

January 23, 1998

MEMORANDUM

TO: The Buildings and Grounds Committee:

Albert H. Small, Chair  
Champ Clark  
William G. Crutchfield, Jr.  
William H. Goodwin, Jr.  
Kristine L. LaLonde  
James C. Wheat, III  
Hovey S. Dabney, Ex Officio

and

The Remaining Members of the Board:

John P. Ackerly, III	C. Wilson McNeely, III
Franklin K. Birckhead	Terence P. Ross
Charles M. Caravati, Jr., M.D.	Elizabeth A. Twohy
T. Keister Greer	Henry L. Valentine, II
Elsie Goodwyn Holland	Walter F. Walker

FROM: Alexander G. Gilliam, Jr.

SUBJECT: Minutes of the Meeting of the Buildings and  
Grounds Committee on January 23, 1998

The Buildings and Grounds Committee of the Board of Visitors of the University of Virginia met, in Open Session, at 10:50am, Friday, January 23, 1998, in the East Oval Room of the Rotunda; Albert H. Small, Chair, presided. Champ Clark, William G. Crutchfield, Jr., William H. Goodwin, Jr., Ms. Kristine L. LaLonde, James C. Wheat, III, and Hovey S. Dabney, Rector, were present. Also present were John P. Ackerly, III, Franklin K. Birckhead, Charles M. Caravati, Jr., T. Keister Greer, Mrs. Elsie Goodwyn Holland, C. Wilson McNeely, III, Terence P. Ross, Ms. Elizabeth A. Twohy, Henry L. Valentine, II, and Walter F. Walker; as well as Leonard W. Sandridge, Jr., Alexander G. Gilliam, Jr., Ms. Colette Capone, Peter W. Low, Robert W. Cantrell, Robert D. Sweeney, William W. Harmon, Ms. Polley Ann McClure, Ernest H. Ern, Don E. Detmer, Samuel A. Anderson, III, Michael Holleman, Ms. Jane Wright and Ms. Jeanne Flippo Bailes.

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

Ms. Capone, referring to the printed Agenda, reminded the Committee that the first five Items were all Consent Agenda Items and that all concerned the approval of design guidelines for building projects. She suggested that they be considered en bloc.

Mr. Ross asked that the first Item, the approval of architectural design guidelines for a parking structure at Scott Stadium, be moved from the Consent Agenda to the Action Agenda; he explained that he had serious concerns about the proposed project and wanted to have it discussed in detail. The Chair agreed to Mr. Ross's request.

Ms. Capone suggested that the last Consent Agenda Item, the assignment of Pavilion IV, be considered with the rest of the Consent Agenda. She proposed a resolution extending the assignment of the Pavilion to its current residents, Professor and Mrs. Kenneth Elzinga, for five years. She also gave the Committee a very brief description of the assignment process.

Ms. LaLonde wondered if the present assignment procedures weren't heavily weighted in favor of senior administrators at the expense of teaching faculty.

The Chair suggested that the criteria for assignment may not be widely known.

Mr. Sandridge said there seemed to be two issues: Does the Board feel that the present criteria are appropriate, and how are assignment criteria communicated to the University community.

The Secretary commented that the Administration, in seeking Lawn residents, tries to identify above all persons who subscribe to Jefferson's views about the "academical village," which is to say the notion of faculty and students living and studying together. There have been difficulties in the past in finding Pavilion residents, particularly among faculty with young children who are not willing to dislocate their families or subject them to a semi-public life on the Lawn. Another problem for potential tenants has been their lack of furnishings they deem suitable for life in the Pavilions.

Mr. Clark thought the present criteria too inflexible.

The Chair suggested that there be a discussion of the Pavilion assignment policy at a future meeting of the Committee.

Mr. Wheat thought it important that this take place at a meeting of the Committee outside the context of a Committee meeting as part of a meeting of the Board of Visitors.

Ms. Capone asked for approval of the Consent Agenda.

On motion, the Committee approved the resolutions proposed in the Consent Agenda, as the Agenda was revised: Architectural Design Guidelines, Student Residence Hall; Architectural Design Guidelines, Clinch Valley College Football Facility; Architectural Design Guidelines, Clark Hall Renovation and Addition; Architectural Design Guidelines, East Precinct Chiller Plant; Assignment of Pavilion IV (see Minutes of the meeting of the Board of Visitors, January 24, 1998).

Continuing to the Action Agenda, Ms. Capone said the Committee would be asked to approve architectural design guidelines for a parking structure at Scott Stadium, schematic designs for the Stadium Expansion, schematic designs for a student residence hall, and a schematic design for the Clinch Valley College Football Facility. She asked Mr. Anderson, the Architect for the University, to introduce Mr. Mike Holleman of Heery International in Atlanta, the architects for the Scott Stadium Expansion.

