University of Virginia Facilities Management
Annual Report
Fiscal Year 2004-2005
Facilities Management’s mission is to provide timely, cost effective, quality facilities management for the University of Virginia.

For service, please 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
P.O. Box 800388
Charlottesville, VA  22908-0388

or e-mail us at
fm-service-call@virginia.edu

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

Richard H. Rice, Jr., P.E.
Acting Chief Facilities Officer
P.O. Box 400726
575 Alderman Road
Charlottesville, VA  22904-4726
rhr6j@virginia.edu
Facilities Management Celebrates Our Employees for Their Years of Service

Bobby Shafer 39 Years
Walter Rogers 38 Years
John Rea 38 Years
Betsy Daniel 37 Years

Murble J. Baker 35 Years
Eddie Kidd 35 Years

Larry Brooks 36 Years

Not pictured: Richard Stulting 38 Years

The 30 Year Club for 2005 included Bill Hodges, Joe Carpenter, Mike Remley, Martha Creasy, Danny Collins and John Sauer. Other members unavailable for this photo were Florine F. Early, Mack I. Poindexter, Edward C. Wood, Robert Pillow and Kenneth Collins.

The 25 Year Club included Bill Parrott, Bernie Farish, Tony Marusak, Felix Crawford, Debbie Thacker, Richard Barbour, Mary Johnson, Jay Klingel, Bill Farish and Mike Dalton. Other members unavailable for this photo were Floyd Fowler, Randolph R. Morris, Roger Henry, James Copeland, Christopher W. Deane, Keith W. Wood and William E. Kidd.
### 20 Years

**Facilities Planning & Construction**  
Garth Anderson  
Kenneth R. McDermott  
William R. Bond  
Stephen Ratliff  

**Operations**  
Ronnie L. Herrion  
Donald S. Carpenter  
Michael A. Taylor  

**Business Management Services**  
James D. Kidd  
William F. Wood  
Fred H. Reese  
Gary R. Moon  

**Energy & Utilities**  
Anthony W. Motto  
William L. Smith  
Vern Lamb  
William B. Kirby  

**Health System Physical Plant**  
Tam T. Nguyen  
My V. Vu  
Tammy P. Dean  
Rita F. Durrer  
James B. Offield  

**Energy & Utilities**  
Clinton T. Frazier  

**Business Management Services**  
Michael H. Baber  
Roger W. Davis  

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### 15 Years

**Operations**  
George W. Collier  
Wanda D. Chambers  
William L. Evans  
Pattie M. Gough  
Max R. Coleman  
William E. Simpson  
Christine C. Vaughan  
Ates A. Dagli  
Harry J. Felton  
Wilson Ford  
Barbara E. James  
Shuying Jin  
Clemmie E. Lewis  
Sandra L. Payne  
Melvin E. Toney  
Danny V. McDaniel  
Kenneth A. Graham  
Wayne A. Russell  
Paul C. Campbell  
Jerome F. Brown  
Michael F. Beaudreau  
David L. Bishop  

**Facilities Planning & Construction**  
William H. Bohn  

**Energy & Utilities**  
Alanson G. Coss  
Robert W. Watson  

**Business Management Services**  
Malinda A. Payne  
Thomas E. Fischer  

**Health System Physical Plant**  
Glen A. McCain  
Frederick C. Hart  

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### 10 Years

**Operations**  
Oddies Eldridge, Building Services Safety Inspector  
Susie Kemp, Building Services Housekeeper  
Dale Conley, Operations/ Fire Protection Inspector  
Ginger Eddins McCain, formerly of the Resource Center and the Alderman Service Desk  
Lou Martsolf, Formerly Project Manager for the “Replacement Hospital Project, Director of A&E, Retired 2002  

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Noted with Regret 2004-2005

Oddies Eldridge, Building Services Safety Inspector  
Susie Kemp, Building Services Housekeeper @ Gilmer & Ruffner  
Dale Conley, Operations/ Fire Protection Inspector  
Ginger Eddins McCain, formerly of the Resource Center and the Alderman Service Desk  
Lou Martsolf, Formerly Project Manager for the “Replacement Hospital Project, Director of A&E, Retired 2002  
Foreword

December 2005

With a record of $116.5 million in construction work during fiscal year 2005, the University continues to grow; adding much needed facilities for one of the premier public universities in the country. Facilities Management is proud to be a part of the accomplishments that have ranked the University of Virginia so highly. Facilities Management’s 800 employees are skilled, dedicated and committed to maintaining the University’s Academic and Health System buildings valued at over $1.9 billion dollars.

Due to our employees’ initiative, Facilities Management earned the 2005 Safety Star Award from the Virginia State Office of Workers’ Compensation; and the University’s Medical Center was once again named one of the nation’s Top 100 Hospitals. Additionally, our Division of Recoverable and Disposable Resources was the recipient of two additional awards, bringing a total of 13 since 1994. These awards represent outstanding work performed with Facilities Management’s uncompromising commitment to excellence.

