

June 10, 2011

MEMORANDUM

TO: The Buildings and Grounds Committee:

The Honorable Lewis F. Payne, Chair
Hunter E. Craig
The Honorable Alan A. Diamonstein
Susan Y. Dorsey
Helen E. Dragas
W. Heywood Fralin
Robert D. Hardie
Mark J. Kington
John O. Wynne, Ex Officio
Bradley H. Gunter, Consulting Member

and

The Remaining Members of the Board:

A. Macdonald Caputo	Randal J. Kirk
Marvin W. Gilliam Jr.	Austin Ligon
Glynn D. Key	Vincent J. Mastracco Jr.

FROM: Susan G. Harris

SUBJECT: Minutes of the Meeting of the Buildings and Grounds
Committee on June 10, 2011

The Buildings and Grounds Committee of the Board of Visitors of the University of Virginia met, in Open Session, at 8:45 a.m., on Friday, June 10, 2011, in the Board Room of the Rotunda; The Honorable Lewis F. Payne, Chair, presided.

Hunter E. Craig, The Honorable Alan A. Diamonstein, Ms. Susan Y. Dorsey, Ms. Helen E. Dragas, Robert D. Hardie, Mark J. Kington, and John O. Wynne, Rector, were present.

Also present were A. Macdonald Caputo, Marvin W. Gilliam Jr., Ms. Glynn D. Key, Austin Ligon, and Vincent J. Mastracco Jr.

Present as well were Ms. Teresa A. Sullivan, J. Milton Adams, Leonard W. Sandridge, Michael Strine, Ms. Susan G. Harris, Paul J. Forch, Ms. Susan A. Carkeek, Steven T. DeKosky, M.D., James L. Hilton, R. Edward Howell, Ms. Patricia M. Lampkin, Marcus L. Martin, M.D., Ms. Yoke San L. Reynolds, Ms. Colette Sheehy, David J. Neuman, Ms. Elaine B. Gall, Donald E. Sundgren, and Ms. Jeanne Flippo Bailes.

Also present was Jonathan B. Overdevest, the Student Member-Elect of the Board of Visitors.

The Chair opened the meeting by asking Ms. Sheehy, Vice President for Management and Budget, to present the Consent Agenda. She quickly highlighted five demolition projects, two architect engineer selections, and three namings. She asked the Committee to consider the consent agenda items as a block and vote accordingly.

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

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Consent Agenda: Demolitions

APPROVAL OF DEMOLITION OF ZEHMER ANNEX

WHEREAS, Zehmer Annex (Facility Number 0208), is in poor condition, requires significant maintenance work and has high operating costs; and

WHEREAS, the School of Continuing and Professional Studies desires to re-develop the site; and

WHEREAS, pursuant to the Management Agreement, dated November 15, 2005, by and between the Commonwealth of Virginia and The Rector and Visitors of the University of Virginia, as amended, subject to review by the Art and Architectural Review Board and the Department of Historic Resources and in compliance with such general laws as may be applicable, the Board of Visitors is authorized to approve the demolition of buildings;

RESOLVED, the demolition of the Zehmer Annex is approved by the Board of Visitors, contingent on approval by the Art and Architectural Review Board and the Department of Historic Resources and compliance with such general laws as may be applicable; and

RESOLVED FURTHER, the Executive Vice President and Chief Operating Officer is authorized, on behalf of the University, to approve and execute such documents and to take such other actions as deemed necessary and appropriate in connection with the demolition of the facility; 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 demolition of the facility, are in all respects approved, ratified, and confirmed.

APPROVAL OF DEMOLITION OF 104 EMMET STREET

WHEREAS, the building at 104 Emmet Street (Facility Number 3491) has chronic mold and moisture problems and high annual maintenance costs; and

WHEREAS, its demolition will enhance the entrance corridor and provide additional open space approaching Central Grounds;

WHEREAS, pursuant to the Management Agreement, dated November 15, 2005, by and between the Commonwealth of Virginia and The Rector and Visitors of the University of Virginia, as amended, subject to review by the Art and Architectural Review Board and the Department of Historic Resources and in compliance with such general laws as may be applicable, the Board of Visitors is authorized to approve the demolition of buildings;

RESOLVED, the demolition of 104 Emmet Street is approved by the Board of Visitors, contingent on approval by the Art and Architectural Review Board and the Department of Historic Resources, and compliance with such general laws as may be applicable; and

RESOLVED FURTHER, the Executive Vice President and Chief Operating Officer is authorized, on behalf of the University, to approve and execute such documents and to take such other actions as deemed necessary and appropriate in connection with the demolition of the facility; 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 demolition of the facility, are in all respects approved, ratified, and confirmed.

