University of Virginia
Facilities Management
Annual Report
Fiscal Year
2005-2006
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:
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Tel 434-924-2267
FAX 434-924-5342
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Multistory Hospital
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P.O. Box 800388
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The 30 Year Club for 200 included Gary W. Wood, Brenda D. Buttner, Mary E. Burton, William Ed. (Red) Dansey, Darlene C. Webb, Jimmy T. Williams, and Joyce Chewning. Not available for this photo were members Hattie Agee, Page B. Fox, Eugene Baugher, Thomas E. Garrison, Leslie W. Staton and J.B. Agee.
<table>
<thead>
<tr>
<th>20 Years</th>
<th>15 Years</th>
<th>10 Years</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Operations</strong></td>
<td><strong>Operations</strong></td>
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</tr>
<tr>
<td>David L. Clark</td>
<td>Martha L. Clark</td>
<td>James R. Cashwell</td>
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<td>Pauline E. Cobbs</td>
<td>Mark W. Fitzgerald</td>
<td>Lillie C. Feggans</td>
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<td>Michael F. Daddezio</td>
<td>Lawrence W. Harlow</td>
<td>Geoffrey W. Goodell</td>
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<td>Kenneth W. Dudley</td>
<td>James E. Spears Jr.</td>
<td>Cordelia C. Jaudon</td>
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<td>Anthony M. Gibson</td>
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<td>Jason S. Kent</td>
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<td>Wayne H. Harlow</td>
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<td>Robert S. Marks Sr.</td>
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<td>Calvin C. Harris</td>
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<td>Jon A. Marston</td>
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<td>Danny K. Lawson</td>
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<td>Eddie Morris</td>
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<td>Vernon P. Rood</td>
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<td>Barry K. Quillon</td>
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<td>William G. Searcy</td>
<td></td>
<td>Ronald A. Spencer</td>
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<tr>
<td>Benjamin F. Trail</td>
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<td>Corey R. Tyler</td>
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<td><strong>Business Mgmt. Services</strong></td>
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<tr>
<td>Josa C. Perry</td>
<td>Franz J. Bailey</td>
<td>Martin B. Sheedy</td>
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<td>Christopher J. Smeds</td>
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<td><strong>Energy &amp; Utilities</strong></td>
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<td>Robert W. Adcock</td>
<td>Scott A. Messer</td>
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<td>Albert H. Fioretti</td>
<td>James E. Morris</td>
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<td>Bruce H. Lovelace</td>
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<td>Edward S. Martin</td>
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<td>Michael A. Shumaker</td>
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<td>Juanita M. Purvis</td>
<td>Donald R. Crosby</td>
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<td>Rose M. Ragland</td>
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<td>Jennifer S. Oman</td>
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<td>Mark S. Conner</td>
<td>Bernard L. Curry Jr.</td>
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<td>Raymond D. Moton</td>
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<td>Carl R. Powell</td>
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<td>Phillip H. Woodson</td>
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**Noted with Regret 2005-2006**

- **Bill Kidd**, HSPP Storekeeper
- **Eugene Baugher**, Cabinet Maker
- **Roy (PeeWee) Powell**, Maintenance Electrician
- **John Rea**, Electrical Supervisor, Zone 2, HSPP
- **Helen Durrer**, Houskeeping Supervisor
- **Cornelia (NeNe) Wright**, Housekeeper for the Leake Building (retired 2004)
- **Gene Butler**, Electrical Engineer (retired 1999)
Contents

Foreword..................................................3

Accomplishments......................................5

Performance...........................................20

People...................................................25
The University of Virginia enjoyed another record year for construction work with a total of $145.8 million in place. New facilities in various stages of completion are evident throughout the Grounds in Charlottesville as well as at the University’s College at Wise in Southwest Virginia, and at the recently dedicated $2.5 million Anheuser-Busch Coastal Research Center for UVa’s Environmental Science’s research on the Eastern Shore. Several projects are featured in the Performance section.

I joined Facilities Management in July and in the time since have been impressed and inspired by the scope and caliber of work accomplished by the 900-plus staff members here. Their accomplishments, outlined in the following pages, are the result of training, experience and dedication.

When the Landscape and Arboretum Committee selected the person to whom the 2006 Founder’s Day tree would be dedicated, they chose our colleague Frank Hill, a 25+ year veteran of our Landscape Division.

As part of their “Save Our History” series, the History Channel’s film crew was on site to document our Roofing team who was installing a reproduction of Jefferson’s interlocking shingles.

Our Human Resources and Training Office had the privilege of working with University Community Relations in presenting the first “Jobs at UVa.”