We are equally proud that each year many of our employees volunteer their skills and expertise to improve and renovate selected non-profit facilities during the Day of Caring. Furthermore, 54 percent of our employees donated a record-setting $16,695 to the Combined Virginia Campaign. More accomplishments are outlined on the following pages and I hope you enjoy reading about Facilities Management’s achievements and contributions.

We will always strive to provide our customers with the very best facilities support in achieving their goals and maintaining a state-of-the-art University and Health System. I am pleased to provide our 2004-2005 Annual Report.

Richard H. Rice, Jr., P.E.
Acting Chief Facilities Officer
John Paul Jones Arena
at the University of Virginia

Groundbreaking: May 30, 2003
Completion: June, 2006
Estimated Cost: $129.5 million
Seating Capacity: 15,000

University of Virginia Facilities Management
Accomplishments

- The John Paul Jones Arena Project (see left page) accomplishments included completion of all structural elements for the 900-car parking garage, including the cast-in-place, pre-cast and structural steel. Other milestones were the weathering-in of the Arena, the Arena Transition Structure and the intersection site of the North Grounds Connector Road/Massie Road.

- Seventy-five percent of the Arena’s earthwork was completed. The project remains on budget at $129,800,000 and on schedule for completion on May 31, 2006. Photos and updates on this project are available at http://www.fm.virginia.edu/fpc/ArenaProject/ArenaProject.htm

- In the Business Management Services Department, Fiscal Operations Division worked with Facilities Operations to automate and decentralize daily time entry.

- Also, in cooperation with Facilities Operations and Information Systems, the Fiscal Operations Division devised a simplified method to monitor fixed price work. Implementation will take place during fiscal year 2005-06.

- The Information Systems Division expanded the database backup systems and procedures to include better tape backups for our numerous databases, including the Energy & Utility Department databases.

- Materials Division buyers represented the University at forums featuring small, women-owned, and minority (SWAM) business enterprises. During 2004-05 Materials Division spent more than $6.9 million with SWAM firms.
• The Work Management Division assisted the University’s Budget Office with a deferred maintenance awareness presentation for the Board of Visitors (BOV). As a result, the BOV allocated an additional $1,500,000 to the fiscal year 2006 budget to help with this need.

• Other accomplishments by Work Management included coordination of Facilities Management support for the University’s new January term, and initiation of work on a State-mandated Facility Inventory and Condition Assessment System.

• Work Management processed over 49,000 work orders, issued nearly 26,000 preventive maintenance work orders and received and dispatched over 18,000 service calls during the fiscal year.

• The Contract Administration group managed, among many projects, the work funded by a special grant from the Vice President for Management and Budget to repair and paint the exterior of Birdwood Pavilion. This will be ongoing for three to five years and will significantly abate deterioration of this historic property.

• More information on Business Management Services is available at http://www.fm.virginia.edu/bms.aspx

• The Energy and Utilities Department earned another award this year, its 11th since 1996 with a 12th award to be presented in September 2005 by the Association of Energy Engineers when Cheryl Gomez, Director of Energy and Utilities, would be officially named Energy Engineer of 2005.

• The Recycling Division achieved a recycling rate of over 38% (the state mandate is 25%). Recycling also earned two awards this year for their excellent program, bringing the total number of awards to 13 since 1994.
• Energy and Utilities completed numerous energy projects reducing energy usage by 32,270 MMBtu which equates to almost $339,000 in avoided energy costs.

• Energy & Utilities recorded this year’s water usage to be down by 146,000 gallons from the previous year, marking a sixth straight year of decline.

• Energy & Utilities made substantial progress in replacing, upgrading, expanding, or enhancing utilities systems and programs in accordance with the 20-year Utilities Infrastructure Funding Plan.

• Energy supplied by the heating plants for space heating and humidity control and for process applications such as sterilization, research, and cooking increased by 3.4 percent this year from the previous year.

• Paul Crumpler, hired in September 2004 as the new Energy Program Manager, reorganized and expanded the University’s Energy Program to ensure commitment at every level of the University.

• Accomplishments of the Geographical Information Systems (GIS) Office, which provides geospatial data and information to project managers, surveyors and crews on design and construction efforts, included:
  • Coordination with Albemarle County, City of Charlottesville, Rivanna Water and Sewer Authority, and Sprint to improve the accuracy of UVa’s utility interconnections into their systems.
  • Creation of an Archaeological Layer that shows locations of archeological excavations accomplished at UVa.
• Work began in April 2005 for the $64.2 million Main Heating Plant Environmental Compliance Upgrade Project after a Design Build Firm and a Construction Management Assistant were hired. See Projects Under Construction.