APPROVAL OF DEMOLITION OF PUMP HOUSE ON OBSERVATORY MOUNTAIN

WHEREAS, an abandoned pump house located on Observatory Mountain behind Courtenay House is in an advanced state of disrepair, is unsightly, and poses a safety concern; and

WHEREAS, pursuant to the Management Agreement, dated November 15, 2005, by and between the Commonwealth of Virginia and The Rector and Visitors of the University of Virginia, as amended, subject to review by the Art and Architectural Review Board and the Department of Historic Resources and in compliance with such general laws as may be applicable, the Board of Visitors is authorized to approve the demolition of buildings;

RESOLVED, the demolition of the pump house is approved by the Board of Visitors, contingent on approval by the Art and Architectural Review Board and the Department of Historic Resources, and compliance with such general laws as may be applicable;

RESOLVED FURTHER, the Executive Vice President and Chief Operating Officer is authorized, on behalf of the University, to approve and execute such documents and to take such other actions as deemed necessary and appropriate in connection with the demolition of the structure; 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 demolition of the structure, are in all respects approved, ratified, and confirmed.

APPROVAL OF DEMOLITION OF EAST LAWN GARAGE

WHEREAS, East Lawn Garage (Facility Number 2043) is a modern addition to the Academical Village which detracts from the appearance of the Lawn and Pavilion X; and

WHEREAS, the University desires to re-develop this landscape to enhance the appearance of the Lawn; and

WHEREAS, pursuant to the Management Agreement, dated November 15, 2005, by and between the Commonwealth of Virginia and The Rector and Visitors of the University of Virginia, as amended, subject to review by the Art and Architectural Review Board and the Department of Historic Resources and in compliance with such general laws as may be applicable, the Board of Visitors is authorized to approve the demolition of buildings;

RESOLVED, the demolition of the East Lawn Garage is approved by the Board of Visitors, contingent on approval by the Art and Architectural Review Board and the Department of Historic Resources, and in compliance with such general laws as may be applicable; and

RESOLVED FURTHER, the Executive Vice President and Chief Operating Officer is authorized, on behalf of the University, to approve and execute such documents and to take such other actions as deemed necessary and appropriate in connection with the demolition of the facility; 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 demolition of the facility, are in all respects approved, ratified and confirmed.

APPROVAL OF DEMOLITION OF THE FACILITIES MANAGEMENT WAREHOUSE

WHEREAS, the Facilities Management Warehouse (Facility Number 0235) is in poor condition and underutilizes the site on which it is located; and

WHEREAS, pursuant to the Management Agreement, dated November 15, 2005, by and between the Commonwealth of Virginia and The Rector and Visitors of the University of Virginia, as amended, subject to review by the Art and Architectural Review Board and the Department of Historic Resources and in compliance with such general laws as may be applicable, the Board of Visitors is authorized to approve the demolition of buildings;

RESOLVED, the demolition of the Facilities Management Warehouse is approved by the Board of Visitors, contingent on approval by the Art and Architectural Review Board and the Department of Historic Resources, and in compliance with such general laws as may be applicable; and

RESOLVED FURTHER, the Executive Vice President and Chief Operating Officer is authorized, on behalf of the University, to approve and execute such documents and to take such other actions as deemed necessary and appropriate in connection with the demolition of the facility; 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 demolition of the facility, are in all respects approved, ratified and confirmed.

Consent Agenda: Architect/Engineer Selections, Wise Library and Rotunda Restoration

APPROVAL OF ARCHITECT/ENGINEER SELECTION, COLLEGE AT WISE LIBRARY

RESOLVED, Cannon Design, of Arlington, Virginia is approved for performance of architectural and engineering services for the College at Wise Library.

APPROVAL OF ARCHITECT/ENGINEER SELECTION, ROTUNDA RESTORATION

RESOLVED, John G. Waite Associates, Architects, of Albany, New York is approved for performance of architectural and engineering services for the Rotunda Renovation.

Consent Agenda: Naming University Buildings

RENAME THE BARRY AND BILL BATTLE BUILDING AT THE UNIVERSITY OF VIRGINIA CHILDREN'S HOSPITAL

WHEREAS, in 2006 the Board of Visitors approved naming the new Children's Hospital outpatient clinical building the Barry and Bill Battle Building at the University of Virginia Children's Hospital, in honor of Mr. and Mrs. Battle and their support and leadership over the years in the cause of children's health, and in appreciation to the Ivy Foundation whose gift made the construction of the building possible; and

WHEREAS, Mr. Battle passed away in 2008 and Mrs. Battle continues her close, active support of the UVA Children's Hospital; and

WHEREAS, Mrs. Battle has requested, and the President has approved, that the building be renamed the *Battle Building at the UVA Children's Hospital*;

RESOLVED, the Board of Visitors renames the Barry and Bill Battle Building at the University of Virginia Children's Hospital the *Battle Building at the UVA Children's Hospital*.

