University of Virginia
Facilities Management
Annual Report
Fiscal Year 2003-2004
On the cover...

Hal Dempsey, an FP&C project manager, and Elizabeth Lawson, FAIA, design services manager, discuss the fire protection system for the Swing Space project with Dale Conley, fire systems supervisor. The Swing Space consists of two pre-engineered buildings – Dell 1 and Dell 2, 6000 gsf each – that will be temporarily occupied by different departments while their own buildings are being renovated.

Vicky Briggs of the Southwest McCormick Zone Housekeeping team cleans the windows of Gilmer Hall as construction of Wilsdorf Hall continues next door.

The Customer Service desk staff takes customers’ emergency and routine work requests. The Academic side customer service representatives are (seated) Ernestine Burruss and Karen Fischer, (standing) Brenda Buttner (customer service manager), Wanda Hedges and Glenda Ferguson. Not pictured are Tiffany Hall, Brenda Tuttle, Velida Tyree (customer service manager) and Judy Wood who help customers in the Health System.

In May 2004, Roger Conner, Health System Physical Plant landscape superintendent, on behalf of the members of the landscape team, accepted the Charlottesville-Albemarle Council of Garden Clubs Award for grounds beautification from Mrs. Nancy Bartos, executive director of the Council of Garden Clubs.

Bernie Farish and Paul Campbell of Facilities Operations’ four-person general services team, provide event setup and takedown as well as moving services for everything from desks going to surplus to delicate equipment to priceless art to multi-ton pieces of laboratory equipment.

The 2003-2004 Supervisory Development Series and other Facilities Management training programs recognized graduates and instructors at the annual Training Recognition Ceremony held in the Rotunda Dome Room. Sophal Enn, a Supervisory Development Series graduate, addressed the July 29 audience to express his appreciation for Facilities Management’s support of professional development and for the opportunities and freedom he has now as a U.S. citizen. He received a standing ovation for his remarks.

The annual Housekeepers’ Picnic, held each September in conjunction with National Executive Housekeepers’ Week, is well attended by the approximately 175 housekeepers and supervisors who maintain the academic and Health System research classrooms, libraries, laboratories and other facilities.

Carpenters Ed Dodd and Jerry Morris put the finishing touches in Kaleidoscope: The Center for Cultural Fluency prior to the March 2004 occupancy in Newcomb Hall. Amy Forbes, Eugenio Schettini and Sue Shatto did the design for the renovation. Design Group member Keith Payne and Sam Walker also contributed to the project. Electricians for the project were Timmy Walton, Joey Fitzgerald, Henry Garrison, Shirley Davis, J.R. Jackson, Jack Roark, Robert Marks, Eddie Kidd and Mickey Davis. Other carpenters in charge of cabinetry were Ricky Morris, Carl Shiflett, Eugene Baughre and Robbie Campbell.

Landscaper P.J. McMullen, who works with the North Grounds Zone Maintenance team, took a brief break from mulching trees to pose with this interesting orb that resides on a side lawn at the Darden School. The students use the ball in a game guaranteed to reduce stress or anxiety: two students run from opposite sides toward the ball, crashing into it with all the body force they can muster. The one who pushes the ball farthest in the opponent’s direction is the champion. Mr. McMullen has not attempted to take part in the game.
Facilities Management’s mission is to provide timely, cost effective, quality facilities management for the University of Virginia.

For service, visit us at http://www.fm.virginia.edu/RequestService.aspx or

For service in the Health System
Contact:
Health System Physical Plant
Tel 434-924-2267
Fax 434-924-5342
Room G031
Ground Floor
Multistory Hospital
Jefferson Park Avenue
PO Box 800388
Charlottesville, VA 22908-0388

For service in the Academic Division
Contact:
Business Management Services
Service Desk
Tel 434-924-1777
Fax 434-982-5894
PO Box 400726
575 Alderman Road
Charlottesville, VA 22904-4726

or email us at fm-service-call@virginia.edu

Robert P. Dillman, P.E.
Chief Facilities Officer
575 Alderman Road
PO Box 400726
Charlottesville, VA 22903
rpd2n@virginia.edu
Congratulations to Our Colleagues for Their Years of Service as of May 2004

William Johnson
39 Years

Bobby Schafer
38 Years

Richard Stulting
38 Years

Walter Rogers
37 Years

John Rea
37 Years

Betsy Daniel
36 Years

Larry Brooks
35 Years

25 Years

20 Years
Facilities Planning & Construction
Christine L. Eppard
Tracy Tanner Bond

Health System Physical Plant
Albert J. Green
Robert J. Siira
John P. Kanjirathunkal

Operations
Ernest Calvin Scott
Thomas J. Quarles
William L. Twigg

15 Years
Business Management Services
William Martin
Fred E. Rembold
Facilities Planning & Construction
Harold R. Dempsey
Donald C. Riggin
Health System Physical Plant
John W. Trainum, Sr.
Reginald L. Rose
Mark N. Stinnie
Keith E. Tyler
Operations
William A. Edwards
Michael Troy Fitzgerald

35 years
Operations
John A. Briggs

10 Years
Business Management Services
Frank J. Messina

CFO Office
Stephanie J. Burnette

Facilities Planning & Const.
Daniel B. Bledsoe
Charles M. Boldt
Stephan P. Nelson

Health System Physical Plt.
Larry Garton
Dennis Acree
Larry L. Shackelford

Operations
Baocun Chen
George J. Gardner
Robert W. Garland
James L. Wright
Gregory A. Clements
Robert K. Brekinridge
Harry W. Marshall
Scott P. Burns
Gerald Allen
Steven Lee Swingler
Barbara A. Washington
William V. Buchanan
Norman E. Brown
Howard Lee Bryant
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December 2004

In fiscal year 2004, the University completed over $104 million in construction work. As indicated by this record setting accomplishment, the face of the University is rapidly changing. Behind that change are the talents and dedication of hundreds of Facilities Management employees who prepare the utilities for the expansion, who manage the projects and construction and who steadfastly manage the preventive and routine maintenance, renovations and support necessary for one of the nation’s top-ranking public universities.

