

September 23, 1999

MEMORANDUM

TO: The Buildings and Grounds Committee:

Albert H. Small, Chair
William G. Crutchfield, Jr.
William H. Goodwin, Jr.
Terence P. Ross
Robert G. Schoenvogel
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 September 23, 1999

The Buildings and Grounds Committee of the University of Virginia met, in Open Session, at 9:10 a.m., Thursday, September 23, 1999, in the Lower West Oval Room of the Rotunda; Albert H. Small, Chair, presided. William G. Crutchfield, Jr., William H. Goodwin, Jr., Robert G. Schoenvogel, Benjamin P.A. Warthen, James C. Wheat, III, and John P. Ackerly, III, Rector, were present. John T. Casteen, III, Leonard W. Sandridge, Jr., Alexander G. Gilliam, Jr., Peter W. Low, Samuel A. Anderson, III, Edward A. Snyder, and Ms. Jeanne Flippo Bailes also were present.

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

The first two Items constituted the Consent Agenda: approval of the architectural design guidelines for the Law School Expansion and for the Darden School Expansion.

The Law School Expansion project was approved by the General Assembly at the 1999 Session; the architects, Train and Spencer, of Charlottesville, were approved by the Building and Grounds Committee at its May 14th meeting. The project will be a 20,000 square foot addition to the north side of the School of Law, adjoining Hunton & Williams Hall, and has a budget of \$6m which has been funded by gifts. The addition will match the existing buildings at the School.

The Darden School Expansion, planning for which was authorized by the General Assembly at the 1999 Session, will consist of several projects: a building which will house an auditorium, a dining center and kitchen, and staff offices for the Executive Education program; additions to the faculty office building, to the classroom building and to the residential wing of Sponsors Hall; renovation of the existing Sponsors Hall Dining Room; and construction of a 500 car parking garage. The University has submitted a construction authorization request to the Governor for the 2000-2002 biennium. The project will be funded by bonds issued by the University with debt service provided by the Darden School Foundation; the University also has requested the use of alternative financing. The Darden School Foundation has selected the Baltimore firm Ayers/Saint/Gross as the project architect.

On motion, the Committee adopted resolutions approving the architectural design guidelines for the two projects and recommended them to the full Board for approval.

APPROVAL OF ARCHITECTURAL DESIGN GUIDELINES FOR THE LAW SCHOOL EXPANSION

The following resolution was adopted:

RESOLVED that the architectural design guidelines, dated September 23, 1999, prepared by Train & Spencer Architects and

the Architect for the University, for the Law School Expansion 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 DARDEN SCHOOL EXPANSION

The following resolution was adopted:

RESOLVED that the architectural design guidelines, dated September 23, 1999, prepared by Ayers/Saint/Gross and the Architect for the University, for the Darden School expansion are approved; and

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

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Mr. Sandridge asked Mr. Anderson, Architect for the University, to present the Action Items, the first of which was the preliminary design for the Special Collections Library.

Mr. Anderson reminded the Committee that the firm of Hartman-Cox of Washington had been approved as project architects on February 1, 1991, that the architectural design guidelines were approved on May 29, 1998 and the schematic design on May 14th of this year. At the May 14 meeting (see Minutes of the meeting of the Buildings and Grounds Committee of May 14, 1999), the Committee approved the design but asked that the treatment of the façade be studied. At its meeting on June 15th (see Minutes of the meeting of the Buildings and Grounds Committee, June 15, 1999), the Committee agreed to the revisions in the design of the façade but asked the architects to look into alternative roof profiles.

An architect from Hartman-Cox, accordingly, showed the Committee three variations on a roof design; the Committee chose the one suggested by Hartman-Cox (the view marked "Preferred Roof" in the Attachment). All elements of the preliminary design thus were approved by the Committee and a resolution to that effect was passed and recommended to the full Board for approval.

APPROVAL OF THE PRELIMINARY DESIGN FOR THE SPECIAL COLLECTIONS LIBRARY

The following resolution was adopted:

RESOLVED that the preliminary design, dated September 23, 1999, and prepared by Hartman-Cox of Washington, D.C., for the Special Collections Library, is approved for further development and construction.