NAMING THE NEW COLLEGE AND GRADUATE SCHOOL OF ARTS & SCIENCES RESEARCH BUILDING

WHEREAS, in Spring 2009, the College and Graduate School of Arts & Sciences broke ground on a new research facility located on Geldard Drive adjacent to the Chemistry Building and Gilmer Hall; and

WHEREAS, the new facility offers modern laboratory space for more than two dozen faculty and their research groups, and provides a much needed state-of-the-art wet lab and low-vibration space designed for flexible, interdisciplinary use and is a key component of the University's science and technology initiative; and

WHEREAS, at roughly 100,000 square feet, the building contains office space and shared core facilities to support existing and developing initiatives requiring magnetic resonance imaging and electron force microscopy, and houses five stories of Biology, Chemistry, and Physics research labs and lab support facilities for the College & Graduate School of Arts and Sciences;

RESOLVED, the Board of Visitors names the new College and Graduate School of Arts & Sciences research building the *Physical and Life Sciences Building*.

NAMING THE NEW STUDENT RESIDENCE BUILDINGS (PHASE II - Building #1 and Building #2)

WHEREAS, the Housing Division and the University have embarked on a building project that will take place in four phases, which includes the removal and replacement of the residence halls in the Alderman Road Residence Area that were built in the 1960s, with construction of Phase II started in May 2009; and

WHEREAS, the razed residence halls Balz, Dobie, Watson and Webb were named for dedicated University faculty:

Albert George Adam Balz (1887-1957), alumnus (B.A. 1908, M.A. 1909) and Professor of Philosophy

Armistead Mason Dobie (1881-1962), alumnus (B.A. 1901, M.A. 1903, LL.B. 1904), one of the founders of the Raven Society, and Professor and Dean of the Law School

Thomas Leonard Watson (1871-1924), Virginia native, member of the Peary Arctic Exploration of Greenland in 1896, and Corcoran Professor of Geology at the University

Robert Henning Webb (1882-1952), alumnus (M.A.), instructor in Latin and beginning in 1912, Professor of Greek

WHEREAS, the new student housing offers modern amenities and fosters intimate, secure, close-knit communities, while creating a strong sense of place and accommodates the University's growing numbers of students; and

WHEREAS, the student residence buildings will be six stories each, with the first floor of each building containing common space, study lounges, multipurpose rooms and laundry facilities to be used by all residents and the remaining five stories housing residents and having a study and lounge on each floor; and

WHEREAS, the President's Committee on Names recommends that the names of the razed buildings be combined to name the new student residence buildings as follows:

Balz-Dobie House (Building #1), the new student residence building, which is on the site of the former Balz House;

Watson-Webb House (Building #2), the new student residence building, which is on the site of the former Watson House;

RESOLVED, the Board of Visitors names the new student residence buildings (Phase II) *Balz-Dobie House* and *Watson-Webb House*.

Action Item: Additions to the Major Capital Projects Program

Ms. Sheehy said they are recommending adding two additional projects to the Major Capital Projects Program. The Finance Committee endorsed them at their meeting on June 9, 2011. On motion, the Committee approved the resolution and recommended it to the full Board for approval:

APPROVAL OF ADDITIONS TO THE MAJOR CAPITAL PROJECTS PROGRAM

RESOLVED, the Board of Visitors approves the addition of two new capital projects to the College at Wise and University Major Capital

Projects Programs: a \$2.41-\$2.48 million new Football/Band Building at the University of Virginia's College at Wise and a \$1.56-\$1.96 million new Facilities Management Landscape Shop in Charlottesville.

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Action Item: Concept, Site, and Design Guidelines Approval

Mr. David Neuman provided background material for the Outpatient Surgery Addition. He explained that it adds two outpatient operating rooms to the current six at the UVA Outpatient Surgery Center located at 500 Monroe Lane. Leased modular units will be added, which will connect to each other and to the existing building by a new surgical corridor.

Mr. Neuman also described the concept, site, and design guidelines for the College at Wise Football and Band Support Building. It will be built at the east end of the Carl Smith Stadium to house the football coaches' offices and provide storage for football equipment, as well as storage and office space for the band.

