

February 5, 2004

MEMORANDUM

TO: The Buildings and Grounds Committee:

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

and

The Remaining Members of the Board:

Thomas J. Bliley, Jr.	E. Darracott Vaughan, Jr., M.D.
Charles L. Glazer	Georgia M. Willis
Don R. Pippin	John O. Wynne
Warren M. Thompson	John R.M. Rodney

FROM: Alexander G. Gilliam, Jr.

SUBJECT: Minutes of the Meeting of the Buildings and Grounds
Committee on Thursday, February 5, 2004

The Buildings and Grounds Committee of the Board of Visitors met, in Open Session, at 11:40 a.m., Thursday, February 5, 2004, in the East Oval Room of the Rotunda; Mark L. Kington, Chair, presided. William G. Crutchfield, Jr., Ms. Susan Y. Dorsey, Thomas F. Farrell, II, William H. Goodwin, Jr., Lewis F. Payne, Thomas A. Saunders, III, and Gordon F. Rainey, Jr., Rector, were present.

Present as well were Thomas J. Bliley, Jr., Charles L. Glazer, Ms. Georgia M. Willis, John O. Wynne, and John R.M. Rodney.

Also present were John T. Casteen, III, Leonard W. Sandridge, Alexander G. Gilliam, Jr., Ms. Colette Sheehy, Robert D. Sweeney, R. Edward Howell, David J. Neuman, and Ms. Jeanne Flippo Bailes.

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

Ms. Sheehy noted that there were eight Consent Agenda items:

Approval of Architect Selection for the University Center
Approval of a Permanent Easement for the University of Virginia across Property Owned by the Virginia Public Building Authority and the Virginia State Department of Forestry

Approval of a Permanent Easement for the City of Charlottesville for a Natural Gas Line on Crispell Drive

Approval of a Permanent Easement for the University of Virginia across the Montesano Property owned by the University of Virginia Foundation

Approval of a Permanent Easement for the University of Virginia Foundation for an Entrance Drive to the North Grounds Connector

Approval of a Permanent Easement for Mr. William Kelso for an Access Drive at the Fan Mountain Observatory

Approval to Remove Storage Building at the Davis Farm - Vivarium Complex on Route 20 South

Approval to Remove the Max Kade German House at 581 Brandon Avenue.

The first of these called for the approval of the selection of Venturi, Scott Brown and Associates of Philadelphia as architects for the "University Center." The Center is to be built near Newcomb Hall on a site not yet determined; it is to house some of the kinds of things presently located in Newcomb Hall which does not have room for all of the demands made upon it.

The first easement was for an entrance drive on property owned by two agencies of the Commonwealth at the Fontaine Research Park. The drive will connect Ray C. Hunt Drive with Natural Resources Drive and will create an entrance to the parking lots at the new Fontaine Clinics Building and the Aurbach Building. The land in question is less than 400 square feet.

The second easement would give the City of Charlottesville permission to build a new natural gas line on University property at Crispell Drive; the line will serve the Virginia Ambulatory Surgery Center and an apartment building and will connect existing gas lines on 15th Street and Monroe Lane.

The third easement, and fourth Consent Agenda item, would give the University rights across property owned by the University of Virginia Foundation. It would be part of the North Grounds Connector, which will connect Massie Road and the By-Pass. Some of the grading and sidewalk for the Connector will encroach on Montesano, which is owned by the Foundation.

The fourth easement would give the University of Virginia Foundation permission to build an entrance drive to Montesano from the North Grounds Connector on property owned by the University.

The final easement requested would give Mr. William Kelso, who owns property adjacent to Fan Mountain Road, near the University's Observatory in southern Albemarle County, an access drive connecting to Fan Mountain Road.

The seventh Consent Agenda item was a resolution permitting the demolition of a metal storage building at the University's Davis Farm-Vivarium Complex on Route 20 South in Albemarle County. The building is to be demolished to make way for a new vivarium.