• The project will include the installation of one new 80,000 pph coal/gas fired boiler and two new 90,000 pph gas/oil fired boilers, installation of new pollution control equipment on all boilers, a new coal silo, new fuel oil storage, and new emergency generator.

• Central Chiller Plant projects in construction or completed through the capital program this year included:
  • The installation of two 1200 ton electric chillers in the basement of the newly constructed addition to the Aquatic and Fitness Center. As part of the McCormick Road Chiller Loop, this plant has been designed to allow for the future installation of another 3600 tons of chiller capacity, which will bring the total capacity of this plant to 6000 tons when fully built-out.
  • The construction of a new plant and central chiller loop system at Massie Road, adjacent to the new 15,000 seat John Paul Jones Arena.

• This Electrical Distribution division accomplished several projects with in-house forces in addition to providing preventive and corrective maintenance for all high voltage substations and distribution systems throughout the University. Major projects included
  • Removal of overhead power lines and existing lights along University Avenue from Hospital Drive to Newcomb Road.
  • Installation of underground conduit for relocated utility lines and new lights.
  • Primary power upgrades and modifications to support construction projects included installation of a new duct bank for Observatory Hill Dining Hall.

• The Piping Distribution Division accomplished several construction projects with in-house forces in addition to providing preventive and corrective maintenance for all chilled water,
steam, condensate, heating hot water, domestic water, sanitary sewer, and storm water distribution systems at the University.

- Domestic water system projects included work at New Cabell Hall and Clark Hall, and replacement of all the main water valves at University Garden Apartments and installed new pressure reducing valves in new meter boxes.

- Heating systems projects included:
  - Replacement of the steam pressure reducing stations and valves at Gilmer Hall
    Addition to ensure reliable service and to eliminate system components for which parts are no longer available.
  - Replacement of heating tunnel valves on the medium temperature hot water (MTHW) system with high performance butterfly valves that will allow the system to be isolated for maintenance or in the event of an emergency.

- The Systems Control Center (SCC) is the continuous 24 hours per day central monitoring and control station for the entire University. SCC Operators are responsible for monitoring over 21,000 “points” and properly setting priorities and responding to alarms in over 400 buildings of more than 12 million square feet. The SCC functions as the emergency response center for the University.

- Systems Control Center projects in progress or accomplished this year include:
  - Addition of 90 meters that are automatically logged and trended through the Energy Management System (EMS) to the SCC.
  - Increase the total number of points being monitored and controlled in the SCC by over 1300.

- Further information on Energy and Utilities is available at http://www.fm.virginia.edu/utilities.aspx
• The Human Resources and Training (HR&T) Office provided full support and management of the Employee Reward and Recognition Program, initiated in 2002 and designed to benefit employees who do outstanding work on routine assignments. During the fiscal year, 262 awards were granted.

• HR&T continued to expand recruitment activities by attending career/job fairs throughout the community and participating in special events sponsored by the Charlottesville-Albemarle Technical Education Center, Piedmont Virginia Community College and the Charlottesville Area School Business Alliance.

• Over the previous two fiscal years, HR&T has seen a dramatic increase in the number of position actions submitted for processing. While only 15 position actions were processed in 2002-2003, there were 92 in 2003-2004. In 2004-2005, there were 135.

• The fourth annual Apprentice Reunion and Recruitment Luncheon was well-attended by our current and graduated apprentices. They brought 12 guests who were interested in applying for the program.

• To ensure that the University and Health System are maintained by a well-qualified workforce trained in current technology and work-related topics, Facilities Management supports educational assistance, continuing education and professional development. During the fiscal year, HR&T had 49 tuition reimbursement requests from 24 employees, a significant increase compared to the previous year’s 29 requests from 16 employees.

• The in-house Supervisory Development Series, now in its eighth consecutive year, as well as in-house computer training, Adult Education offering two levels of both General Education Development (GED) and English as a Second Language (ESL), and other training programs also contributed to the development of a skilled workforce.
• More information on the Facilities Management HR&T Office is available at http://www.fm.virginia.edu/hr.aspx.

• By the end of the fiscal year, Health System Physical Plant (HSPP) added the Clinical Laboratory Building, South Garage Expansion, and the University Hospital Expansion to HSPP facility inventory and increased full-time maintenance staff by 28%.

• HSPP staff also completed an $850K upgrade for Virginia Ambulatory Surgery Center to ensure code compliance. The staff also initiated the “First Impressions” program by rehabilitating public spaces throughout all Medical Center facilities.

• Compliance with Life Safety and Code regulations remains one of HSPP’s top priorities. To facilitate and regulate compliance, HSPP workgroups provide engineering support and leadership for life safety and utilities to various subcommittees who report directly to the Safety and Security Committee.