Facilities Management staff also continued their community service through their spectacular support of the annual Day of Caring and the Combined Virginia Campaign, as well as quarterly blood drives.

As I continue to make my way around to meet and talk with each of you, please know that I am very proud to be part of this outstanding organization, an organization that is fully committed to providing the excellent services and facilities befitting our world renowned institution.

Donald E. Sundgren
Chief Facilities Officer
Accomplishments

Facilities Management’s accomplishments are the results of the teamwork and professionalism demonstrated daily by our more than 800 employees in the five divisions and three offices that make up our organization. They have taken ownership of their areas of the University and we applaud them for their dedication.

- This year provided many new challenges for the Operations Department but also recognition for their unique work: The highlight of the year for the Roofing Shop was a February 2006 visit from the History Channel’s film crew, who were working in conjunction with the University Architect on a segment for the "Save Our History" series. (Left page, upper photos.) The section featured a roofing technique that used sheet metal interlocking shingles designed by Thomas Jefferson and discovered during roofing restoration on Pavilion X in 1987-88. Prior to the filming, the crew made and tested models of the shingles, until the design was perfected. Then, working with the sheet metal shop, 4,000 shingles were made and installed for Hotel C. The program aired June 17; a copy of the program on DVD is available for loan.

- Operations’ Renovations shops have stayed extremely busy with projects. One of the most notable was “the University’s front door,” according to Leonard Sandridge at the dedication of the newly renovated Human Resources offices in Michie. (Left page, lower photos.) Managers and each trade worked with the HR team to develop a unique and appropriate design that would support security and confidentiality and a professional image. Crews worked throughout the spring and summer to prepare for and complete the new installations in time for a late summer grand opening.
• Operations was proud to have one of “our own” - Landscaper and Snow Czar Frank Hill - recognized by the University Landscape and Arboretum Committee as the honoree for the 2006 Founder’s Day. (Photos in the People section.)

• Operations again supported the University’s annual special events including Orientation, Convocation, Alumni Weekends and Graduation Exercises.

• New this year for Graduation was the addition of two 10’x13’ video screens on the Lawn. The placement and alteration of the seating to accommodate both screens was accomplished without a net loss of seating.

• The Operations Department coordinated Facilities Management’s participation in the Day of Caring this year as well as The Walk for Life. We added a new charitable effort – Christmas in April - by assisting Darden School students in making housing improvements and repairs for a low-income family.

• While Operations did not have to make significant changes to its Emergency Operations Plan, staff did respond effectively following a July 5, 2005 wind event that caused a significant amount of tree damage on Grounds.

• The Safety Coordinators have continued a proactive schedule of training and safety initiatives for our employees:
  o Training included fall protection, confined space, tool box, and lock-out/tag-out as well as teaching Supervisory Development Series classes which lead to National Safety Council certification for participants.
  o Initiatives included certification to train and certify lift truck operators, identifying and
labeling confined spaces, installation of permanent anchors on slate roofs, and identifying
and ordering proper protective clothing for HVAC and electrical work.

- The Renovations Division dedicated 53,517 labor hours for 1,733 work orders to
  accomplish projects supporting the University’s academic, research and healthcare
  missions. Projects included:
    - Gilmer Vivarium: $370K Renovation to provide redundant HVAC.
    - Cobb Hall Cardiology: 1100 sq. ft. Combination office and lab area $374K.
    - Old Medical School Radiation Physicists’ Offices: 3000 sq. ft. $285K.
    - OMS Oncology Faculty Offices: 2250 sq. ft. $362K.
    - Thornton Hall Mech. Rm.: $207K.
    - Gilmer Hall Projects: $454K.
    - Alderman Library Phases two thru six: 6,900 sq.ft. offices and common space $282K.

- Landscaping Division’s accomplishments included:
  - Renovation of upper Garden V with the installation
    of 500 English Boxwoods.
  - Completion of a 3 year project to renovate all of
    Darden School’s formal gardens.
  - Received thank yous from both Madison Hall and
    Alumni Hall commending efforts in preparation for
    graduations and reunions.
  - Applied billions of nematodes to the Lawn to combat the presence of undesirable insects,
    allowing the Lawn to continue to be maintained totally organically.

