



University of Virginia Facilities Management Annual Report Fiscal Year 2006-2007





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
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Donald E. Sundgren
Chief Facilities Officer

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Congratulations to Our Long-time Employees...



Mary J. Johnson
February 1966



Bobby Schafer
February 1967



Walter Rogers
June 1967



Betsy Daniel
December 1967



Larry Brooks
February 1969



Eddie Kidd
August 1969



Murble J. Baker
September 1969



Eddie Morris
March 1970



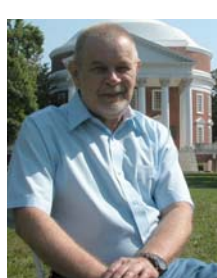
Walter L. Wright
July 1970



E. Boyd Anderson
February 1972



Alexander L. Browning
April 1971



George R. Wood
May 1971



Hollis H. Lawson
June 1971

Also in the 35+ Year Club are
John A. Briggs—February 1968
and
Patricia D. Clifton—May 1971
Alice E. Dowell—1972



Franklin L. Payne
November 1971



Jerry W. Ross
January 1972



W. Steve Dorrier
June 1972



Louise A. Toliver
February 1972



Vivian T. Walls
November 1971



2007 30 Year Club

Clarence Wells, Superintendent of McCormick Zone; Ed Dodd of HSPP Zone 3; Wanda Hedges, Customer Relations Manager; J.R. Jackson and Tim Walton of Electrical Renovations; and Keith Woodson of Operations. Not available for the photo were members Jennifer Brock, Diane Rush, James A. Lawson and Shirley A. Collier of Housekeeping; HSPP's Dennis D. Fortune of Zone 1, Paul J. Firer of Zone 2, and Ronald R. Morgan of Renovations who retired May 24, and Roland Taylor of Asbestos Abatement.

20 Years

Operations

Alton M. Morris II

Business Mgmt. Services

Donna G. Fredrick

Elizabeth B. Wooding

Energy & Utilities

Herbert G. (Skip) Simpson

Bucky L. Crickenberger

FP&C

Eugenio Schettini

Peter R. Thorsen

Health System Physical Plant

Michael P. Rose

15 Years

Operations

Mario P. Biazon

William L. Kardos

Phillip J. McMullen

Brenda A. Pace

Energy and Utilities

Earl W. (Bud) Hindes

Health System Physical Plant

Scott T. Borelli



2007 25 Year Club

Joe Lane and John Toney of Operations. Others not available for the photo were HSPP's Charles T. Darnell of Zone 1 and Stephen G. Powell of Zone 4; David W. Wood and John D. Stewart of Landscape, and Michael W. Powell of the Operations Service Call Crew.

10 Years

Operations

Evern Bunion

Roger L. Conner

Federico B. Dizon

Maura B. Dizon

Kenneth N. Felton

Richard M. Hopkins

David S. Mumma

Nikki R. Patterson

Reginald A. McGhee

Dorothy J. Alston

Teresa A. Gough

Dale H. Novotny

Matthew T. Wills

Linwood W. Marshall

Richard L. Pace

Business Mgmt. Services

Douglas W. Lane

Linda C. Jett

Energy & Utilities

Michael R. Vincel III

Lewis L. Persinger

FP&C

Shashikant G. Kavde

Health System Physical Plant

David M. Meade

Lloyd C. Trotter

Martin L. Rush

Henry N. Reid

William L. Rockwell

Service as of May 2007—

The staff listed here represent 820 years of service to the University.

Noted with Regret 2006—2007

James R. Morgan, HSPP Electrician

James E. Watts, Heat Plant Maintenance Tech

Mark Rash, HSPP Zone 4 Sr. Utility Worker

Ronald Kenney, Asbestos Worker

Melvin Montgomery, Upholsterer, (Retired 2000)

Bernie Cauley, Cap. Outlay Prog. Mgr. (Retired 1997)

Alfred W. Ragland, Jr., Gen'l Stores Mgr., (Retired 1985)

Jane Berberich, formerly of FP&C Admin. Staff

The highlight of the Apprentice Program's 25th Anniversary was the graduation of six new journeymen, signing in nine new apprentices including two women, and recognition of the charter apprentices.

