

September 17, 2002

MEMORANDUM

TO: The Buildings and Grounds Committee:

Thomas F. Farrell, II, Chair  
William G. Crutchfield, Jr.  
William H. Goodwin, Jr.  
Mark J. Kington  
H. Timothy Lovelace, Jr.  
Terence P. Ross  
John P. Ackerly, III, Ex Officio

and

The Remaining Members of the Board:

Thomas J. Bliley, Jr.	Gordon F. Rainey, Jr.
Charles L. Glazer	Thomas A. Saunders, III
T. Keister Greer	Warren M. Thompson
Elsie Goodwyn Holland	Elizabeth A. Twohy
Don R. Pippin	E. Darracott Vaughan, Jr., M.D.

FROM: Alexander G. Gilliam, Jr.

SUBJECT: Minutes of the Meeting of the Buildings and Grounds  
Committee on September 17, 2002

The Buildings and Grounds Committee of the Board of Visitors of the University of Virginia met, in Open Session, in the Lower East Oval Room of the Rotunda at 2:00 p.m., Tuesday, September 17, 2002; Thomas F. Farrell, II, Chair, presided. William G. Crutchfield, Jr., William H. Goodwin, Jr., Mark J. Kington, H. Timothy Lovelace, Jr., Terence P. Ross, and John P. Ackerly, III, Rector, were present.

Charles L. Glazer and Gordon F. Rainey, Jr. also were present.

Present as well were Leonard W. Sandridge, Alexander G. Gilliam, Jr., Paul J. Forch, Ms. Colette Sheehy, Ms. Yoke San Reynolds, Samuel A. Anderson, III, Robert P. Dillman, Ms. Karen

van Langen, Richard Guy Wilson, Robert Moje, and Ms. Jeanne Flippo Bailes.

As the Chair, Mr. Farrell, was delayed in traffic and asked that the meeting be started in his absence, Mr. Goodwin acted as Chair *pro tem* until Mr. Farrell arrived.

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

The first six items were all on the Consent Agenda. The first was the approval of Schwartz/Silver Architects of Boston as the architectural firm for the renovation of Cocke Hall. The renovation of the structure, built in 1896 for the Department of Engineering, is a \$6million project to be paid for with bonds issued by the Virginia College Building Authority. The second item was a resolution approving the selection of Hartman-Cox Architects of Washington for the renovation of Rouss Hall.

The third item on the Consent Agenda was the approval of the architectural design guidelines, prepared by the Architect for the University, for the renovation of Crockett Hall at The University of Virginia's College at Wise. The fourth item called for the approval of the architectural design guidelines, also prepared by the Architect for the University for an addition to the South Parking Garage at the Health Sciences Center.

The fifth item was a resolution granting a permanent easement to Clarke County for a water line and a sewer line at Blandy Farm. The lines are on University property on Country Club Lane, across Route 50 from Blandy Farm. The final item approved the requesting of air rights from the City of Charlottesville for the Emmet Street Bridge.

The six resolutions, listed below, were approved by the Committee and recommended to the full Board for approval at the Board of Visitors meeting to be held on October 5<sup>th</sup> (see the Minutes of that meeting).

APPROVAL OF ARCHITECT SELECTION FOR COCKE HALL RENOVATION

RESOLVED that Schwartz/Silver Architects of Boston, Massachusetts, is approved for the performance of architectural and engineering services for the Cocke Hall renovation project.

APPROVAL OF ARCHITECT SELECTION FOR ROUSS HALL RENOVATION  
AND COMMERCE SCHOOL

RESOLVED that Hartman-Cox Architects of Washington, D.C., is approved for the performance of architectural and engineering services for the Rouss Hall renovation and Commerce School project.

APPROVAL OF ARCHITECTURAL DESIGN GUIDELINES FOR CROCKETT HALL  
RENOVATION AT THE UNIVERSITY OF VIRGINIA'S COLLEGE AT WISE

RESOLVED that the architectural design guidelines, dated September 17, 2002, and prepared by the Architect for the University, for the renovation of Crockett Hall at The University of Virginia's College at Wise, 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 HEALTH SCIENCES  
CENTER PARKING STRUCTURE

RESOLVED that the architectural design guidelines, dated September 17, 2002, and prepared by the Architect for the University, for the Health Sciences Center 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 A PERMANENT EASEMENT FOR CLARKE COUNTY ACROSS  
UNIVERSITY OF VIRGINIA PROPERTY LOCATED AT BLANDY FARM

RESOLVED that the granting of a permanent easement, dated September 17, 2002, to Clarke County for a water line and sewer line located on Country Club Lane across Route 50 from Blandy Farm in Clarke County 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.

