## BUILDINGS AND GROUNDS COMMITTEE

**Thursday, April 15, 2004**  
2:15 – 3:15 p.m.  
Board Room, The Rotunda

Committee Members:  
Mark J. Kington, Chair  
William G. Crutchfield, Jr.  
Lewis F. Payne  
Susan Y. Dorsey  
Terence P. Ross  
Thomas F. Farrell, II  
Thomas A. Saunders, III  
Gordon F. Rainey, Jr., Ex Officio

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BOARD OF VISITORS CONSENT AGENDA

A. EASEMENT, CURRIE ESTATE PROPERTY (Prince William County Service Authority): Approval of easement

This easement is for the Prince William County Service Authority for a water line on the Currie Farm property in Prince William County. The property was acquired by the University in 1964 through a deed of gift from Mr. Kent D. and Mrs. Helen L. Currie. At its February 7, 1997, meeting, The Board of Visitors approved its transfer to the University of Virginia Foundation, but stipulated that the property may not be sold, assigned, transferred, mortgaged, liened, hypothecated, or otherwise disposed of without the concurrence of the Board. Accordingly, the Foundation has forwarded the easement request to the Board for approval. The easement will be fifteen feet wide, and will be adjacent to the Thoroughfare Road right-of-way. The line will provide upgraded service in this area of the county, and will be available for use by Currie Farm, which is on a well.

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

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APPROVAL OF A PERMANENT EASEMENT FOR THE PRINCE WILLIAM COUNTY SERVICE AUTHORITY FOR A WATER LINE AT THE CURRIE ESTATE PROPERTY IN PRINCE WILLIAM COUNTY

WHEREAS, by deed of gift dated December 18, 1964, certain property (hereinafter “Currie property”) was conveyed by Kent D. Currie and Helen L. Currie to the Rector and Visitors of the University of Virginia; and

WHEREAS, The Board of Visitors at its February 7, 1997, meeting authorized the transfer and conveyance of the said Currie Property to the University of Virginia Foundation for management on behalf of the University and with the stipulation that the said property may not be sold, assigned, transferred, mortgaged, liened, hypothecated, or otherwise disposed of without the concurrence of the Board of Visitors for the University of Virginia; and

WHEREAS, the Prince William County Service Authority has requested an easement for a water line on the Currie property;

RESOLVED that the granting of a permanent easement, dated April 15, 2004, to the Prince William County Service Authority for a water line at the Currie property in Prince William County on property owned by The University of Virginia Foundation, is approved; and
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B. EASEMENT, KLUGE CHILDREN’S REHABILITATION CENTER (Weather Hill Homes, LTD.): Approval of easement

This easement is for Weather Hill Homes, LTD., for the widening and upgrade of Boulder Road, which is located between the University’s Kluge Children’s Rehabilitation Center and Cochran House properties. This will be a narrow easement paralleling Boulder Road along the north property line of the Cochran House property; it will encompass approximately 1,200 square feet. Boulder Road is a private road serving the Cochran House and the Weather Hill Homes property. Weather Hill Homes plans to construct 22 townhouses on its property. To support this development it has asked the University if it would consider 1) selling a small, narrow section of University property, which extends into the Weather Hill Home’s property and contains two spring houses and 2) granting an easement for the widening and upgrade of Boulder Road. In exchange for the land and easement Weather Hill Homes has proposed to 1) pay fair market value for the land, 2) maintain a vegetative buffer between its development and University property, 3) improve and maintain Boulder Road, and 4) improve and extend utility service to the Cochran House. Given the configuration and size of the spring house land, the condition of the Cochran House’s utilities, and the condition of Boulder Road, the University recommends that the land be sold and the easement for Boulder Road be approved. The land sale will be presented to the Finance Committee for its consideration.

