UNIVERSITY OF VIRGINIA
BOARD OF VISITORS
MEETING OF THE
BUILDINGS AND GROUNDS
COMMITTEE
DECEMBER 13, 2001
BUILDINGS AND GROUNDS COMMITTEE

Thursday, December 13, 2001
9:00 a.m.
CCA Industries, One James Center
901 East Cary Street
Richmond, Virginia

Committee Members:
Thomas F. Farrell, II, Chair
William G. Crutchfield, Jr. Benjamin P.A. Warthen
William H. Goodwin, Jr. Sasha L. Wilson
Terence P. Ross John P. Ackerly, III, Ex Officio

AGENDA

I. CONSENT AGENDA (Ms. Sheehy)
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B. Easement, Baseball Field (Virginia Electric and Power Company) 1
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II. ACTION ITEM (Ms. Sheehy)
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  (Ms. Sheehy to introduce Mr. Samuel A. Anderson; Mr. Anderson to report)
BOARD OF VISITORS CONSENT AGENDA

A. EASEMENT, College at Wise (Evan Energy Company): Approval of easement.

Evan Energy Company, LC is requesting an easement for a natural gas pipeline at The University of Virginia’s College at Wise. The pipeline will run in a north-south direction on the east side of the campus, and will connect to the existing main pipeline at north end of the campus. The pipeline will provide redundant service to the College’s heating plant and will be used in the event the main pipeline or its transmission line must be shut down for repairs.

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

APPROVAL OF A PERMANENT EASEMENT FOR THE EVAN ENERGY COMPANY, LC ACROSS UNIVERSITY OF VIRGINIA PROPERTY LOCATED AT THE UNIVERSITY OF VIRGINIA’S COLLEGE AT WISE

RESOLVED that the granting of a permanent easement, dated December 13, 2001 to Evan Energy Company, LC for a natural gas pipeline on the east side of the campus of University of Virginia’s College at Wise on property owned by The Rector and Visitors of the University of Virginia, is approved; and

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

B. EASEMENT, Baseball Field (Virginia Electric and Power Company): Approval of easement.

Virginia Electric and Power Company is requesting a 15-foot wide easement for an electric power line on University property. The easement will run in a north-south direction between the Miller Center and Klockner Stadium from Faulkner Drive to the Baseball Field. The line is needed to provide sufficient power for the new baseball stadium.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee and the Board of Visitors
APPROVAL OF A PERMANENT EASEMENT FOR THE VIRGINIA ELECTRIC AND POWER COMPANY ACROSS UNIVERSITY OF VIRGINIA PROPERTY LOCATED BETWEEN THE MILLER CENTER AND KLOCKNER STADIUM

RESOLVED that the granting of a permanent easement, dated December 13, 2001 to Virginia Electric and Power Company for an electric power line running in a north-south direction between the Miller Center and Klockner Stadium from Faulkner Drive to the Baseball Field on property owned by The Rector and Visitors of the University of Virginia, is approved; and

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

C. DEMOLITION OF AN EQUIPMENT STORAGE BUILDING AT THE PERRY-FISHBURNE TENNIS COURTS: Approval to remove an equipment storage building.

The equipment storage building at the Perry-Fishburne Tennis Courts at University Hall is a 560 GSF, single story, wood frame structure built in 1989. Since the building is no longer used and is in need of repair, we have initiated the state approval process for the demolition of the structure. The Art and Architectural Review Board and the Department of Historic Resources have completed their review of our submittal and do not object to demolition of the building.

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

APPROVAL TO REMOVE AN EQUIPMENT STORAGE BUILDING AT THE PERRY-FISHBURNE TENNIS COURTS

WHEREAS, the University owns an equipment storage building (FAACS Building Number: 207-5579) at the Perry-Fishburne Tennis Courts at University Hall in the City of Charlottesville; and

WHEREAS, this structure is no longer used and is in need of repair; and

WHEREAS, the Governor of Virginia delegated to the Board of Visitors, pursuant to Executive Order Number Thirty-Four (98), dated November 10, 1998, the authority of the Governor to approve the removal of buildings on state property, with the advice and counsel of the Art and Architectural Review Board, and the review of the Department of Historic Resources;
WHEREAS, the Art and Architectural Review Board and the Department of Historic Resources have approved the removal of this structure;

RESOLVED that the removal of the equipment storage building (207-5579) at the Perry-Fishburne Tennis Courts 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 building, and that the said officer ensure that the required report regarding the building’s removal is sent to the Department of General Services.
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UNIVERSITY OF VIRGINIA
FISCAL IMPACT STATEMENT

PROJECT/PROPOSED BOARD OF VISITORS ACTION: Approve the demolition of equipment storage building at the Perry-Fishburne Tennis Courts.

DESCRIPTION: This building is a 560 GSF, single story, wood frame structure built in 1989. The building is no longer used and is need of repair.