APPROVAL OF CONVEYANCE OF AIR RIGHTS TO THE UNIVERSITY  
OF VIRGINIA FROM THE CITY OF CHARLOTTESVILLE FOR THE  
EMMET STREET BRIDGE

RESOLVED that the request for conveyance of air rights, dated September 17, 2002, from the City of Charlottesville for the Emmet Street Bridge is approved; and

RESOLVED FURTHER that appropriate officers of the University are authorized to execute such documents as are required to accomplish said conveyance.

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The Chair, having arrived and assumed his duties from the Chair *pro tem*, asked Ms. Sheehy and Mr. Anderson, the Architect for the University, to open the discussion on the item on the Action Agenda, the approval of the preliminary design for the new Arena. Mr. Robert Moje, the architect for the project, participated.

A question of concern to the Committee had been toilets in the suites at the Arena. Three options were presented by Mr. Anderson and Mr. Moje: no toilets, toilets in six suites and toilets in twenty suites. After considerable discussion, the Committee decided on a variation of the second option: toilets in six suites, with toilets in the four "corner" suites. Mr. Goodwin suggested, however, that some suite holders at Scott Stadium be consulted for their opinions on the question of whether to have private toilets in suites at the Arena.

The next point of discussion was how to cope, architecturally, with seats not being used when the Arena is configured for use as something other than a basketball court. Again there were three choices suggested: lighting to disguise the unused seats, netting to cover them, and seats which can be retracted.

The Committee decided to ask the Arena Committee to consider the matter and report back to the Board of Visitors at the Board meeting in October. Several Members made the point that the coaching staff need to advise on the matter as well.

The Committee then adopted a resolution approving the preliminary design, but with its reservations on the questions of toilets in the suites and treatment of unused seating, and recommended it to the full Board for approval at the Board meeting on October 5<sup>th</sup>.

APPROVAL OF PRELIMINARY DESIGN FOR THE NEW ARENA

RESOLVED that the preliminary design, dated September 17, 2002, and prepared by VMDO Architects of Charlottesville, for the new Arena, is approved for further development and construction.

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Ms. Sheehy reported briefly on the South Lawn Project: at the moment, the plans envision a construction project that comes in over the budget approved by the Board of Visitors. A reworking of the plans is in progress, however, and Mr. Anderson said he thought something would be available for the Board to see in the late fall.

Ms. Sheehy also told the Committee that the clearing of the site for the Emmet Street Parking Garage is in progress.

Ms. Sheehy then introduced Ms. Yoke San Reynolds, Vice President for Finance, who gave a general report on the state of University housing.

There are, she said, 14 residence areas comprising 136 buildings and 6,600 billable beds. Most structures are in good condition and assessments of them are conducted on a regular basis. The last audit covering all of the facilities was conducted in 1997; deficiencies revealed in the audit will be corrected with funds available from the reserves and maintenance program.

There are deficiencies in the Alderman Road dormitories that are not covered by these funds, however: these include building infrastructures that are old and out-of-date, utilities that are in need of upgrading, and so forth. There is also a desire for different types of buildings and spaces for students and for other purposes. Several alternatives for correcting these deficiencies are being explored: renovation of existing buildings, replacement of the buildings with the addition of new beds, enhanced renovation with the addition of programming space, and a probable mix of these alternatives.

Mr. Goodwin suggested that consideration be given to converting the Alderman Road dormitories to the floor plans used in the McCormick Road dormitories.

In reply to questions, Ms. Reynolds said the University spends \$4 to \$6million per year in housing repairs, and takes in about \$20million a year in revenue from room rents.

Ms. Sheehy then introduced Mr. Richard Guy Wilson, Commonwealth Professor of Architectural History in the School of Architecture, who gave a brief lecture to the Committee on Thomas Jefferson's ideas on architecture, as expressed in his designs for the University. He emphasized that Mr. Jefferson was an innovator in his time and no doubt would be an innovator were he alive today. He would be impatient today as he was two hundred years ago with a blind adherence to the *status quo* in architecture.

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After adopting the following motion, the Committee went into Executive Session at 4:05 p.m.

That the Buildings and Grounds Committee of the University of Virginia go into Executive Session to discuss the performance and assignments of a specific University officer as provided for in Section 2.2-3711 (A) (1) of the Code of Virginia.

The Committee resumed in Open Session at 4:35 p.m., and after certifying to the legality of their discussions in Executive Session, on motion adjourned.

EXECUTIVE SESSION CERTIFICATION

That we vote on and record our certification that, to the best of each Board member's knowledge, only public business matters lawfully exempted from open meeting requirements and which were identified in the motion(s) authorizing the closed session, were heard, discussed or considered in closed session.

AGG:jb

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

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