Another donor sponsored project at the College at Wise, the Health and Wellness Center, is an outreach program to the community available also to students. The addition will connect to the existing recreation facilities and will expand both operations.

On motion, the Committee approved all three resolutions pertaining to concept, site, and design guidelines:

APPROVAL OF CONCEPT, SITE, AND DESIGN GUIDELINES FOR MEDICAL CENTER
OUTPATIENT SURGERY ADDITION

RESOLVED, the concept, site, and design guidelines, dated June 10, 2011, prepared by the Architect for the University for the Outpatient Surgery Addition, are approved; and

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

APPROVAL OF CONCEPT, SITE, AND DESIGN GUIDELINES FOR THE WISE FOOTBALL
AND BAND SUPPORT BUILDING AT THE UNIVERSITY OF VIRGINIA'S COLLEGE AT
WISE

RESOLVED, the concept, site, and design guidelines, dated June 10, 2011, prepared by the Architect for the University for The University of Virginia's College at Wise Football and Band Support Building are approved; and

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

APPROVAL OF CONCEPT, SITE, AND DESIGN GUIDELINES FOR THE HEALTH AND WELLNESS CENTER ADDITION TO THE C. BASCOM SLEMP STUDENT CENTER AT THE UNIVERSITY OF VIRGINIA'S COLLEGE AT WISE

RESOLVED, the concept, site, and design guidelines, dated June 10, 2011, prepared by the Architect for the University for The University of Virginia's College at Wise Health and Wellness Center Addition to the C. Bascom Slemp Student Center, 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: Schematic Design Approval, Revised Site and Schematic Design, SEAS Student Projects Building/Facilities Management Shop Building

This schematic design was approved by the Board at the September 15, 2010 meeting. Since that time, some revisions have become necessary because of a steeply-sloped site and the costs associated with significant retaining walls. The building will be jointly used by the School of Engineering and Applied Sciences for student projects and Facilities Management for shop services.

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

SCHEMATIC DESIGN APPROVAL, REVISED SITE AND SCHEMATIC DESIGN, SEAS STUDENT PROJECTS BUILDING/FACILITIES MANAGEMENT SHOP BUILDING

RESOLVED, the revised site and schematic design dated June 10, 2011, and prepared by the SHW Group, in conjunction with the Architect for the University and representatives of SEAS and Facilities Management, for the construction of the SEAS Student Projects Building/Facilities Management Shop Building, are approved for further development and construction.

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Action Item: Sustainability Commitment

Mr. Neuman said it is important to note that the sustainability commitment resolution was approved unanimously by the Committee on Sustainability, the Faculty Senate, the Student Council, and all four staff employee communication councils. In order to meet the goals set for 2025, it will take the commitment of individuals at all levels to alter current behavior patterns. There are over 50 student groups involved in sustainability efforts, and over 1,000 faculty, staff, and students have taken the sustainability pledge.

Mr. Neuman discussed some of the initiatives that are part of this effort. One initiative among many is to encourage use of mass transportation by implementing a global positioning system (GPS) for buses so commuters will be able to determine when the bus will arrive. Mr. Donald Sundgren, Chief Facilities Officer, also spoke of efforts underway and the University's position in relation to peers. He said we have figured out about two-thirds to three-fourths of the necessary reduction in usage; how we will accomplish the remainder is unknown at this time.

In response to a concern by Mr. Kington that the Board would hear a progress report only every two years, President Sullivan said she committed personally to alerting the Board to issues as they arise.

Mr. Wynne asked about the return on investment, which was addressed by Mr. Sundgren, who said there is a revolving "green" fund. Also, there are cost savings that will be realized. Mr. Wynne pointed out that the Return on Investments (ROIs) should be solidified because the use of funds for this effort will be controversial.

On motion, the Committee approved the resolution and recommended it to the full Board for approval.

APPROVAL OF SUSTAINABILITY COMMITMENT

WHEREAS, the University of Virginia has a long tradition of environmental stewardship guided by values that have come to be recognized as sustainability principles; and

WHEREAS, the University of Virginia has taken a leadership role to promote sustainability;

RESOLVED,

1. The University of Virginia will undertake to reduce annual greenhouse gas emissions to 250,000 metric tons or less by 2025, 25% below 2009 levels and over a third less than expected 2025 emissions without this commitment.

2. The University will utilize the highest standards of environmental stewardship and resource conservation and will address other areas of concern beyond greenhouse gas emissions, such as waste, water, nitrogen, stream and river protection, noise and light pollution, open space protection, and conservation of the historical and cultural legacy of the community.

