UNIVERSITY OF VIRGINIA
BOARD OF VISITORS
MEETING OF THE
BUILDINGS AND GROUNDS
COMMITTEE
DECEMBER 18, 2002
BUILDINGS AND GROUNDS COMMITTEE

Wednesday, December 18, 2002
2:30 - 4:30 p.m.
Lower East Oval Room, The Rotunda

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

AGENDA

I. CONSENT AGENDA (Ms. Sheehy)
   A. Architectural Design Guidelines, Cocke Hall  1
      Renovation
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      Addition and Commerce School
   C. Architectural Design Guidelines, Bice House  4
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      Tree House Dining Facility
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II. ACTION ITEM (Ms. Sheehy)
   • Budget and Funding Revision, South Lawn Project  13

III. REPORTS BY THE VICE PRESIDENT FOR MANAGEMENT
     AND BUDGET (Ms. Sheehy)
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   B. Arts Grounds  16
      1. Status of the Studio Art Project
      2. Arts Grounds Symposium

IV. EXECUTIVE SESSION
   • Discussion of endowment fundraising and donor
     prospects, as provided for in Section 2.2-3711 (A)
     (4) and (8) of the Code of Virginia.

V. APPENDICES
   A. October 18, 2001 Resolution approving report from  1
      the Special Committee on the College and Graduate
      School of Arts and Sciences Facilities
B. October 18, 2001 Resolution from the Special 2
Committee on the College and Graduate School of
Arts and Sciences Facilities
A. ARCHITECTURAL DESIGN GUIDELINES, COCKE HALL RENOVATION:
Approval of architectural design guidelines

The architectural design guidelines for the Cocke Hall renovation project will be presented for consideration by the Buildings and Grounds Committee. The Cocke Hall project is part of the University’s South Lawn Project to improve conditions in the College of Arts & Sciences’ facilities. Cocke Hall was built in 1896, as the Department (now School) of Engineering. The building is in very poor condition and is in need of a major renovation. The project budget is $6 million with funding provided by the State through bonds issued by the Virginia College Building Authority.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee and by the Board of Visitors

APPROVAL OF ARCHITECTURAL DESIGN GUIDELINES FOR COCKE HALL RENOVATION PROJECT

RESOLVED that the architectural design guidelines, dated December 18, 2002 and prepared by the Architect for the University, for the renovation of Cocke Hall are approved; and

RESOLVED FURTHER that design review of this project will not be required and that the project is approved for further development and construction.

Cocke Hall Renovation
Architectural Design Guidelines
December 18, 2002

Inherent in these Guidelines is the intent and scope of the Vision Statement for the Buildings and Grounds of the University of Virginia, adopted by the Board of Visitors on May 21, 1991. The Vision Statement shall be the primary reference for the overall design and planning of the project.

Cocke Hall is centrally located in the University’s historic grounds, anchoring the southwest corner of the Lawn and providing a backdrop for the amphitheater. The noted architecture firm of McKim Mead and White designed the 18,496 square foot building in 1896 as part of an ensemble of buildings that included Rouss and Old Cabell halls. Once renovated, the building will continue to serve the College of Arts & Sciences.
offering students and faculty a rare opportunity to study and teach on the Lawn.

A 2002 facility assessment identified several factors threatening the building structure and decorative ornament. Of greatest concern was the threat of damage caused by the infiltration of ground water. Much-needed waterproofing will arrest the deterioration and preserve the building fabric. The building envelope will be repaired and restored without significantly altering the appearance of this important University building. The character and scale of the defining interior volumes and features will be maintained and adapted for contemporary uses. New mechanical, electrical, plumbing and information systems will support new state-of-the-art classrooms and faculty offices. Life safety will be improved with a new fire detection and alarm system. Within the building, new stairs and an elevator will facilitate access and egress.

The exterior entries will accommodate contemporary access requirements with careful attention and proper regard for the historic significance of the building and its site. The massing, scale, materials, detailing and craftsmanship will blend seamlessly with the existing building to appear as one with the original building and with its neighbors.