FISCAL IMPACT: Demolishing this structure will eliminate future maintenance and upkeep costs on a structure for which the University has no use. The estimated cost to remove this structure is $900.

CONCLUSION: The University of Virginia should proceed with the demolition and removal of the equipment storage building at the Perry-Fishburne Tennis Courts.

RECOMMEND APPROVAL OF BOARD ACTION:

[Signature]

Leonard W. Sandridge
December 13, 2001
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UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: December 13, 2001

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II. Schematic Design, Emmet Street Parking Structure

$14,000,000 Bonds (Original Budget)
$17,500,000 Bonds (Revised Budget)

BACKGROUND: This project constructs a parking garage on Ivy Road on the wooded lot behind the Cavalier Inn. The garage is in the 2002-2008 Six-Year Capital Outlay Plan and will serve the Arena, the Carr’s Hill Arts Grounds, and the Central Grounds. The original $14 million budget provided sufficient funding for a four-level, 930 car parking garage. After further evaluation of the parking requirements for the new Arts and Sciences Building on Jefferson Park Avenue we found that it is unlikely that we will be able to put 500 cars on the same site with the building. The plan is to put about 300 cars on the JPA site and accommodate another 250 cars on a fifth level of the Emmet Street Garage. The $17.5 million budget will support the addition of a fifth level, giving the garage a capacity of 1,180 cars. The selection of Hartman Cox Architects of Washington, D.C. was approved on June 16, 2001. The architectural design guidelines were approved on October 10, 2001.

DISCUSSION: Hartman Cox 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 SCHEMATIC DESIGN FOR THE EMMET STREET PARKING STRUCTURE

RESOLVED that the schematic design, dated December 13, 2001, and prepared by Hartman Cox Architects of Washington, D.C. for the Emmet Street Parking Structure, is approved; and

RESOLVED FURTHER that the project will be presented for further review at the preliminary design level of development.
AGENDA:  December 13, 2001 – Building and Grounds Committee

PROJECT:  Emmet Street Parking Structure

UVA Project Manager:  David Sweet

- Design Guidelines
- Fact Sheet
- Location/Vicinity Plan
- Site Plan
- Building Plans
  - Elevations
    - North
    - South
    - East
    - West
- Renderings
- Model Photo
- Aerial Photo

Notes:

Design Guidelines were approved October 10, 2001.
Inherent in these Guidelines is the intent and scope of the Vision Statement for the Buildings and Grounds of the University of Virginia, adopted by the Board of Visitors on May 21, 1991. The Vision Statement shall be the primary reference for the overall design and planning of the project.

The new parking structure shall be located in accordance with the current University Master Plan, within the area bounded by Emmet Street, Ivy Road, Alderman Road, and the CSX Railroad tracks.

The proposed parking structure will provide approximately 1,000 parking spaces for daily and long-term use by students, faculty and staff. This structure will consolidate surface parking that will be displaced by University construction and provide additional parking convenient to the Athletic Precinct and the Central Grounds. These parking spaces will also provide a resource for special event parking at night and on weekends.

Landscape and site topography will help manage the storm water flow across the site while also responding to the character of the surrounding area. Site circulation design will address pedestrian movement between the garage and the Athletic Precinct, and accommodate pedestrian and vehicular traffic inherent in the function of a parking structure. University and Charlottesville city bus service will also be accommodated. Entrances and exits from Emmet Street and Ivy Road must be planned to complement or improve traffic flow in this often-congested area.

Although the structure will be located so that it is visually screened from Ivy Road by existing trees, the general massing and scale of the structure’s building materials and finishes shall be compatible with the surrounding community of city and University buildings. The form, materials and architectural treatment of the elevations shall be consistent with the function of the structure, and compatible with the commercial context of the area and the probable future development of the adjacent sites.
Project Title / Location / Approved Budget:
Construct Parking Structure. West of Emmet Street, north of Ivy Road, south of the CSX railroad.

Estimated project cost: $17,500,000

Current Project Status and Schedule:
The Architect/Engineer (A/E) has completed the Feasibility and Siting Study and the Schematic Design. Construction is planned from May 2002 through September 2003.

Project Description:
A pre-cast concrete structure with five parking levels, including one at grade. Includes a built-in vehicular ramp, pedestrian stairs and elevators and driveways for vehicles and buses.

Program Description:
The structure will accommodate 1,180 vehicles. It will consolidate surface parking that will be displaced in the near future and will provide additional parking for the Athletic Precinct and the Central Grounds. It will also provide special event parking at night and on weekends.

Relationship to Approved Master Plan:
The parking structure has been approved by the University’s Master Planning Council and is part of the Master Plan of the University.

Conceptual Issues and Design Intent:
A simple pre-cast concrete structure will be screened from Ivy Road by existing trees. Bus stops and storm water management features will be integrated in the site design.

Previous History with BOV:
The Design Guidelines were approved in October 2001.