

December 18, 2002

MEMORANDUM

TO: The Buildings and Grounds Committee:

Thomas F. Farrell, II, Chair
William G. Crutchfield, Jr.
William H. Goodwin, Jr.
Mark J. Kington
H. Timothy Lovelace, Jr.
Terence P. Ross
John P. Ackerly, III, Ex Officio

and

The Remaining Members of the Board:

Thomas J. Bliley, Jr.	Gordon F. Rainey, Jr.
Charles L. Glazer	Thomas A. Saunders, III
T. Keister Greer	Warren M. Thompson
Elsie Goodwyn Holland	Elizabeth A. Twohy
Don R. Pippin	E. Darracott Vaughan, Jr.

FROM: Alexander G. Gilliam, Jr.

SUBJECT: Minutes of the Meeting of the Buildings and Grounds
Committee on December 18, 2002

The Buildings and Grounds Committee of the Board of Visitors of the University of Virginia met, in Open Session, at 2:30 p.m., Wednesday, December 18, 2002, in the Lower East Oval Room of the Rotunda; Thomas F. Farrell, II, Chair, presided. William G. Crutchfield, Jr., William H. Goodwin, Jr., Mark J. Kington, H. Timothy Lovelace, Jr., and John P. Ackerly, III, Rector, were present.

Gordon F. Rainey, Jr., was present as well.

Also present were Leonard W. Sandridge, Jr., Alexander G. Gilliam, Jr., Ms. Colette Sheehy, Edward L. Ayers, Samuel A. Anderson, III, Robert Dillman, Joseph E. Grasso, and Ms. Jeanne Flippo Bailes.

The Chair asked Ms. Sheehy, Vice President for Management and Budget, to present the Agenda.

The first items were Consent Agenda: approval of the architectural design guidelines for the Cocke Hall Renovation Project, approval of the architectural design guidelines for the Rouss Hall Renovation and Commerce School Project, approval of the architectural design guidelines for the Bice House Renovation Project, approval to remove the Observatory Hill Dining Hall and the Tree House Dining Facility, and approval to remove the Dell Garden Structure.

Cocke Hall, designed by McKim Mead and White in 1896 as the Department (the name was changed in the 1950's to School) of Engineering, is in very poor condition. For some 70 years it has served as an Arts & Sciences classroom building, and it will continue in that use after it is renovated. Ms. Sheehy asked for a resolution to approve the architectural design guidelines for the project and to state that a design review will not be required.

The Committee approved the following resolution and recommended it to the full Board for approval at its next meeting.

APPROVAL OF ARCHITECTURAL DESIGN GUIDELINES FOR COCKE HALL RENOVATION PROJECT

RESOLVED that the architectural design guidelines, dated December 18, 2002 and prepared by the Architect for the University, for the renovation of Cocke Hall are approved; and

RESOLVED FURTHER that design review of this project will not be required and that the project is approved for further development and construction.

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Rouss Hall, also designed by McKim Mead and White, dates from the same period as Cocke Hall and was built to house classrooms and physics laboratories. It is to be renovated and added on to for shared use by the College and the McIntire School of Commerce.

The Committee adopted the following resolution approving the architectural design guidelines for the project, and recommended it to the full Board for approval at the next Board of Visitors meeting.

APPROVAL OF ARCHITECTURAL DESIGN GUIDELINES FOR
ROUSS HALL RENOVATION AND COMMERCE SCHOOL PROJECT

RESOLVED that the architectural design guidelines, dated December 18, 2002 and prepared by the Architect for the University, for the Rouss Hall Renovation and Commerce School project are approved; and

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

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The next item involved the renovation of Bice House, built nearly thirty years ago on Brandon Avenue as a dormitory for nursing students and now used as a general upperclass dormitory. The brick veneer on the building needs replacing as do the windows, and renovations to bathrooms and kitchens must be done. Ms. Sheehy proposed that design review of the project will not be required and that the project be approved for further development and construction.

The Committee adopted the following resolution and recommended it to the full Board for approval at the next Board of Visitors meeting.

APPROVAL OF ARCHITECTURAL DESIGN GUIDELINES FOR BICE HOUSE
RENOVATION PROJECT

RESOLVED that the architectural design guidelines, dated December 18, 2002 and prepared by the Architect for the University, for the Bice House Renovation project are approved; and

RESOLVED FURTHER that design review of this project will not be required and that the project is approved for further development and construction.

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Ms. Sheehy explained that the next resolution requested permission to demolish the existing Observatory Hill Dining Facility and the Tree House Dining Facility in connection with the construction of the new Observatory Hill Dining Facility, a project that has been approved by the Board of Visitors. Most of the present complex can remain in place and in use during the construction, and this was anticipated in the original planning for the project. It is now proposed that once the new construction is done, it may be possible to keep the old buildings and use them for something else. Ms. Sheehy proposed a

resolution authorizing the demolition, but also giving the Executive Vice President and Chief Operating Officer the authority to keep the buildings for other uses if that is deemed feasible.

The Committee adopted the following resolution and recommended it to the full Board for approval at the next meeting of the Board of Visitors.