In June, the long-awaited Aquatics & Fitness Center Expansion was ready for occupancy and the Special Collections Library was nearing completion (see pages 20-23).

When Hurricane Isabel hit our region on September 19, the University was ready and encountered very little inconvenience because our landscapers, mechanics, systems control staff and managers were well prepared and stayed on site throughout the storm to respond as needed.

On December 4, our crews worked the first of six snowfalls for the winter, skillfully managing the total 20+ inches. Academic and Health System schedules were not interrupted.

Roger Conner and the HSPP landscape team were awarded a 2003 Professional Grounds Management Society (PGMS) Green Star Honor Award in the Hospital Category by the Professional Grounds Management Society. In May 2003, Roger and his team were presented the Charlottesville-Albemarle Council of Garden Clubs’ Appreciation Award for Grounds Beautification in the business category.

Mark Christian, a heating, ventilation and air conditioning journeyman at the Central Chiller Plant and a July 2003 graduate of our Apprentice Program, was selected by the State Department of Labor and Industry’s Apprentice Council to receive one of only four awards for Outstanding Apprentice for 2003.

Our Human Resources and Training Office has greatly increased our visibility to the community and region by communicating directly with schools and local resources, encouraging a diverse audience to consider applying for employment at Facilities Management.

More accomplishments are outlined on the following pages. As always, it is our privilege to be your provider of facilities management support. Please continue to let us know how we can help you achieve your goals.

Robert P. Dillman, P.E.
Chief Facilities Officer

2003-2004 Annual Report
Accomplishments

- Renovation of all Lawn rooms, begun in 1998, was completed this summer with work on rooms 24-34 on the East Lawn, and rooms 1-7 on the West Lawn. Work on the Lawn has now restored features altered over 180 years with upgraded infrastructure and systems.

- Work in the Office of the Curator & Architect for the Academical Village was limited this year in the continued interim without a full-time Curator & Architect. In the next fiscal year, the responsibility of the Office will be expanded among three positions: a Historic Preservation Project Manager in Facilities Management; a Historic Preservation Planner and a Curator, positions in the Office of the Architect for the University.

- Work is well underway on the Historic Preservation Master Plan to serve as an essential tool in planning for future preservation and development projects at the University. Funded by a $170,000 grant from the J. Paul Getty Foundation in Los Angeles, and a matching grant of $80,000 from the University, the plan will address present and future preservation, use, and reuse issues for buildings 40 years and older.

- The 2003 Combined Virginia Campaign concluded in Fall 2003 with 60 percent participation by Facilities Management employees who contributed almost $15,950. This exceeded our 2002 participation of 55 percent and a total just over $13,800.

- Joyce Chewning, administrative and office specialist III, who has served for 13 years as Facilities Management’s Area Volunteer for the Combined Virginia Campaign, was presented a Certificate of Appreciation for the second consecutive year for her generous service to the campaign.

- Project goals for the $129,800,000 John Paul Jones Arena Project are on budget and on schedule for completion in May 2006. The three major project elements are the half-mile North Grounds Connector Road; 1,500 parking spaces in a parking garage and surface parking; and the Arena with 15,000 seats, coaches’ offices, training rooms, premium seating, 2-1/2 practice courts, all within a Jeffersonian exterior.

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• The Dell storm water retention site for the Arena was completed in May of 2004 to help mitigate the storm water management issue at the Arena.

• The Office of the Assistant State Building Official completed reviews for approximately 21 Capital and 33 Non-Capital and Fire Safety projects, and 40-hour Value Engineering Studies on Rouss Hall and Campbell Hall.

• Major Capital Outlay project reviews included the Arena, Rouss Hall, Cocke Hall, Wise New Residence Hall, and several Hospital renovation projects and several utility replacement projects.

• Facilities Planning and Construction (FP&C) successfully managed completion and occupancy of several new major facilities with a total value of $97 million. Please see Projects Completed section after this section.

• During the fiscal year, FP&C awarded 111 construction contracts totaling $120,546,000 and processed 138 professional service contracts and service orders totaling $13,159,000.

• FP&C received authorization and initiated project execution on capital projects valued at $103,302,000. Design and construction continues on major new facilities valued at a total $644,027,000.

• The Energy and Utilities Department avoided costs this year through energy conservation work and through the use of central plants to produce energy. Examples include:
  • Estimated avoided cost of over $4.9 million achieved through halting the rapid growth of electricity consumption per gross square foot during the last decade when compared to the growth rate of the 1980’s.
  • Estimated avoided cost of almost $360,000 achieved through reducing the use of fuel to heat facilities during the last decade.
  • Calculated avoided cost of almost $4.4 million associated with being able to use 70% coal instead of 100% gas to produce steam at the Main Heating Plant.
  • Estimated avoided cost of at least $3.6 million from using central chiller plants to produce chilled water instead of using stand-alone building chillers and direct expansion units.
• Calculated avoided cost of almost $2.9 million achieved through aggregating UVa’s power supply through substations rather than having direct drops from Dominion Virginia Power.
• Calculated avoided cost of almost $120,000 in fuel expenses by exceeding the Main Heat Plant efficiency goal by 2%.
• Receipt of an almost $292,000 sewer credit refund from the City of Charlottesville.
• Achievement of a 37.2% recycling rate.
• Completion of numerous energy projects including lighting upgrades, installation of occupancy sensors, replacement of inefficient motors, and installation of condensate pumping systems.
• Reduction of water usage by 15 million gallons this year over the previous year, the fifth straight year of decline.

