any and all documents pertaining to the removal of the aforementioned buildings.

C. DEMOLITION, COPELEY GAS HOUSE: Approval to remove building

The structure, located at the intersection of Copeley Road and Emmet Street in Charlottesville, is unsightly and no longer required. The Department of Historic Resources and the Art and Architectural Review Board have approved the demolition of this building.

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

DEMOLITION OF COPELEY GAS HOUSE

WHEREAS, the University owns the Copeley Gas House, Building Number 207-7591; and

WHEREAS, the building is unsightly, and no longer required, and should be demolished; and

WHEREAS, the 2006 Management Agreement Between the Commonwealth of Virginia and the University of Virginia delegates approval to the Board of Visitors for demolition of buildings, subject to review by the Art and Architectural Review Board and the Department of Historic Resources; and

WHEREAS, the Art and Architectural Review Board and the Department of Historic Resources have approved the removal of this structure;

RESOLVED, the removal of structure 207-7591 is approved by the Board of Visitors; and

RESOLVED FURTHER, the Executive Vice President and Chief Operating Officer is authorized to execute any and all documents pertaining to the removal of this building.

D. EASEMENT, RUFFIN HALL (DOMINION VIRGINIA POWER): Approval of easement

The University of Virginia has requested that Dominion Virginia Power relocate overhead utility lines to facilitate the construction of Ruffin Hall. Since these are primary power lines, Dominion Virginia Power has requested a permanent easement approximately 30' wide and 220' feet in length. The new routing will result in the installation of one new pole and the removal of three existing poles.

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

APPROVAL OF A PERMANENT EASEMENT FOR RELOCATION OF OVERHEAD ELECTRICAL WIRES FOR RUFFIN HALL (DOMINION VIRGINIA POWER)

RESOLVED, the Board approves the granting of a permanent easement to Dominion Virginia Power to provide for the relocation of overhead lines, poles, and equipment to facilitate the construction of Ruffin Hall, in the vicinity of Rugby Road and Culbreth Road, 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.

E. PROPERTY RESTRICTION, GILMER HALL LABORATORY SPACE:

Approval of property restriction

In April 2002, the National Center for Research Resources (NCRR) of the National Institutes of Health (NIH) awarded a grant to the University providing federal funds for the three new molecular and cellular biology research laboratories, support areas, and conference rooms and additional research and support space for the Department of Biology in Gilmer Hall. The areas covered by the grant total 9,707 square feet. This funding established a continuing Federal interest in the renovated 9,707 square feet and requires restrictions on the usage of the property for twenty years beginning on the date of beneficial occupancy (March 29, 2006) through March 28, 2026.

Specifically, the 9,707 square feet of laboratory space may not be (1) used for any purpose inconsistent with that authorized by the grant program statute and applicable regulations, (2) mortgaged or otherwise used as collateral without the written permission of the NCRR or (3) sold or transferred to another party without the written permission of the NCRR.

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

APPROVAL OF PROPERTY RESTRICTION FOR GILMER HALL LABORATORY SPACE

RESOLVED that the Gilmer Hall laboratory space renovated with funds from the National Center for Research Resources of the National Institutes of Health is restricted from being (1) used for any purpose inconsistent with that authorized by the grant program statute and applicable regulations, (2) mortgaged or otherwise used as collateral without the written permission of the NCRR or (3) sold or transferred to another party without the written permission of the NCRR; and

RESOLVED FURTHER that appropriate officers of the University are authorized to execute this property restriction.

F. PROPERTY RESTRICTION, BIOMEDICAL RESEARCH BUILDING (MR-5) LABORATORY SPACE: Approval of property restriction

In September 1999, the National Center for Research Resources (NCRR) of the National Institutes of Health (NIH) awarded a grant to the University providing federal funds for the purchase of fixed equipment for a vivarium and partial

support for a vivarium air-handling system, loading dock, and renovation of small laboratory space (14,497 square feet) in the Biomedical Engineering Building (MR-5). This funding established a continuing Federal interest in the renovated 14,497 square feet and requires restrictions on the usage of the property for twenty years beginning on the date of beneficial occupancy (January 16, 2002) through January 15, 2022.

