

**UNIVERSITY OF VIRGINIA
BOARD OF VISITORS
MEETING OF THE
BUILDINGS AND GROUNDS
COMMITTEE
JANUARY 10, 2001**

BUILDINGS AND GROUNDS COMMITTEE

Wednesday, January 10, 2001
10:00 a.m. - 12:00 noon
Lower East Room, The Rotunda

Committee Members:

James C. Wheat, III, Chair
William G. Crutchfield, Jr. Terence P. Ross
William H. Goodwin, Jr. Benjamin P.A. Warthen
Stephen S. Phelan, Jr. John P. Ackerly, III, Ex Officio

AGENDA

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BOARD OF VISITORS CONSENT AGENDA

A. ARCHITECT SELECTION, OBSERVATORY HILL DINING FACILITY:
Approval of architect selection.

The architect for the Observatory Hill Dining Facility will be presented for consideration by the Buildings and Grounds Committee. The project demolishes the existing Observatory Hill Dining Facility and Tree House and constructs a new 75,000 gross square feet Student Dining Commons. The project will accommodate 1,200 seated diners, a new retail-dining venue, a retail store serving West Grounds residents, and administrative offices. We recommend the selection of Dagit Saylor Architects of Philadelphia.

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

APPROVAL OF ARCHITECT SELECTION FOR OBSERVATORY HILL DINING PROJECT

RESOLVED that Dagit Saylor Architects of Philadelphia, Pennsylvania, is approved for the performance of architectural and engineering services for the Observatory Hill Dining Facility project.

B. EASEMENT, THE UNIVERSITY OF VIRGINIA'S COLLEGE AT WISE (DEPARTMENT OF MINES, MINERALS, AND ENERGY): Approval of easement.

This easement will allow the Virginia Department of Mines, Minerals, and Energy to access and use an abandoned mine bench and highwall area as a disposal site for fill material generated by the Wise Drainage Project. Access to the highwall area will be off Vanover Street along an existing dirt road/trail. The fill material will be placed on the existing mine bench and graded against the highwall. Sediment control measures will be implemented and all disturbed areas will be appropriately dressed and replanted. The Board of the College at Wise has approved this easement.

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

APPROVAL OF EASEMENT FOR THE DEPARTMENT OF MINES, MINERALS, AND ENERGY ACROSS UNIVERSITY OF VIRGINIA PROPERTY LOCATED AT THE UNIVERSITY OF VIRGINIA'S COLLEGE AT WISE

RESOLVED that the granting of an easement, dated January 10, 2001, to the Virginia Department of Mines, Minerals, and Energy, for work associated with the reclamation of a mine bench and abandoned highwall area across property off Vanover Street in Wise which is owned by The Rector and Visitors of the University of Virginia, is approved.

RESOLVED FURTHER that appropriate officers of the University are authorized to execute said dedication and easement.

UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: January 10, 2001

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.A. Schematic and Preliminary Design,
Environmental Sciences Field Station

20,000 GSF New Construction

\$2,600,000 Budget from Gifts and Grants

BACKGROUND: The station will be located on the Eastern Shore near Oyster in Northampton County. The facility is needed to support the Department of Environmental Science's Long - Term Ecological Research Program. The complex will consist of housing units, research buildings, a conference center, and support buildings. The project was approved by the 1998 General Assembly. The architectural design guidelines were approved on June 24, 1998. The selection of Bushman Dreyfus Architects as the project architect was approved on May 14, 1999. The project will be completed in phases as funds are available.

DISCUSSION: Bushman Dreyfus Architects, in conjunction with Facilities Management and the Architect for the University, has developed the design which Mr. Anderson will review with the Committee.

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

APPROVAL OF THE SCHEMATIC AND PRELIMINARY DESIGN FOR THE ENVIRONMENTAL SCIENCES FIELD STATION PROJECT

RESOLVED that the schematic and preliminary design, dated January 10, 2001, and prepared by Bushman Dreyfus Architects of Charlottesville, for the Department of Environmental Sciences Field Station project, is approved for further development and construction.

UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: January 10, 2001

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.B. Schematic Design, Aquatic & Fitness Center Addition

44,000 GSF New Construction

\$5,500,000 Bonds
\$2,000,000 Gifts
\$ 500,000 Auxiliary Funds
\$8,000,000 Total Budget

BACKGROUND: This project constructs a gymnasium addition to the Aquatic & Fitness Center to house intramural basketball courts, an indoor running track, and fitness expansion. The project was approved by the 2000 General Assembly. The selection of Hughes Group Architects of Sterling, and the architectural design guidelines were approved in conjunction with the original Aquatic & Fitness Center project.

DISCUSSION: Hughes Group Architects, in conjunction with Facilities Management and the Architect for the University, has developed the schematic design which Mr. Anderson will review with the Committee.

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

APPROVAL OF THE SCHEMATIC DESIGN FOR AQUATIC & FITNESS CENTER ADDITION PROJECT

RESOLVED that the schematic design, dated January 10, 2001, and prepared by Hughes Group Architects of Sterling for the Aquatic & Fitness Center Addition project, is approved; and

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

UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: January 10, 2001

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.C. Schematic Design, Medical Research Building #6

153,000 GSF New Construction

\$25,000,000 General Funds
\$25,000,000 Nongeneral Funds
\$50,000,000 Total Budget

BACKGROUND: The Medical Research Building #6 project is the construction of a state-of-the-art wet lab research building for the School of Medicine. It will be located between the Biomedical Engineering and Medical Science Research Building, which is currently under construction, and Medical Research Building #4. Project planning was approved by the 1999 General Assembly. The selection of Henningson, Durham, and Richardson of Alexandria as the project architect was approved on June 17, 2000. The architectural design guidelines were also approved on June 17, 2000.

DISCUSSION: Henningson, Durham, and Richardson, in conjunction with Facilities Management and the Architect for the University, have developed the schematic design which Mr. Anderson will review with the Committee.

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

APPROVAL OF THE SCHEMATIC DESIGN FOR MEDICAL RESEARCH BUILDING #6 PROJECT

RESOLVED that the schematic design, dated January 10, 2001, and prepared by Henningson, Durham, and Richardson of Alexandria, for the Medical Research Building #6 project, is approved; and

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

UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: January 10, 2001

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.D. Legislative Capital Budget Amendments

BACKGROUND: Capital budget amendments to the 2000-2002 biennial budget were approved by the Board at its telephonic meeting on October 2, 2000, for inclusion in the Governor's budget. Additional capital budget requirements have since been identified for the Academic Division (Agency 207). The budget amendments must be submitted to the General Assembly.

DISCUSSION: The legislative capital budget amendments are as follows:

1) *Improvements: Clark Hall Renovation and Addition (\$5,000,000 [GF] and \$2,700,000 [NGF])* - This request is for a \$7.7 million supplement to the Clark Hall Renovation and Addition project, which has a \$31,732,000 budget. The supplement is needed to offset high bids and rock excavation. Scope reductions have been implemented to help offset these costs, but we have reached a point where further cuts would be detrimental to the programs of the Department of Environmental Sciences and the Science and Engineering Library. The project's budget is split between state funding and university funding. The supplement will maintain this split. University funding will be provided by indirect cost recoveries and utilities improvement funds.

2) *New Construction: Studio Art Building (\$3,500,000 [NGF])* - This request is for a \$3.5 million supplement to the Studio Art Building, which has a \$9,000,000 budget funded by state general funds. An initial estimate by the architect indicated the project, as originally planned, was over budget. To minimize the budget increase, we have reduced the building size, and have modified its design to make it more efficient. The supplement will be used for site development, digital arts labs, and features that will support the future development of the Arts Precinct. Funding for the supplement will be provided by gift funds.

3) *Improvements: Science and Engineering Laboratory Renovations (\$8,000,000 [NGF])* - This is a request for a new authorization for major laboratory and vivarium renovations. Funding will be provided by grant awards. The Biology Department has submitted proposals for two National Institutes of Health grants. The grant awards will be made public in April 2001 and, if the grant proposals are successful, the funds will be available in October 2001. The first grant is an Animal Facility Renovation Grant for the Gilmer Hall Vivarium; the second grant is a National Center Research Resources Grant which will fund the renovation of the remaining research labs and support spaces on the ground floor of Gilmer Hall.