3. The University will educate and engage its students, faculty, staff, and the larger community; contribute to knowledge through research; promote health and well being; and foster public service related to these sustainability principles.

4. These initiatives will be supported by comprehensive planning for and communication about sustainability.

5. Initiatives will be evaluated on the basis of benefit, cost, and availability of funding.

6. A report on sustainability will be prepared annually for the President. Progress on sustainability initiatives, including greenhouse gas reduction, will be presented to the Board of Visitors every two years.

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Action Item: Planning Framework and Design Guidelines, Academical Village

The Chair said the University has the responsibility of maintaining and sustaining the Academical Village, which is a World Heritage site. He asked Mr. Neuman to report.

Mr. Neuman said that this is not the start of a campaign to restore the entire Academical Village; we do not have the need or the funding to do that. This planning process sets the framework for how we evaluate the buildings and how we will make decisions for future renovations. He said Pavilion X was a one-time prototype to re-create the appearance of the pavilion at the time Mr. Jefferson built it. It is not intended that the rest of the Academical Village will be restored to this time period. He explained that this is an evolved site and things have changed continuously, beginning almost immediately after the University opened. The gardens and the Rotunda interior represent a certain era in time: the 1950's through the 1970's. The gardens are very different from what they would have been in the 19th century, when they would have had privies, stables, and slave quarters. The Rotunda interior is a 1970's interpretation of the Jeffersonian interior. He said we are now in an era of our own, with a great deal of research being done, which led to the Pavilion X restoration as an example.

Mr. Neuman said the Rotunda is a high priority, first the roof and then other aspects that require work. Mr. Neuman will bring the proposal to the Board before any work is done. He used as an example the color of the Rotunda roof: the roof was first painted a shade of white in 1976. There have been several periods of time when the roof was gray, and other periods when it has been brown and copper-colored.

On motion, the Committee approved the resolution and recommended it to the full Board for approval.

APPROVAL OF PLANNING FRAMEWORK AND DESIGN GUIDELINES FOR THE ACADEMICAL VILLAGE

WHEREAS, the University of Virginia has long been a thoughtful and careful steward of the Academical Village designed by Thomas Jefferson, which is the physical and spiritual core of this institution; and

WHEREAS, the University of Virginia intends to continue this stewardship and enhance its care and use of these buildings and Grounds;

RESOLVED,

1. The University of Virginia will use the Planning Framework and Design Guidelines for the Academical Village, dated May 2011, as a point of departure for projects in the Jefferson precinct.

2. The University will undertake these projects recognizing their national and international status, with reference to the best practices and highest standards of historic preservation, among them the Secretary of the Interior's Guidelines and Standards for the Treatment of Historic Properties.

3. The University will continue to research and document to the highest standard the buildings and grounds of the Academical Village through archival, physical and archaeological investigations, and will use this research to prepare restoration and/or treatment proposals for the Buildings and Grounds Committee and the Board of Visitors for its review, discussion, decision, and approval.

4. The University will undertake all projects with the goals of ensuring the long-term preservation of the buildings and their sites, of enhancing the appearance and use of the facilities, and of increasing the appreciation of the achievements of Thomas Jefferson as the original architect of the University of Virginia, as well as of the contributions of those whose work followed his.

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Action Item: Project Budget Review, East Chiller Plant

Ms. Sheehy presented the project budget review for the East Chiller Plant. The construction of the East Chiller Plant was approved in June 2010 with a budget of \$25.8 million - \$29 million. The University has decided to change the site, which allows for realigning Lee Street. This change requires an additional \$4.8 million to be funded by the University's utility infrastructure fund (\$2.4 million) and hospital operating funds (\$2.4 million). The Finance Committee approved this resolution during their meeting on June 9, 2011.

On motion, the Committee approved the resolution and recommended it to the full Board for approval.

APPROVAL OF PROJECT BUDGET REVIEW, EAST CHILLER PLANT

RESOLVED, that a \$4.8 million increase to the East Chiller Plant project to \$33.8 million, is approved.

Review Items: Schematic Design Reviews

Hospital Helipad Relocation

Mr. Neuman explained that this design review is for relocating the hospital helipad from its ground level location adjacent to Lee Street to the roof of the current hospital, which will provide space for the chiller plant.

East Chiller Plant

Mr. Neuman mentioned a study that reviewed the chilled water demand and system capacity for the next 20 years. The study recommended replacing five 1,200 ton chillers in the north chiller plant that are at the end of their useful life. The University determined the best solution is to build a new 10,000 ton capacity plant. Schematics were shown to the Committee of the outside appearance of the proposed east chiller plant as well as some planned landscaping.