• The Energy and Utilities Department established a web-based interface for vivaria and maintenance staff to immediately access temperature, humidity, and other critical information as required by an agreement between UVA and the American Association for Accreditation of Laboratory Animal Care.

• The Energy and Utilities Department continued to play a lead role in developing programs to collect, trend, and record information related to the development of the university-wide Title V Air Permit. Title V of the Clean Air Act requires that information be reported to the Department of Environmental Quality for all University equipment that is a source of air emissions.

• Cheryl Gomez, the Energy and Utilities Department director, was awarded the 2003 Energy Engineer of the Year Award from the Association of Energy Engineers. This is the tenth award the department has received since 1996.

• The Geographical Information System (GIS) and Mapping office used Global Positioning Systems to update numerous mapping and utility documents for these new facilities including the Special Collections Library, HSC South Garage Expansion, Big Bore Project, Hospital Expansion, Material Science and Nanotechnology Building (Wilsdorf), and the John Paul Jones Arena.
• Significant progress was made in the connection of meters to the Systems Control Center’s Building Automation System (BAS) interface. This interface allows the remote collection, recording, trending, and tallying of meter readings.

• The Heating Plant Division continued progress on the $50+ million Main Heating Plant Environmental Compliance Upgrade Project, including completion of preliminary drawings and specifications, short listing of potential Design Build firms, issuance of the preliminary design documents, and a Request for Proposal to the short listed firms with proposals due in September 2004.

• Chiller Plants Division’s accomplishments included completion of the build-out of the South Plant, which brought the total capacity of the plant to 4550 tons of electric chiller capacity plus 3000 tons of thermal energy storage. The installation of the two final 1550 ton chillers allowed the removal of 3350 tons worth of failing chillers from Jordan Hall and the Health Sciences Library.

• Electrical Distribution Division’s many achievements this year included work on major projects such as the installation of a mile of two new primary 750 MCM feeders from the North Grounds Substation to the new John Paul Jones Arena site. Another example was installation of new underground electrical service, telephone conduits, a 500 kVA transformer, and two 400-amp services to support the power and telecommunication requirements for the new modular Swing Space.

• The Piping Distribution Division accomplished several projects including those for chilled water, storm water; and domestic water systems (i.e. new water and fire lines installed for the modular Swing Space).

• The Division of Recoverable and Disposable Resources (DRDR) was the proud recipient this year of its eleventh award since 1994. In a ceremony in Washington, DC, in October 2003, the US EPA awarded DRDR its prestigious Waste Wise Program Champion award for the exceptional waste management and recycling program at UVa.
• The Systems Control Center (SCC) operators monitored over 20,000 “points” in over 400 buildings and facilities (more than 12 million square feet), assuring that priorities were properly set and that alarms were answered. Their work was particularly crucial during severe weather conditions such as those accompanying Hurricane Isabel in September 2003.

• The Human Resources and Training (HR&T) Office compiled a comprehensive Equal Opportunity Program report for the Office of the Vice President for Management and Budget, documenting Facilities Management’s extensive and resourceful efforts toward that objective.

• To improve relations with applicants, the HR&T Office, in cooperation with UHR, began running advertisements for entry-level positions in both English and Spanish. In addition, HR&T now has a suggested letter for hiring supervisors to send to applicants who were interviewed but not selected for the job.

• In addition to the typical responsibilities such as open reenrollment, evaluations, in-band adjustments and monthly reports, the HR&T Office handled special information requests from Employee Council, military status and education information forms, and updated workers compensation packets.

• The HR&T Manager, who also serves as the Apprentice Program Manager, was invited to serve on the Advisory Board of the State Apprenticeship Council for a four-year term.

• HR&T staff participated in four large career fairs in the area and worked closely with several community and educational groups to familiarize the target audience with employment opportunities available at Facilities Management. For example, in July 2003, HR&T hosted a day-long program for CASBA, the Charlottesville Area School Business Alliance Business Educator Exchange Program, to offer the 16 educators a first hand look at the “nature and character of the 21st century workplace” and to increase educators’ knowledge of the skills and attitudes that students, (particularly minority and at-risk students) would need in order to make a successful transition from the classroom to employment.

• In September 2003, the HR&T Office began work with the University’s Community Relations Office to play a major role in a pilot project targeting economically disadvantaged, high-risk, minority residents to encourage them to apply for jobs at Facilities Management. The goal is to
get the target audience applicants into positions that would give them a job with opportunity for advancement, improved self-confidence, and an economic boost.

- In November 2003, the HR&T Office hosted a half-day program for 12 non-college bound students in grades 9-12 at the Greene County Technical Education Center. We felt that we gave them a valuable introduction to appropriate employment opportunities. This hands-on involvement with area schools and training facilities will be supported again as opportunities arise.

- HR&T continued to expand the already extensive efforts for apprentice recruitment by working with high school and career counselors throughout the region.

- HR&T began working with the Virginia Department of Education, GED resources, and the local Adult Literacy Program to provide on-site GED classes for our employees.

- In support of Facilities Management’s emphasis on safety, a second safety assistant was hired. In addition to numerous inspections of different types (buildings, hazardous waste, etc.), they investigated all accidents to track lost time and determine remediation to prevent a recurrence of the accidents.

- Facilities Operations’ Maintenance Division completed almost 39,000 work orders.

- Besides being one of the major sources of volunteers, Operations again took the lead in selecting projects and planning the work for the annual Day of Caring for the community’s United Way program. Operations also provided staff and equipment for another charitable event, the annual Walk for Life.