Specifically, the 14,497 square feet of laboratory space may not be (1) used for any purpose inconsistent with that authorized by the grant program statute and applicable regulations, (2) mortgaged or otherwise used as collateral without the written permission of the NCRR or (3) sold or transferred to another party without the written permission of the NCRR.

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

APPROVAL OF PROPERTY RESTRICTION FOR BIOMEDICAL RESEARCH BUILDING (MR-5) LABORATORY SPACE

RESOLVED that the Biomedical Research Building laboratory space renovated with federal funds granted by the National Center for Research Resources of the National Institutes of Health is restricted from being (1) used for any purpose inconsistent with that authorized by the grant program statute and applicable regulations, (2) mortgaged or otherwise used as collateral without the written permission of the NCRR or (3) sold or transferred to another party without the written permission of the NCRR; and

RESOLVED FURTHER that appropriate officers of the University are authorized to execute said property restriction.

UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: December 11, 2006

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.A. Six Year Capital Outlay Plan (2008-14), Review of Infrastructure Projects

BACKGROUND: In October 2004, the Board of Visitors revised the policy outlining the involvement of the Board and its committees in the capital planning process. As a part of the development of the University's Six Year Capital Plan, certain committees will review the programmatic concepts of certain projects. The Buildings and Grounds Committee was assigned responsibility for reviewing the programmatic components of all infrastructure projects prior to the review of the overall Six Year Plan.

DISCUSSION: The draft 2008-2014 Six Year Plan, which will come to the Buildings and Grounds Committee in January, includes the following energy and utility infrastructure projects:

2008-10:

Upgrade of Central Grounds Medium Temperature Hot Water Piping
Replacement of Chillers in the North Chiller Plant

2010-12:

Expansion of the Science/Engineering Precinct Chiller Plant
Replacement of the North Grounds Boiler and Chiller Plant

2012-14:

Repair of Central Grounds Steam Tunnel
Repair of Emmet Street Steam Tunnel
Replacement of Alderman/Clemons Chillers

Staff from Facilities Management will provide an overview and programmatic justification of each project.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee

APPROVAL OF PROGRAMMATIC NEED FOR INFRASTRUCTURE PROJECTS
PROPOSED FOR THE 2008-2014 CAPITAL OUTLAY PLAN

RESOLVED that the infrastructure projects proposed for the 2008-2014 Capital Outlay Plan are appropriate for inclusion in the Plan.

UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: December 11, 2006

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.B. Schematic Design Approval, Addition/
Renovations to the Chancellor's Residence at
The University of Virginia's College at Wise

\$1,280,000 Gifts

BACKGROUND: This project will design and construct a 1,600 gross square foot addition and a series of renovations to the interior of the Chancellor's Residence at The University of Virginia's College at Wise. The proposed addition and associated site improvements will provide space with the flexibility to accommodate fund raising events, as well as lectures and other campus meetings. The total project budget is \$1.28 million and is funded by gifts.

The project and the concept for the addition were approved on July 27, 2006.

DISCUSSION: The Architect for the University, in conjunction with the architectural and engineering firm of Thompson & Litton of Wise, Virginia, has developed the design for the addition, which Mr. Neuman will review with the Committee.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee

APPROVAL OF SCHEMATIC DESIGN FOR THE ADDITION TO THE
CHANCELLOR'S RESIDENCE AT THE UNIVERSITY OF VIRGINIA'S COLLEGE
AT WISE

RESOLVED that the schematic design, dated November 13, 2006, and prepared by the Architect for the University in conjunction with the firm of Thompson & Litton of Wise, for the addition to the Chancellor's Residence at The University of Virginia's College at Wise, is approved for further development and construction.

