

October 10, 2001

MEMORANDUM

TO: The Buildings and Grounds Committee:

Thomas F. Farrell, II, Chair  
William G. Crutchfield, Jr.  
William H. Goodwin, Jr.  
Terence P. Ross  
Benjamin P.A. Warthen  
Sasha L. Wilson  
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	Thomas A. Saunders, III
T. Keister Greer	Elizabeth A. Twohy
Elsie Goodwyn Holland	Joseph E. Wolfe

FROM: Alexander G. Gilliam, Jr.

SUBJECT: Minutes of the Meeting of the Buildings and Grounds  
Committee on October 10, 2001

The Buildings and Grounds Committee of the Board of Visitors of the University of Virginia met, in Open Session, at 2:35 p.m., Wednesday, October 10, 2001, in the Lower East Oval Room of the Rotunda; Thomas F. Farrell, II, Chair, presided. William G. Crutchfield, Jr., William H. Goodwin, Jr., Terence P. Ross, Benjamin P.A. Warthen, and John P. Ackerly, III, Rector, were present.

Also present were Leonard W. Sandridge, Jr., Alexander G. Gilliam, Jr., Ms. Colette Sheehy, Samuel A. Anderson, III, Robert P. Dillman, Ms. Mary Hughes, Ms. Constance Warnock, and Ms. Jeanne Flippo Bailes.

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

The first five proposed resolutions covered Consent Agenda items: approval of the architectural design guidelines for the Observatory Hill Dining Facility, the Materials Science Engineering and Nanotechnology Building, the Emmet Street Parking Structure, and the Monroe Hall Addition, as well as an easement for the Emergency Operations Center (NTELOS). The four building projects all had been considered and approved previously by the Committee. The easement is a permanent easement to the Emergency Operations Center on Route 250, at the western edge of Charlottesville, for a fiber optic cable line between the Center and the University's Fontana Food Center, nearby in the Old Ivy Road.

All five resolutions were approved by the Committee and recommended to the full Board for approval at the Board's meeting on October 19<sup>th</sup>, 2001.

APPROVAL OF ARCHITECTURAL DESIGN GUIDELINES FOR THE OBSERVATORY HILL DINING FACILITY

RESOLVED that the architectural design guidelines, dated October 10, 2001, prepared by the Architect for the University, for the Observatory Hill Dining Facility are approved; and

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

APPROVAL OF ARCHITECTURAL DESIGN GUIDELINES FOR THE MATERIALS SCIENCE ENGINEERING AND NANOTECHNOLOGY BUILDING

RESOLVED that the architectural design guidelines, dated October 10, 2001, prepared by the Architect for the University, for the Materials Science Engineering and Nanotechnology Building are approved; and

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

APPROVAL OF ARCHITECTURAL DESIGN GUIDELINES FOR THE EMMET STREET PARKING STRUCTURE

RESOLVED that the architectural design guidelines, dated October 10, 2001, prepared by the Architect for the University, for the Emmet Street Parking Structure are approved; and

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

APPROVAL OF ARCHITECTURAL DESIGN GUIDELINES FOR THE MONROE HALL ADDITION

RESOLVED that the architectural design guidelines, dated October 10, 2001, prepared by the Architect for the University, for the Monroe Hall Addition 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 NTELOS ACROSS UNIVERSITY OF VIRGINIA PROPERTY LOCATED BETWEEN OLD IVY ROAD AND ROUTE 250 TO THE EMERGENCY COMMUNICATIONS CENTER

RESOLVED that the granting of a permanent easement dated October 10, 2001 to NTELOS for an optic cable line at the Fontana Food Center on Old Ivy Road and at the Emergency Communications Center on Route 250 on 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.

Changing the order of the Action Agenda somewhat, the Chair asked Ms. Sheehy and Mr. Anderson, the Architect for the University, to present the schematic design for the Observatory Hill Dining Facility. The design was prepared by Dagit Saylor Architects of Philadelphia, whose selection as project architect was approved by the Committee on January 10, 2001.

Mr. Warthen suggested that the colonnade on the south side of the building be reworked to look "less like a stable." After discussion, the Chair suggested that the schematic design be approved with the understanding that the design of the colonnade be reworked and approved by Mr. Warthen. He proposed, too, that because the schematic design - save for the changes to the colonnade - is acceptable to the Committee, that the preliminary design stage be bypassed. Mr. Goodwin agreed and said that this and the reworked colonnade design should be left to the discretion of the Chair.

With these caveats, the Committee adopted the following proposed resolution and recommended it to the full Board for approval at its meeting on October 19<sup>th</sup>:

APPROVAL OF SCHEMATIC DESIGN FOR THE OBSERVATORY HILL DINING FACILITY

RESOLVED that the schematic design, dated October 10, 2001, and prepared by Dagit Saylor Architects of Philadelphia for the Observatory Hill Dining Facility, is approved; and

RESOLVED FURTHER that the Buildings and Grounds Committee waives review of the preliminary design.