- Renovations Division supported several high-visibility projects in addition to the vivarium work mentioned earlier and including those at:
  - Newcomb Hall – completion of Kaleidoscope: The Center for Cultural Fluency (see photo on cover of this report).
  - University Bookstore – renovation of the retail area for additional check-out space and more efficiency.
  - Clark Hall – replacement of a large classroom’s lighting system, bringing it to contemporary standards and improving the overall appearance.
  - Baseball Stadium – installation of new lighting for the indoor batting cage without disrupting pre-season practice.
• Landscape Division’s preparations were significant for the University’s continued operation during Hurricane Isabel in September 2003 as well as six winter weather events (snow/ice) that required treatment to the roads and sidewalks.

• The division also designed and planted new landscapes at the Dell Stream and Pond Restorations and at Emmett Street Parking Garage using primarily native plant materials and large sweeps of perennial grasses and flowers to establish a native meadow. This design is new to UVa.

• Landscape replanted 57 trees – that included those lost during Hurricane Isabel.

• The Elevator Division completed seven new installations, including four at the new Special Collections Library and has 10 more in progress at the end of the fiscal year. Most of the installations are in new construction. Other work included plan review and system upgrades.

• The Fire Safety Division completed three new fire alarm installations and with one underway in McLeod Hall, 1222 JPA, and the Drama Department, in addition to providing sound systems for high-profile University events.

• HVAC Division completed 18 installation or replacement projects including two three-ton AC systems for the Davis Wing electrical vault room, controls for the vivarium upgrade and replacement of both heat pump systems at University Hall. The division also did eight inspections and reviews which included the equipment for the new Dell Swing Space and Special Collections Library and for O-Hill Dining and MSENT (Wilsdorf) under construction.

• On the annual Day of Caring, the Building Services Division provided custodial service at Innisfree Village for the third consecutive year. They also did window cleaning for the Charlottesville Senior Center.

• Building Services continues to improve the Quality Control plan to ensure satisfactory service for the
University. The Building Services webpage at http://www.fin.virginia.edu/BuildingServices/ is frequently updated to offer information both to the customers and to the housekeeping staff.

- Building Services’ recruitment and retention has improved over last year. Recruitment of refugees from other countries and referrals from employees who are also refugees has lowered the vacancy rate considerably. These employees - from countries including Afghanistan, Bosnia, Serbia, Mexico, El Salvador, Ethiopia, and Sudan – attend “English as a Second Language” through the Adult Learning Center organized by the Charlottesville City Schools.

- The North Grounds Zone Maintenance crew provided many and varied services to their customers, including painting the JAG School’s fourth floor hallway, installation of projection screens and support to Renovations electricians for the installation of power to 11 classrooms for new cameras and screens.

- As in previous years, the North Grounds Housekeeping staff provided service for Darden and the Law School’s graduations and special weekend events throughout the year.

- The Southwest McCormick Zone Maintenance team, now in its third year of operation, also provided many and varied services to their 10 buildings which range in size from the Aquatic and Fitness Center to the Biology Greenhouse. Besides the usual services for graduation and weather, the laboratory vacuum pump in Gilmer Hall was re-piped with a redundant backflow preventer, a new distilled water system was installed in the Chemistry Penthouse, and the floors of all buildings were stripped and waxed.

- Health System Physical Plant (HSPP) was instrumental in UVa’s restoration of full accreditation of the vivarium facilities. (Facilities Operations renovations division also assisted with that project.) HSPP also completed two hospital “Statement of Conditions” and made numerous improvements.

- HSPP finished the replacement of the Medical Air System, which has saved 22,000 gallons of domestic water daily while greatly improving the quantity and quality of the air.
• HSPP’s highly successful zone maintenance program formed a new group (shown above) – Health System Zone- which incorporated 20 new facilities including Kluge Children’s Rehabilitation Center, the Medical Office Building and Clinical Office at Fontaine, Northridge Medical Building, Stuart’s Draft Family Practice, and the Dialysis Center at Zion Crossroads.

• The HSPP Labor & Landscape crew has had an extremely successful year. The team was recognized on several occasions by the Health System CEO, staff members, patients, and visitors for its professionalism and outstanding efforts. In addition to the Health System grounds, the team was selected to maintain the grounds for the Medical Research Building at Fontaine, Monroe Dormitory, and several other smaller facilities.

• HSPP completed the Patient Transient Unit on schedule and within the original budget.

• Facilities Management’s Employee Council, now completing its sixteenth year, continued its mission to advance communication among senior management, employees and departments. (See the Council brochure on the next page; this reflects the membership as of June 15, 2004.) During the year, Council heard presentations by representatives from the Office of the Health Ombudsman, Parking and Transportation, the Office of the University Architect, the Women’s Center, and Intramural-Recreational Sports.
2004–2005 FACILITIES MANAGEMENT EMPLOYEE COUNCIL

EMPLOYEE COUNCIL IS COMMUNICATION

Communication is essential to the success of all organizations, especially one as large and diverse as Facilities Management. As employees, our challenge is to identify strategies that promote and enhance communication at all levels. Your Employee Council is an essential forum that fosters communication. The Council Chair and Vice-Chair are also representatives to the Executive Vice President and Chief Financial Officer’s Employee Communications Council.

The Employee Council is a channel for receiving and discussing employee ideas for improving relations and generally enhancing the University work environment. The monthly meeting usually includes a guest speaker from the University community describing programs/resources impacting Facilities Management employees.

Recent guest speakers from the University community have included representatives from the Office of the Health Ombudsman, the Office of the University Architect, Parking and Transportation, the Women’s Center and Intramural-Recreational Sports. In-house speakers have included staff from the Office of Real Estate and Space Management and the Office of Human Resources and Training.