- Among the HVAC Division’s projects to support increased energy efficiency and
  environmental standards were:
  - Replacement of chilled water pumps at Old Chemistry with a new complete ABB
    Variable Frequency Drive (VFD) drive system.
- Installation of a 10 H.P. VFD for the air handling units in the Chapel.
- Completion of all the control work necessary for the installation of the air system at Hotel E, New Cabell and Highway Research.
- Installation of a 2-ton unit for the Miller Center server room and a 10-ton unit at Carruthers Hall server room to maintain the temperature.
- Installation of two 3-ton ductless cooling systems at Old Physics.
- Worked with Renovations in accomplishing the Vivarium air handling unit improvements at Gilmer Hall.
- Collaborated with Work Management to customize the building Preventative Maintenance process to more evenly and efficiently assign work.
- Installation of new 172-ton chiller at the Highway Research building.
- Installation of new chillers at High Energy Physics, Highway Research.
- Conversion of Pavilion III to the central chilled water loop saving energy and eliminating a stand alone chiller.

- The Elevator Shop maintains about 136 elevators, dumbwaiters, chairlifts, and material lifts throughout University buildings. Ten more are scheduled for future installation.

- The Fire Protection Group completed numerous fire system installations and replacements and supported the State Fire Marshal’s approval for the John Paul Jones Arena, Fayerweather Hall, and Cocke Hall by conducting testing and inspections in May and June.

- In addition to their traditional responsibilities, the Fire Protection Group brought on-line a new sound system for the Board of Visitors, and designed and installed a new sound system for Rotunda Dome Room events.

- On the weekend before Graduation exercises and again during Alumni weekend, the Fire Protection Group maintained the operability of fire protection systems despite two major electrical storms that caused severe damage.
• The Building Services web page continues to expand to offer information to customers and the housekeeping staff: www.fm.virginia.edu/buildingservices/.

• The Building Services Superintendent maintained the continued responsibility of coordinating the commissioning process for Operations. The goal of commissioning is centered on delivering a superior building to the owner by training the Operations staff to maintain the building. The benefits of commissioning include reduced energy consumption, reduced change orders and improved air quality.

• The North Grounds Zone team continued to provide prompt and professional services to their customers in this zone’s high profile facilities.

• In addition, the Zone worked with contractors on the replacement of the Motor Control panel in Slaughter Hall basement and Infrared Thermography testing of electric panels in Darden School, Sponsors Hall and North Grounds Recreation Center buildings.

  • The Electrical Shop, in addition to routine installations and modifications, provided major support for the traditional and highly regarded December Lighting of the Lawn.

  • The Lock Shop provided initial locks and keys for new construction projects at Fayerweather Hall, MSENT, the John Paul Jones Arena and Cocke Hall as well as renovation or maintenance re-keying at Gilmer Hall, the Operating Room suites and the Newborn Intensive Care Unit.

  • The Carpentry Shop’s many accomplishments included timely and extensive flood damage repair in Madison Hall, historic masonry repointing in the Academical Village and sheathing and soffet repairs to Jefferson Hall.
• The Service Call Shop provided extensive support for University safety measures requiring
new light installations on McCormick Road, installation of six new pole lights and
relocation of five others.

• The Plumbing Shop completed tasks supporting water and energy conservation as well as
research facilities in Gilmer Hall.

• Among Facilities Planning and Construction’s significant accomplishments were:
  o Completion and occupancy of several new major facilities totaling $34,886,942.

  o Placement of construction with a value of $145,787,637.

  o Implementation of the provisions of the Restructuring Act and publishing Revision IV of

• Sponsorship of “Design Inforum 2006” open house for architecture and engineering firms to meet FP&C staff and learn about proposed projects.

• The Office of the University Review Unit (Assistant State Building Official) completed 27 capital project reviews and 69 non-capital (under $1M) reviews in addition to issuing required building permits and providing code advice and architectural, civil, structural, mechanical, and electrical consultation.

• In anticipation of providing assistance to the University Building Official under the Restructuring Act permitting complete decentralized post-legislative authority to the University, the University Review Unit has and is successfully pursuing required certifications as contract document reviewers and construction inspectors.

• Facilities Planning and Construction’s Office of Contract Administration managed the procurement process for and awarded a total of 305 contracts which included:
  - Awarding of 76 construction contracts totaling $98,744,892.
  - Processing of 229 professional service contracts and service orders totaling $32,362,450.
  - The Office of Contract Administration’s work resulted in several new SWAM initiatives begun and/or put in place this fiscal year.

• Perhaps the most visible of Facilities Management’s accomplishments during the fiscal year has been Facilities Planning and Construction’s design and construction of major facilities totaling $747,806,428.
On the Academic side, Facilities Planning and Construction currently has

- 9 capital projects in design for a total of $200,260,000.
- 11 capital projects in construction for a total of $258,854,036.
- 6 capital projects completed for a total of $23,478,102.
- These projects are listed below; major projects are described in the Performance section.