• Additionally, HSPP continues to work with the Vivarium Facilities Committee which serves as a resource and discussion group overseeing regulatory standards for animal research facilities.

• Employees of HSPP responded to service calls in excess of 70,000 over the past year.

• Routine and emergency service work is performed 24 hours daily, seven days a week, to meet Medical Center demands. A full staff of maintenance specialists, averaging 170 employees, is available daily from 7:00 am to 3:30 pm. After-hours and weekend service work is handled by a staff of 12 Master Maintenance Technicians.

• Among the more than 400 work requests completed by the HSPP labor crew were the annual Children’s Miracle Network Telethon, the annual Cancer Center Walk-a-thon and relocation of 16 Operating Rooms.
• The Health System Physical Plant elevator crew maintains 111 elevators/lifting devices throughout the Medical Center facilities. The annual inspection in October 2004 resulted in zero deficiencies in the University Hospital and the best ever overall report.

• The HSPP Minor Projects Group provided full construction services throughout the Medical Center. Demand for quick turn around and turnkey projects steadily increases and the Minor Projects Group continues to grow in an effort to meet customer needs. Total volume of work completed this past year was slightly above $5 million dollars.

• HSPP Zone 1 employees are responsible for seven buildings totaling 1,274,035 square feet, including 12 new Operating Rooms.

• Zone 2 is responsible for 16 buildings with a total of 1,988,093 square feet. Among their many major accomplishments were upgrade of the medical gas system for the Outpatient Surgery Center and replacement of humidifiers for air handler unit #3 in MR-5.

• Zone 3 has responsibility for 25 facilities, totaling 930,514 square feet. While the majority of their work is routine maintenance requests, other significant projects completed during the fiscal year included replacement of electrical condensate return systems with steam powered systems, resulting in significant energy savings.

• Zone 4 has the unique responsibility of maintenance and repair efforts for 32 facilities, totaling 539,884 ft., some of which are located in outlying areas such as Stuarts Draft and Zion Crossroads. Significant accomplishments include Northridge Chiller Repair and installation of a new pump, Kluge Children’s Rehabilitation Center (KCRC) Chiller Replacement and replacement of compressors at KCRC, Medical Office Building at Fontaine, Northridge, and Moser.

• A Utilities Management Plan, developed by HSPP and vital to maintain accreditation by JCAHO, establishes guidelines and procedures for maintaining and operating all utilities with the Medical Center. The HSPP director and key support staff meet regularly to
monitor performance and quality. This program is the basis for the performance improvement initiative mandated by JCAHO.

- The HSPP Engineering Office developed a simplified flow chart to assist in quickly locating regulations related to emergency power and increased data management to assist in identifying oversights, specifically in the area of fire system inspections.

- HSPP employees logged 2,510 hours of training during the fiscal year, which included three hours of specialized training in Health System Policies and Practices, covering Patient Confidentiality, Infection Control, Diversity, and Specialized Fire Safety.

- HSPP provides on-site continuous fire inspection services. To meet the demands associated with growth and expansion, HSPP created and filled a second Fire Protection Inspector position this year. This level of service is necessary to assure all code compliance regulatory standards are met.

- More information on HSPP is available at [http://www.fm.virginia.edu/hspp.aspx](http://www.fm.virginia.edu/hspp.aspx)

- In recognition of an outstanding safety program and with the proactive efforts and great strides in overall safety and loss control initiated by the safety coordinators, Brain Shifflett and Mark Breeden, the Facilities Management Safety Program was awarded the 2005 Safety Star Award by the Virginia State Office of Workers’ Compensation.

- Operations provided support for traditional University events including Convocation, Darden and Law Schools Alumni weekends and University Graduation exercises.

- Support of United Way Day of Caring has also become a tradition for Facilities Operations. For the September 2004 event, Facilities Operations selected the projects, planned the work and provided the team leaders for the Day of Caring. With 70 volunteers, Facilities Management was one of the largest participants from the University. Projects were completed for Camp Holiday Trails, Barrett Early Learning Center, Charlottesville Free
completed for Camp Holiday Trails, Barrett Early Learning Center, Charlottesville Free Clinic, Innisfree Village, Westminster Child Care Center and Senior Center.

- Operations also supported the community’s annual Walk for Life in April 2005 with power, equipment and technicians. Facilities Operations maintenance workload completed over 37,000 work orders.

- The Renovations Division completed several high visibility projects including the unique overhead pedestrian link to the second floor of Maury Hall. This project allows for the full use of the large classroom on the second floor and provides the necessary alternate exit as well as access for those with mobility challenges.