B. ARCHITECTURAL DESIGN GUIDELINES, ROUSS HALL RENOVATION AND COMMERCE SCHOOL: Approval of architectural design guidelines

The architectural design guidelines for the Rouss Hall Renovation and Commerce School project will be presented for consideration by the Buildings and Grounds Committee. The project renovates Rouss Hall for shared use by the College of Arts & Sciences and the McIntire School of Commerce, as part of the South Lawn project, and provides a new facility for the McIntire School of Commerce, which has outgrown Monroe Hall. Once the project has been completed, Monroe Hall will be assigned to the College of Arts & Sciences. Rouss Hall was built in 1896 to house classrooms and physics laboratories. It is in poor condition and is in need of a major renovation.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee and by the Board of Visitors
RESOLVED that the architectural design guidelines, dated December 18, 2002 and prepared by the Architect for the University, for the Rouss Hall Renovation and Commerce School project are approved; and

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

Rouss Hall Renovation and Commerce School
Architectural Design Guidelines
December 18, 2002

Inherent in these Guidelines is the intent and scope of the Vision Statement for the Buildings and Grounds of the University of Virginia, adopted by the Board of Visitors on May 21, 1991. The Vision Statement shall be the primary reference for the overall design and planning of the project.

These guidelines are for the complete renovation of McKim Mead & White’s 24,000 square foot Rouss Hall, circa 1898, and of a new 100,000 gross square foot addition to the building. The project renovates Rouss Hall for shared use by the College of Arts & Sciences and the McIntire School of Commerce, as part of the South Lawn project, and provides a new facility for the McIntire School of Commerce, which has outgrown Monroe Hall. It will provide space for classrooms, computing labs and an auditorium. The program will also include public gathering and reception space, a student commons, faculty offices, student affairs and executive education offices.

Addition, renovation, and preservation design strategies must be appropriate in scale and character to Rouss Hall, deferring to Rouss’ significant historic place at the south end of the Academical Village and the Lawn. Additions and renovations must respect:

• The size, character, material and spatial qualities of McKim, Mead, and White’s 1898 Rouss Hall

• The architectural scale, character, form and materials already established by Rouss Hall, Old Cabell Hall, Cocke Hall, Randall Hall, Cobb Hall, and Jefferson’s Academical Village
The project will carefully integrate the mass of new additions to preserve and enhance open space. A new courtyard space and major entrance into the Rouss addition will be developed at the East end of the site adjacent to Cobb Hall. The landscape entrance sequence into the Central Grounds from the Hospital Drive/Brandon Avenue gateway will be developed to improve both the pedestrian and vehicular experience, and to reinforce the connection between Rouss, the Central Grounds, Cabell Hall, and the South Lawn projects.

C. ARCHITECTURAL DESIGN GUIDELINES, BICE HOUSE RENOVATION:
Approval of architectural design guidelines

The architectural design guidelines for the Bice House Renovation project will be presented for consideration by the Buildings and Grounds Committee. Bice House is a 28 year-old, multi-story building housing 300 upperclass students. The project scope includes 1) replacement of the exterior brick veneer, 2) window replacements, and 3) renovations to bathrooms and kitchens. The work will require that the facility be closed for a year.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee and by the Board of Visitors

APPROVAL OF ARCHITECTURAL DESIGN GUIDELINES FOR BICE HOUSE RENOVATION PROJECT

RESOLVED that the architectural design guidelines, dated December 18, 2002 and prepared by the Architect for the University, for the Bice House Renovation project are approved; and

RESOLVED FURTHER that design review of this project will not be required and that the project is approved for further development and construction.

Bice House Renovation
Architectural Design Guidelines
December 18, 2002

Inherent in these Guidelines is the intent and scope of the Vision Statement for the Buildings and Grounds of the University of Virginia, adopted by the Board of Visitors on May 21, 1991. The Vision Statement shall be the primary reference for the overall design and planning of the Project.
Bice House is located at 583 Brandon Avenue, approximately one block south of Wilson Hall, Cobb Hall, Monroe Lane Residence Hall, and the Elson Student Health Center. Originally constructed in the early 1970's as a student nursing dormitory, the building currently serves as University housing for upper class students. The building structure is sound, but the original brick veneer facing is delaminating, and thirty-year-old interior finishes and life safety features need upgrading.