<table>
<thead>
<tr>
<th>Capital Projects in Design</th>
<th>Capital Projects in Construction</th>
<th>Capital Projects Completed</th>
</tr>
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<tbody>
<tr>
<td>South Lawn</td>
<td>Main Heating Plant Upgrades</td>
<td>Culbertson Hall at Wise</td>
</tr>
<tr>
<td>Bavaro Hall</td>
<td>Rouss Hall Renovation – Commerce School Addition</td>
<td>Long Term Ecological Research Center at Oyster, Virginia</td>
</tr>
<tr>
<td>Crockett Hall Renovation at Wise</td>
<td>Wilsdorf Hall – Materials Science &amp; Nanotechnology</td>
<td>Campbell Hall Chiller Plant Upgrade</td>
</tr>
<tr>
<td>Arts Center at Wise</td>
<td>Cocke Hall Renovation</td>
<td>Fayerweather Hall Renovation</td>
</tr>
<tr>
<td>Upgrade Entrance and Stormwater Management at Wise</td>
<td>Arts Grounds Garage</td>
<td>Arts Precinct Chilled Water Lines</td>
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<td>Wise Chancellor’s House Renovation</td>
<td>Studio Art</td>
<td>Central Grounds Waterline Replacement</td>
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<tr>
<td>O’Hill Dormitory</td>
<td>Gilmer Hall Teaching Labs &amp; Others</td>
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<tr>
<td>O’Hill Dorms Utility Upgrades</td>
<td>Law School Classroom Renovations</td>
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<tr>
<td>Hereford College Dorm</td>
<td>Cavalier Substation</td>
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<td>Varsity Hall Renovation</td>
<td>Davis Electrical Vault</td>
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<td>Campbell Hall Additions &amp; Sprinklers</td>
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The Facilities Management Health System Division currently has

- 21 projects in startup / request phase, budget / scope not yet developed.
- 16 small non-capital projects with an average size of $187,000 for a total of $2,992,000.
- 13 large non-capital projects with an average size of $759,000 for a total of $9,867,000.
- 19 small capital projects with an average size of $2,090,000 for a total of $39,710,000.
- 7 large capital projects with an average size of $45,618,000 for a total of $319,326,000.
- 10 capital projects in design for a total of $86,749,019.
- 8 capital projects in procurement and construction for a total of $200,374,973.
- 4 capital projects completed for a total of $16,408,840.

- These projects are listed below; major projects are described in the Performance section.

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<tr>
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<tbody>
<tr>
<td>Clinical Cancer Center</td>
<td>Medical Research Building No. 6</td>
<td>Jordan Hall Vivarium Renovation</td>
</tr>
<tr>
<td>Nursing School Building</td>
<td>Neurology Clinic Renovation</td>
<td>Multistory Infusion Center</td>
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<tr>
<td>Medical Education Building</td>
<td>Newborn Intensive Care Unit Renovation</td>
<td>South Parking Garage</td>
</tr>
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<td>Medical Center Administration Offices Renovation</td>
<td>Neurology Laboratory Renovation</td>
<td>Phlebotomy / Patient Registration Renovation</td>
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<td>University Hospital Radiology Renovation Projects</td>
<td>University Hospital Expansion</td>
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<tr>
<td>School of Medicine Grants and Contracts Office Renovation</td>
<td>Health System Library Renovation</td>
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<tr>
<td>University Hospital Link Offices</td>
<td>Anesthesiology Laboratory Renovation</td>
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<td>Old Medical School Human Immune Therapy Center Renovation</td>
<td>University Hospital Short Stay Unit</td>
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<td>University Hospital Radiology MRI Upgrade</td>
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The Energy & Utilities (E&U) Department had another award-winning year:

- The Division of Recoverable and Disposable Resources (DRDR) earned the 2005 Virginia Recycling Association Outstanding College/University Recycling Program Award.

- Director Cheryl Gomez was awarded the prestigious AEE International Energy Engineer of the Year title this year, bringing the total number of awards won by the UVA energy program to 13 since 1996.

- E&U avoided significant expense (cost avoidance) this year as a result of using central plants to produce energy, implementing significant energy conservation initiatives, and recycling as follows:

  - A calculated $5 million cost avoidance this year through halting the rate of electrical growth per square foot from that of the 1980’s. This also yielded environmental benefits for the utility provider by avoiding their need to generate almost 114 million kWh of electricity which would have produced over 479 tons of SO₂ and NOₓ emissions and almost 69,600 tons in carbon emissions (source for calculation factors: DOE/EPA)

  - At least $3.84 million cost avoidance by using central chiller plants to produce chilled water instead of stand-alone building systems.