YOU ELECT THE REPRESENTATIVES

Employee Council representatives are elected for two-year terms and represent 13 major areas within Facilities Management. Please see the photos and names on this flyer. Employees are encouraged to bring work-related problems or questions to their representatives for discussion at monthly meetings. The resolution of specific personal concerns is not the responsibility of the council.

COUNCIL MEETS MONTHLY

Employee Council meets the last Thursday of each month in the upstairs conference room at the Leake Building, Facilities Management, 575 Alderman Road. If you have questions the council should address, talk with your area representative or any representative or the chairperson.

MINUTES ARE PUBLIC INFORMATION

Minutes of the Employee Council meetings are posted on Facilities Management bulletin boards and the website at http://fmweb.virginia.edu/FMHome/

Richard Maupin  
BMS, 982-5848  
rdm4w@virginia.edu

Jesse McGann  
OPS, 982-2012  
jfm9m@virginia.edu

Thomas McRay  
UTIL, 982-4685  
tem2s@virginia.edu

Diane Rush  
OPS, 982-4971  
dlr4v@virginia.edu

Wayne Russell  
OPS, 982-5759  
war9g@virginia.edu

Carl Shifflett  
OPS, 982-5395  
No email

Freddie Snoddy  
HSP, 982-1574  
lcs5j@virginia.edu

James Watts, Vice Chair  
UTIL, 924-3059  
jew3c@virginia.edu
### Academic Capital Projects

**Capital Projects in Design**
- Additions and Renovations to Rouss Hall for the McIntire School of Commerce
- Relocation and Renovation of Varsity Hall
- A new Studio Art Building
- New Arts and Sciences Buildings at “South Lawn”
- Additions to the School of Architecture
- Renovations of Cocke Hall
- NCRR Grant-Lab Renovations at Gilmer Hall
- Renovations of Crockett Hall at the College at Wise
- A new Residence Hall for 120 at the College of Wise

**Capital Projects in Construction**
- Special Collections Library
- New Basketball Arena
- Observatory Hill Dining Facility
- Material Science Engineering/Non-Technology Building
- Aquatic & Fitness Center
- Chilled Water Plant
- Fayrerweather Hall Renovations
- Chilled Water Line Extensions at Campbell Hall
- Emmet Street Pedestrian Bridge
- Human Perception and Performance Labs at Gilmer Hall
- Additions and Renovations to National Radio Astronomy Observatory Facilities at Stone Hall
- A new Press Box at Carl Smith Stadium at the College of Wise
- Long Term Environmental Research Station in Oyster – Lab and Housing

**Capital Projects Completed**
- New Emmet Street Parking Garage for 1200 Cars
- A new Student Center for the College at Wise
- Long Term Environmental Research Station in Oyster – Pier and Dock
- Addition to the Aquatic and Fitness Center
- Utility and Storm Water Projects at Hospital Precinct
- Renovations of Clark Hall
- Lab and Vivarium Renovations at Gilmer Hall
- Storm Water Management Improvements at the Dell (part of the Arena Project)
- A Field House at Carl Smith Stadium at the College of Wise

### Health System Capital Projects

**Capital Projects in Design**
- Jordan Hall Vivarium Renovation
- Medical Research Building No. 6
- Pharmacology Laboratory Renovation
- Neurology Clinic Renovation
- Neurosurgery Clinic Renovations Phase II
- Neurosurgery Department Renovation
- Newborn Intensive Care Unit Renovation
- University Medical Associates Renovation
- West Cafeteria Renovation

**Capital Projects in Construction**
- Gumbiner Laboratory Renovation
- MR-4 HVAC Modifications
- Otolaryngology Dept. Renovation
- Research MRI Addition to University Hospital
- South Parking Garage Expansion
- University Hospital Expansion

**Capital Projects Completed**
- Breast Care Center Renovation
- Infusion Center Renovations/4th Floor
- Medical Records Renovations
- Operating Room Modular Units (non-capital)
- Vivarium Modular Unit
Projects Completed

The Aquatic and Fitness Center Addition/MSENT Chiller

Project Manager: Mashal Afredi
Construction Manager: Richard Sergi
Start Date: August 2002
Finish Date: April 2004
Total project cost: $10.4 million
60,500 sq.ft. finished space

This Phase II of the Aquatic and Fitness Center includes a three court gymnasium, an indoor walking/running track, multipurpose rooms to accommodate aerobics, yoga, dance and martial arts, additional free weight space and an expansion of the existing space for cardiovascular exercise and cycling classes. A key component of this construction project was the continued operation and accessibility of the AFC for its many users, particularly throughout the academic year. A significant chiller plant was built below the gymnasium to help support the needs of Facilities Management as related to future projects on the West Grounds over the next decade.
Above: (L) The elevated track and (R) basketball courts.
Right: the Chiller Plant which will serve the Aquatics and Fitness Center and the Material Science, Engineering and Nanotechnology Building (Wilsdorf Hall).

Project Manager Mashal Afredi and Construction Manager Richard Sergi (holding certificate) were recognized for their commitment and excellent service to the AFC Addition/MSENT Chiller project. With them are (L-R) CFO Robert P. Dillman, UVA Vice President for Management and Budget Colette Sheehy, Intramural Recreational Sports Director Mark E. Fletcher, and FP&C Director Charles A. Johannesmeyer.
The Mary and David Harrison Institute for American History, Literature and Culture, and the Albert and Shirley Small Special Collections Library

Finish Date: Occupancy August 2004
Final completion November 2004
Total project cost: $10 million in state funds, $16 million in private funds
72,000 square feet; two stories above ground, two stories below. Eighty percent (58,000 square feet) of the building is underground.
The Harrison Institute is the part of the building above ground, plus a 200-seat auditorium.
The Special Collections Library is the new home for 300,000 rare books, 12 million manuscripts, 4000 maps plus the University archives, photographs and other work. There are 12 miles of shelving, enough for the current collection with room for growth. More information is available at http://www.lib.virginia.edu/press/

Above: Under construction. Left: Skanska officials Talia Lany and Phil Kester; Jeanne Hammer, director of Capital Projects and Facilities for Alderman Library; Dale Mannion of Skanska and Don Riggin of UVa Facilities Management, project manager, in the collections area that will not be open to the public.