Renovation of this nine-level, approximately 73,760 square foot building will include a replacement brick veneer system closely matching the original brick's appearance. Original, inefficient, unpainted aluminum windows will be replaced with new energy-efficient windows whose sashes and frames will be white, to better fit in with the University's palette of colors. Interior life-safety improvements will include replacing battery-powered, bedroom smoke detectors with devices hard-wired to the building's existing fire detection and alarm system. Over half the ground floor suites will be significantly renovated to meet accessibility standards and needs. Exterior life-safety improvement will include basement level emergency egress for persons with disabilities.

D. DEMOLITION OF OBSERVATORY HILL DINING HALL AND TREE HOUSE DINING FACILITY: Approval to remove buildings

At its October 10, 2001 meeting the Buildings and Grounds Committee approved the design for the new Observatory Hill Dining Facility. At the time the Committee was informed that the project would result in the demolition of the existing Observatory Hill Dining Hall and the adjacent Tree House Dining Facility. It was anticipated that with exception of the demolition of a section of the North Wing of the Observatory Hill Dining Hall, the buildings would remain in use until the new facility was operational. The University is requesting approval to remove these buildings with the understanding that initially only a section of the North Wing of the Observatory Hill Dining Hall must be demolished and that the Administration will determine if the remaining sections of the Observatory Hill Dining Hall and the Tree House should be demolished or retained for a different use. The Department of Historic Resources and the Art and Architectural Review Board have approved the demolition of these buildings.
APPROVAL TO REMOVE THE OBSERVATORY HILL DINING HALL AND THE TREE HOUSE DINING FACILITY

WHEREAS, the University owns the Observatory Hill Dining Hall (FAACS Building Number: 207-0209) and the Tree House Dining Facility (FAACS Building Number: 207-0320) located at the intersection of McCormick and Alderman Roads; and

WHEREAS, a portion of the North Wing of the Observatory Hill Dining Hall must be demolished for the construction of the new Observatory Hill Dining Facility; and

WHEREAS, these structures will no longer be needed for dining functions once the new Observatory Hill Dining Facility has been completed; and

WHEREAS, the Governor of Virginia delegated to the Board of Visitors, pursuant to Executive Order Number Thirty-Four (98), dated November 10, 1998, the authority of the Governor to approve the removal of buildings on state property, with the advice and counsel of the Art and Architectural Review Board, and the review of the Department of Historic Resources;

WHEREAS, the Art and Architectural Review Board and the Department of Historic Resources have approved the removal of these structures;

RESOLVED that the removal of these buildings (FAACS Building Numbers: 207-0209 and 207-0320) at the intersection of McCormick and Alderman Roads is approved by the Board of Visitors; and

RESOLVED FURTHER that the Executive Vice President and Chief Operating Officer is authorized to determine 1) if the buildings should be saved to serve another function or 2) if they should be removed. If the decision is made for removal said officer is authorized to execute any and all documents pertaining to the removal of the aforementioned buildings, and that the said officer ensure that the required reports regarding the building removals are sent to the Department of General Services.
PROJECT/PROPOSED BOARD OF VISITORS ACTION: Approves the demolition of the Observatory Hill Dining Hall and the Tree House Dining Facility at the intersection of McCormick and Alderman Roads.

DESCRIPTION: These are existing dining facilities. The Observatory Hill Building was constructed in 1974 and is a two-story, 34,677 gross square foot structure. The Tree House was constructed in 1965 and is a two-story, 6,552 gross square foot structure. Once the new dining facility has been constructed these buildings will no longer be needed for dining functions. Although part of the Observatory Hill structure must be demolished to make room for the new dining facility, the remainder of the building and the Tree House may be retained if they are found suitable for another use.

FISCAL IMPACT: The cost of demolishing these structures is estimated to be $250,000 and will be borne as a part of the costs for constructing the new Observatory Hill Dining Facility.

CONCLUSION: The University of Virginia should proceed with the demolition and removal of these buildings if another use can not be identified for them.