  - A calculated $3.8 million cost avoidance by being able to use 56% coal to produce steam at the Main Heating Plant instead of 100% natural gas. At 100% natural gas, the energy bill would have been $6.8 million more than for 100% coal.

  - At least $2.8 million cost avoidance through aggregating our power supply through substations rather than having direct drops from Dominion Virginia Power.

  - A calculated $633,000 cost avoidance by reducing the amount of fuel needed per square foot to heat facilities from the peak of the early 1990’s.
A calculated $294,000 cost avoidance in avoided fuel costs by exceeding the Main Heat Plant efficiency goal by 3.1%.

A calculated $114,000 cost avoidance by recycling 5436 tons of materials instead of disposing of them in a landfill.

Received a sewer credit refund from the City of Charlottesville of more than $241,000 for metering water used in irrigation or lost through evaporation in cooling towers.

Other achievements of the Energy and Utilities Department include:

Achieved a recycling rate of almost 41%.

Completed numerous energy projects yielding an annualized reduction in energy usage of 31,482 MMBtu, almost $380,000 in avoided expense, 24 tons of avoided NOx and SO2 emissions, and 2847 tons of avoided carbon emissions.

Accomplished a significant amount of personal, professional, and technical training.

Completed a substantial amount of progress in replacing, upgrading, expanding, or enhancing utilities systems and programs in accordance with the twenty year Utilities Infrastructure Funding Plan.

The complete report documenting Energy and Utilities accomplishment is available at http://utilities.fm.virginia.edu/publications/Anrpt.htm

Business Management Services’ Fiscal Operations Division, in conjunction with Information Systems Division and others, developed a computerized leave reporting system replacing the manual distribution of paper reports.
- Fiscal Operations processed 1,240,000 hours worked into the FM chargeback and integrated payroll systems for recoverable hours totaling more that $42.6 million for the year in addition to conducting 13 audits to ensure adherence to Facilities Management’s policies and procedures.

- Among the Information Systems Divisions accomplishments were development and implementation of a new process for handling Fixed Price work order expenses which ensures that all cost centers working on a job get proper recovery and the customer gets billed properly.

- Information Systems also extended information technology to front-line trades teams through the use of handheld PDAs (Personal Digital Assistants). The Southwest McCormick Road Zone pioneer testing and refinement of the mobile work order program. With the PDA, mechanics can issue, complete and comment on corrective and preventative work orders. Goals of the initiative are to speed completion of work, improve coordination and communication, improve record keeping and provide better feedback to customers.

- Materials Division represented the University and hosted forums designed to enhance small, women-owned, and minority (SWAM) business enterprises. During 2005-2006 Materials Division spent approximately $24 million: 4% with minority, 12% with women-owned and 23% with small business enterprises, maintaining its leadership role in the University’s SWAM efforts.

- Materials Division processed approximately 360 ‘standing orders,’ 450 purchase orders, 1,600 limited purchase orders and 19,000 releases against ‘standing orders’ for a total dollar volume of $23,927,000.

- Work Management Division reports that customer surveys continue to reflect a high level of customer satisfaction for service calls and minor work orders and frequently include comments about FM staff’s helpfulness.
• Over 49,000 work orders were processed by Work Management during this fiscal year.

• Work Management completed, for both UVa and the College at Wise, a State requirement to implement the new Facility Inventory and Condition Assessment System (FICAS) as a life cycle analysis (LCA) tool to complement the facility condition assessments provided via the building inspection program. This provides a statistically based reference for the more subjective FCA. For additional information on the condition of University facilities, see http://www.fm.virginia.edu/docs/FacilityConditionReports/2005FacilitiesConditionReport.pdf

• The new Customer Relations Managers team was completed with the promotion of Wanda Hedges (formerly of the Service Desk) and the hiring of Reggie Steppe from the Housing Division.

• Facilities Management expended a total of $22,476,411 for maintenance and repair of the University’s Academic Division educational and general (E&G) buildings and grounds.

• The Contract Administration group (responsible for developing and administering maintenance service contracts and small projects predominantly accomplished by outside contractors) designed and implemented an information management and reporting program for small projects. The program minimizes data maintenance work required by the project manager and still provides a valuable project and staff management tool.

• More information on Business Management Services work during the fiscal year is available at http://www.fm.virginia.edu/docs/BMSAnnualReportFY20052006.pdf
• Throughout the fiscal year, the Human Resources & Training (HR&T) Office has supported the University’s expanding efforts for diversity and equity with informational resources readily available in all shops for all employees.