The Committee agreed that a second review of both the hospital helipad and the east chiller plant schematic design were not necessary.

On motion, the Committee approved the schematic design for both projects.

SCHEMATIC DESIGN APPROVAL, HOSPITAL HELIPAD RELOCATION

RESOLVED, the site and schematic design dated June 10, 2011, and prepared by the Smith Group, in conjunction with the Architect for the University and representatives from the Medical Center and Facilities Management, for the construction of the Hospital Helipad Relocation, are approved for further development and construction.

SCHEMATIC DESIGN APPROVAL, EAST CHILLER PLANT

RESOLVED, the site and schematic design dated June 10, 2011, and prepared by the design engineers, Affiliated Engineers, in association with architects Hellmuth, Obata & Kassabaum (HOK), in conjunction with the Architect for the University and representatives from the Medical Center and Facilities Management, for the construction of the East Chiller Plant, are approved for further development and construction.

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Report by the Vice President for Management and Budget

Ms. Sheehy gave a report on building completion. The ITC Data Center on Old Ivy Road came in 24% under the projected budget and was completed two months earlier than expected. The Emily Couric Clinical Cancer Center was completed a month ahead of schedule and \$3 million below budget. At The University of Virginia's College at Wise, the Smiddy Hall renovation project was on budget and about a month late in finishing.

Ms. Sheehy spoke briefly about the LEED certifications for projects completed recently. Mr. Neuman said there are no platinum projects because of the substantial costs involved in going from gold to platinum in most cases, however, the costs depend on the building type.

Report by the University Building Official

Ms. Sheehy said the University Building Official reports directly to the Board of Visitors. Restructuring allowed the University to have its own state building official, and this has been important in keeping all the projects moving expeditiously. Ms. Elaine B. Gall, University Building Official, reviewed the highlights of this year's work. A written report is appended to these minutes.

Report by the Architect for the University

Mr. David Neuman gave an update on Garrett Hall and Pavilion IX renovations as well as upcoming Academical Village projects. He invited the Board members to join him on a tour of Garrett Hall and Pavilion IX.

Before adjourning the meeting, the Chair, Mr. Payne, expressed his thanks to Committee members and staff, and said he enjoyed being the chairman of the Committee. On motion, the meeting was adjourned at 10:15 a.m.

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SGH:dr

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

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

APPENDIX

UVA Office of University Building Official

Annual Report 2010-2011



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Introduction

The University of Virginia Building Official is charged with the administration of the Virginia Uniform Statewide Building Code as part of the Management Agreement between U.Va. 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 responsibilities for administration of Virginia's building codes. To ensure new structures and renovations meet code requirements and U.Va. standards, duties 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

We are in the midst of the largest construction campaign in U.Va. history. As such, the Office of University Building Official (OUBO) has been challenged by a large volume of work. Plans review workload increased by a remarkable 41%, going from 355 last year to 503 this year. The office also issued 174 building permits. At the same time we continued to perform the many inspections and on-site consultations necessary for opening new structures and reoccupying existing structures after renovations. OUBO staff performed the inspections and acceptance testing necessary to issue Certificates of Occupancy for a number of new buildings, the most significant of which include:

- Emily Couric Clinical Cancer Center
- Claude Moore Medical Education Building
- Bavaro Hall
- ITC Data Center
- South Lawn Completion

While staying active in the review and enforcement of the Virginia Uniform Statewide Building Code, OUBO Staff has made progress on other projects as well. We recently released a major update to improve the organization and user-friendliness of the Facilities Design Guidelines. These Guidelines include requirements for desired design features for University of Virginia structures that are above and beyond the minimum standards of building codes. The Guidelines now include requirements that were previously in other locations, such as the Higher Education Capital Outlay Manual. This will provide our clients with a single location in which to find specialized requirements for U.Va. structures. We have also worked with the Office of

Emergency Preparedness and the University Police Department to further strengthen security design criteria. Staff is currently working with the University Office of the Architect on an exterior lighting study for future incorporation into the Facilities Design Guidelines.



