BUILDINGS AND GROUNDS COMMITTEE

Friday, January 20, 2006
10:30 a.m. – 12:00 noon
Board Room, The Rotunda

Committee Members:
Mark J. Kington, Chair
Alan A. Diamonstein        Lewis F. Payne
Susan Y. Dorsey            Don R. Pippin
W. Heywood Fralin          Gordon F. Rainey, Jr.
Vincent J. Mastracco, Jr.   Thomas F. Farrell, II, Ex Officio
Catherine S. Neale

AGENDA

I.  CONSENT AGENDA (Ms. Sheehy)
    • Easement, Blandy Farm

II. ACTION ITEMS (Ms. Sheehy)
    A. Schematic Design, Arts Grounds Parking Garage (Ms.
       Sheehy to introduce Mr. David J. Neuman; Mr. Neuman
       to report)
    B. Campus Plan, The University of Virginia’s College
       at Wise (College at Wise)
    C. Revised Schematic Design, College at Wise Crockett
       Hall Renovation
    D. Schematic Design, College at Wise New Main
       Entrance

III. REPORTS BY THE VICE PRESIDENT FOR MANAGEMENT
    AND BUDGET (Ms. Sheehy)
    B. Architect/Engineer Selections Less than $5 Million
       and Not on Term Contracts (Written Report)

IV. REPORTS BY THE ARCHITECT FOR THE UNIVERSITY (Mr. Neuman)
    A. South Lawn Status Report
    B. Central Grounds Design Guide
I. EASEMENT, BLANDY FARM: Approval of easements

Two adjacent property owners have existing access easements through Blandy Farm, the University’s experimental farm in Clarke County. The current easements and the property owners’ gravel access drive intersect very close to Blandy Farm’s main entrance along Route 50, making the intersection unsafe. Consequently, the University would like to relocate the adjacent property owners’ gravel drive further away from the Blandy Farm main entrance. The two adjacent property owners will quitclaim any right to their existing easement and gain a new easement over a gravel road to be constructed.

Additionally, the existing easement that provides access to Berry’s Ferry Road at the back of the farm is under review. The existing access right to this road is a variable width right of way, which ranges from twenty feet to eighty feet wide. If appropriate, a modified easement will address the width of the easement and provide for the installation of underground utilities.

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

APPROVAL OF EASEMENTS AT BLANDY FARM

WHEREAS two existing permanent easements allowing adjacent property owners to access Route 50 through the Blandy Farm property in Clarke County are considered unsafe;

WHEREAS two existing permanent easements allowing the same adjacent property owners to access Berry’s Ferry Road through the Blandy Farm property range from a twenty foot width to an eighty foot width and may need modification in order to standardize the width of the easement and to provide for all utilities to be installed underground;

WHEREAS such potential modification is still under review;

RESOLVED that new permanent easements to two adjacent property owners, replacing existing permanent easements, for access to Route 50 across Blandy Farm on property owned by the Rector and Visitors of the University of Virginia is approved;
RESOLVED FURTHER that modifications to existing permanent easements granting two adjacent property owners access to Berry’s Ferry Road across Blandy Farm on property owned by the Rector and Visitors of the University of Virginia, if required, is approved; and

RESOLVED FURTHER that appropriate officers of the University are authorized to execute said easements.
BACKGROUND: The Arts Grounds Parking Garage, a design build project, will be a multi-level facility with parking for approximately 525 cars. It will be located across Culbreth Road from the Drama Education Building. With the addition of 45 spaces, the project budget is increased from $10,600,000 to $11,400,000 with funding provided by $6,900,000 bonds, $1,100,000 parking revenues, and $3,000,000 unrestricted endowment earnings. The concept, site and design guidelines were approved on December 8, 2004. The selection of Kimley Horn and Associates, Inc., of Chesapeake, in association with Bushman-Dreyfus Architects, PLC of Charlottesville, as project engineers was approved on June 10, 2005.

DISCUSSION: The design team, in conjunction with the Architect for the University, the Department of Parking and Transportation Services, and Facilities Management, has developed the schematic design, which Mr. Neuman will review with the Committee.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee

APPROVAL OF SCHEMATIC DESIGN FOR THE ARTS GROUNDS PARKING GARAGE

RESOLVED that the schematic design, dated January 20, 2006, and prepared by Kimley Horn and Associates, Inc., of Chesapeake, for the Arts Grounds Garage is approved for further development as a design/build project and subsequent construction.
UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: January 20, 2006

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.B. Campus Plan, The University of Virginia’s College at Wise

BACKGROUND: In order to provide for controlled development and effective utilization of physical resources, the Commonwealth of Virginia requires the development of campus master plans. The College at Wise’s plan is reviewed at least every ten years with the last plan completed in 1997.