RECOMMEND APPROVAL OF BOARD ACTION:

Leonard W. Sandridge
December 18, 2002
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E. DEMOLITION OF DELL GARDEN STRUCTURE: Approval to remove buildings

The removal of the Dell Garden Structure will be presented for consideration by the Buildings and Grounds Committee. The garden structure is located at the east end of the Dell in the section that is adjacent to Emmet Street opposite the Central Grounds Parking Garage. The structure consists of two small garden buildings linked by a pergola. It was built by the previous owner, Dr. Lambeth, sometime between 1912 and 1932, which is the year the University acquired the property. At one time the structure was used for outdoor plays and performances, but it has not been used for a long time and has deteriorated. The pergola has collapsed and the two garden buildings are in need of major repairs. The site of the garden structure now is needed for the Dell Storm Water project and the University recommends that the structures be demolished. The Department of Historic Resources and the Art and Architectural Review Board have approved the demolition of these buildings.

APPROVAL TO REMOVE THE DELL GARDEN STRUCTURE

WHEREAS, the University owns the Dell Garden Structure (FAACS Building Number: 207-0223) located at the east end of the Dell on the west side of Emmet Street directly opposite the Central Grounds Parking Garage; and

WHEREAS, this structure is no longer used and is in poor condition; and

WHEREAS, the site of the structure is needed for the Dell Storm Water project; and

WHEREAS, the Governor of Virginia delegated to the Board of Visitors, pursuant to Executive Order Number Thirty-Four (98), dated November 10, 1998, the authority of the Governor to approve the removal of buildings on state property, with the advice and counsel of the Art and Architectural Review Board, and the review of the Department of Historic Resources;

WHEREAS, the Art and Architectural Review Board and the Department of Historic Resources have approved the removal of these structures;

RESOLVED that the removal of this structure (FAACS Building Number: 207-0223) located in the Dell is approved by the Board of Visitors; and
RESOLVED FURTHER that the Executive Vice President and Chief Operating Officer is authorized to execute any and all documents pertaining to the removal of the aforementioned buildings, and that the said officer ensure that the required reports regarding the building removals are sent to the Department of General Services.
UNIVERSITY OF VIRGINIA
FISCAL IMPACT STATEMENT

PROJECT/PROPOSED BOARD OF VISITORS ACTION: Approves the demolition of the Dell Garden Structure, which is located at the east end of the Dell in the section that is adjacent to Emmet Street opposite the Central Grounds Parking Garage.

DESCRIPTION: The structure consists of two small garden buildings linked by a pergola. It was built by the previous owner, Dr. Lambeth, sometime between 1912 and 1932. The building materials include masonry, stucco, wood and tile.

FISCAL IMPACT: The cost of demolishing this structure is estimated to be $700 and will be borne as a part of the costs for the Dell Storm Water project.

CONCLUSION: The University of Virginia should proceed with the demolition the Dell Garden Structure.

RECOMMEND APPROVAL OF BOARD ACTION:

Leonard W. Sandridge
December 18, 2002
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BACKGROUND: Following the June 2001 meeting of the Board of Visitors, the Rector appointed a special committee of the Board to consider how the facility needs of the College and Graduate School of Arts & Sciences could be met. At the October 18, 2001 meeting of the Special Committee, a resolution was passed establishing the scope, budget and funding for what is referred to as the South Lawn Project. At its October 28, 2002 meeting the Special Committee approved an increase in the project scope and a revised funding schedule.

DISCUSSION: The October 18, 2001 resolution passed by the Special Committee on the College and Graduate School of Arts & Sciences Facilities for the South Lawn Project must be amended to reflect the changes approved by the Committee at its October 28, 2002 meeting.

ACTION REQUIRED: Approval by the Buildings and Grounds Committee and by the Board of Visitors

APPROVAL OF A REVISED BUDGET AND FUNDING PLAN FOR THE SOUTH LAWN PROJECT

WHEREAS, the Special Committee on the College and Graduate School of Arts and Sciences Facilities adopted a resolution on October 18, 2001 which set a $126.7 million budget for the South Lawn Project with $61.1 million to be provided by private gifts from the College Foundation, $61.1 million through a combination of state and University funds, and $4.5 million from the University Department of Parking and Transportation as a contribution to the parking garage; and

WHEREAS, the Buildings and Grounds Committee adopted a resolution on October 18, 2001 approving the report from the Special Committee setting forth the project budget and scope; and