Figure 1 - Emily Couric Clinical Cancer Center on November 10, 2010 - Project Completed March 2011

Plans Review

The Office of University Building Official reviews all construction plans for compliance with the Virginia Uniform Statewide Building Code. OUBO employees include registered architects and engineers specializing in mechanical, electrical and plumbing systems, fire safety, and structural civil engineering. In addition to the state codes, reviewers also ensure conformance to Federal and State Accessibility Standards and Federal Standards related to licensing of U.Va. health care buildings. OUBO reviewers also seek to ensure that the U.Va. Facilities Design Guidelines and U.Va. procurement regulations have been utilized in the preparation of construction documents. OUBO staff completed 503 plan reviews for 182 projects in 2010-2011. This reflects a 41% increase in total reviews over last year. Most reviews fall under the following five categories and break down as follows:

<u>Project Category</u>	<u>Projects</u>	<u>Reviews</u>
Academic	82	240
Health System	76	195
U.Va. Wise	3	6
Athletics	4	8
Housing	11	38



Figure 1 - Bavaro Hall - Completed July 2010

By being on grounds, the Office of University Building Official continues to be able provide services not otherwise available. These include:

- U.Va. is our top priority

- Construction schedules, emergency project needs, and funding availability are weighed into our review priorities thus allowing U.Va. to have better control over its own review and construction schedules
- “On-board” reviews are available for small projects
- Staff is available on an immediate and as-needed basis for consultation with designers, project managers, and other construction professionals
- Review Engineers are available to answer questions from U.Va. employees performing renovation and maintenance work.



Figure 1 - Claude Moore Medical Education Building - Completed June 2010

Building Permits

Between April 1, 2010 and March 31, 2011, building permits were issued for 174 projects. Partial permits for demolition, foundations, and structural cores are commonly issued to allow limited work to begin while remaining design work is being completed. The office issued 34 permits for temporary structures such as bleachers and portable stages for special events. The remaining permits divide up as follows:

<u>Project Category</u>	<u>Permits</u>
Academic	84
Health System	41
U.Va. Wise	1
Athletics	6
Housing	8

This year, we have made a concerted effort to ensure all staff members are trained to process building permits. Permits can be submitted to BuildingPermitRequest@virginia.edu where OUBO evaluates, processes, and tracks permits through the many U.Va. personnel signatures needed for issuance. Staff provides some degree of consultation for each permit issued.

In our first full year of utilizing electronic processing for building permits, forms have been slightly modified to improve efficiency of the process. Tracking of permits is now entirely electronic via a SharePoint application developed specifically for our office.



Figure 1 - Hospital Bed Expansion and Lee Street Connective Elements - January 2011

Inspections

Every building and renovation project is inspected to ensure life safety measures are provided and accessibility standards are followed. OUBO encourages clients to involve us as early as possible so that potential issues can be resolved early in the construction process. Staff has also created educational materials and construction inspection checklists available to Construction Managers so that the project team knows what is required before construction inspections begin. Inspections staff utilize their experience and expertise to assist contractors in avoiding common code compliance difficulties that can arise during construction.

Inspections increased this year as a number of projects neared completion. OUBO is participating in project inspections for numerous projects, including the following major project buildings scheduled for completion before the end of 2011:

- Two Alderman Residence Halls
- Alderman Commons Building
- Physical & Life Sciences Building
- Rice Information Technology and Engineering
- Hunter Smith Band Building
- Bookstore Addition
- Garrett Hall Renovation
- Pavilion IX Refurbishments

- Hospital Bed Expansion
- Lee Street Connective Elements

- Multi-purpose Arena at U.Va. College at Wise
- Addition to Smiddy Hall at U.Va. College at Wise



Figure 1 - Garrett Hall Renovation - Occupancy Scheduled July 2011

In accordance with the Restructuring Act, OUBO obtains approval from the State Fire Marshal's Office prior to issuance of a Certificate of Occupancy. Our relationship with that office continues to be strong and the State Fire Marshal's Office will often accept OUBO inspections when their schedule conflicts with ours. This provides U.Va. with a great amount of flexibility in scheduling and minimizes delays in construction.

Certificates of Occupancy

During the 2010-2011 reporting year, 19 Certificates of Occupancy were issued. In addition, the Office of University Building Official issued 50 Certificates for Reoccupancy for major renovations to existing buildings. New buildings and major renovation projects included:

- Emily Couric Clinical Cancer Center
- Claude Moore Medical Education Building
- University Hospital Heart Center Phase I Renovations
- Completion of South Lawn Project

- Bavaro Hall
- ITC Data Center
- Entry to New Cabell Hall
- Wilsdorf MOCVD Lab
- Phase 1 - Newcomb Hall Renovations
- Mechanical Engineering Rapid Prototyping Lab



Figure 1 - Interior of ITC - Completed February 2011

- University Hospital Radiology and Zero Level Alterations
- University Hospital Emergency Power Upgrade