Project Manager Don Riggin and Construction Manager Steve Ratliff (holding certificates) were recognized for their commitment and excellent service to the Special Collections project. With them are (L-R) CFO Robert P. Dillman, UVa Vice President for Management and Budget Colette Sheehy, University Librarian Karin Wittenborg, and FP&C Director Charles A. Johannesmeyer.
The Bice House Renovation Project, designed by Facilities Planning and Construction’s Engineering & Design (E&D) Division, was a major accomplishment that was completed on time and under budget just after the fiscal year ended (July 2004). The 300-bed, 73,700+ square foot dorm was originally built in 1972. This was the first building renovation project of this scope for which E&D acted as the prime architect. That effort allowed the successful completion of the project with the University Housing Division’s extremely tight time schedule.

William H. Blodgett, AIA, was project manager. Eugenio Schettini, AIA, Design Group supervisor, provided construction administration and shared design duties with David Villiott, AIA. Within a year, the renovation had been designed, a construction management contract was in place and the contractor had begun work. Housing Division staff Nelson Shifflett, who assisted as construction manager, and Robert Stratton, who did much of the construction inspection, contributed to the success of the project.

Contract Administration manager Trish Mathews and consultant Richard Dickman assisted with the preparation of the Request for Proposals (RFP) and contributed greatly to the success in meeting the project’s tight schedule. Juanita Purvis was instrumental in the acquisition of contract specialty engineering consultants. Jennifer Oman, EDD, lead drafter/designer, produced the building’s site and exterior drawing, including masonry and window details. Interior designer, Amy Forbes, ASID, designed the newly added accessible suites as well as specified finish materials for all interior spaces, including the improved student lounge, computer lab and elevator cabs. Keith Payne, design services drafter, inspected the through-wall air condition sleeve installations and sealant joints. Sam Walker, assistant drafter, managed recordkeeping of

(Continued on next page...
Engineering and Design team members Amy Forbes (center) L-R Jennifer Oman, Lynn Rush, Sam Walker, Keith Payne, Bill Blodgett, John Davis and Eugenio Schettini. David Villiott, unavailable for the group photo, is pictured on the right.

architect’s supplement, contractor’s submittals and requests for information. Steve Marrs, construction inspector for the division, assisted with testing and inspection of fire suppression sprinkler, domestic water and fire detection systems. Lynn Rush, ASLA, oversaw renovation of the elevator cabs. Diane Morse of Materials Division helped obtain bids for the elevator work. John Davis, P.E., division manager, wrote the RFP, coordinated work performed by outside structural and mechanical, plumbing, and electrical consultants and provided site design engineering support. Other Facilities Management personnel who assisted in various phases of the project were Rufus Rush, asbestos supervisor, and Maurice Blair and Roland Taylor; Fire Systems supervisor Dale Conley and James Spears, Matt Acree, Shawn Mitchell and Frank Coffman; Sign Shop supervisor Tommie Collier and Warren Wood, Robert Gray, and David Gibson; Chuck Pugh of outside utilities; Work Management personnel Spike Weeks and Kevin Walls.

Project photos and information provided by William H. Blodgett, AIA, project manager.

One of the four fully accessible kitchens designed by Facilities Management’s Engineering and Design team for the renovated 300-bed dorm.
Observatory Hill Dining Hall

Project Manager:
Libba Bowling, P.E.
Construction Manager:
Jackie Darnell
Start Date: February 2003
Finish Date: New Dining Hall
March 2005
Site completion Summer 2005
Total project cost: $22 million
Sq. ft. 62,000
Phase 1 of Construction began in
February 2003.

Phase 2 of Construction will begin
when the new Dining Hall is com-
plete and occupied, currently
planned for March 2005.
Once the new dining hall is complete, the fencing,
which secured the construction areas will be
moved to surround the existing O’Hill Dining Hall
and the Tree House. In Phase 2, the existing
O’Hill Dining Hall and the Tree House will be
demolished, trees will be planted in front of the
new dining hall and a lawn will be established
where the buildings were demolished.
Interior photos:
Top left: Stairs and landing leading to the third floor dining area.

Right: Second floor looking down to first floor.

Second floor dining area, with view of Alderman and McCormick roads.

More information is available at http://fmweb.virginia.edu/fpc/OHill/OhillDining.htm

Serving area on the second floor.

Above: West elevation.
Projects Under Construction

MSENT*/Wilsdorf Hall

Start Date: February 2003 Construction begins
April 2004: Procurement Completion
May 2004: First section of sub-basement wall cast
Finish Date: December 2005
Total project cost: $41,633,800
Sq. ft: 99,000 GSF
Project Manager: Libba Bowling, P.E.
Construction Manager: Randy Porter

The building is named in honor of the late Heinz Wilsdorf, first
chair of the Department of Materials Science and Engineering
and his wife, Doris Kuhlmann-Wilsdorf, University Professor of
Applied Science.
Wilsdorf Hall will be a 99,000 gross-square-foot,
five-story structure that will link the University’s
materials science and chemical engineering build-
ing. It will include research laboratories, faculty
offices, conference rooms, computational facilities,
and work-study areas. Research will be in materi-
als science, chemical engineering and
nanotechnology (MSENT*).
The lead gift for this building came from alumnus
Greg Olsen, a 1971 graduate of the Department of
Materials Science. Mr. Olsen’s gift was the largest
ever received by the School of Engineering and
Applied Science and he chose to give it in honor of
the Wilsdorfs, who were his professors when he
studied at UVA.
Musician Dave Matthews’ family contributed funds
for laboratory space; his father John Matthews also
studied with Doris Kuhlmann-Wilsdorf. Additional
funding was provided by the State bond issue and
by other private benefactors.