• HR&T’s close working relationship with Facilities Management’s diverse staff proved to be a valuable resource in many ways throughout the year. As in previous years, our work with English as a Second Language (ESL) and General Educational Development (GED) classes was successful. This year, HR&T was asked to identify speakers (from among our immigrant employees) who could share their experiences from their homelands and their eventual immigration to the U.S. and integration into the Charlottesville/Albemarle community. We were able to suggest individuals who accepted the challenge and made a great difference in two audiences’ understanding of the perspective of the many refugees entering the local economic and employment venues.

  o Leadership Charlottesville, a program designed by the Chamber of Commerce and attended by 35 community leaders and employers seeking to build better bridges of understanding and cooperation, invited our colleagues (seated L-R) Kamela Adish of Afghanistan and Jean Bimenyande of Rwanda, and (standing L) Sophal Enn of Cambodia to speak to the group about their experiences as they immigrated or fled from their homelands and began new lives in Charlottesville. Alan Cohn, director of Faculty and Staff Employee Relations, (standing right) introduced this panel. Ms. Adish works in our Housekeeping Division, Mr. Bimenyande is in our Fiscal Operations Division, and Mr. Enn is a long time employee at our Main Heating Plant.

  o These three Facilities Management employees again addressed cultural diversity on February 17, 2006 at a staff retreat – “Walking in Another’s Shoes” - sponsored by Vice President and Chief Financial Officer Yoke San Reynolds. Their presentations were heard by approximately 50 University administrators, managers and human resources directors as
well as the University’s Executive Vice President & Chief Operating Officer and the Vice
President & Chief Officer for Diversity & Equity.

- During the 2005-2006 fiscal year, the HR&T staff attended five Career/Job Fairs throughout
the area including the University’s first “Jobs at UVa” event sponsored by University
Relations at the Monticello Event and Conference Center. Apprentices Tiewan Benston,
Cindy Campbell and Jamel Smith attended with HR&T staff and were excellent “ambassadors” for
the Apprentice Program as well as Facilities Management in general. HR&T staff served on the
planning committee for this event which was designed specifically to target communities which
are economically disadvantaged and which may have previously considered a job at UVA
unattainable. As a direct result of our participation in this event, we recruited a number of applicants resulting in two minority apprentice hires for 2006 and a temporary employee for the HR&T office.

- To ensure a broad awareness of employment opportunities at Facilities Management, the
HR&T staff presented informational sessions to non-college track students at a local high
school and to 150 entry level Facilities Management workers

- The volume of employment transactions has remained consistent with the previous fiscal
year. A total of 157 new employees were hired.

- The complete report on 2005-2006 accomplishments by Human Resources & Training is
available at http://www.fm.virginia.edu/fmhome/departments/human/
Performance

Customers’ Comments on Service Response Surveys…

CC 11 — Cabinet Shop -- There was excellent attention to detail & the wooden desk organizers match our desks very well. A great job!

CC 60 — Landscape/Moving Crew - Whenever I call for any service I feel that the service we get is always excellent. The gentlemen moved everything in a very short period of time and were very careful not to damage anything. Service was exceptional.

CC 16 — Service Maintenance -- After making the request via phone, the Facilities' folks were in our department to fix the door - the professor was very impressed, and so was I, but then I know through experience that Facilities' guys are always prompt - You guys are the BEST! Thanks!

CC 21 — Carpentry Shop -- Fast, professional - as always! Thank you.

CC 12 — Lock Shop -- Staff was very courteous and keep me informed each step of the way. I think your people do an excellent job.

CC 39 — Service Desk and CC 84 — HVAC - -- I just called to report an alarm sounding on the roof of our building. I appreciate very much that your operator didn't grill me to find out things I couldn't possibly know like "room number". She understood completely that I am not responsible for the roof nor could I know anything about it. Kudos to your staff!!
CC 84 — HVAC - Gary and his crew are always fast and extremely helpful! They are very much appreciated.

CC 08 — SW McCormick Zone - The service was provided in a friendly manner and everything seems to be working well.

CC 12 — Lock Shop - Very nice to work with. Very knowledgeable in their work. Thank you

CC 27 — Electrical Maintenance - The electrician arrived on short notice for urgent work. Thanks

CC 16 — Service Call Crew - When the power breaker went out, your electricians were over here quickly to reset it.

CC 84 — HVAC - Quick and thorough in response to our work orders - thanks!

CC 34 — HSPP/Maintenance Zone — Always does great work.

CC 40 — HSPP/Maintenance Zone — No matter how often I have put in a request for this group, they have always performed their task with efficiency, professionalism and within a timely manner.