Other Highlights

- OUBO staff is performing plan review for the Battle Building at the request of its future owners, the U.Va. Health System. The City of Charlottesville Building Official has agreed to accept OUBO plan reviews based on previously established rapport between offices and our reputable quality of work. A similar agreement has also been reached with the Giles County Building Official for projects at Mountain Lake.
- OUBO staff also performed inspections for the new Transitional Care Hospital at the request of U.Va. Health System to ensure the building meets University Standards.
- Virginia adopted the 2009 Edition of the Virginia Uniform Statewide Building Code on March 1, 2011. All plan reviewers attended at least 12 hours of state-mandated training in order to maintain their state certifications.
- Communicated with the newly appointed Virginia Tech Building Official on several occasions, sharing information regarding our established program and lessons learned from our experiences.
- Regularly consulted with the Charlottesville Fire Department to ensure access to our buildings are maintained or improved as projects take place on grounds.
- Building Official serves as a Governor-appointed member of the Virginia Fire Services Board.
- OUBO staff members actively participate in a number of U.Va. inter-departmental teams including:
 - Safety Committee
 - HVAC Committee
 - Accessibility Committee
 - Committee on Generators Testing
- OUBO staff members are also actively involved in professional organizations such as the American Institute of Architects and various engineering professional societies to enhance their knowledge through continuing education and association with other professionals.

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.E. in Fire Protection Engineering, University of Maryland

Certifications: 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, 25 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.

Review Unit Managing Architect: Robert A. Waite Jr., AIA

B.S. in Architecture, University of Virginia

Member of American Institute of Architects

State and International Code Council certified as commercial building plans examiner and residential building inspector.

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

Operated private home inspection business 2000 – 2008

Completing 3rd year with the University of Virginia

Virginia registered architect, 31 years professional experience, 2+ years code review experience at University.

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.

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

Senior Member, International Electrical and Electronics Engineers (IEEE), nominated by Central Virginia chapter and three current senior members in 2010

Member, Illuminating Engineering Society of North America (IES)

State and ICC Certified as Electrical Plans Examiner and Commercial Electrical Inspector.

Current position since January 2010

Registered Professional Engineer in Virginia and Louisiana

Over 7 years of professional electrical engineering design, safety and code compliance experience in higher education/ health care environment.

Primary responsibility is evaluating plans and specifications, provide technical advice at an expert level for electrical engineering, and participate in Certificates of Use and Occupancy inspections. Also serve as in-house consultation for electrical, telephone/data and fire alarm systems, and value management studies.

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

Currently reviewing plans for replacing outdated fire alarm systems in existing buildings.

Senior Fire Protection Engineer: James E. Frater

B.S.E in Mechanical Engineering, Arizona State University

M.B.A, Arizona State University

International Code Council certified as a Certified Building Official, Certified Fire Marshal, Fire Code Official, Fire Plans Examiner, Fire Inspector I & II, and Uniform Building Plans Examiner. Completed Virginia Code Academy Core Module Training towards achieving State Building Plans Examiner Certification

University of Virginia employee since November 2010

Arizona & Nevada registered fire protection engineer

18 years professional experience, including design, code and plan review, and inspection experience.

Experience includes serving as a Fire Marshal and Fire Protection Engineer and in private practice at a code and fire protection engineering consultancy.

Primary responsibility for plan review and consultation related to fire safety provisions including fire suppression, egress and fire-resistance rated construction.

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 23rd year with The University of Virginia
Virginia registered engineer, 31 years of commercial and institutional practice, including 19
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 Review Architect, Jessica V. Hurley Smith, AIA

B. of Architecture, Virginia Tech

Registered Architect in Virginia

Member of the American Institute of Architects

LEED Accredited Professional

Over 10 years of architectural design and construction management for private and government projects, specializing in K-12 and higher education.

Served the University as a Construction Administration Manager from 2006-2010.

Current responsibilities include review and in house consultation for architectural documents, including code compliance, constructability and accessibility standards.

Provide progress inspections for code compliance and accessibility and inspections for occupancy as required.

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

50 years of civil and structural design and construction management for private and government projects (sports, mass transit, industrial, defense, research, power, petroleum & chemical plants environmental facilities, and institutional/residential buildings), including

14 years at the University reviewing Construction Documents for Building Code Compliance, conformance to University Facility Design Guidelines, sound engineering principals and constructability for all projects.

Additional responsibilities include editing of University Facilities Design Guidelines, HECOM Manual, Value Management Studies, Tracking and processing of Building Permits, Inspections, and inter discipline/departmental coordination.

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

Managing Law School Withers-Brown Building Post-tension floor slabs Acoustic Monitoring System for Tendon failures and replacement of same as & when necessary.