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

APPROVAL OF A PERMANENT EASEMENT FOR WEATHER HILL HOMES, LTD. FOR THE WIDENING AND UPGRADE OF BOULDER ROAD LOCATED BEHIND THE KLUGE CHILDREN’S REHABILITATION CENTER

RESOLVED that the granting of a permanent easement, dated April 15, 2004, to Weather Hill Homes for the widening and upgrade of Boulder Road located behind the Kluge Children’s Rehabilitation Center in Albemarle County 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 easement.
C.  EASEMENTS, IVY ROAD/COPELEY ROAD INTERSECTION (BB&T Corporation): Approval of easements

This item involves two easements, one for a storm drainage pipe and one for a traffic control light, for the University on property owned by BB&T Corporation at the northeast corner of the Ivy Road/Copeley Road intersection for one of its branches. The drainage easement will be irregularly shaped, and will include approximately eighty square feet. The traffic easement will be approximately fourteen feet deep and fifteen feet wide; it may be assigned to the City for the installation of a traffic control light, or the University may decide to enter into a use agreement for the light. The easements are part of improvements planned for the intersection in response to the Emmet Street Parking Garage traffic study, which recommended increased maneuvering space for buses turning right onto the northbound lane of Copeley Road from the westbound lane of Ivy Road. Although this recommendation is not considered to be required as a result of the garage construction, the University believes it will be helpful for the bus transportation system. While we originally considered widening both sides of Copeley Road, an engineering study determined that the acquisition of approximately 737 square feet of BB&T land and the two easements would be sufficient to greatly improve the turning movements of buses and other large vehicles. When the University approached BB&T about the land and easements, BB&T offered to give the land to the University if the University paid for all costs associated with the transfer and if both easements were between BB&T and the University. BB&T realizes this requires the University to either assign the traffic light easement to the City or enter into a use agreement for the light, but because the amount of land involved is so small, BB&T only wants to deal with one entity. The land acquisition will be presented to the Finance Committee for its consideration.

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

APPROVAL OF PERMANENT EASEMENTS FOR THE UNIVERSITY OF VIRGINIA ACROSS BB&T CORPORATION PROPERTY LOCATED AT THE NORTHEAST CORNER OF THE IVY ROAD/COPELEY ROAD INTERSECTION IN CHARLOTTESVILLE

RESOLVED that the request for an easement for a drainage pipe and an easement for a traffic control light, dated April 15, 2004, from BB&T Corporation for improvements to the Ivy Road/Copeley Road intersection across BB&T property located at the northeast corner of the intersection is authorized; and
RESOLVED FURTHER that appropriate officers of the University are authorized to request and accept said easements; and

RESOLVED FURTHER that the University is authorized to assign the easement for the traffic control light to the City of Charlottesville.

D. DEMOLITION, BRUGH HOUSE: Approval to remove building

The Brugh House, which is located at 204 15th Street SW in Charlottesville, must be demolished to make way for the relocation of Varsity Hall. The Brugh House property was acquired by the University in 1999 as a site for future development. The house, which was built in 1950, is two-story, 2,573 (GSF) brick structure. The building is currently occupied by the School of Medicine’s Center for the Study of Mind and Human Interaction, which will be relocated to the Republic Plaza. 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

APPROVAL TO REMOVE THE BRUGH HOUSE AT 204 15TH STREET SW IN CHARLOTTESVILLE

WHEREAS, the University owns the Brugh House (FAACS Building Number: 207-1111) at 204 15th Street SW in Charlottesville; and

WHEREAS, the building site is needed for the relocation of Varsity Hall; 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; and

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 Brugh House (FAACS Building Number: 207-1111) at 204 15th Street SW in Charlottesville, 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 reports regarding the building removal are sent to the Department of General Services.
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PROJECT/PROPOSED BOARD OF VISITORS ACTION: Approves the demolition of the Brugh House at 204 15th Street SW in Charlottesville.

DESCRIPTION: The Brugh House was built in 1950. It is two-story, 2,573 (GSF) brick structure. The structure is currently occupied by the School of Medicine’s Center for the Study of Mind and Human Interaction.