APPROVAL TO REMOVE THE OBSERVATORY HILL DINING HALL
AND THE TREE HOUSE DINING FACILITY

WHEREAS, the University owns the Observatory Hill Dining Hall (FAACS Building Number: 207-0209) and the Tree House Dining Facility (FAACS Building Number: 207-0320) located at the intersection of McCormick and Alderman Roads; and

WHEREAS, a portion of the North Wing of the Observatory Hill Dining Hall must be demolished for the construction of the new Observatory Hill Dining Facility; and

WHEREAS, these structures will no longer be needed for dining functions once the new Observatory Hill Dining Facility has been completed; 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 these structures;

RESOLVED that the removal of these buildings (FAACS Building Numbers: 207-0209 and 207-0320) at the intersection of McCormick and Alderman Roads is approved by the Board of Visitors; and

RESOLVED FURTHER that the Executive Vice President and Chief Operating Officer is authorized to determine 1) if the buildings should be saved to serve another function or 2) if they should be removed. If the decision is made for removal said officer is authorized to execute any and all documents pertaining to the removal of the aforementioned buildings, and that the said officer ensure that the required reports regarding the building removals are sent to the Department of General Services.

The final Consent Agenda item involved a resolution approving the removal of a structure in the area on Emmet Street popularly known as the Dell, but actually the remnant of the Italian garden created by Dr. William Lambeth behind his house at the corner of Emmet Street and Thompson Road (Dr. Lambeth, an alumnus of the University, was a member of the faculty of the Medical School, head of the Department of Physical Education, and Superintendent of Buildings and Grounds, and was regarded as the "father of athletics at the University" - Lambeth Field, the old stadium off Rugby Road, was named for him. He was also interested in Italian history and civilization and in fact was decorated by the Italian Government.). The structure, built sometime between 1912 and 1932, consists of two small buildings joined by a pergola; it is presently little more than a ruin. The proposed demolition has been approved by the State Department of Historic Resources and the Art and Architectural Review Board.

The Committee adopted the following resolution and recommended it to the full Board for approval at the next meeting of the Board of Visitors.

APPROVAL TO REMOVE THE DELL GARDEN STRUCTURE

WHEREAS, the University owns the Dell Garden Structure (FAACS Building Number: 207-0223) located at the east end of the Dell on the west side of Emmet Street directly opposite the Central Grounds Parking Garage; and

WHEREAS, this structure is no longer used and is in poor condition; and

WHEREAS, the site of the structure is needed for the Dell Storm Water project; 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 these structures;

RESOLVED that the removal of this structure (FAACS Building Number: 207-0223) located in the Dell 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 buildings, and that the said officer ensure that the required reports regarding the building removals are sent to the Department of General Services.

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Continuing to the regular Action Agenda, the Chair and Ms. Sheehy reported that the Special Committee on the College and Graduate School of Arts and Sciences Facilities met on October 28th, and approved changes in the original budget for the South Lawn Project which they had adopted on October 18, 2001. The changes made on October 28th, increased the scope of the project and the budget. The Chair and Ms. Sheehy proposed a resolution approving these changes.

On motion, the Committee adopted the following resolution and recommended it to the full Board for approval at the next meeting of 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 South Lawn Project with \$61.1 million 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, 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;

RESOLVED that the new budget for the South Lawn project is now \$160 million, of which \$94.4 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.

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Using slides and charts, Mr. Anderson, the Architect for the University, described what is called the Dell Storm Water Project. Meadow Creek flows through the University Grounds at the foot of the Cemetery into a culvert which carries it through the Dell and under Emmet Street alongside the Memorial Gymnasium and under Nameless Field. It surfaces at Carr's Hill Field, goes under the railroad track and in front of the Lambeth Housing complex. It goes underground at Emmet Street to the west side of the road and surfaces again at a point adjacent to where the new Arena is to be built.

The Dell Project will uncover Meadow Creek in the Dell and create a pond at Emmet Street. These works will improve flooding conditions in the area and provide an attractive gateway to one part of the Grounds, across the street from the Central Grounds Parking Garage.

Mr. Anderson reported on the design for the Studio Art Building. The architects and the building committee for the project have not been able to agree on the exterior design of the building and by mutual agreement have terminated the architects' relationship with the University. Mr. Crutchfield has emphasized the importance of developing general design guidelines for the Arts Grounds and has suggested a symposium to discuss the subject. Mr. Anderson is arranging such a gathering on January 23rd and 24th. A number of leading architects will be invited and the hope is that recommendations for the Arts Grounds and the Studio Art Building will come out of the symposium. Mr. Crutchfield added that it is important to develop design guidelines for the whole project - in the way that Jefferson designed the Lawn as a whole and the new buildings of the South Lawn Project are being conceived - and not do it piecemeal, building by building.

The Committee voted to endorse the idea of the symposium.

On motion, the Committee went into Executive Session at 3:15 p.m.

That the Buildings and Grounds Committee of the Board of Visitors go into Executive Session to discuss endowment fundraising and donor prospects, as provided for in Section 2.2-3711 (A) (4) and (8) of the Code of Virginia.

The Committee resumed in Open Session at 4:00 p.m., and after adopting the following resolution, adjourned:

Mr. Rector, I move that we vote on and record our certification that, to the best of each Board member's knowledge,

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only public business matters lawfully exempted from open meeting requirements and which were identified in the motion authorizing the closed session, were heard, discussed or considered in closed session.

AGG:jb

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

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