- Other Renovations projects included:
  - Addition of 1400 square feet of lab space at Shelburne for the Engineering Department’s special materials division.
  - Completion of three luxury boxes at the Baseball Stadium and installations of a roof under the bleachers so batting practice could be conducted during inclement weather.
  - Replacement of the domestic water line mains on the Central Grounds was initiated as the division did the piping in the crawl spaces.
  - Completion of several small labs for the Biology Department at Gilmer Hall including strict environmental control necessary for research.
• Installation of a redundant air supply for the Gilmer Hall vivarium.

• Completion of a glass vestibule at University Art Museum and improved heating and cooling specifically for the environmental protection of the displayed art.

• The Landscaping Division responded to the increased expectations for the Central Grounds, achieving success through work process improvements, crew training and new equipment.

• Landscaping added two new high profile assignments: the Special Collections Library and the Grounds walk from Rugby Faculty apartments across Emmet Street.

• In response to increasing pressure to service the University while maintaining a low profile, Landscape purchased two micro trucks which have adequate payload, are small enough to serve remote areas and can legally travel to most areas of responsibility.

• The Heating, Ventilation and Air Conditioning (HVAC) cost center is responsible for the HVAC work in academic buildings and supports the Renovation Division with HVAC and control work. HVAC was assigned to maintain the new Special Collections Library which houses the University’s most valuable documents and requires the highest levels of temperature and maintenance control. HVAC was tasked with special monitoring responsibilities as part of the University’s new Title V Clean Air Permit.

• The Fire Protection cost center is responsible for the inspecting, testing and maintenance for all of the University’s (including the Health System and UVA at Wise) fire protection systems as well as sound system support to University events.

• New assignments included the cost center’s work to transition a new PC-based 24 channel wireless sound system for the University’s Board of Visitors’ meetings at the Rotunda.
• The Fire Protection staff and the University community were saddened by the tragic death of Supervisor Dale Conley in an off-duty accident in March.

• The Elevator Shop insured that all annual inspections and certifications were up-to-date. The larger size of new buildings and the increased requirements for accessibility have created an increased number of elevators and lifts being installed on grounds each year. Four projects currently under construction – Materials Science Engineering Nanotechnology/Wilsdorf Hall, Fayerweather, the Arena and Cocke Hall – will have a total of nine more elevators for which the cost center will be responsible.

• The Maintenance Services Division includes seven cost centers: Mountain Lake, Roofing, Electrical, Lock Shop, Carpentry, Plumbing and Service Calls.

• At Mountain Lake Biological Station, one maintenance employee is resident on the remote site and is responsible for the maintenance and operation of all facilities. His work includes operation of a small sanitary treatment facility and domestic water plant during the summer months. In the winter he can often be isolated for several days by snow storms.

• The Roofing Shop, in addition to normal maintenance during the year, rebuilt a section of roof with new water table and gutters on the West Lawn.

• Among the Roofing Shop’s many projects, one of the most unique was at Madison Hall where the roofing team designed and constructed downspout basin traps to prevent gutter clogging and subsequent overflow to the interior of the building.

• The Electrical Shop’s projects included rewiring Carr’s Hill during restricted availability. The shop also renovated power and lighting for the locker room at University Hall.
• The Lock Shop works closely with project managers to coordinate and install all cylinders for new projects at move in. The locksmiths also work closely with departments and the University Police to advise on keying plans and issuance of master keys.

• Other Lock Shop assignments included locks and keying for the Hospital Expansion Project as well as re-keying Ruffner and Olsson Halls following burglaries.

• Carpentry Shop’s carpenters, plasterers and masons are experienced in the repair of the historic structures as well as necessary repairs most academic side buildings on the academic side of the University. Projects of particular note during the past year included:
  • Carr’s Hill cottage renovation with interior work and porch replacement.
  • Pavilion IX porch replacement.
  • Minor repairs to the balconies in the Academical Village after defects were noted by annual inspection.
  • Replacement of the masonry entrance pier at Montebello.
  • Repair of the Darden School chimney.

• The Plumbing Shop earned a significant increase in responsibility with the annual inspection of code required back-flow prevention devices on all buildings. Other projects included lavatory upgrades, renovations and, at Newcomb Hall, replacement of the underslab sanitary waste line.

• The Service Call Shop is a multi-trade shop engaged entirely in responding to small repairs reported by call-in or inspection. Other projects accomplished as time allowed included:
  • Installation of street lights on University and McCormick.
  • Clean up and recovery from a chilled water pipe break in the Physics building.
  • Physics building main disconnect panel rebuilt with new breakers.

• The Building Services Division provides basic housekeeping services to all agency 207 buildings at the University (excluding North Grounds and SW McCormick zones and
Housing) and is also responsible for program guidance, training recommendations and equipment procurement/repair for zones.

- In October 2004 the division initiated a pilot program to increase the level of service for office cleaning using innovations in equipment and organization that improved efficiency to the extent that additional services were possible without additional expense. After a brief trial, the increased service was provided across Grounds.