Groundbreaking September 23, 2003
L-R Former Dean Miksad; Bill Jesser,
former Chair, Materials Science Depart-
ment; Doris Kuhlmann-Wilsdorf, Univer-
sity Professor of Applied Science; and
Greg Olsen, lead donor for the project.
Photo by Dan Grogan, Courtesy Virginia
Engineering Foundation.

Site looking North with the existing Chemical Engineering
& Material Sciences Buildings to the East and the existing
Chemistry Building to the West - Rendering Courtesy
VMDO Architects

University of Virginia Facilities Management
Views of Wilsdorf construction from the Chemistry Building.
Projects Under Construction

The Hospital Expansion Project
Senior Project Manager: Wendy A. Steesy, AIA
Senior Construction Manager: Christopher Hoy
Start construction of new addition - January 2003
Construction complete - July 2006
Total project cost: $89.6 million
The Hospital Expansion Project will expand and upgrade facilities at the University of Virginia Health System to provide clinical and associated support space for four critical hospital services: the Heart Center, Perioperative Services, the Department of Radiology, and the Department of Clinical Laboratories. The project involves construction of a new 6-level addition at the rear of University Hospital as well as substantial internal renovations. The new construction accounts for approximately 130,000 sq. ft. over six levels including five occupied floors and an intermediate mechanical floor. The new addition will utilize space created by a recent project reorienting Lane Road more proximal to the campus boundary along the railroad. Renovations entail approximately 150,000 sq. ft. The entire existing Level 2 hospital floor plate (approx. 126,000 s.f.) will be renovated to accommodate changing programmatic needs. A new connecting link will be built across the existing two-story hospital cafeteria for more direct access by the patients to the Heart Center Clinics which will be relocated to the Primary Care Center. Level 1 renovations will include the main hospital lobby and more. The entire hospital facility will remain operational throughout construction.
More information is available at http://www.healthsystem.virginia.edu/internet/hep/

Project Milestones
- CSS occupancy: December 2004
- OR occupancy: December 2004
- Clinical Labs occupancy: April 2005
- Morgue/Autopsy occupancy: April 2005
- Interventional Radiology occupancy: May/June 2005
- Heart Center Offices occupancy: April 2005
- New addition complete: June 2005
- Start second floor renovations: January 2005
Senior Project Manager Wendy A. Steesy, AIA, and Senior Construction Manager Christopher Hoy at west elevation.

Jeff McVey of Skanska, Wendy Steesy, Vince Straub of Skanska, Chris Hoy and Dave Fiero of FP&C review drawings for the Hospital Expansion project.

Lobby renovations were started in Summer 2003 and completed the following summer.
Projects Under Construction

John Paul Jones Arena

Project Director: Richard Laurance
Start date: April 15, 2003
Finish date: May 2006
Total project cost: $129.8 million
Total sq. Ft. 619,397

The John Paul Jones Multipurpose Arena Project includes three elements: the North Grounds Connector to the Route 250/29 Bypass, a 1500-car parking garage including surface parking; and the 15,000-seat arena with practice facilities, club lounge, training rooms, coaches offices, premium seating, and Jeffersonian exterior.

To help alleviate the Arena’s storm water management issue, the Dell storm water retention site was completed in May 2004. This project included “daylighting” an existing stream, installation of a bio-retention system, and correcting significant deficiencies in the sanitary sewer and domestic water line systems.

The procurement of the individual trade contractors has continued to be accomplished through various methods with 22 of the anticipated 40 total contractors for the project on site as of June 30, 2004. At the Arena/Parking Garage site the foundations, retaining walls, and major cast-in-place and precast concrete structures were completed. The installation of the steel superstructural members began in August 2004 and will be ongoing through Spring 2005.

The project remains on schedule, on budget and all scope, as defined by the Board of Visitors in May 2002, is on track.
Placing 500 cubic yards of concrete at the suite level - June 2, 2004

First precast concrete installation at the Arena - May 12, 2004

Construction in progress - December 2003

The Dell under construction during winter 2003 and (below) completed Spring 2004
Performance

The table below summarizes the volume of business for Facilities Management for the fiscal period.

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<thead>
<tr>
<th>MAJOR CATEGORIES OF EXPENDITURES</th>
<th>(in millions)</th>
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<tbody>
<tr>
<td>Contracted Services (Construction, Repair, Maintenance,</td>
<td>$ 135.6</td>
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<td>Architectural and Engineering Services)</td>
<td></td>
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<tr>
<td>Salaries and Benefits</td>
<td>$ 32.2</td>
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<tr>
<td>Utilities</td>
<td>$ 34.7</td>
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<tr>
<td>Materials and Supplies</td>
<td>$ 9.0</td>
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<tr>
<td>Other</td>
<td>$ 3.4</td>
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<tr>
<td><strong>Total Facilities Management Expenditures</strong></td>
<td><strong>$ 214.9</strong></td>
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The chart below illustrates the dollar value of the facilities we have built for students, patients, faculty, staff, and researchers over the past years and fiscal year, 2003-2004.
Many thanks to the North Grounds Zone Maintenance team for the exceptional help given in the Law Library. The team worked together efficiently and effectively to accomplish all that I asked. – Customer comment

The Academic side Work Management Division issued nearly 26,000 preventive maintenance work orders in this fiscal year.

