

September 20, 2000

MEMORANDUM

TO: The Buildings and Grounds Committee:

James C. Wheat, III, Chair
William G. Crutchfield, Jr.
William H. Goodwin, Jr.
Stephen S. Phelan, Jr.
Terence P. Ross
Benjamin P.A. Warthen
John P. Ackerly, III, Ex Officio

and

The Remaining Members of the Board:

Thomas J. Bliley, Jr.	Gordon F. Rainey, Jr.
Charles M. Caravati, Jr., M.D.	Timothy B. Robertson
Charles L. Glazer	Elizabeth A. Twohy
T. Keister Greer	Walter F. Walker
Elsie Goodwyn Holland	Joseph E. Wolfe

FROM: Alexander G. Gilliam, Jr.

SUBJECT: Minutes of the Meeting of the Buildings and Grounds
Committee on September 20, 2000

The Buildings and Grounds Committee of the Board of Visitors of the University of Virginia met, in Open Session at 10:12 a.m., Wednesday, September 20, 2000, in the Lower West Oval Room of the Rotunda; James C. Wheat, III, Chair, presided. John P. Ackerly, III, Rector, William G. Crutchfield, Jr., Stephen S. Phelan, Jr., Terence P. Ross, and Benjamin P.A. Warthen were present.

Also present were John T. Casteen, III, Leonard W. Sandridge, Alexander G. Gilliam, Jr., Ms. Colette Sheehy, Peter W. Low, Samuel A. Anderson, III, Robert P. Dillman, Ms. E. Clorisa Phillips, and Ms. Jeanne Flippo Bailes.

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

Ms. Sheehy explained that most of the items on the Agenda were Consent items so that the majority of the meeting could be devoted to a discussion of the Arts Precinct.

Ms. Sheehy then proposed resolutions approving the selection of the Baltimore firm Ayers/Saint/Gross, Inc. for the Emmet Street Pedestrian Bridge project (part of the Groundswalk); approving RMF Engineering, Inc. of Baltimore for the Davis Electrical Vault project (on the east side of Hospital Drive between McKim Hall and the Barringer Wing of the old Hospital); approval of the architectural guidelines prepared by the Architect for the University for the Studio Art Building; approving an easement for the Virginia Electric and Power Company for an underground electric line serving 35 University Circle; and approving an easement, also for the Virginia Electric and Power Company, for an electric line on the west side of Monroe Lane.

The resolutions were approved and recommended to the full Board for approval.

APPROVAL OF ARCHITECT SELECTION FOR THE EMMET STREET
PEDESTRIAN BRIDGE PROJECT

RESOLVED that Ayers/Saint/Gross, Inc. of Baltimore, Maryland is approved for the performance of architectural and engineering services for the Emmet Street Pedestrian Bridge project.

APPROVAL OF ENGINEER SELECTION FOR THE DAVIS ELECTRICAL VAULT
PROJECT

RESOLVED that RMF Engineering, Inc. of Baltimore, Maryland is approved for the performance of architectural and engineering services for the Davis Electrical Vault project.

APPROVAL OF ARCHITECTURAL DESIGN GUIDELINES FOR STUDIO ART
BUILDING PROJECT

RESOLVED that the architectural design guidelines, dated September 20, 2000, prepared by the Architect for the University, for the Studio Art Building project are approved; and

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

APPROVAL OF PERMANENT EASEMENT FOR VIRGINIA ELECTRIC AND POWER COMPANY ACROSS UNIVERSITY OF VIRGINIA PROPERTY LOCATED AT THE LAMBETH FIELD RESIDENCE AREA

RESOLVED that the granting of a permanent easement, dated September 20, 2000, to Virginia Electric and Power Company for an underground electric line serving 35 University Circle, across property owned by The Rector and Visitors of the University of Virginia, is approved; and

RESOLVED FURTHER that appropriate officers of the University are authorized to execute said dedication and easement.

APPROVAL OF PERMANENT EASEMENT FOR VIRGINIA ELECTRIC AND POWER COMPANY ACROSS UNIVERSITY OF VIRGINIA PROPERTY LOCATED ON MONROE LANE

RESOLVED that the granting of a permanent easement, dated September 20, 2000, to Virginia Electric and Power Company for an electric line located on the west side of Monroe Lane, across property owned by The Rector and Visitors of the University of Virginia, is approved; and

RESOLVED FURTHER that appropriate officers of the University are authorized to execute said dedication and easement.