CC 37 — HSPP/Zone 2 Prompt and solved the problem quickly.

CC 36 — HSPP - As always, the staff members were courteous, expedient and flexible.
## Facilities Management Financial Summary for Fiscal Year 2005-2006

<table>
<thead>
<tr>
<th>MAJOR CATEGORIES OF EXPENDITURES</th>
<th>(in millions)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contracted Services (Construction, Repair, Maintenance,</td>
<td>165.9</td>
</tr>
<tr>
<td>Architectural and Engineering Services)</td>
<td></td>
</tr>
<tr>
<td>Salaries and Benefits</td>
<td>42.8</td>
</tr>
<tr>
<td>Utilities</td>
<td>36.5</td>
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<tr>
<td>Materials and Supplies</td>
<td>19.8</td>
</tr>
<tr>
<td>Other</td>
<td>3.2</td>
</tr>
<tr>
<td><strong>Total Facilities Management Expenditures</strong></td>
<td><strong>268.2</strong></td>
</tr>
</tbody>
</table>
People
Founder’s Day 2006—Facilities Management Staff gathered to see the Founder’s Day tree planted in honor of our own Frank Hill. Frank has worked with the Landscape Division for more than 25 years.
Congratulations to our colleagues Don Crosby, Jim Jackson, Pete Syme and Darlene Webb who were nominated for the University’s 2006 Outstanding Contribution Awards. It is a great honor to be nominated since only 11 awards are presented each year—five for the Medical Center, five for the Academic division and one for the UVA’s College at Wise. Darlene was selected by a University committee to receive an Outstanding Contribution Award presented to her at a June 14 ceremony.

Facilities Planning and Construction Finance & Budget Manager DONALD R. (DON) CROSBY manages FP&C’s one BILLION dollars in construction and renovations projects. His other responsibilities include budget forecasting and development, expenditure accounting, reconciliation and reporting as well as assisting project and University senior managers with developing and reconciling project budgets. His thoroughness and attention to detail is of great benefit to the University as he strives to improve the financial systems and services that affect construction decisions. As a platoon leader with the 101st Airborne Division in Vietnam, Don was severely wounded but completed six years in the Army including instructor at West Point. He is active with the local Amputee Support Group and serves on the Region 10 Disabilities Service Board. Don also teaches accounting classes at Piedmont Virginia Community College where he encourages students to grow and achieve their goals.

Heat Plant Maintenance Leadman JAMES A. (JIM) JACKSON’s 34 years of experience coupled with his uncanny ability to anticipate problems have resulted in improved heat plant performance. A highly valued member of the heat plant team, Jim’s performance is consistently exceptional. And while Jim has outstanding technical knowledge and expertise, it is his strong leadership and management skills that are the most impressive. Jim is a leader who inspires others to want to be better and to strive higher. He does this through thoughtful instruction, listening carefully to others, giving credit for ideas and initiative, conveying appreciation and a personal willingness to work in the trenches with others. Jim is extremely effective at building trust and making people feel valued and respected. Among the several letters of recommendation that accompanied Jim’s nomination was one written by his 13-year old granddaughter who said, “My grandfather is a hero who shows great compassion...he has faithfulness and dedication not only to the University of Virginia but also to the human

Maintenance Program Manager PRESTON T. (PETE) SYME is responsible for many things including the facility assessment program, management of maintenance budgets, and coordination for environmental compliance – he does those well. His unwritten responsibilities include customer service with respect, honesty, creativity and friendliness; triage for animal control – Pete has saved many squirrels, bats and birds over the years – and he nurtures the ideals of volunteerism. Pete spent two 9-day stays in Mississippi to build shelters for Katrina victims. His enthusiasm has led other Fac.Mgmt. employees to also make the Katrina relief trip. Pete volunteers with Shenandoah National Park, Building Goodness Foundation and Habitat for Humanity. He possesses a rare combination of excellent people skills, analytical skills, and dedication to his work that resulted in Pete being known and respected throughout the University. Pete finds a way to make things work.

Heat Plant Program Support Technician DARLENE WEBB’s position carries a significant amount of responsibility for the division which provides steam and hot water products to 80% 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 is the focal point for the Heat Plant Division’s Title V documentation which allows the University to operate in accordance with the terms and conditions established by the Federal Clean Air Act and Virginia Regulations for the Control and Abatement of Air Pollution. Approximately 85% of the conditions referenced in this permit apply only to the Heat Plant Division. Darlene coordinates the Annual Combined Virginia Campaign for the division, ensuring 100% accountability for pledge cards. A long time and dedicated University employee, Darlene is professional, efficient, cheerful and reliable.