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Mr. Anderson and Mr. Adam Gross, from the firm Ayers/Saint/Gross, then led a discussion of the proposed Darden School Expansion project; Mr. Edward Snyder, Dean of the Darden School also participated in the discussion.

The discussion centered first around the auditorium building, with Members expressing concerns about the proposed entrance: the feeling generally was that it was not properly emphasized and thus did not provide a focal point for the front of the building. There were concerns, too, about the courtyard and the size of the portal.

Turning to the proposed garage, Mr. Goodwin asked if it shouldn't be located to accommodate faculty and students rather than auditorium audiences. Mr. Snyder replied that it is to be located for daily use, not just for the auditorium. Mr. Goodwin asked if there had been thought to locating the garage with some sort of access to the By-Pass. Mr. Anderson replied that consideration had been given to that but it had been rejected by the Darden planning committee; Mr. Snyder added that the committee thinks it important that the approach to the School be by way of the main drive at the front of Saunders Hall. Mr. Sandridge noted that if necessary, the access road from the By-Pass could go to the existing faculty parking lot.

In reply to questions about the proposed design of the rear of the garage, which is not to be faced with brick as the rest of the building is to be, Mr. Gross said a brick facing on this side would be too expensive and that the proposed landscaping, including trees, would soon hide it. Mr. Warthen wondered if the skyline couldn't be broken. He thought the façade too long and that increasing the heights of the middle two towers could break the mass. Mr. Gross said this was a good idea.

Mr. Goodwin was emphatic in saying, "Don't chisel on the brick."

The Chair said the length of the building as designed was a real problem and should be studied further.

Messrs. Anderson and Gross then described the designs for the addition to Sponsors Hall. There was general agreement among Members that the design had too few doors giving on to the sidewalk. Mr. Wheat wondered if the design didn't repeat existing themes and if there shouldn't be variations. Mr. Anderson replied that the general design decisions for this area of the Darden complex had been made a long time ago; Mr. Gross pointed out subtle variations in the design.

Mr. Goodwin commented generally that the Darden complex would be the envy of the faculty in the rest of the University. He asked Mr. Snyder if steps had been undertaken to counteract this. Mr. Snyder replied that he and his colleagues at the School were trying to take this into account. He said he wanted to build closer ties between the School and the rest of the University and he talked about efforts in this regard. He pointed out that the School is competing extramurally and not with other parts of the University. Nonetheless, there will always be a resource gap between the School and at least some other schools of the University.

Mr. Warthen agreed with Mr. Goodwin on the necessity of better public relations on the part of the Darden School in this regard.

After Mr. Sandridge summed up the design questions raised by the Committee, a resolution was adopted - with the Committee's reservations noted - approving the schematic design of the Darden School Expansion, and recommended to the full Board for approval.

APPROVAL OF THE SCHEMATIC DESIGN FOR THE DARDEN SCHOOL EXPANSION

The following resolution was adopted:

RESOLVED that the schematic design, dated September 23, 1999, and prepared by Ayer/Saint/Gross of Baltimore, for the Darden School Expansion, is approved; and

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

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The next Action Item, approval of the schematic design for renovations and an addition to Stone Hall, the University building leased to the National Radio Astronomy Observatory (NRAO), elicited little discussion by the Committee. Messrs. Sandridge and Anderson explained that the building is utilitarian in nature and design and that the planned renovations and addition will not depart from this, though what is planned will be an improvement on what exists. The architects for the project are the Greenwood Partnership of Williamsburg.

The Committee on motion adopted a resolution approving the schematic design for the NRAO project and recommended it to the full Board for approval.

APPROVAL OF THE SCHEMATIC DESIGN FOR THE NRAO ADDITION AND RENOVATION

The following resolution was adopted:

RESOLVED that the schematic design, dated September 23, 1999, and prepared by the Greenwood Partnership of Williamsburg, for the National Radio Astronomy Observatory Addition and Renovation, is approved; and

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

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Mr. Anderson reviewed the design for the Student Center at The University of Virginia's College at Wise; the design guidelines were approved by the Committee on June 24, 1998 and the schematic design by the Board on May 14th. At the latter meeting, Members expressed concerns about the roof and asked that a pitched roof be made part of the design. VMDO Architects of Charlottesville, the architects for the project, have reworked the design to include a pitched roof; the College's Advisory Council have approved the new design.