FISCAL IMPACT: The Brugh House property was acquired by the University in 1999 as a site for future development. While the building is occupied, it has always been understood that the occupancy of this structure would be temporary until a final use for the property was identified. The site is now needed for the relocation of Varsity Hall, an historic building originally built as a student infirmary. The current building occupants, the Center for the Study of Mind and Human Interaction, will be relocated to the Republic Plaza. The estimated removal cost is $28,000.

CONCLUSION: The University of Virginia should proceed with the demolition and removal of the Brugh House located at 204 15th Street SW in Charlottesville.

RECOMMEND APPROVAL OF BOARD ACTION: Leonard W. Sandridge April 15, 2004
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E. DEMOLITION, FAYERWEATHER ANNEX: Approval to remove building

The Fayerweather Annex, which is located on the west side of Fayerweather Hall, must be demolished as a part of the Fayerweather Hall renovation project. The annex is a 3,280 GSF, metal building constructed in 1963. It is currently used by the studio art program for studio space. The studio art program, which is currently in Fayerweather Hall, the Fayerweather Annex, and Brooks Hall, will be relocated to the new Studio Art Building. Requests for approval of this demolition action have been submitted to the Department of Historic Resources and the Art and Architectural Review Board. We do not anticipate any objections since this is for the demolition of a metal building that is adjacent to several historic buildings.

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

APPROVAL TO REMOVE THE FAYERWEATHER ANNEX

WHEREAS, the University owns the Fayerweather Annex (FAACS Building Number: 207-0405) located on the west side of Fayerweather Hall; and

WHEREAS, the demolition of this structure is required for the renovation of Fayerweather Hall; 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;

RESOLVED that the removal of the Fayerweather Annex (FAACS Building Number: 207-0405), located on the west side of Fayerweather Hall, is approved by the Board of Visitors pending approval by the Art and Architectural Review Board and the Department of Historic Resources; 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 reports regarding the building removal are sent to the Department of General Services.
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UNIVERSITY OF VIRGINIA
FISCAL IMPACT STATEMENT

PROJECT/PROPOSED BOARD OF VISITORS ACTION: Approves the demolition of the Fayerweather Annex located on the west side of Fayerweather Hall.

DESCRIPTION: The Fayerweather Annex is a 3,280 GSF, metal building constructed in 1963. It is currently used by the studio art program for studio space.

FISCAL IMPACT: The demolition of the Fayerweather Annex will not have a negative impact on its current occupant, the studio art program since current plans call for the program to be relocated to the new Studio Art Building. Temporary space will be available for use by the studio art program until the new building is completed. In addition, the Carr’s Hill precinct with its historic buildings will benefit from the removal of this metal, warehouse-type building. The estimated removal cost is $40,000 and will be funded by the Fayerweather Hall renovation project.

CONCLUSION: The University of Virginia should proceed with the demolition and removal of the Fayerweather Annex located on the west side of Fayerweather Hall.

RECOMMEND APPROVAL OF BOARD ACTION:

Leonard W. Sandridge
April 15, 2004
UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: April 15, 2004

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.A. Schematic Design, Core Laboratory Building

$4,000,000 Hospital Operating Funds

BACKGROUND: This project constructs a 12,000 gross square foot building for the Medical Center's Clinical Core Laboratory. The lab is currently located on the second floor of the main hospital. It must be relocated to make way for the renovation phase of the Hospital Expansion project. It is likely that a consolidated laboratory facility incorporating the core lab will be built in the Health Sciences Center during the next ten to fifteen years. The Core Laboratory Building will be constructed by the University of Virginia Foundation on its property at the corner of 11th and West Main Streets. While the design of projects on Foundation property are typically not brought to the Buildings and Grounds Committee for approval, the prominence of this site and its proximity to adjacent Health System properties warrant this action.