The College at Wise Chancellor's Residence Addition
Landscape Plan



**CHANCELLOR'S
RESIDENCE**

UVA Wise October 2006

UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: December 11, 2006

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.C. Leadership in Energy and
Environmental Design (LEED) Certification
for New Buildings and Major Renovations

BACKGROUND: Following Thomas Jefferson's example, the University prides itself on academic leadership, civic responsibility, self-governance, and stewardship of the University Grounds. With a \$2 billion annual operating budget, over 20,000 undergraduate and graduate students, nearly 12,000 employees, and a ranking among the best universities in the United States, the University has a compelling impact on our society, the economy, and the environment.

The University is a signatory to the Talloires Declaration. Composed in 1990 at an international conference in Talloires, France, the Talloires Declaration is the first official statement made by university administrators of a commitment to environmental sustainability in higher education. The Talloires Declaration (TD) is a ten-point action plan for incorporating sustainability and environmental literacy in teaching, research, operations, and outreach at colleges and universities. It has been signed by over 300 university presidents and chancellors in over 40 countries.

The University has committed to provide the leadership and support to mobilize internal and external resources to respond to these challenges. To date, we have been leaders in energy and water conservation, storm-water management, recycling, and public transportation.

There is a strong and growing body of interest, support, and activity among members of the University community in regard to the importance of sustainability. Prospective and current students, parents, faculty and staff, alumni, neighbors, and other stakeholders look to the University to respond to the challenges at hand, and to demonstrate institutional leadership and vision.

DISCUSSION: Sustainable environmental design addresses the broad physical environs of the Grounds, including the management of the University lands. The increasing population and economic growth of the University and its community context heighten the urgency of thoughtful and cohesive planning. Unsustainable development will result in impaired community ties, fragmented habitat, and degraded air and water quality.

Sustainable environmental design should offer optimum working/living conditions, alongside reduced environmental impact, both now and in the future. The location of a building, its design, construction materials and practices, subsequent operation and maintenance, as well as future changes of use, are all factors to be considered as part of the complete facility life cycle. Many problems of natural resource depletion and degradation, waste generation, and negative impacts to the ecosystem can be reduced or eliminated by more thoughtful design and working practices in planning facilities and infrastructure projects. The University's built environment includes academic facilities, libraries, dining halls, residence halls, athletic centers, health care and research facilities, and the associated supporting infrastructure.

The Office of the Architect for the University developed Sustainability Design Guidelines, which the Committee endorsed at its May 2006 meeting. In addition, there are currently five major capital projects that have been initially evaluated using the international standard of LEED (U.S. Green Building Council's Leadership in Energy and Environmental Design) criteria checklist. Each of these projects was conceived and designed with a view toward achievable LEED points at a minimum level equal to LEED "certified" projects. However, to date, no project at the University has yet been LEED certified.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee

APPROVAL OF POLICY ON LEADERSHIP IN ENERGY AND ENVIRONMENTAL
DESIGN (LEED) CERTIFICATION FOR NEW BUILDINGS AND MAJOR
RENOVATIONS

WHEREAS the University has demonstrated leadership in certain environmental areas including energy and water conservation, storm water management, recycling, and public transportation;

WHEREAS it is time to move our commitment to sustainability forward to incorporate the design of new buildings and major renovations;

RESOLVED that all major new and renovation building projects that come before the Building and Grounds Committee of the Board of Visitors after January 1, 2007, shall 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.

UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: December 11, 2006

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. The attached Architect/Engineer Selection Report shows that no engineering firms which were not on a term contract were selected for a project of less than \$5 million for the period ended September 30, 2006.

UNIVERSITY OF VIRGINIA
ARCHITECT/ENGINEER SELECTION FOR CAPITAL PROJECTS \$5 MILLION OF LESS
AND NOT ON TERM CONTRACTS
PERIOD ENDED SEPTEMBER 30, 2006

<u>Project</u>	<u>Selection Date</u>	<u>A/E Selected</u>	<u>Description</u>
None			

UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: December 11, 2006

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 reports on (1) an Inventory of Existing UVa Sustainability Program Efforts Across Grounds and (2) the Advanced Research and Technology (ART) Building under construction at the Fontaine Research Park.