

October 10, 1998

MEMORANDUM

TO: The Buildings and Grounds Committee:

Albert H. Small, Chair
J. Michael Allen
William G. Crutchfield, Jr.
William H. Goodwin, Jr.
Terence P. Ross
Benjamin P.A. Warthen
James C. Wheat, III
John P. Ackerly, III, Ex Officio

and

The Remaining Members of the Board:

Charles M. Caravati, Jr.	Elizabeth A. Twohy
Champ Clark	Henry L. Valentine, II
T. Keister Greer	Walter F. Walker
Elsie Goodwyn Holland	Joseph E. Wolfe
Timothy B. Robertson	

FROM: Alexander G. Gilliam, Jr.

SUBJECT: Minutes of the Meeting of the Buildings and Grounds Committee

The Buildings and Grounds Committee of the Board of Visitors of the University of Virginia met, in Open Session, at 11:40 a.m., Saturday, October 10, 1998, in the East Oval Room of the Rotunda; James C. Wheat, III, Acting Chair, presided. J. Michael Allen, William G. Crutchfield, Jr., William H. Goodwin, Jr., Terence P. Ross, Benjamin P.A. Warthen, III, and John P. Ackerly, III, Rector, were present. Also present were Charles M. Caravati, Jr., Champ Clark, T. Keister Greer, Timothy B. Robertson, Ms. Elizabeth A. Twohy, and Joseph E. Wolfe; as well as John T. Casteen, III, Alexander G. Gilliam, Jr., Paul J. Forch, Ms. Colette Capone, Leonard W. Sandridge, Jr., Peter W. Low, Ernest H. Ern, William W. Harmon, Samuel A. Anderson, III, William Thompson, John Matthews, and Ms. Jeanne Flippo Bailes.

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

Noting that the first four items on the Agenda were Consent items, Ms. Capone described them only briefly: a resolution approving MMM Design Group of Norfolk and RTKL of Baltimore for term contracts; approval for easements for the Albemarle County Service Authority for the new Emergency Communications Center on Route 250 West; an easement for Virginia Power for the Emergency Communications Center; and an easement which would allow the continued operation of the Rivanna Water and Sewer Authority's pumping station and mains within the University's pumping facility.

On motion, all four resolutions were approved and recommended to the full Board for approval (see Minutes of the meeting of the Board of Visitors, October 10, 1998).

Ms. Capone asked Mr. Anderson, Architect for the University, to present the next item along with Mr. William Thompson, of Thompson+Litton of Wise, the architects for the project. The project being the preliminary design for the Clinch Valley College football facility.

Using a scale model, photographs, elevations, and plans, Mr. Thompson and Mr. Anderson described the project. The football facility is the first project in a proposed athletic complex. The field has been done and is in use this season; bleachers to seat 2000, along with related support facilities, will be finished in time for the 1999 football season. Mr. Anderson explained that the drawings and model are preliminary and that more information on the support structures should be available by the January meeting of the Committee.

On motion, the Committee adopted a resolution approving the preliminary design for the football facility, and recommended it to the full Board for approval (see Minutes of the meeting of the Board of Visitors, October 10, 1998).

In reply to a question from a Member, Ms. Capone explained that the field was laid with artificial turf because the facility will be used not only for football but for intramural sports. Recent improvements in the technology of artificial turf have made it much less injurious than it used to be.

Ms. Capone, Mr. Anderson, and Mr. John Matthews, the architect for the project, described the next item on the agenda, schematic and preliminary design for a student residence house renovation. The project is a late 1940's apartment house at 400/402 Monroe Lane, presently used for staff and graduate housing. It will be made into a residence hall for 44 students. Work is to begin in July, 1999 and will be completed a year later. The budget for the project is set at \$1,900,000. The renovated building would be used for housing for Asian Language students.

There was considerable discussion about the possibility of extending the renovated building on adjacent University property, presently occupied by two small houses which are rented out. It was the consensus of the Committee that program needs should take precedence over any enlargement of the building undertaken for the sake of expansion. The Committee thus voted to approve the proposed resolution, but with the understanding that the Administration study the program needs of Asian Languages to make sure that additional space - which could be provided by demolishing the two houses and extending the present building onto the vacated lots - is not necessary.

The approved resolution was recommended to the full Board for approval (see Minutes of the meeting of the Board of Visitors, October 10, 1998).

Ms. Capone asked Mr. Dillman, Chief Facilities Officer, to report on the repairs being undertaken at University Hall.

Using slides, Mr. Dillman told the Committee that University Hall is a unique structure, revolutionary in its design when it was built and noted as such in professional journals at the time. The building is held together by cables strung around the exterior; the cables, which constitute a ring, are encased in concrete grout. Regular inspections are made of the ring, and it was during the course of one of these inspections in August that the serious deterioration was discovered. The building was evacuated and repairs were begun.

Mr. Dillman said the repairs have been in two phases - the first to stabilize the building to the point where it can be put back in use as soon as possible, and the second to provide a long-term, more solid "fix." The slides he presented to the Committee showed that not all of the wires had been filled with grout during the original construction of the building. In his research on the history of construction, he found that the project was over budget

and that one of the savings instituted as a result was the elimination of money that was to have been used for inspection. Ms. Twohy pointed out that it would have been very difficult to have covered every wire with grout; Mr. Dillman agreed, but said the quantity of grout missing far exceeded these normal expectations.

Mr. Dillman told the Committee that about 80% of the application of grout is done and the building should be ready for use by the end of the month.

Mr. Sandridge said that when the repairs are done the building will be sound. Mr. Dillman agreed and in reply to a question, said that with other repairs that should be done and with proper maintenance, it could last for thirty years.

The Acting Chair gave a brief report on the June 24 and September 22 meetings of the Committee (see the Buildings and Grounds Committee Minutes for those dates).

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On motion, the meeting was adjourned at 12:25 p.m.

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. Ernest H. Ern
Mr. William W. Harmon
Ms. Colette Capone
Ms. Polley Ann McClure
Mr. Gene D. Block
Mr. L. Jay Lemons
Mr. Terry Holland
Ms. Louise Dudley