DISCUSSION: Dagget & Grigg - Architects/Planners, in conjunction with the Architect for the University, have developed the schematic design.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee

APPROVAL OF SCHEMATIC DESIGN FOR THE CORE LABORATORY BUILDING

RESOLVED that the schematic design, dated April 15, 2004, and prepared by Dagget & Grigg - Architects/Planners of Charlottesville, for the Core Laboratory Building is approved for further development and construction.
AGENDA:  April 15, 2004 – Buildings and Grounds Committee

PROJECT:  Core Laboratory Building

UVA Project Manager:  N/A

- Design Guidelines
- Fact Sheet
- Site Plan
- Building Plans
- Elevations
  - West
  - East
  - North
  - South
- Renderings
  - Perspective Sketch from the East
  - Perspective Sketch from the West
Project Title / Location / Approved Budget:
Core Laboratory Building / 11th and West Main streets in Charlottesville / $4 million

Current Project Status and Schedule:
Design will proceed through Spring, 2004. Construction is expected to begin in the summer of this year.

Project Description:
The hospital based core lab functions must be relocated in order to clear the West end of the second floor of University Hospital for the Hospital Expansion Project renovations. The floor plan will be open to allow a number of lab configurations. It is likely that a consolidated laboratory facility incorporating the core lab will be developed in the next fifteen years. The original building on West Main Street has been designated by the City of Charlottesville as historically significant; its exterior will be restored as a part of this project. It will remain in use as a bank for the foreseeable future. The additions to the east and south are not historic and will be demolished. The new building will be an independent structure, but tied to the original building through HVAC and electrical systems.

Program Description:
The core lab performs tests on human samples. It will require approximately 12,000 square feet of space. Two-thirds of the space will be open plan laboratory testing space with the balance used for offices, storage, and support. It will be connected to the University Hospital by a pneumatic tube system.

Relationship to Approved Master Plan:
The project supports the Health Sciences Master Plan 2000 and the East Precinct Master Plan update.

Conceptual Issues and Design Intent:
The design is compatible with the existing historic building, as well as other historic buildings at the University. It uses a similar pallet of materials, i.e. brick, terne metal and white window frames. It also emulates the scale and rhythm of the cornice and fenestration of the historic structure. The site development is consistent with the West Main Street design guidelines developed by the City of Charlottesville.

Previous History with BOV:
This is the first presentation to the Buildings and Grounds Committee.
Perspective View from the East Along Main Street
(Historic Preston House in forefront)
Perspective View from the West Along Main Street
(Historic Preston House in forefront)
UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: April 15, 2004

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.B. Schematic Design, Main Heating Plant Environmental Compliance Upgrade Project

$30,000,000 General Funds
$19,800,000 Bonds
$2,000,000 Nongeneral Funds

BACKGROUND: This project is for improvements to the Main Heating Plant to ensure that it 1) remains compliant with federal and state Clean Air Act regulations and 2) meets the needs of new and existing facilities. The project scope will include new air emission control equipment, new and modified boilers, and new and modified fuel handling equipment. The total project budget is $51.8 million. The University has a $2.0 million non-general fund planning authorization. A $49.8 million construction authorization with $30 million funded by the Commonwealth and $19.8 million funded by University bonds was included in the 2004-2010 Capital Outlay Plan. The full construction authorization will be received for the 2004-2006 biennium, but the Commonwealth will provide $17.5 million of its commitment during the 2004-2006 biennium and $12.5 million during the 2006-2008 biennium. Based on the language in the appropriations act and on the draw schedule, this will be sufficient to allow the award of the construction contract in FY 2005. The selection of RMF Engineering, Inc. of Baltimore was approved at the May 23, 2003, committee meeting.