On motion, the Committee adopted a resolution approving the preliminary design, as reworked, and recommended it to the full Board for approval.

APPROVAL OF THE PRELIMINARY DESIGN FOR THE STUDENT CENTER AT THE UNIVERSITY OF VIRGINIA'S COLLEGE AT WISE

The following resolution was adopted:

RESOLVED that the preliminary design, dated September 23, 1999, and prepared by VMDO Architects of Charlottesville, for the Student Center at The University of Virginia's College at Wise, is approved for further development and construction.

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Messrs. Sandridge and Anderson reviewed the next Item, the revised preliminary design of the East Precinct Chiller Plant. The schematic design, by RMF Engineering of Baltimore, was approved by the Committee on February 25th and the preliminary design on March 26th; Members, however, asked the architects to improve the façade to more closely blend with the surrounding academic buildings.

As the project is currently estimated to be approximately \$2m over budget, the Architect for the University and the Office of Facilities Management have revised the design. Mr. Anderson discussed these revisions and the Committee, on motion, adopted a resolution approving the revised preliminary design and recommended it to the full Board for approval.

APPROVAL OF THE REVISED PRELIMINARY DESIGN FOR THE EAST PRECINCT CHILLER PLANT

The following resolution was adopted:

RESOLVED that the revised preliminary design, dated September 23, 1999, and prepared by RMF Engineering of Baltimore, Maryland, for the East Precinct Chiller Plant, is approved for further development and construction.

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Mr. Sandridge then reported on several projects:

Scott Stadium Expansion - Phases 1 and 2 have been completed and Phase 3 is several weeks ahead of schedule; Phase 3 will resume at the end of the football season. The Parking Garage,

however, might not be done by the beginning of the football season next year. Mr. Goodwin thought it worth publicizing that the project is on budget and on schedule.

Mr. Sandridge noted the concerns expressed by residents of the Stadium neighborhood about the retaining walls at the south end; he said he thought landscaping would be the best solution. The Chair observed that he, too, had been concerned about the wall but that he thought ivy and landscaping was a good solution.

Mr. Goodwin offered a resolution, which was approved by the Committee, supporting the solution proposed by Mr. Sandridge.

The following resolution was adopted:

RESOLVED, that the Buildings and Grounds Committee of the Board of Visitors has reviewed the plans for the south end of Scott Stadium, as part of the Scott Stadium Expansion project, and approves them and the landscaping proposed by the Executive Vice President and Chief Financial Officer of the University.

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Mr. Crutchfield observed that at the football game the previous Saturday, there were problems entering and exiting the Stadium. Mr. Sandridge replied that the problems were temporary and would not exist once the construction work is done.

The Groundswalk - Mr. Sandridge reported that resources are in hand to do Phase I of the project and that the University hopes to get approval from the General Assembly to begin work next July.

Art and Architectural Review Board - Mr. Sandridge told the Committee that its nominee to the Board, Ms. Mary Hughes of the Office of the Architect for the University, has been appointed to the Board by the Governor.

Mr. Sandridge then asked Mr. Howard, Curator and Architect for the Academical Village, to give his customary report on projects in the Academical Village.

The Chair suggested that architectural students from other Virginia schools be invited to look at the restoration work in progress on the Lawn. He also asked that Messrs. Sandridge and Anderson put together a "wish list" of architectural projects at the University. Mr. Wheat concurred and said the list should be exhaustive.

Mr. Goodwin said the Chair and Mr. Wheat should be commended for their work on the Groundswalk and for pushing the project.

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On motion, the meeting was adjourned at 11:55 a.m.

AGG:lah

Copies to: Mr. John T. Casteen, III
Mr. Gene D. Block
Dr. Robert W. Cantrell
Ms. Colette Sheehy
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, Jr.
Mr. Robert D. Sweeney
Ms. Louise Dudley
Mr. Samuel A. Anderson