Commissioner of the Virginia Department of Labor and Industry (DOLI) Ray Davenport,



who is also an apprentice graduate in crane operation and one of the featured speakers presented DOLI's certificate of appreciation for "25 years of commitment to the training and successful completion of apprentices" to Leonard W. Sandridge, Jr., Executive Vice President and Chief Operating Officer, who has always been a dedicated proponent of our apprentices and their program.





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Foreword

In fiscal year 2006-2007, the University of Virginia continued to grow, adding \$140 million in new facilities and unique construction projects that redefine the landscape of the Grounds. The South Lawn Project, now in its first year of construction, will add over 100,000 square feet to the School of Arts and Sciences and will feature a 95-foot-wide terrace across Jefferson Park Avenue connecting the South Lawn Project with the Central Grounds. The Campbell Hall South and East Additions will provide the School of Architecture with new faculty office, classroom, and exhibition space.

Commissioning of Wilsdorf Hall and capital projects including the Cavalier Substation, Cocke Hall and Fayerweather Hall were all welcome additions and challenges for our growing and well-trained journeyman mechanics as well as the highly conscientious and dedicated staff who provide building services and other vital resources.

Whatever the event or the accomplishment, Facilities Management employees are typically there for support. Even when fireworks exploded over the Rotunda for the University's \$3 billion Capital Campaign Launch in September 2006, Facilities professionals – fire crews, roofers, mechanics and more – were on site behind the scenes.

This year marked the 25th Anniversary of UVa's Apprenticeship Program. Fourteen of the 22 charter members were present for the key event recognizing our outstanding program which has served as a model for other institutions.

In addition to the work on site at the University, Facilities Management again this year demonstrated their commitment to the community outside the University as well. For the 12th annual Day of Caring, our staff returned to accomplish "miracles," as their work has been described, for the facilities at Camp Holiday Trails, the Senior Center and Innisfree.

In February, the volunteers and community-minded employees of Facilities Management were honored with the first Heart and Soul Department Award in recognition for the stellar community service they demonstrated throughout the year as well as during Day of Caring and the Combined Virginia Campaign. We are equally proud of the staff who stayed on site here at the University and Health System to keep facilities staffed and maintained so others could volunteer.

I join the more than 900 Facilities Management employees in thanking you for the opportunities to be challenged and to support you, your colleagues and your students as you pursue your goals and the University's mission. We are committed to your success. We welcome your comments and suggestions.

Donald E. Sundgren
Chief Facilities Officer



Accomplishments

Health System Physical Plant

- Health System Physical Plant completed a major reorganization to streamline operations and improve customer service. Other accomplishments included:
 - Established the use of a virtual private network (VPN) and Secure Network operations for critical utility operations
 - Established the use of hand-held devices to improve response time and to simplify the work order process
- Compliance with Life Safety and Code regulations remains one of HSPP's top priorities. In an effort to facilitate and regulate compliance the following programs and improvements were established and carried out:
 - Life Safety Inspections and Risk Assessments for Construction
 - Fire Response Plans for Business Occupancies
 - Planning/Programming for Fire Alarm replacement/upgrade in the University Hospital
- The HSPP elevator crew maintains 116 elevators/lifting devices throughout the Health System facilities. In addition to responding to 1,000 calls, the crew's major accomplishments included completion of the replacement of all six Primary Care elevators.
- The Project management team oversees roofing work, outage requests, HVAC replacements, and numerous other projects as assigned. During the fiscal year the team has completed air balancing for all vivaria spaces, a critical aspect of our successful AAALAC inspection. Other projects included:
 - Installation of the Jordan Hall backflow prevention device
 - Replacement of the KCRC Chiller
 - Installation of a new roof on the Old Med School Vivarium and Steele Wing
- The Renovations Group includes carpenters, mason/plasterers, plumbers, electricians and painters who completed a total volume of work valued at more than \$5 million during the fiscal year. Projects included:
 - Complete renovation of the Transplant Clinic (\$300K)
 - Renovation of Patient Rooms, Day Rooms, and Lounges in University Hospital (\$500K)
 - Extensive plumbing work throughout all Vivaria space
 - Renovation of the School of Medicine Grants & Contracts Office