Poster design by Garth Anderson.
Graduation—The Event of the year!
The Annual Ice Cream Social & Car Show each June celebrates a successful graduation event and the beginning of the busy summer season. Facilities Management never slows down.
The Facilities Management Team is a key player in the annual Day of Caring, offering their skills and compassion to help improve lives of those in our community who are less fortunate.
Farewell to Long-time Friends…
The Big Flush at the John Paul Jones Arena in May was supported by volunteers throughout Facilities Management.

Photos below: JPJ Project Director Dick Laurance (center left) hosted an appreciation lunch for everyone who had worked on the project.

The Annual Apprentice Reunion and Recruitment Luncheon was well attended by graduates, current apprentices and potential applicants.
The Annual Housekeepers Picnic honored some of the University’s most valuable team players.
Organization of University of Virginia Facilities Management

Chief Facilities Officer
Donald E. Sundgren
982-5834

Deputy Chief Facilities Officer
University Building Official
Richard H. Rice, Jr., P.E.
982-5836

Administrative Assistant
G. Maxine Maupin
982-5834 or gwuu

Facilities Operations
Chris M. Willis, P.E.
982-5075 or cmw2n

Senior Review Architect
Sandy H. Lambert, AIA
982-2804 or shl

Health System Phys. Plant
John R. Rainey
924-8593 or jr5h

Arena Project Director
Richard B. Laurence, P.E.
982-2859 or rbl2z

Human Resources & Training Director
Donna Barnes Franko
982-5896 or dmb66u

Fac. Planning & Construction
C.A. Johannesmeyer, P.E.
982-5836

Energy & Utilities
Cheryl L. Gomez, P.E.
982-5414 or clg9y

Engineering & Design
Ernest H. Barber
982-4621 or ehb5d

Information Systems
Scott Martin
982-5048 or esm3e

Recoverable Resources
Sonny Beale
982-5438 or hcb38s

Service Desk
Velida Tyree
924-2257 or vtd5c

Academic
Paul Crumpler, P.E.
243-5377 or jpc9b

Contract Administration
Patricia Clifton, VCO, CPM,VCCO
982-5472 or pcm8b

Bioloading Distribution
Fred Rembold
982-5860 or fer4x

Contract Services
Jeff Moore, P.E.
982-5318 or jmo7b

Waste Management
Bob Carman
982-4665 or wer2r

Design Services
Jo Lawson, FAIA
982-5910 or ewl2m

HVAC/Fire Crew/Elevators
Steve Dorrier
982-4661 or wsd

Electrical Distribution
Jay Coleman
982-4641 or vjc

Building Services
Bob Carman
982-4661 or wsd

Systems Control
David Reed
982-4632 or dlt

Research Zone Maintenance
Ken Kurpik
24-1951 or kkubw

Piping Distribution
Vern Lamb (acting)
243-2570 or vd2r

Hospital Zone Maintenance
Joe Lane
924-4660 or jll2b

Bill Martin
982-5869 or whm2j

Renovations
Joe Lane
924-4660 or jll2b

Landscape
Richard Hopkins
982-4668 or rnm3f

Industrial Arts
Steve Dorrier
982-4661 or wsd

Contract Administration
Patricia Clifton, VCO, CPM,VCCO
982-5472 or pcm8b

Renovations
Joe Lane
924-4660 or jll2b

Research Zone Maintenance
Ken Kurpik
24-1951 or kkubw

West Complex
David Tyree
924-8095 or jdt7k

Medical School
Jeannette Swope
924-4771 or js8g

Central Zone
Ken Kurpik
924-1951 or kkubw

Research Administration
Kenneth R. McDermott, CM
982-4609 or kum

Hospital Zone Maintenance
Ken Kurpik
24-1951 or kkubw

Design Services
Jo Lawson, FAIA
982-5910 or ewl2m

HVAC/Fire Crew/Elevators
Steve Dorrier
982-4661 or wsd

Contract Administration
Patricia Clifton, VCO, CPM,VCCO
982-5472 or pcm8b

Design Services
Jo Lawson, FAIA
982-5910 or ewl2m

Business Mgmt. Svs.
Jay Klingel
982-5883 or jwk8w

Customer Relations Manager
Wanda Hedges
243-2451 or wsc8r

Information Systems
Fred Rembold
982-5860 or fer4x

Customer Relations Manager
Reggie Steppe
243-2442 or rs9z

Administration
Joyce Chevning
982-5854 or jbc6s

Materials Division
Bill Martin
982-5869 or whm2j

Fiscal Operations
Florence Buchholz
982-4630 or frb2