

May 27, 1997

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 May 27, 1997

The Buildings and Grounds Committee of the Board of Visitors of the University of Virginia met, in Open Session, at 10:30 a.m., Tuesday, May 27, 1997, in the East Oval Room of the Rotunda; Albert H. Small, Chair, presided. Champ Clark, William G. Crutchfield, Jr., William H. Goodwin, Jr., Kristine L. LaLonde, and Hovey S. Dabney, Rector, were present. James C. Wheat, III, listened by telephone but did not otherwise participate actively. Franklin K. Birckhead and C. Wilson McNeely, III, were also present; as were Leonard W. Sandridge, Jr., Alexander G. Gilliam, Jr., Ms. Colette Capone, Paul J. Forch, Samuel A. Anderson, III, Robert P. Dillman, Tom Leback, James Murray Howard, and Ms. Jeanne F. Bailes. John T. Casteen,

III, listened by telephone but did not otherwise participate actively.

The Rector asked Mr. Sandridge, Executive Vice President and Chief Financial Officer, to present the Agenda.

Mr. Sandridge explained that purpose of the meeting was to hear a report on the collapse of the gallery at Pavilion I at Finals, on May 18<sup>th</sup>. He said that he and Ms. Capone, Vice President for Administration and Budget, and Mr. Dillman, Director of Facilities Management, would report to the Committee on the accident.

Mr. Sandridge said 18 persons were injured in the accident and seen at the University Hospital. One person died in surgery several hours after the accident; ten people were treated at the Hospital on May 18<sup>th</sup> and released the same day. Four more have been released since then and one is expected to be released today. Two are still in hospital and both are in good condition.

Mr. Sandridge went on to say that "we will learn from this tragedy. We already have an effective building maintenance and inspection program in place. But we will use this occasion to make our program even better. We have already initiated a review of each element of our emergency and medical responses. This review will continue until we conclude that we have learned all we can from the experiences of the past week."

He added that "the police and other emergency workers were exceptional in their effectiveness at the accident scene; those who were injured received excellent health care; our facilities management staff immediately undertook an investigation to determine what happened and promptly took short-term steps to eliminate similar risks.."

The Rector then turned the meeting over to Mr. Small, Chair of the Buildings and Grounds Committee.

The Chair asked for a minute of silence in respect for the victims of the accident.

The Chair then asked Ms. Capone to continue with the Agenda.

Ms. Capone described some of the University's maintenance and inspection programs, particularly of older buildings. Our preventive maintenance program, she said, is regarded so highly

that other institutions seek to emulate it. There are systems of regular inspection and renovation, which are particularly important at an institution with so many old and historic buildings.

Nonetheless, Ms. Capone continued, tragedies of this sort cause us to re-examine what we do. Consultants have been engaged to study the collapsed gallery; perhaps, Ms. Capone said, we should formalize the use of outside consultants. Perhaps, too, we should place a higher priority on the renovation of buildings.

Ms. Capone introduced Mr. Robert Dillman, Chief Facilities Officer, and asked him to report.

Mr. Dillman handed around an isometric drawing of the gallery, cautioning that it would not be complete until the entire structure had been dismantled and studied (see Attachment A). Evidence indicates that the collapse probably was caused a failure of the northernmost of the four suspended hanger rods used to support the edge of the gallery. The failed rod was corroded and the corroded area was concealed within the deck structure of the gallery. The corrosion appears to have been progressive over a significant length of time.

In reply to a question from Mr. Small, Mr. Dillman said he thought the design of the gallery sound.

The corner rod, Mr. Dillman continued, failed over time, although how much time or the cause of the failure is not known. The consultants are doing a structural analysis to try to determine this.

Mr. Dillman said the entire gallery will be removed and placed in storage; parts of it will be used in the reconstruction of the structure. The plan at this time is to rebuild the gallery essentially as Jefferson designed it. One of the tasks set for the consultants is to decide if there is any way to provide "additional redundant safety" in the reconstruction. In the rebuilding, every effort will be made not to detract from the historic nature and value of the Pavilion.

The final engineering report from Whitlock Dalrymple Poston & Associates, Inc. of Manassas, the consultants (see Attachment B for the Preliminary Report of the consultants), is expected in six to eight weeks, which will allow for the necessary chemical, metallurgical, and engineering analysis of the rod and a design analysis of the structure. Mr. Dillman said the goal is to have the gallery restored before classes resume in the fall.

Of the ten Pavilions, six have galleries supported by hanger rods. Each structure is different, however, and each will have to be studied. Meanwhile, the suspended galleries of the five remaining Pavilions have been shored up pending further analysis. The rods will be replaced on all of them.

Other buildings at the University where iron rods are used as part of the structure are the Miller Center, Birdwood, the Memorial Gymnasium, Montebello and Fayerweather Hall. An initial inspection has been done of each and further studies will be undertaken.

Maintenance inspections of University facilities are done every four years, Mr. Dillman said, although some buildings are inspected more often. For special inspections, consultants are brought in to review unique structures and "specialty areas."

In reply to a question, Mr. Dilman said he hopes the work on all of the Pavilions will done by the time classes resume in the fall.

Mr. Goodwin complimented the Administration and staff for their prompt and proper response to the accident. The Chair also complimented staff for their report to the Committee.

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On motion, the meeting was adjourned at 11:05 a.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  
Dr. Don E. Detmer  
Mr. Terry Holland  
Mr. L. Jay Lemons  
Ms. Louise Dudley