- Complete repainting of the satellite Medical Center in Orange County
 - Designed and built a security device to prevent the theft of laptop computers, an apparatus that qualifies for review by the University's Patent Office
- Zone 1 employees have accomplished many tasks, including:
 - Tube System Upgrade
 - Classrooms decommissioned and removed from 1222 JPA
 - Relocation of the Inpatient Pharmacy, 209 Procurement Office, and Computer Room
 - MRI Renovation
 - Installation of facilities for a new CT Scanner
- Zone 2 is responsible for 17 buildings with a total of 1,993,917 square feet. In addition to preventive and corrective maintenance, Zone 2 performs and oversees the replacement of major HVAC and mechanical systems within the designated area. Their major accomplishments over the past year included:
 - Upgrades to Stacey Hall HVAC
 - Installation of a new emergency generator at Stacey Hall
 - Replacement of the steam boiler at the University Outpatient Surgical Center
- While the majority of work for Zone 3 is completion of routine maintenance requests, the team accomplished other equally significant work which included:
 - Installation of new A/C on the 3rd Floor of McKim
 - Installation of new control valves in Barringer and Davis, Floors 2-6
- HSPP Zone 4 has unique challenges of maintaining numerous outlying buildings in areas such as Stuarts Draft and Zion Crossroads while making significant accomplishments which included:
 - Replacement of major components of the HVAC system in the KCRC Patient Wing (\$275K)
 - Upgrades for Commonwealth Court exterior: new roof, exterior paint, and new guttering (\$145K)





- As part of established procedures, the Hospital Engineer tracks elevator entrapments and critical utility preventive maintenance completion rates. Significant achievements included:

- Hospital elevator entrapments dropped by 57%
- PM completion rates improved to an average of 97% monthly

- A computer has been installed to provide tube system monitoring capabilities within the Transportation Department.



- In keeping with the University of Virginia Medical Center's commitment to quality care, HSPP has an ongoing Performance Improvement Program that measures performance according to service time spent on preventive maintenance and number of equipment failures. This program is the basis for the performance improvement initiative mandated by JCAHO.
- Health System Physical Plant employees completed all Mandatory Training and Competency Programs over the course of the year.
- The HSPP Engineering Office assisted in planning building infrastructure and maintenance replacement schedules and projects as:
 - Planning replacement of major utilities in the hospital
 - Implementing electronic documentation procedures to comply with Joint Commissions on-line Statement of Conditions
- HSPP provides on-site continuous fire inspection services now with two full-time Fire Protection Inspectors to assure that all Health System facilities meet required life safety/fire safety codes. Renovation and expansion projects, such as Steele Wing's 3rd Floor, Davis 5 Grants & Contracts project, Fontaine Neurosurgery, the 2nd Floor Link project, and the Hospital Short Stay Unit, have been closely monitored to ensure regulatory compliance.
- During the 2006-2007 fiscal year HSPP Customer Service Representatives received over 34,000 service calls and issued 74,000 work orders.
- Significant improvements by the HSPP Storeroom have been made throughout the year, including increasing and improving inventory to approximately \$15-\$20K in parts and supplies.

Business Management Services

- The Business Management Services Department's responsibilities include work reception and control, customer relations, cost accounting and customer billing, procurement of materials and non-professional services, budgeting and financial analysis, information systems, management of maintenance and operational budgets, maintenance program management, and facilities conditions assessments. Some of the department's accomplishments for the 2006-2007 fiscal year are described below.
- Fiscal Operations served on the Financial Usability and Systems Solutions advisory group for the University's Integrated Systems Deployment and Support.
- Fiscal Operations Division, Materials Division and Information Systems (IS) contributed to the design and implementation of UVA Marketplace, a system for on-line purchasing from vendors and some decentralization of Facilities Management's purchasing options, by serving on the Functional and Departmental Advisors Group, preparing an on-line purchasing manual and re-tooling several business applications, respectively.
- Information Systems (IS) Division implemented a new payroll download system that enables cost accounting to more effectively manage the payroll data entry, continued to roll out on-line time reporting across the organization and worked with cost accounting to implement electronic delivery of the leave management forms.