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The next project considered by the Committee was the preliminary design for the addition to the Aquatic and Fitness Center adjacent to Scott Stadium. The schematic design for the addition, prepared by Hughes Group Architects of Sterling, was approved by the Committee on January 10, 2001.

Ms. Sheehy proposed a slight modification to the plans. She told that the Committee that a regional chiller plant had been planned for the basement of one of the nearby research buildings. It has been found, however, that the vibrations of the machinery in the chiller plant would be disruptive to the research projects being conducted on the floors above. She proposed instead that the chiller plant be put in the basement of the addition to the Aquatic and Fitness Center, where it would not be disruptive. The Committee agreed to this and the Chair directed the Secretary to rewrite the resolution accordingly.

The following resolution was adopted by the Committee and recommended to the full Board for approval at its meeting on October 19, 2001:

RESOLVED that the Preliminary Design, dated October 10, 2001, and prepared by Hughes Group Architects of Sterling for the addition to the Aquatic & Fitness Center, is approved with the understanding that the design is to be modified, as necessary, to incorporate a chiller plant in the basement of the structure; and

RESOLVED FURTHER that the Executive Vice President and Chief Operating Officer is authorized to submit for the Governor's consideration an emergency authorization for the addition of the chiller plant to the Aquatic & Fitness Center addition project.

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Ms. Sheehy and Mr. Anderson next presented the preliminary design for Medical Research Building #6 (MR-6), to be adjacent to MR-4, MR-5 and Jordan Hall. The design was prepared by Henningson, Durham, and Richardson of Alexandria.

Mr. Goodwin asked that the money for the building be found as quickly as possible. Mr. Ross said he thinks too much money and time is being spent on the external appearance of the Medical Research Buildings, to the extent that construction is being delayed significantly. Delays in construction are to the detriment of the Medical School's research programs; these delays affect the awarding of research grants which in turn affect the national ranking of the Medical School.

The Committee adopted the following resolution, and recommended it to the full Board for approval at the Board meeting on October 19, 2001, with the caveat that the appropriate committee or committees of the Board work to find ways to make construction money available as quickly as possible:

APPROVAL OF PRELIMINARY DESIGN FOR THE MEDICAL RESEARCH BUILDING #6

RESOLVED that the Preliminary Design, dated October 10, 2001, and prepared by Henningson, Durham, and Richardson of Alexandria, for the Medical Research Building #6, is approved for further development and construction.

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Finally, the Chair asked Ms. Sheehy and Mr. Anderson to present the schematic design for the Emmet Street Bridge, a pedestrian bridge proposed as part of the Groundswalk Project, previously approved by the Board of Visitors. The Bridge would be built at an angle across Emmet St., from a point in front of the Lambeth Apartment Complex to the edge of the playing fields east of University Hall. The architects for the project are Ayers/Saint/Gross of Baltimore, who were selected by the Committee on September 20, 2000.

The proposed bridge would be a box steel girder structure. A modified design, also presented by Mr. Anderson, would include a masonry base with arches over pedestrian walkways at the level of Emmet Street.

There was great discussion about the alignment of the bridge. Mr. Anderson explained that the angled placement of the bridge is necessary to avoid a playing field on the west side of Emmet Street and private property on the east side. There was discussion, too, about the appearance of the bridge. Members

agreed that the design and appearance of the bridge are very important because of its location at the entrance to the University. Although some Members preferred a more expensive design which might include a masonry base and other embellishments, it was acknowledged that cost is an important factor and that the "understated elegance" of the design presented was acceptable. The consensus of Members was that the bridge must be built at a right angle to the street if at all possible.

The Committee then voted to go into Executive Session and adopted the following motion:

That the Buildings and Grounds Committee of the Board of Visitors go into Executive Session for the purpose of discussing the use of real property which, if made public initially, may adversely affect the University's financial interests, as provided for in Section 2.1-344 (A) (6) of The Code of Virginia.

After a short recess, the Committee went into Executive Session at 3:35 p.m., and resumed in Open Session at 3:50 p.m.

The Committee voted to adopt the following resolution approving the schematic design for the Emmet Street Bridge, with the understanding that the Administration is to work, in consultation with the Chair, on the modifications desired by the Committee, and the further understanding that the plans may be brought back to the Chair for consideration if this is deemed necessary.

APPROVAL OF SCHEMATIC DESIGN FOR THE EMMET STREET BRIDGE

RESOLVED that the schematic design, dated October 10, 2001, and prepared by Ayers/Saint/Gross of Baltimore for the Emmet Street Bridge project, is approved; and

RESOLVED FURTHER that the Buildings and Grounds Committee waives review of the preliminary design.

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On motion, the Committee adjourned at 3:55 p.m. There followed a tour of Pavilion VII, led by Mr. Howard. The purpose of the tour was to show Members the restored Pavilion, which was reopened late last spring.

AGG:lah

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

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