The final Consent Agenda item was a resolution approving the demolition of the Max Kade German House at 581 Brandon Avenue. The building, which dates from 1925 (though it did not become the German House until the late 1980's) is in bad condition and the cost of the necessary repairs is not warranted. The students who were living in the German House have been put temporarily in the Gooch/Dillard housing area; once the Bice House renovations have been finished, the German House will be moved there.

The Committee approved all eight resolutions and recommended them to the full Board for approval (for the texts of the resolutions, see the Minutes of the meeting of the Board of Visitors, February 7, 2004).

Turning to the regular Action Agenda, Ms. Sheehy asked for a resolution approving the schematic design for a new residence hall at The University of Virginia's College at Wise. Construction of the building will require the demolition of Faculty House A and Faculty House B, and the proposed resolution would authorize these.

The design guidelines for the residence hall were approved by the Committee on May 23, 2003, and the selection of the project architects, Ken Ross Architects, Inc. of Johnson City, Tennessee, was approved on July 12, 2003.

Ms. Sheehy pointed out that the resolution contains language that further design and construction of the building is contingent on approval of the operating subsidy by the Finance Committee; action by the Finance Committee is expected in April.

On motion, the Committee approved the resolution and recommended it to the full Board for approval (for the text of the resolution, see the Minutes of the meeting of the Board of Visitors, February 7, 2004).

Ms. Sheehy then gave a brief sketch of building history both at the University and at The University of Virginia's College at Wise. The most construction that occurred at the University during any period was in the two decades, 1960-1980. At Wise, the busiest period was 1970-1979. Ms. Sheehy said all buildings at both institutions will be inventoried to take into account, among other things, what is truly worthy of preservation.

Ms. Sheehy gave the Committee a quick overview of the University's deferred maintenance backlog which on June 30th of last year amounted to \$201 million (\$183 Million for the Academic Division, \$7 million for the Medical Center and \$11 million for Wise). The problem, she pointed out, is statewide and all of the state's institutions can cite comparable figures.

(Because of a malfunction in the recording equipment, the remainder of these Minutes is a reconstruction.)

Ms. Sheehy reported that VMDO Architects have received a design award for their work on the baseball stadium, and Olin Partnership has been given an award for their work on the Carr's Hill Master Plan. She also noted that Birdwood, Sunnyside and Montebello, all University properties, have been nominated to the National Register of Historic Places.

At the Buildings and Grounds Committee meeting of February 24, 2003, the Chair asked Mr. Crutchfield and Mr. Kington to examine the design development process with the idea of recommending improvements. Mr. Crutchfield subsequently, at the April 3rd meeting, recommended six revisions to the design process. The Committee approved these and Ms. Sheehy proposed a resolution formalizing the changes.

The Committee approved the resolution and recommended it to the full Board for approval (see the Minutes of the meeting of the Board of Visitors on February 7, 2004, for the text of the resolution).

Finally, Ms. Sheehy introduced Mr. David J. Neuman, who has just assumed his duties as Architect for the University. Mr. Neuman made brief general remarks to the Committee and then discussed the moving of Varsity Hall.

Varsity Hall, built shortly before the Civil War as the student infirmary, was a remarkable building for its time. It has not been used for its original purpose since the beginning of the 20th century and presently - and for some years - has housed the Air Force ROTC. It stands in the way of the expansion of Rouss Hall and the Committee last spring recommended that it be moved and preserved. The site originally proposed was adjacent to Randall Hall, at the south end of East Range. That proved to be unsatisfactory and the opposite end of East Range, adjacent to Washington Hall, was next proposed. That site, however, interfered with the perspective of East Range and the Rotunda from the lower end of the Long Walk. A new site has been found, across Jefferson Park Avenue at 204 15th Street, S.W., which is close to the Barringer House/Maison Francaise.

The Committee adopted a resolution approving this site and recommended it to the full Board for approval (see Minutes of the meeting of the full Board, February 7, 2004, for the text of the resolution).

On motion, the meeting was adjourned at 12:40 p.m.

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Committee

The Committee met again, briefly, at 11:05 a.m., Friday, February 6, 2004, to report to the full Board on its earlier meeting. The Chair gave a short summary and the session was done at 11:15.

AGG:jb

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

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