DISCUSSION: Beginning in October 2004, the Office of the Architect for the University initiated a campus planning study at the College using the process that is used at the University. This plan provides for growth in: student housing and dining to accommodate at least 1,000 residential students, academic space for enrollment growth and new programs, and additional circulation, parking, and recreational space.

The plan defines spaces on the campus to create a more collegiate atmosphere. At the same time, consideration was made to protect natural aspects of the campus environment. The plan also provides for avenues of growth in the future beyond the ten-year framework of this plan.

The College at Wise Board reviewed and approved the plan at its December 8, 2005, meeting.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee
APPROVAL OF THE 2005-2015 CAMPUS PLAN FOR THE UNIVERSITY OF VIRGINIA’S COLLEGE AT WISE

WHEREAS, the Campus Plan for The University of Virginia’s College at Wise was last updated in 1997; and

WHEREAS, the Plan has been reviewed and brought up to date to meet the College’s present and future needs, through 2015;

RESOLVED that the 2005-2015 Campus Plan for The University of Virginia’s College at Wise, dated January 20, 2006, and prepared by The Office of the Architect for the University, is approved.
BACKGROUND: This project renovates Crockett Hall at the College at Wise. The building is the College’s first academic building, and is one of the original historic Poor Farm buildings. It was most recently used as a residence hall, but was closed several years ago because of its poor condition.

The project renovates the building for use as a center for student and administrative services. The budget is $4,750,000 funded by the Commonwealth with bonds issued by the Virginia College Building Authority. The selection of Mitchell/Matthews, Architects & Planners of Charlottesville as project architect was approved on November 9, 2000. The architectural design guidelines were approved on September 17, 2002. The original schematic design, which included two additions to the original building, was approved on May 23, 2003. Since the approval of the original schematic design, it has been determined that major design changes were warranted to contain cost escalation and restore the historic character of the building.

DISCUSSION: The architect, in conjunction with the Architect for the University, the College at Wise, and Facilities Management, has developed a revised schematic that addresses the aforementioned issues. Mr. Neuman will review the revised design with the Committee.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee

APPROVAL OF THE REVISED SCHEMATIC DESIGN FOR THE RENOVATION OF CROCKETT HALL AT THE UNIVERSITY OF VIRGINIA’S COLLEGE AT WISE

RESOLVED that the revised schematic design, dated January 20, 2006, and prepared by Mitchell/Matthews, Architects & Planners of Charlottesville, for the renovation of Crockett Hall at The University of Virginia’s College at Wise, is approved for further development and construction.
Schematic Design, College at Wise Crockett Hall Renovation

First Floor Plan

Second Floor Plan
UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: January 20, 2006

COMMITTEE: Buildings and Grounds

AGENDA ITEM: II.D. Schematic Design, College at Wise New Main Entrance

$2,000,000 General Funds

BACKGROUND: The Main Entrance project will create a formalized entrance to the campus as well as manage local storm water. The project is being coordinated with the renovation of Crockett Hall to allow full ADA compliance for parking and mobility. The budget is $2,000,000 funded by the Commonwealth with general obligation bonds. Hill Studio, PC of Roanoke was selected as the landscape architect. Thompson and Litton of Wise is the associated engineer.

DISCUSSION: The landscape architect, in conjunction with the Architect for the University, the College at Wise, and Facilities Management, has developed the schematic design, which Mr. Neuman will review with the Committee.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee

APPROVAL OF SCHEMATIC DESIGN FOR THE NEW MAIN ENTRANCE AT THE UNIVERSITY OF VIRGINIA’S COLLEGE AT WISE

RESOLVED that the schematic design, dated January 20, 2006, and prepared by Hill Studio, PC of Roanoke, for the New Main Entrance project at The University of Virginia’s College at Wise, is approved for further development and construction.
AGENDA ITEM: III. Reports by the Vice President for Management and Budget

ACTION REQUIRED: None

DISCUSSION: The Vice President for Management and Budget will provide a progress report on the 2005-2006 Goals and Work Plan for the Buildings and Grounds Committee. The attached Architect/Engineer Selection Report shows that no architects or engineers which are not on term contracts were selected for projects of less than $5 million for the six months ended December 31, 2005.
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UNIVERSITY OF VIRGINIA
BOARD OF VISITORS AGENDA ITEM SUMMARY

BOARD MEETING: January 20, 2006

COMMITTEE: Buildings and Grounds

AGENDA ITEM: IV. Reports by the Architect for the University

ACTION REQUIRED: None

DISCUSSION: The Architect for the University will provide reports on the South Lawn project and on the Central Grounds Design Guide for site planning, architecture and landscape.