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The Chair reported briefly on the visit to Boston on September 13th by three Members of the Committee and several University administrators (see the Note on that visit, dated September 13, 2000). The group met with the architects for the Studio Art Building project and visited Wellesley College and Harvard University to see buildings of this sort. The Chair commented that the building will be difficult to design and that it will be unlike other buildings at the University.

Ms. Sheehy then raised an issue which was not on the Agenda and asked for discussion of it.

The Observatory Hill Dining Project - the renovation of the Observatory Hill Dining Hall - was put out to bid this summer and came in 36% over construction budget. Ms. Sheehy proposed that the Project as planned be abandoned, that the present structure (that is, both the Tree House and the Observatory Hill Dining Hall) be demolished and that a new building be put up. The new building she envisioned would add about 7,000 square feet to the project, would be so better sited that perhaps another building could be put up on the property, and would cost about \$1.8 million more than the present approved renovation. In reply to a question, she and Mr. Sandridge said a new building would mean about a two year delay beyond the time calculated for the present project.

There was considerable discussion about the proposal, with Members expressing concerns about the costs compared to the present project, the dislocations and length of time involved, the quality of the temporary facilities that would have to be put in place during construction, and so on. The biggest concern expressed, however, was that a change of this magnitude in the project should be considered by the whole Board and not just by the Buildings and Grounds Committee.

The Chair suggested that Ms. Sheehy and Mr. Sandridge prepare detailed comparative figures for the new project and the previously approved project to be presented to the full Board in October.

With the stated understanding that the revised project will be considered by the full Board at its October 5-6 meeting, and that the Buildings and Grounds Committee alone cannot make the decision, the Committee adopted a resolution approving the project.

WHEREAS, the Board of Visitors approved a project for the renovation of the Observatory Hill Dining Hall, and

WHEREAS, the bids let for the project have come in considerably over budget, and

WHEREAS, a new dining hall with more space and better siting can be built for slightly more than the cost of renovating the building;

RESOLVED that the Board of Visitors approves the demolition of the Observatory Hill Dining Hall and the Tree House, which will be replaced by a new facility.

Ms. Sheehy and Mr. Anderson, Architect for the University, then introduced a discussion of the Arts Precinct.

Three firms are involved in the general design of the Arts Precinct - William Rawn and Associates, The Glave Firm and the Olin Partnership. Messrs. William Rawn and Clifford Gayles represented Rawn Associates; Messrs. Laurie Olin, Denis McGlade and Keith McPeters represented the Olin Partnership; and Messrs. Randolph Holmes and Morgan Pierce represented The Glave Firm. All participated in the discussion, which was lively and far ranging. The position of the Groundswalk in relation to the Precinct, parking, general questions of design and siting and the relationship of the Precinct to its surroundings, were all topics raised by Members in the discussion (a conceptual - as opposed to an actual plan - sketch of the layout of the Arts Precinct is attached to these Minutes).

Finally, Mr. Anderson reported that Dumlupinar University in Kutahya, Turkey is giving The University's College at Wise a cesme, which is a public fountain kiosk. The gift has been accepted by the Wise Board and it is proposed that it be erected in the plaza in front of Zehmer Hall. Mr. Anderson asked for the Committee's approval of the siting.

The Committee adopted the following resolution and recommended it to the full Board for approval:

WHEREAS, Dumlupinar University in Kutahya, Turkey has given The University of Virginia's College at Wise a fountain kiosk in commemoration of the ties between the two institutions, and

WHEREAS, the College and its Board propose that the fountain be erected on the plaza in front of Zehmer Hall;

RESOLVED that the Board of Visitors approves the proposal to erect the fountain from Dumlupinar University on the plaza in front of Zehmer Hall at The University of Virginia's College at Wise.

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On motion, the meeting was adjourned at 12:40 p.m. After lunch, which followed the meeting, Mr. Anderson showed Committee Members examples of paving on the Long Walk, under the colonnades of East Range, the newly repaved sidewalk at the north end of Hospital Drive and a footpath/service road at the Piedmont faculty housing area. All represented types of paving that might be used for the Groundswalk.

AGG:lah

Attachment

Copies to: Mr. John T. Casteen, III
Mr. Gene D. Block
Dr. Robert W. Cantrell
Mr. Ernest H. Ern
Mr. Paul J. Forch
Mr. William W. Harmon
Mr. Terry Holland
Mr. Peter W. Low
Mr. L. Jay Lemons
Dr. Robert E. Reynolds
Mr. Leonard W. Sandridge
Ms. Colette Sheehy
Mr. Robert D. Sweeney
Ms. Louise Dudley
Mr. Samuel A. Anderson