4) *Improvements: Withers-Brown Hall Renovation (\$2,100,000 [NGF])* - This project renovates the first floor faculty offices in Withers-Brown Hall. The work was part of the original plan for the recent renovation project, but was deleted to keep the project budget within the amount of funding that was available at that time. Funding will be provided by gifts.

5) *Improvements: Steam Tunnel Repair and Replacement (\$3,500,000 [NGF])* - A recent study of University steam tunnels identified three major steam tunnel replacement projects. The first is in the Health Sciences Center under JPA and between Davis and McKim Halls. The second is a tunnel section in the Central Grounds that runs from in front of Garrett Hall and under the Lawn to Randall Hall. The third is located under the Emmet Street sidewalk sections that are adjacent to the Central Grounds Parking Garage and Memorial Gymnasium. Facilities Management has developed a plan to address these projects during the next three biennia. This request is for the Health Sciences Center tunnels. Funding will be provided by utilities improvement funds.

6) *Acquisition: SEAS Research Building (\$13,000,000 [NGF])* - The research programs of the School of Engineering and Applied Sciences are restricted by a lack of sufficient space. To support the growth and viability of these programs the School would like to build a 75,000 gross square feet dry lab research building at the Fontaine Research Park. The building will be built by the University Foundation. Funding will be split \$9 million bonds and \$4 million indirect cost recoveries. The School will use indirect cost recoveries to fund debt service and operating costs.

7) *Construction: New Materials Science Building (\$14,000,000 [NGF])* - The School of Engineering and Applied Sciences recently received a \$14 million gift to construct a new Materials Science Building. The building will be a 50,000 gross square feet addition to the Materials Science and Chemical Engineering buildings; it will also be connected to the new Engineering Research Center. The building will support the Materials Science Department and the new Engineering Research Center.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee and the Executive Committee of the Board (to meet the requirements of the General Assembly's legislative calendar, approval must be sought before the next meeting of the full Board). This action will be reported to the full Board at its meeting on January 20, 2001.

APPROVAL OF LEGISLATIVE CAPITAL BUDGET AMENDMENTS FOR THE ACADEMIC DIVISION

WHEREAS, on October 2, 2000, the Rector and Visitors approved a list of capital budget amendments to be submitted to the Governor; and

WHEREAS, the construction bids on the Clark Hall Renovation and Addition project have exceeded the original estimates and require a general fund supplement; and

WHEREAS, the University has identified additional projects to be funded with gifts, grants, and other internally generated revenue; and

WHEREAS, the additional requests are consistent with the mission of the institution and with its strategic plan;

RESOLVED that the Board of Visitors of the University of Virginia endorses and supports the legislative budget amendment requests; and

RESOLVED FURTHER that the Executive Vice President and Chief Operating Officer is authorized to transmit the amendment requests to the General Assembly.

UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: January 10, 2001

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.E. Siting of Antennas and Towers,
Regional 800 MHz Public Safety Radio Project

BACKGROUND: Since 1995, representatives of Albemarle County, the City of Charlottesville, and the University, under the direction of the Emergency Communications Center Management Board and through the assistance of a radio communication consultant and citizen volunteers, have analyzed the entities' joint needs for public safety and public service radio communications. Many deficiencies and critical shortcomings were identified in the existing conventional analog radio systems. The most critical problems are: 1) inadequate radio coverage; 2) inadequate radio channel capacity; 3) daily radio interference; 4) current radio equipment older than useful life; and 5) lack of interoperability among agencies. The consultant concluded that the appropriate radio system to effectively address the existing system deficiencies is an 800 MHz Analog/Digital Simulcast Trunked Radio System.

The benefits of the new system in enhancing regional public safety operations include: 1) improved coverage reliability; 2) increased channel capacity; 3) interference protection inherent with 800 MHz; 4) improved system reliability and redundancy; and 5) inter-operability among regional agencies.