WHEREAS, the Special Committee on the College and Graduate School of Arts and Sciences Facilities approved a revised budget and funding plan on October 28, 2002 for the South Lawn Project;
RESOLVED that the new budget for the South Lawn project is now $160 million, of which $94.4 million is to be provided by private gifts from the College Foundation, $61.1 million through a combination of state and University funds, and $4.5 million from the University Department of Parking and Transportation as a contribution to the parking garage.
DISCUSSION: Mr. Anderson, Architect for the University, will give a report on the Dell Storm Water Project, which will provide storm water mitigation for the Arena project that is being developed further downstream in the Meadow Creek watershed. Along with the landscape of the Emmet Street Garage project, this project will contribute to an innovative regional solution to the perennial flooding conditions of Nameless and Carrs Hill Fields, achieving improved results at less cost than the traditional site-specific approach.

The project will involve daylighting Meadow Creek into a surface flowing stream in the area of the Dell where it currently runs in a pipe underground. The stream will flow into a pond at Emmet Street, which will provide an attractive "gateway" feature across the street from the Central Grounds Parking Garage.
The Vice President for Management and Budget will report on the status of the Studio Art Project and on the Arts Grounds Symposium.

The architects spent 2002 developing the schematic design for the Studio Art Building. The interior planning went well, but we were unable to reach an agreement on an architectural language for the building's exterior. After much work by both the building committee and the architects, the parties mutually agreed to terminate our relationship.

Next steps: At the suggestion of a member of the Buildings and Grounds Committee, the University needs to develop general design guidelines for the Arts Grounds. To assist with this task we will invite a number of leading architects to the symposium in early 2003 to explore design issues and develop recommendations. We will also need to select a new architect for the Studio Art Building. Since pre-design, programming, and floor plans have already been completed, the process should move swiftly.
APPENDICES
APPENDIX A

APPROVAL OF REPORT FROM THE SPECIAL COMMITTEE ON THE COLLEGE AND
GRADUATE SCHOOL OF ARTS & SCIENCES FACILITIES

RESOLVED that the recommendations in the report from the Special
Committee on The College and Graduate School of Arts & Sciences
Facilities are approved; and

RESOLVED FURTHER that the Executive Vice President and Chief
Operating Officer is hereby authorized to proceed with the
recommended actions, make whatever budget requests are necessary
to the Governor and/or the legislature, and execute all
appropriate documents.

Adopted by the Buildings and Grounds
Committee on October 18, 2001
APPENDIX B

RESOLUTION FROM THE SPECIAL COMMITTEE ON THE COLLEGE AND GRADUATE SCHOOL OF ARTS AND SCIENCES FACILITIES

WHEREAS, many of the buildings used by the College are badly in need of renovation and remodeling; and

WHEREAS, following the June, 2001, meeting of the Board of Visitors, the Rector appointed a special committee of the Board to consider how these needs may be met, including the establishing of priorities for the work that must be done and identifying the means for financing it; and

WHEREAS, the committee has received advice and assistance from the Dean of the College and Graduate School of Arts and Sciences, from members of the College Foundation, and from members of the administration;

RESOLVED that the committee has determined that the scope of the necessary work includes the construction of a new Arts and Sciences building, the renovation of Cocke and Rouss Halls, the demolition and replacement of New Cabell Hall, and the construction of a 400-500 car parking garage; and

RESOLVED FURTHER that work on achieving these aims should begin immediately and be expedited by all available means; and

RESOLVED FURTHER that a single architect should be selected to plan both the new building and the replacement building for New Cabell Hall, bearing in mind the location of these buildings adjacent to the historic structures at the south end of the Lawn; and

RESOLVED FURTHER that the cost of the project is estimated to be $126.7 million, of which $61.1 million is to be provided by private gifts from the College Foundation, $61.1 million through a combination of state and University funds, and $4.5 million from the University Department of Parking and Transportation as a contribution to the parking garage; and

RESOLVED FURTHER that an executive steering committee, with members drawn from the Board of Visitors, the College Foundation, and the administration, be appointed to provide advice and general oversight of the project.

Adopted by the Special Committee on the College and Graduate School of Arts and Sciences Facilities on October 18, 2001