- Retention of Building Service staff appears to have improved since Facilities Management has supported employees taking either the GED or English as a Second Language classes.

- The Building Services web page continues to expand to offer information to customers and the housekeeping staff: http://www.fm.virginia.edu/BuildingServices/

- The North Grounds Zone is a multi-trade division including a housekeeping staff responsible for the maintenance and support of buildings in a geographic area north of the main grounds. The major customers are the Miller Center, Darden School, Law School, North Grounds Recreation and the JAG School. The zone serves as a full service shop for the customers, even coordinating work that is done from Renovations or other divisions or Facilities Management Departments. Projects of particular note during the year included:
  - Partnering with Renovations plumbers to replace a radiation hot water line in JAG School.
  - Coordinating, contracting and working on the complete renovation of HVAC units #2 and #3 at JAG School.
  - Working with Contract Administrators on a fast turn-around request from Darden to have exterior areas and interior hallways painted prior to Alumni weekend.

- North Grounds Zone supported Renovations electricians when they installed electrical power to 11 classrooms for camera and screen installation.
• The traditional custom housekeeping services were provided for Darden and Law School Alumni Weekend events and their respective graduation ceremonies.

• The Southwest McCormick Zone is a multi-trade division including a housekeeping staff responsible for the maintenance and support of buildings in a geographic area on the south side of McCormick Road and between Emmet Street and Alderman Road. The major customers are the School of Engineering and Applied Science (SEAS), Chemistry, Biology, Psychology and the Aquatic & Fitness Center. Among the many accomplishments during the year were:
  • Assignment of responsibilities for the addition to the Aquatic and Fitness Center.
  • Replacement of air compressors in Thornton Hall, Material Science, Gilmer Hall, Albert Small Hall and Olsson Hall.
  • Re-piping water system for the frog rooms in Gilmer Hall.
  • Overhaul of the chilled water pump in Thornton Hall.
  • Coordination with Renovations on several projects in Gilmer Hall.

• Further information on Facilities Operations is available online at http://www.fm.virginia.edu/operations.aspx

• Facilities Planning and Construction Department had many accomplishments including:
  • Completion and occupancy of several major new facilities with a total value of $59,736,517.
  • Awarding 96 construction contracts totaling $144,153,526.
  • Processing 254 professional service contracts and service orders totaling $11,634,041.44.
  • Put in place $116.5 million in construction value.
  • Design and construction continues on major new facilities totaling $665,376,071.
  • Published Revision III of the second edition of the HECOM.
• Planned and conducted Construction Inforum 2005 open house for Contractors to meet FP&C staff and learn about proposed projects.

• The Rouss Hall Renovation and Addition Project was the catalyst for a unique and highly visible project in April 2005. Varsity Hall (pictured below), opened in 1858 as the University’s first infirmary following a typhoid epidemic, and located in the construction area for the new project, has housed the University’s Air Force ROTC program since the 1950s. To preserve this example of 19th Century architecture, project managers Anna Towns and David Sweet worked with contractors and engineers specializing in such projects as the relocation of the Cape Hatteras Lighthouse. On April 9, Varsity Hall was physically moved downhill to its new location on Hospital Drive where it will be restored as office space. The actual move can be viewed at http://www.virginia.edu/rcam/varisty.html. The project also aired on the Discovery Channel in May 2005.

• Further information on Facilities Planning and Construction is available at http://www.fm.virginia.edu/fpc.aspx
All Varsity Hall Relocation photos by Dan Addison, University Photographer
## Academic Capital Projects

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## Health System South Garage Expansion Project

*(Photo on right page)*

Senior Project Manager: Mark Stanis  
Senior Construction Manager: David Booth

Project start date: August 2002  
Completion date: September 2004  
Total project cost: $9,043,000

The Project provided much needed additional staff and faculty parking for the Health System. Designed by Walker Parking Consultants the project consists of a 21,000 gsf addition to the existing 51,000 gsf South Garage. This added approximately 419 additional parking spaces. By extending the existing garage the elevator, stairs, and entrances are not duplicated, and the project realizes some economies. The building is designed as an open parking structure and, as such, does not require mechanical ventilation. Currently a through-road, Fifteenth Street has been re-configured to bypass the garage addition. An area traffic impact analysis will suggest improvements for vehicular circulation. Landscaping was an extension of the planting scheme currently in place.
# Health System Capital Projects

## Capital Projects In Design
- Carter-Harrison Research Building
- Nursing School Building
- Anesthesiology Laboratory Renovation
- Phlebotomy / Patient Registration Renovation
- Neurology Laboratory Renovation
- Medical Center Administration Offices Renovation
- Health System Library Renovation
- Clinical Cancer Center
- Neurosurgery Clinic Renovation / Phase II
- Neurosurgery Department Renovation

## Capital Projects In Construction
- Jordan Hall Vivarium Renovation
- Pharmacology Laboratory Renovation
- Neurology Clinic Renovation
- Newborn Intensive Care Unit Renovation
- Gumbiner Laboratory Renovation
- University Hospital Expansion

## Capital Projects Completed
- University Medical Associates Renovation
- West Cafeteria Renovation
- MR-4 HVAC Modification
- Otolaryngology Department Renovation
- Research MRI Addition to University Hospital
- South Parking Garage Expansion
  (see text page 22 & photo below)
Projects Completed

Observatory Hill Dining Hall

Senior Project Manager: Libba Bowling, P.E.

