

April 27, 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., M.D.	Timothy B. Robertson
Champ Clark	Elizabeth A. Twohy
T. Keister Greer	Henry L. Valentine, II
Elsie Goodwyn Holland	Walter F. Walker
Joseph E. Wolfe	

FROM: Alexander G. Gilliam, Jr.

SUBJECT: Minutes of the Meeting of the Buildings and Grounds  
Committee on April 27, 1998

The Buildings and Grounds Committee of the Board of Visitors of the University of Virginia met, in Open Session, at 10:15 a.m., Monday, April 27, 1998, in the Lower East Oval Room of the Rotunda; Albert H. Small, Chair, presided. J. Michael Allen, William G. Crutchfield, Jr., William H. Goodwin, Jr., Benjamin P.A. Warthen, James C. Wheat, III, and John P. Ackerly, III, Rector, were present. Also present were Leonard W. Sandridge, Jr., Alexander G. Gilliam, Jr., Ms. Colette Capone, Samuel A. Anderson, III, Robert P. Dillman, Thomas Leback, Jules I. Levine, Ms. Karin Wittenborg, Ms. Jo Larson, Daniel A. Montgomery, Michael Regan, and Ms. Jeanne F. Bailes.

The Chair asked Ms. Capone, Vice President for Management and Budget, to present the Agenda. Ms. Capone and Mr. Anderson, Architect for the University, described the proposed renovation of Clark Hall, which houses the Department of Environmental Sciences and the University's Science and Engineering Library.

The General Assembly has authorized renovations at Clark Hall as well as additions to the Library and to that part of the building which houses the Department of Environmental Sciences. The total budget authorized for the project is \$28,358,000. Ellenzweig Associates of Cambridge, Massachusetts were approved as project architects in September, 1996 and the architectural guidelines for the project were approved at the Board of Visitors meeting on January 23<sup>rd</sup>.

Mr. Anderson introduced Mr. Michael Regan of Ellenzweig Associates; Mr. Regan and Mr. Anderson led a discussion of the project. Ms. Larson, the manager of the project from the Office of Facilities Management, Mr. Montgomery, Senior Project Manager, and Ms. Wittenborg, University Librarian, participated in the discussion.

Members expressed concerns about the width of the corridors in the plans, about proper access from McCormick Road, about service entries, about the proposed flat roofs on the additions to the building, about parking and about the preservation of existing trees in the area. The Committee in the end approved the resolution which in turn approved the schematic design for the project, but directed that their concerns be addressed by the architects.

On motion, the Committee approved the following resolution and recommended it to the full Board for approval.

APPROVAL OF SCHEMATIC DESIGN FOR THE CLARK HALL RENOVATION  
AND ADDITION PROJECT

The following resolution was adopted:

RESOLVED that the schematic design, dated April 27, 1998, and prepared by Ellenzweig Associates of Cambridge, Massachusetts, for the construction of the Clark Hall Renovation and Addition project is approved;

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

Mr. Anderson then led a discussion of the Biomedical Engineering and Medical Science Building, which is to be built in the so-called Health Sciences Precinct. The structure is to be a laboratory research building used by elements of the departments of biomedical engineering, pathology and cardiovascular medicine, and by the Vivarium. The firm of Henningson, Durham and Richardson of Alexandria were approved as project architects on June 13<sup>th</sup>, 1997 and the architectural design guidelines were approved by the Board on November 7<sup>th</sup> of last year.

Members expressed concerns about the proposed design for the windows, particularly the aluminum trim between the windows, and about what the Committee felt was perhaps a too-extensive use of glass in the building. The Chair also expressed concern about the vehicular traffic patterns proposed by the architects in the vicinity of the building and the parking garage. With the understanding that these concerns will be addressed by the project architects, the Committee adopted a resolution approving the design and recommended it to the full Board for approval.

APPROVAL OF SCHEMATIC DESIGN FOR THE BIOMEDICAL ENGINEERING  
AND MEDICAL SCIENCE BUILDING PROJECT

The following resolution was adopted:

RESOLVED that the schematic design, dated April 27, 1998, and prepared by Henningson, Durham and Richardson of Alexandria, Virginia, for construction of the Biomedical Engineering and Medical Science Building is approved:

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

The Committee recessed briefly at 12:55 p.m. in order that lunch might be served and then resumed meeting over lunch.

Ms. Capone next proposed a resolution approving the firm of Bushman Dreyfus Architects of Charlottesville for the Blandy Farm Housing project. She reminded the Committee that the University has owned Blandy Farm, which is in Clarke County, since 1927. It has been used as an experimental farm by the Departments of Biology and Environmental Sciences and a portion of it has been designated the State Arboretum by the General Assembly. Environmental Sciences now has an extensive research and summer program at Blandy; in support of this, the University has developed a plan for a research village which will include dormitories, laboratory buildings, green houses, and the like. The first phase will be the construction of two cottages, at a total cost of \$200,000, \$137,000 of which will be provided by the National Science Foundation.

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

APPROVAL OF ARCHITECT SELECTION FOR THE BLANDY FARM HOUSING PROJECT

The following resolution was adopted:

RESOLVED that the firm of Bushman Dreyfus Architects of Charlottesville, Virginia is approved for the performance of architectural and engineering services for the Blandy Farm Housing project.

The Chair suggested that the Committee visit Blandy Farm at some point.

Mr. Anderson and Ms. Capone led a discussion of the future of Miller Hall, with Ms. Capone stressing that no action was called for and that she simply wanted a sense of the Committee's feelings about the building. The plans for the new Special Collections Library, which is to be put underground in front of the Alderman Library, call for the main entrance to be in a building at the site of Miller Hall. The question is whether to demolish Miller Hall and replace it with a new building, or to rebuild and adapt the existing building, Miller Hall being in need of extensive renovations.

Much of the question presented to the Committee is outlined in a summary of a study done by Sadler and Whitehead Architects, PLC (see attachment) and mailed to the Committee prior to its meeting.

After considering the various options, along with the expense of renovating a building of no particular historical or architectural significance, the Committee adopted the following resolution as an expression of its collective feeling on Miller Hall:

With deep regret, the Buildings and Grounds Committee recommends that Miller Hall be replaced with the New Special Collections Library, and that there be an effort to reuse brick from the building and to memorialize Samuel B. Miller, for whom Miller Hall is named. The Committee's recommendation would be subject to the necessary State approvals.

By way of a progress report on the plans for the addition to Campbell Hall, Mr. Anderson told the Committee that the project architects, the Dean of the School of Architecture and the project building committee continue to work on the design.

Mr. Sandridge, Executive Vice President and Chief Financial Officer, told the Committee that potentially, there are Federal funds, foundation and other private money, and local government support for the Groundswalk project. He will ask the University's Federal Relations Group and the Development Office to explore the first two possibilities, and he will investigate the availability of city and county help.

The Chair commented that the principal expense for the Groundswalk as proposed would be a pedestrian bridge over Emmet Street.

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On motion, the meeting was adjourned at 2:00 p.m.

AGG:lah

Enclosure

Copies to: Mr. John T. Casteen, III  
Mr. Gene D. Block  
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  
Mr. Samuel A. Anderson