Using models and elevations, Mr. Holleman described the proposed plans for Scott Stadium.

The Chair questioned the height of the pergola proposed around the north end of the Stadium; he suggested that it might be too high and out of scale and he asked that the architects restudy it.

Mr. Ross and Mr. Wheat expressed serious concerns about the parking structure proposed for the south end of the Stadium. Mr. Ross thought the cost excessive - he calculated it to be \$25,000 per parking space - \$5.4m more than a comparable parking site three minutes further away. He said he was concerned, too, about the effect it would have on the adjacent residential neighborhood, and that he had serious aesthetic objections to a structure that would mar an otherwise handsome entrance to the Stadium.

Mr. Goodwin wondered if further study of parking needs and solutions would cause serious delays to the Stadium construction schedule. Ms. Capone thought not - the first work to be undertaken at the Stadium will be on the north end. She suggested that the plans be discussed at the special meeting of

the Committee the Chair had suggested be held before the next meeting of the full Board.

The Chair proposed that a decision on the plans for the parking structure be postponed until the meeting of the Committee he had suggested to Ms. Capone.

Mr. Wheat said he had more concerns about the Stadium design, so it was decided to postpone action as well on the Schematic Design for the Stadium Expansion. These plans, too, will be discussed at the special meeting of the Buildings and Grounds Committee.

Mr. Goodwin asked Mr. Holleman if it would be possible to calculate the costs of various components of the Stadium project.

Mr. Crutchfield expressed general concerns about what he termed the excessively high costs of construction at the University. He said that in talking with architects and contractors, it was suggested that unnecessary bureaucratic requirements imposed by the University might be a cause. He proposed that "value engineering" - a system of careful attention to costs - might be an answer. Ms. Capone proposed that there be a discussion of this at the special meeting of the Committee.

Moving to the next Item on the Agenda, approval of the schematic design of the new student residence hall proposed for the Alderman Road area, Ms. Capone said that according to the construction schedule planned, site work would begin next summer and construction the summer following - the idea being to be as little disruptive as possible when the University is in session and students are in residence in the adjacent dormitories. With this schedule in mind, the dormitory - which will house 140 students - would open for the 2000-2001 Session. She asked Mr. Anderson to introduce the architect.

Mr. Anderson introduced Ms. Jane Wright, of the Norfolk firm Hanbury Evans Newill Vlattas, who described the schematic design of the dormitory.

On motion, the Committee adopted a resolution approving the schematic design of the new student residence hall (see Minutes of the meeting of the Board of Visitors, January 24, 1998).

Continuing to the last construction project on the Agenda, the Football Facility at Clinch Valley College, Ms. Capone told the Committee the field would have seats for 2,000 spectators and artificial turf. The playing field is to be done by the 1998

football season and the whole project finished in time for the 1999 season. She asked Mr. Anderson to introduce the architect.

Mr. Anderson introduced Mr. Bill Thompson of the firm Thompson+Litton of Wise. Using plans, elevations, and aerial photographs, Mr. Thompson described the project.

Mr. Thompson noted that the field will be built on the site of a reclaimed strip mine, which was worked in the 1970's. The field will be used for intramurals as well as for intercollegiate games, and can be leant out to high schools in the region. In response to a question from Mr. Clark about the use of artificial turf when so many colleges are replacing artificial with natural turf, Mr. Thompson and Mr. Lemons, the Chancellor of Clinch Valley College, said artificial turf is cheaper and probably will encourage greater use of the field.

On motion, the Committee adopted a resolution approving the schematic design of the Clinch Valley College Football Facility (see Minutes of the meeting of the Board of Visitors, January 24, 1998).

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On motion, the meeting was adjourned at 12:10 p.m.

Subsequent to the meeting of the Buildings and Grounds Committee, but before the conclusion of the Regular Meeting of the Board of Visitors, the special meeting of the Committee was set for 10:00 a.m., Thursday, February 5<sup>th</sup>.

AGG:jb

- Copies to: Mr. John T. Casteen, III  
Mr. Paul J. Forch  
Dr. Robert W. Cantrell  
Mr. Peter W. Low  
Mr. Leonard W. Sandridge, Jr.  
Mr. Robert D. Sweeney  
Mr. William W. Harmon  
Mr. Ernest H. Ern  
Ms. Colette Capone  
Ms. Polley Ann McClure  
Dr. Don E. Detmer  
Mr. Terry Holland  
Mr. L. Jay Lemons  
Mr. Samuel A. Anderson, III  
Ms. Louise Dudley