Construction Manager: Jackie Darnell

Project start date: February 2003

Completion date: Dining Hall August 2005

Site completion: November 2005

Total project cost: $23 million

The Observatory Hill Dining Hall Replacement is a 62,000 square foot dining hall constructed on McCormick Road. The former dining hall remained open during construction but was demolished and removed in Phase 2. The new building has an emporium and offices on the first floor and board dining on the second and third floors. More information is available on the web at http://www.fm.virginia.edu/fpc/OHill/OhillDining.htm
The first O Hill Dining Hall (left) and The Tree House dining facility (right) were demolished to make way for the lawn and open area which will be planted in Fall 2005.
Projects Under Construction

Fayerweather Hall Renovations And Addition

Project Manager: William H. Shirey, Jr.
Senior Construction Manager: Stephen P. Ratliff

Project start date: July 1999

Planned completion date: March 2006

Total project cost: $7.7 M

The Fayerweather Hall Renovations and Addition Project includes:

- Complete renovation of Fayerweather Hall, including a seven hundred square foot addition on the west side of the existing building, to house the Art History Department.
- Complete reconfiguration of the interior to meet academic needs and bring the building into code compliance for life safety and ADA requirements.
- Removal of all of the existing internal parts and building interior, leaving only the skeleton of the former building intact.
- Demolition of the Annex and Link.
- Demolition and replacement of the existing underground site utilities. (continued)
(continued)

- Install a new three story interior steel beam structure consisting of steel beams and columns, with concrete floor slabs.
- Replace light monitor removed during previous renovations.
- Replace existing slate and membrane roofing.
- Re-point exterior masonry.
- Provide air conditioning to building.
- Redirect storm water from draining onto Rugby Road into storm sewer system.

Fayerweather Gymnasium was designed by the Norfolk architectural firm of Carpenter and Peebles and was constructed between 1892 and 1893 at a cost of $23,000. Funding came from a $200,000 gift from Daniel Burton Fayerweather, of New York. Fayerweather Gymnasium is an important example of the return to Jeffersonian classicism, and more importantly reflected the shift in American architecture from eclecticism to the Classical Renaissance as seen at the Chicago Worlds Fair in 1893.

Originally Fayerweather had an indoor gymnasium and an elevated running track above the gym. Immediately upon entering the south entrance hall, two flanking stairs ascended to a gallery space overlooking the gymnasium. The wooden roof trusses were exposed revealing a 45 foot long skylight located in the roof. A door to the outside led to an open air pavilion at the northeast end. An esplanade ran the length from this pavilion to the trophy room at the southeastern end. This all overlooked the Mad Bowl landscape. The southwest pavilion housed the instructors’ offices. At the basement level Fayerweather housed a locker room. Additionally there was a ball cage on the western end, a swimming pool at the north end and a 2-lane bowling alley on the eastern end.

More information is available on the web at [http://www.fm.virginia.edu/fpc/FayerweatherHall/FayerweatherHall.htm](http://www.fm.virginia.edu/fpc/FayerweatherHall/FayerweatherHall.htm)
Projects Under Construction

Main Heating Plant Environmental Upgrade

Senior Project Manager: Charles M. Boldt, P.E.

Project start date: April 2005

Planned completion date: Spring 2008

Total project cost: $64.2 million

The project objective is to upgrade the Main Heating Plant to ensure compliance with current and proposed environmental regulations, and to meet the steam needs of the University. The current Main Heating Plant was built in 1950 and has expanded in increments over the last 55 years. The project will replace three boilers and provide environmental controls including three scrubbers and baghouses which will help ensure removal of emissions from the boilers. A fifth coal silo will increase coal storage capacity. Four new underground oil storage tanks will increase on site storage to 100,000 gallons.

In June 2005, contractors removed the Heat Plant’s old Boiler #4, the first of three boilers to be replaced. Photo by Bill Parrott, Heat Plant Superintendent
Performance

Customers’ Comments About...

Cost Center 84 HVAC: The air conditioning crew - great people - they fixed the AC in 516 Cabell in a very timely manner and checked to make sure that everything was working properly. Thank you.