Corrective Maintenance consists of routine and emergency service calls received by Work Management or the Systems Control Center 24 hours a day, 365 days a year. Over 18,000 service calls were received and dispatched this fiscal year.

The major maintenance program funded 297 projects, many of which were identified through the facility assessment program.

Facilities Management expended a total of $13,185,588 for maintenance and repair of the University’s Academic Division educational and general (E&G) buildings and grounds during the

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<tbody>
<tr>
<td>Maintenance Reserve</td>
<td>$1,512,480</td>
<td>$1,546,196</td>
<td>$3,275,947</td>
<td>$6,919,851</td>
<td>$5,949,832</td>
<td>$4,821,378</td>
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<tr>
<td>Maintenance Operating Budget</td>
<td>$9,249,346</td>
<td>$7,695,920</td>
<td>$8,034,985</td>
<td>$7,528,505</td>
<td>$7,510,745</td>
<td>$6,858,404</td>
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<tr>
<td>Utilities Chiller &amp; Distribution System Maintenance</td>
<td>$1,808,528</td>
<td>$1,512,159</td>
<td>$1,794,446</td>
<td>$1,410,101</td>
<td>$1,488,082</td>
<td>$1,285,289</td>
</tr>
<tr>
<td>Grounds</td>
<td>$1,621,107</td>
<td>$1,620,364</td>
<td>$1,549,275</td>
<td>$1,688,081</td>
<td>$1,407,154</td>
<td>$1,398,812</td>
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<tr>
<td>TOTAL</td>
<td>$14,191,461</td>
<td>$12,374,639</td>
<td>$14,654,653</td>
<td>$17,546,538</td>
<td>$16,355,813</td>
<td>$14,363,883</td>
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</table>

Maintenance Reserve appropriations are used to supplement the operating budget by funding major repairs and replacement of facility components including such items as failing roofs, deteriorating utilities distribution systems, unreliable building utilities and structural defects in aging buildings. The capital budget for fiscal 2003-2004 included half of the biennial Maintenance Reserve appropriation, or $1,563,255. Some of the more significant projects accomplished with these funds were:

- The replacement of the roof on Clark Hall
- The replacement of the membrane roofs on Maury Hall
- The repair of air handler #4 at Gilmer Hall

*Thanks to the landscape crew who worked hard to deliver the pathway and landscaping at Carr’s Hill. The finished project looked great.* – Customer comment

For more data on performance measures, please see individual departments’ and offices’ annual reports on line. Visit our website at http://www.fm.virginia.edu/

*“Outstanding” describes the service we received from the electrical maintenance team for upgrades that had to be done on a very tight schedule. The electricians worked together professionally...the jobs were completed as scheduled .... Kudos to a fine team who went above and beyond.* – Customer comment
In May 2004, two of our Facilities Management colleagues were nominated for the University’s Distinguished Service Awards. To be nominated is an honor in itself since only five award recipients are selected from the Academic side and five others from Health System side, from among more than 9000 employees. We are proud of Timmy Walton and Robert Adcock, and we congratulate Robert on his selection for the award which included a $1000 bonus.

Timmy Walton

Timmy Walton, in his 26-year career with the University, has achieved many milestones: learning trade skills, becoming a licensed electrician and being promoted to positions of greater responsibility. The ultimate goal in his daily work routine is to provide for the needs of the University community. He is always willing to go above and beyond expectations to accomplish the task at hand.

His calm, assured approach to communications quickly gains the trust and confidence of those around him. His attention to quality, detail and workmanship has earned Timmy and his staff a reputation as solid, dependable service providers.

Timmy is involved with classroom improvement projects throughout the University. For one project, Timmy altered the existing plan, listened to faculty input and researched current products. His efficient approach resulted in a ceiling plan that suits the current needs and considers long term possible changes and saved time and money for the project. Timmy possesses “all the qualities of a great manager of people. His understanding of specific situations’ needs, of communication and of attention to detail are all top notch,” according to one letter of nomination.

A last-minute lighting project was approved for the baseball stadium’s indoor batting facility just as the practice began for the 2004 season; the facility was needed for practice everyday. Timmy impressed the head baseball coach from the beginning; he understood the coach’s concerns and developed a plan to complete the entire project without interfering with daily practice. The daily communication among Timmy, his staff and the coach was tremendous – no practices were affected by the project and the work was completed on time.

Robert Adcock

Robert Adcock’s position as heat plant maintenance supervisor carries a significant amount of responsibility and he has proven that he is up to the task. Being responsible for all maintenance and fuel delivery to both the Main Heat Plant and the North Grounds Plant, his performance can have an immediate impact – either positive or negative - on the University faculty, students and staff. Robert’s ability to “predict” mechanical failure is one of his strongest assets.

Robert has a tremendous ability to bring people together to get things done. He has developed an extremely effective relationship with contractors that has resulted in immediate responses to heat plant needs.

Robert is a very dedicated employee and he continually demonstrates his sincere concern for the plant and personnel.

When an unexpected vacancy occurred, Robert willingly took on the added responsibilities without the benefit of any turn-over time with the predecessor. Relying on his own experiences and knowledge of maintenance operation, Robert quickly formulated a course of action and began making positive changes ... using his organizational skills, his enthusiasm for work and his personal commitment to the heating plants and the University community.

Robert’s nomination packet included letters not only from his colleagues at the Heat Plant but also from two parents and two of the young players on various little league baseball teams that Robert coached. One of the players wrote, “Mr. Adcock has made me feel confident in my baseball skills – we all hope he’ll be back to teach us more skills this season.”