DISCUSSION: The engineers, in conjunction with Facilities Management, have developed the schematic design.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee

APPROVAL OF SCHEMATIC DESIGN FOR THE MAIN HEATING PLANT ENVIRONMENTAL COMPLIANCE UPGRADE PROJECT

RESOLVED that the schematic design, dated April 15, 2004, and prepared by RMF Engineering, Inc. of Baltimore, Maryland, for the Main Heating Plant Environmental Compliance Upgrade project is approved for further development and construction.
AGENDA: April 15, 2004 – Buildings and Grounds Committee

PROJECT: Main Heating Plant Environmental Compliance Upgrade Project

UVA Project Manager: Charles Boldt

- Design Guidelines
  - Fact Sheet
  - Site Plan
- Building Plans
- Elevations
  - West
  - East
  - North
  - South
- Renderings
  - Isometric Views
University of Virginia-Board of Visitors
Main Heating Plant Environmental Compliance Upgrade Project
Fact Sheet
April 15, 2004

Project Title / Location / Approved Budget:
Main Heating Environmental Compliance Upgrade Project / Jefferson Park and University Avenues / $51.8 million

Current Project Status and Schedule:
Letters of interest for Design Build firms will be solicited in late April 2004. A request for proposal will be issued in June 2004 to a select number of firms. Proposals will be received in September 2004. Phased construction will begin in January 2005 with completion in the first quarter of 2008.

Project Description:
The University of Virginia heats all of its medical and most of its academic facilities with steam and hot water furnished by a Main Heating Plant, which is located near the Hospital on Jefferson Park Ave. This project will replace two, fifty year old boilers and provide environmental controls for the entire Plant as required for the University to remain compliant with federal and state clean air regulations and meet the terms of a new Air Permit. The work of this project, will also allow increased steam generation through a more intensive use of the existing equipment.

Program Description:
Upgrade the Main Heating Plant to meet the growth in steam demand and ensure compliance with current and proposed MACT environmental regulations. Modifications will improve operating efficiency and reduce pollution. Additional fuel storage for oil and another silo will be added to increase coal storage and loading capacity. A generator will be added to provide redundant power in the event of an electrical outage.

Relationship to Approved Master Plan:
The project supports the University’s Master Plan, the Health Sciences Master Plan 2000 and the East Precinct Master Plan update by providing steam and hot water for existing facilities and planned buildings.

Conceptual Issues and Design Intent:
The project will use the same materials, massing and forms of the existing plant.

Previous History with BOV:
The selection of RMF Engineering, Inc. of Baltimore was approved at the May 23, 2003, committee meeting.
Dark objects are the elements added by the project.
UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: April 15, 2004

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.C. Budget and Funding Revision, South Lawn Project

BACKGROUND: Following the June 16, 2001, meeting of the Board of Visitors, the Rector appointed a special committee of the Board to consider how to meet the facility needs of the College and Graduate School of Arts & Sciences. At the October 18, 2001, meeting of the Special Committee, a resolution was passed establishing the scope, budget and funding for what is referred to as the South Lawn Project. At its October 28, 2002, meeting the Special Committee approved an increase in the project scope, budget, and funding. On December 18, 2002, the Buildings and Grounds Committee passed a resolution approving these changes.

DISCUSSION: The University and College Foundation recently agreed to proceed with the South Lawn project in phases with Phase I defined as 1) the buildings to be built on the B-1 parking lot, 2) parking for 400-500 cars, and 3) the plaza across Jefferson Park Avenue. It was further agreed that the total cost of Phase I is $87 million with a University commitment of $25.8 million (including 100% of the parking) and a College Foundation commitment of $61.2 million. In addition, the College Foundation committed to a fund raising schedule that uses a present value basis and calls for 1/3 of the $61.2 million to be raised on or before April 30, 2004, 2/3 of the $61.2 million to be raised on or before December 31, 2005, and the full $61.2 million to be raised on or before December 31, 2006. Finally, the College Foundation agreed to commit up to $1 million to the Cocke Hall project to capture additional space and provide needed enhancements. The December 18, 2002, resolution passed by the Buildings and Grounds Committee must be amended to reflect these changes.