A license for twenty channels in the 800 MHz radio frequency range was obtained from the Federal Communications Commission (FCC). The assigned 800 MHz frequencies have less restriction on their use and allow the development of a radio system infrastructure utilizing fewer tower sites. Since the availability of these frequencies is extremely limited, the license requires that the system be fully constructed and operational by September 15, 2002 or the FCC may reassign or auction the frequencies.

After extensive analysis and fieldwork, locations have been identified which best minimize the number of tower sites while complying with Albemarle County's tower policy and insuring that coverage requirements are met.

DISCUSSION: Six towers will be required for this regional project and the proposed sites have been identified. Three sites are on University property: Fan Mountain, Klockner Stadium, and the Emergency Communications Center (ECC). The Fan Mountain site requires replacing the existing guyed tower with a self-supporting tower of the same height with multiple dish antennas attached as necessary. The Klockner Stadium site involves replacing the existing light tower with a dimensionally identical but structurally enhanced tower, with two four-foot diameter dish antennas attached just below the array of light fixtures. The ECC site requires the erection of a tower 105 feet high to the center of an attached six-foot diameter dish antenna, with an additional four-foot diameter dish antenna. If possible, the tower to be replaced at Klockner Stadium will be re-used as the required tower at the ECC site. The ECC ground lease requires that the Board approve the construction of any communication tower on the premises.

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

APPROVAL OF THE SITING OF ANTENNAS AND TOWERS FOR REGIONAL 800 MHZ PUBLIC SAFETY RADIO PROJECT

RESOLVED that the Board of Visitors approves the siting of a replacement tower and attached dish antennas at Fan Mountain, a replacement light tower and attached dish antennas at Klockner Stadium, and a tower and attached dish antennas at the Emergency Communications Center on the Ivy Road, as necessary for the Regional 800 MHz Public Safety Radio Project.

UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: January 10, 2001

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.F. Legislative Budget Amendment,
College at Wise

BACKGROUND: A regional convocation center for Southwest Virginia has been discussed for many years. Current thinking is to have the project constructed on property belonging to The University of Virginia's College at Wise. Recent conversations have involved area legislators, elected regional officials, and representatives of the College. If constructed the College would have use of the facility. The Six-Year Capital Outlay Plan approved by the Board in March 1999, for the period 2000-2006 includes a 2002-2004 project at the College at Wise for a Physical Education and Convocation Center. A feasibility study is required to determine the viability of the project. The College's Advisory Board has approved the legislative budget amendment.

DISCUSSION: The College has discussed submission of a legislative budget amendment with the Southwest delegation in the amount of \$350,000 [GF] to conduct a feasibility study for a regional convocation center. The study will determine the viability of a regional convocation center located on the campus of The University of Virginia's College at Wise. The study will determine the prospective size of the facility, the estimated construction and operational costs, the number of events required to sustain the facility, and the financial feasibility.

The proposed facility would provide space for the Center for Teaching Excellence, for the instruction of physical education classes, and for intercollegiate basketball as well as convention, meeting, and event space for the College and the region. It is expected that the feasibility of the project would be dependent on funding derived wholly from regional funding sources combined with some general funds.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee and the Executive Committee of the Board of Visitors (in order to meet the requirements of the General Assembly's legislative calendar, this approval must be sought before the next meeting of the full Board). This action will be reported to the full Board at its meeting on January 20, 2001.

APPROVAL OF LEGISLATIVE BUDGET AMENDMENT FOR THE COLLEGE AT WISE

WHEREAS, in March 1999, the Rector and Visitors approved the Six-Year Capital Outlay Plan for The University of Virginia's College at Wise; and

WHEREAS, the Plan included a 2002-2004 project for a Physical Education and Convocation Center; and

WHEREAS, a feasibility study is necessary to determine the viability of the project;

RESOLVED that the Board of Visitors of the University of Virginia concurs with the legislative budget amendment request to fund a feasibility study; and

RESOLVED FURTHER that the Board's future endorsement of the project is contingent on the results of the feasibility study and its impact on the financial operations of the College; and

RESOLVED FURTHER that the Interim Chancellor of the College at Wise is authorized to transmit the amendment request to the General Assembly.