- Materials Division (MatDiv) buyers again this year represented the University and hosted forums designed to enhance small, women-owned, and minority (SWaM) business enterprises. During 2006-2007 Materials Division spent approximately \$27 million: 5% with minority, 15% with women-owned and 30% with small business enterprises, maintaining its leadership role in the University's SWaM efforts and increasing percentages over the previous year.



- Over 46,000 work orders were processed by Work Management during this fiscal year.
- Work Management continues to host a fall and spring facility coordinator meeting.
- The Facilities Assessment Program periodically assesses the condition of University E&G facilities and documents maintenance and repair needs. Inspection results are shared with the occupants of the buildings so they have input in the

planning and prioritization of repair work to be accomplished in their facility. As maintenance funds become available, Work Management and FM Operations collaborate to finalize priorities and execute work.

- Facilities Management expended a total of \$24,564,794 for maintenance and repair of the University's Academic Division educational and general (E&G) buildings and grounds this fiscal year. A comparison of expenditures with prior fiscal years follows.

Expenditures	2006-2007	2005-2006	2004-2005	2003-2004	2002-2003	2001-2002
Maintenance Reserve	\$ 5,617,012	\$ 5,996,840	\$2,853,076	\$1,512,480	\$1,546,196	\$3,275,947
Maintenance Operating Budget	\$11,409,147	\$ 9,960,411	\$9,928,559	\$9,249,346	\$7,695,920	\$8,034,985
Utilities Chiller & Distribution System Maintenance	\$ 3,439,448	\$ 3,231,326	\$2,025,902	\$1,808,528	\$1,512,159	\$1,794,446
Grounds	\$ 2,638,721	\$ 2,632,096	\$2,369,782	\$1,621,107	\$1,620,364	\$1,549,275
BOV Major Maint. Funds	\$ 1,460,466	\$ 655,738				
TOTAL	\$24,564,794	\$22,476,411	\$17,177,319	\$14,191,461	\$12,374,639	\$14,654,653

- For information on the condition of University facilities, see <http://www.fm.virginia.edu/docs/FacilityConditionReports/2006FacilitiesConditionReport.pdf>
- The Contract Administration group is responsible for developing and administering maintenance service contracts, then coordinating the execution of work via the contracts, i.e., pest control, elevator testing, insulation, carpet, and painting. The group also manages the painting program, numerous small projects that are predominantly accomplished by outside contractors, and serves as the customer relations manager for Carr's Hill and Madison Hall (the University President's residence and offices). Noteworthy items from last year include:
 - Partnered with the Colonnade Club to assume Pavilion VII maintenance funding responsibility.
 - Supported the \$264,000 exterior painting of Alderman Library (278,000 square feet) and the \$159,000 exterior painting of Thornton Hall (138K square feet). capital project planning.

Energy & Utilities

- The Energy & Utilities Department's many accomplishments included receiving the 2007 award for Outstanding College or University Program from the Virginia Recycling Association, bringing the total number of awards garnered by the University for its recycling program to sixteen since 1994.



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



- A calculated \$5.2 million this year alone 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 over 115.5 million kWh of electricity which would have produced over 337 tons of SO₂, 147 tons of NO_x emissions, 5.4 tons of particulates, and over 70,600 tons of carbon emissions (source for calculation factors: DOE/EPA)



- At least \$4 million by using central chiller plants to produce chilled water instead of stand-alone building systems.
- A calculated \$3.6 million this year by being able to use 54% coal to produce steam at the Main Heating Plant instead of 100% natural gas. At 100% natural gas, the energy bill would have been \$6.6 million more than for 100% coal.