Cost Center 28 Elevator Crew: Work was done quickly – facilities personnel were on the job within ½ hour of time call was made – these guys are great – thanks!

Cost Center 47: Contract Administration: Always a pleasure to deal with.

Cost Center 26 Plumbers: We had problems with the toilet and I had noticed for a long time that it wasn’t working very well, but it never dawned on me that it needed to be replaced. The Facilities plumber discussed it with me and he suggested a new toilet. It has been working great since being replaced. He was excellent in his approach and attitude. Thank you!
Performance

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

<table>
<thead>
<tr>
<th>MAJOR CATEGORIES OF EXPENDITURES</th>
<th>(in millions)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contracted Services (Construction, Repair, Maintenance, Architectural and Engineering Services)</td>
<td>131.8</td>
</tr>
<tr>
<td>Salaries and Benefits</td>
<td>36.3</td>
</tr>
<tr>
<td>Utilities</td>
<td>29.6</td>
</tr>
<tr>
<td>Materials and Supplies</td>
<td>20.9</td>
</tr>
<tr>
<td>Other</td>
<td>4.3</td>
</tr>
<tr>
<td><strong>Total Facilities Management Expenditures</strong></td>
<td><strong>222.9</strong></td>
</tr>
</tbody>
</table>

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 in fiscal year 2004-2005.

**Construction Work-in-Place**

**1994-2005**

![Bar chart showing construction work-in-place from 1994 to 2005]
Performance (continued)

North Grounds Zone Maintenance: Thanks for keeping these critical systems operating.

Cost Center 16 Service Maintenance. Very quick and very concerned about doing a good job.

Cost Center 95 Utilities High Voltage Electrical: Work carried out in a very professional and efficient manner. Work came in under budget.

Cost Center 26 Plumbing: Whenever I make a call for a problem, the Facilities Personnel has been #1. Sanford Gardner who repaired the fountain was helpful. He had to order a new part and he told about how long it would take to receive it. After installing it he said he would return in 1 or 2 days to make sure it was okay and he did just that. As always, service was rendered quickly and efficiently.
Cost Center 84 HVAC: Facilities staff were friendly and informative, being informed is definitely one of the most parts of feeling satisfied.

Cost Center 35 HSPP: I find you guys to be responsible, flexible and very capable. Thanks for your hard work on our behalf.

Cost Center 40 HSPP: The service people were very courteous and very informative about the problem and how they were going to repair the problem.

Cost Center 08 McCormick Road Zone Maintenance: Each time I’ve placed a service call the receptionist was courteous and very pleasant. I’m also impressed with the responsiveness and follow up services. Thanks for all you do.
In May 2005, two of our Facilities Management colleagues were nominated by their supervisors and colleagues for University Outstanding Contribution Awards. It is a great honor to be nominated since, of the University’s more than 11,000 employees, only 11 awards are presented each year – five for the Health System side, five for the Academic side and one for the UVa College at Wise. Joe was selected by the University Human Resources committee to receive an Outstanding Contribution Award at the June 15 awards ceremony.

In the nomination for Darlene Webb, program support technician senior for the Heat Plants Division, her supervisor noted that Darlene’s position carries a significant amount of responsibility for the division which provides steam and hot water products to 80 per cent of the University’s facilities, a 24/7 operation for the 30 personnel who depend on Darlene for administrative support, scheduling and significant additional responsibilities. She is as valuable to the heat plant operations as are the boiler operators and maintenance technicians. Darlene coordinates the Annual Combined Virginia Campaign for the division, ensuring 100% accountability for pledge cards. Possessing a tremendous amount of common sense coupled with administrative skill and enthusiasm for work, Darlene can accomplish anything!

Joe Persinger, our departmental mail carrier, has a strong work ethic and ability to get along well with everyone – co-workers, visitors to the Grounds, students, faculty – and his positive, up-beat attitude have been Joe’s trademarks. His personnel file is filled with supervisors’ comments noting those good traits. Joe is a great ambassador for the University of Virginia – he takes great pride in his job and the University. In 2000, Joe was diagnosed with cancer. While the treatments and medical appointment caused him to miss some time from work, his positive attitude and sense of humor must have been major contributors to his recovery. Joe is an inspiration to us all. He is a dyed in the wool (blue and orange wool, of course) Wahoo. He recognizes the importance of his role in the daily workings of the University and he fulfills his role with dedication, enthusiasm and integrity. Joe makes Facilities Management and the University of Virginia look good.
Graduation — the Event of the Year!
Some of the people who keep the University running...
The Annual Housekeepers Appreciation Picnic...
Facilities Management employees are key supporters of the annual Day of Caring.
Facilities Management administers the University’s highly regarded Apprentice Program and supports continuing education and professional development for all employees.
The annual Ice Cream Social and Car Show brings retirees and employees together...
And more of the people who keep the University running...