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

APPROVAL OF A REVISED BUDGET AND FUNDING PLAN FOR THE SOUTH LAWN PROJECT

WHEREAS, the Special Committee on the College and Graduate School of Arts and Sciences Facilities adopted a resolution on October 18, 2001, which set a $126.7 million budget for the
WHEREAS, the Buildings and Grounds Committee adopted a resolution on October 18, 2001, approving the report from the Special Committee setting forth the project budget and scope; and

WHEREAS, the Special Committee on the College and Graduate School of Arts and Sciences Facilities approved a revised budget and funding plan on October 28, 2002, for the South Lawn Project; and

WHEREAS, the Buildings and Grounds Committee at its December 18, 2002, meeting approved a new budget for the South Lawn project of $160 million, of which $94.4 million was to be provided by private gifts from the College Foundation, $61.1 million through a combination of state and University funds, and $4.5 million from the University Department of Parking and Transportation as a contribution to the parking garage; and

WHEREAS, since the December 18, 2002, meeting the University and College Foundation agreed to a two-phased implementation plan for the building components south of Old Cabell Hall; and

RESOLVED that the new budget for the South Lawn Project is now $160.9 million, of which $95.3 million is to be provided by private gifts from the College Foundation, $61.1 million through a combination of state and University funds, and $4.5 million from the University Department of Parking and Transportation as a contribution to the parking garage; and

RESOLVED FURTHER that the building components south of Old Cabell Hall will be implemented in two phases with Phase I defined as 1) the buildings to be built on the B-1 parking lot, 2) parking for 400-500 cars, and 3) the plaza across Jefferson Park Avenue; and
RESOLVED FURTHER that the total cost of Phase I is $87 million with a University commitment of $25.8 million and a College Foundation commitment of $61.2 million; and

RESOLVED FURTHER that the College Foundation’s fund raising schedule for the Phase I project, which uses a present value basis and calls for 1/3 of the $61.2 million to be raised on or before April 30, 2004, 2/3 of the $61.2 million to be raised on or before December 31, 2005, and the full $61.2 million to be raised on or before December 31, 2006, is approved.
BOARD MEETING: April 15, 2004

COMMITTEE: Buildings and Grounds

AGENDA ITEM: III.A. Vice President’s Remarks

ACTION REQUIRED: None

DISCUSSION: The Vice President for Management and Budget will inform the Committee of recent events that do not require formal actions, but of which it should be made aware.
DISCUSSION: The Vice President for Management and Budget and the Architect for the University will report on the Health System Physical Plant and Master Plan update. The Health System has engaged The Smith Group to revise its master plan in anticipation of additional growth in clinical, research and academic programs. Its goal is to create an adaptable 15-20 year framework that considers natural growth boundaries, patterns of expansion, and informed options for near and mid-term periods. Guiding Principles are:

1. Plan for a cohesive spatial organization with distinct yet integrated functional zones.

2. Foster connectivity by reintroducing green spaces and include open spaces as key elements.

3. Allow for a distinct identity for each major program area (Medicine, Nursing and Hospitals) within the overall identity of the University.

4. Create an overall comprehensible pedestrian network.

5. Develop a roadway network and expand existing utility infrastructure that supports development.

6. Provide adequate parking for staff, visitors, and patients.

Clinical facilities will be concentrated between Lee and West Main Streets, creating a more visible entrance and a public face for the Health System on West Main Street and Jefferson Park Avenue. The School of Nursing, Medical School, and medical research will continue to be concentrated in the Lane Road and 15th Street area.

The plan's first phase uses a ten year horizon and suggests sites for parking, a cancer treatment center, the relocated children's medical facility, and a temporary location for the Core Laboratory. Phase II provides a longer-term vision, and
examines the needs of the Health Sciences Center within the next twenty years; including expanded in-patient facilities.