- At least \$2.9 million through aggregating our power supply through substations rather than having direct drops from Dominion Virginia Power.
- A calculated \$573,000 this year by reducing the amount of fuel needed per square foot to heat facilities from the peak of the early 1990's.
- A calculated \$412,000 in avoided fuel costs by exceeding the Main Heat Plant efficiency goal by 4.6%.



- A calculated \$338,000 by recycling 4,879 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.
- Achieved a recycling rate of almost 41% again this year; state mandate is only 25%.
- Completed numerous energy projects yielding a calculated annualized reduction in energy usage of 26,000 MMBtu and \$400,000 in avoided expense.

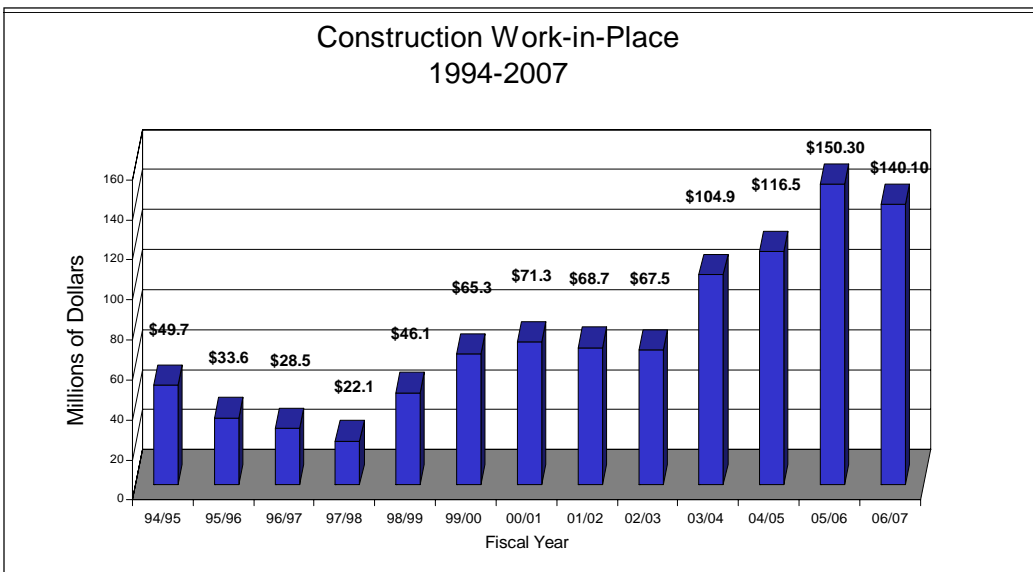
- Accomplished a significant amount of personal, professional, and technical training.
- Completed a substantial amount of progress in replacing, upgrading, expanding, or enhancing utilities systems and programs in accordance with the twenty year Utilities Infrastructure Funding Plan.



- Complete details and charts illustrating these accomplishments are available from the E&U Annual Report for FY 2006-2007 at <http://utilities.fm.virginia.edu/publications/Anrpt0607.pdf>

Facilities Planning and Construction

- Facilities Planning and Construction had many significant accomplishments during the 2006-2007 fiscal year. Some are described below.
- Completed and occupied several new major facilities at a total \$97,210,000, exceeding the previous fiscal year's \$34,886,942.
- Submitted the 2008-2014 Six-Year Plan and the 2008-2010 Capital Budget Justifications.
- Planned and conducted "Construction Inforum 2007" open house for architecture and engineering firms to meet FP&C staff and learn about proposed projects.
- Contract construction work in place reached \$140 million. The following chart presents a summary of contract construction work in place by year since fiscal 1994.



- Design and construction continues on major new facilities totaling \$1,032,336,000.

- On the Academic side, Facilities Planning and Construction currently has:
 - 9 capital projects in design for a total of \$150,000,000.
 - 15 capital projects in construction for a total of \$378,000,000.
 - 5 capital projects completed for a total of \$74,000,000.
 - These projects are listed below. Some are described in the *Performance* section.



Capital Projects in Design	Capital Projects in Construction	Capital Projects Completed
Bavaro Hall	Alderman Road Dorm & Utilities	Cavalier Substation
Book Store Addition	Arts Grounds Garage	Cocke Hall Renovation
ITE Building	Campbell Hall	College at Wise Culbertson Residence Hall
Monroe Hall Renovation	Gilmer Hall 1 st Floor Teaching Labs	Fayerweather Hall
Printing & Copying Services	Main Heat Plant Upgrades	Wilsdorf Hall
Wise Dorm III	Rouss Hall	
Wise IT Building & Smiddy Hall	South Chiller Plant	
Wise Science Building	South Lawn	
	Studio Art / Ruffin Hall	
	Varsity Hall Renovation	
	Gooch-Dillard Reroofing	
	College at Wise Chancellor's House	
	College at Wise Crockett Hall Entrance Renovation & Entrance Road	
	College at Wise Crockett Hall Renovation	
	College at Wise Arts Center	

- The Academic Division and Rouss Hall Directorate also has these among other projects in planning phase:
 - Arts Gateway to the University
 - Davenport Field, Klockner Field Expansions
 - Future Alderman Road Dorms
 - Garrett to Thornton Medium Temp Hot Water Replacement
 - Historic Preservation Master Plan
 - New Facilities and Renovation at Mountain Lake



- The Facilities Planning and Construction Health System Division currently has:
 - 9 projects in startup / request phase, budget / scope not yet developed.
 - 57 small non-capital projects with an average size of \$151,000 for a total of \$8,607,000.
 - 12 large non-capital projects with an average size of \$798,000 for a total of \$9,576,000.
 - 12 small capital projects with an average size of \$1,663,000 for a total of \$19,956,000.
 - 8 large capital projects with an average size of \$60,560,000 for a total of \$484,480,000.
 - 8 capital projects in design for a total of \$190,666,000.
 - 12 capital projects in procurement and construction for a total of \$313,670,000.
 - 10 capital projects completed for a total of \$23,210,000.

Capital Projects In Design	Capital Projects In Construction	Capital Projects Completed
Emily Couric Clinical Cancer Center	Carter Harrison Medical Research Building No. 6	Health System Library Renovation
Old Jordan Hall HVAC Infrastructure Replacement	Claude Moore Nursing School Building	Pharmacology Laboratory Renovation
Stacey Hall – Felder Lab Renovation	Old Medical School Human Immune Therapy Center Renovation	Neurology Clinic Renovation
University Hospital Bed Expansion	University Hospital Expansion Project	Phlebotomy / Patient Registration Renovation
UVA OSC Operating Room HVAC Upgrade	Primary Care Center Administration Offices Renovation	Old Medical School Anesthesiology Laboratory Renovation
Multistory 6 th – Public Health Genomics Renovation	Davis Wing SOM Grants & Contracts Office Renovation	Old Medical School Neurology Laboratory Renovation
University Hospital Pharmacy Compounding Room Renovation	University Hospital Link Office Renovation / Level 2	Stacey Hall Emergency Generator
University Hospital 9 Bed Renovation / Level 8W	Old Medical School Portico Stair Plaza & Waterproofing	UH Radiology MRI Equipment Upgrade and Building Ren. / Level I
Claude Moore Medical Education Building	University Hospital – Labor & Delivery OR Ren / Level 8 East	University Hospital Short Stay Unit
		Newborn Intensive Care Unit Renovation

- As a result of unprecedented University construction activity, the Construction Services Manager was assigned responsibility for a new FP&C initiative to gather and provide weekly construction traffic impact data to the Community Relations Office for distribution.
- The Office of the University Review Unit completed 30 capital project reviews in the



2006-2007 year with an average review period of 18 working days, and 83 non-capital (under \$1M) projects with an average of 12 working days. On a daily basis, the the five members of the Unit also participated in the issuing of required building permits, temporary structure permits, providing code advice, serving as Technical Assistants to the University Building Official (effective July 1, 2006), performing field inspections, Certificates of Use and Occupancy, and assisting the Chief Facilities Officer and Facilities Management personnel with architectural, civil, structural, mechanical, and electrical consultation.

- FP&C hired a dedicated SWaM Contract Administrator and continues to team with the Director of Diversity and his staff for increased diversity in Trade Contractor spending through recruitment of small, women, and minority-owned firms.
- For further information on the accomplishments of Facilities Planning and Construction, please see the complete report at <http://www.fm.virginia.edu/fpc/ReportsAndDocuments/FPCAnnualReport2006-2007.pdf>



Facilities Operations

- Chris Willis, Director of Operations for seven years, left the University for a position with University of South Alabama. Jay Klingel, Director of Business Management Services, served as Interim Director until a later reorganization was completed and he was selected for the new position of Director of Operations and Maintenance.
- Facilities Operations again supported the University's annual special events (Orientation, Convocation, Alumni Weekends and Graduation Exercises). Other accomplishments by the various divisions follow.
- The Renovations Division performs multi-trade alteration and improvement projects for University departments. The division has the capability to perform sheet metal, plumbing, carpentry, masonry, electrical, painting, cabinetry, signs and asbestos removal work. The scheduling and estimating staff provides project cost estimates and schedules for work performed by the trades. Their accomplishments include:
 - Restoration of the historic Chilson furnace at Varsity Hall
 - Electrical upgrade and millwork improvements at JPJ Arena
 - HVAC modernization at Zehmer Hall
 - First floor and lobby renovation and HVAC modernization at Zehmer Hall
 - Renovation of University Hall locker rooms
 - Renovations for East Range student rooms



- Renovations for Booker Lab at Gilmer Hall
- Installation of a \$625,000 water system at Blandy Farm



- The Landscape Division's accomplishments include:
 - Merger of the Academic Landscape and the Hospital Landscape divisions into one unit managed by the Landscape Superintendent
 - Purchase of a 15.5 yard capacity Finn Mulch blower giving the department the ability to blow in our own mulch on our schedule
 - Installation of over 50 large trees, 400 shrubs and extensive groundcover
 - Creation of an irrigation specialist position and hiring of that staff person to manage operation, repair and some installation of the University's irrigation systems
 - Distribution of 5000 predatory mites on a number of trees to help control a spider mite infestation, part of continued efforts to reduce use of chemicals on Grounds.



- The HVAC Division's accomplishments include:
 - Assisted in connecting Pavilion III and V to the chilled water loop from Bryan Hall.
 - Replaced existing shut off valves on the radiators at Bayly Museum with thermostatic radiator valves to better maintain space temperatures without overheating
 - Completely replaced and upgraded the heating and cooling system at Copeley Child Care Center from 15 to 20 tons
 - Installed a control system at Carruthers Hall that will selectively prevent units from restarting when the building has switched over to the emergency generator
 - Installed two five-ton wall mounted cooling units at the Old Medical School electrical vault
 - Assisted in replacing the old dual temperature FCU's at Zehmer Hall to new four-pipe FCU's and upgraded the control system

- The Elevator Maintenance Shop was assigned responsibility for 10 new elevators throughout Grounds, including five at the John Paul Jones Arena and Garage. Nine more are expected with construction projects underway or planned. Other accomplishments include:
 - Extensive upgrades and part replacements for elevators throughout Grounds
 - Training and licensure for staff
 - Successful annual inspections and certifications



- Fire Safety Division accomplishments include removal of old equipment and replacements/installations in three major buildings including the Primary Care Center which required new pre-action panels and devices to support elevator upgrades.

- Fire Safety staff also took responsibility for alarm and suppression systems in new buildings online including the John Paul Jones Arena, Fayerweather Hall, Cocke Hall, and Wilsdorf Hall.

- Maintenance of the Building Services web page with current information to customers and the housekeeping staff: www.fm.virginia.edu/buildingservices/

- The Maintenance Services Division consists of a specialized group of carpenters, electricians, roofers, locksmiths, and plumbers ready to respond to any maintenance emergency on the academic portion of the University. Accomplishments included these projects:

- The Lock Shop re-keyed all of Gilmer Hall and first floor of Olsson Hall due to break-in and stolen master keys from key cabinet; this resulted in the re-cut of over 1,000 keys, re-keyed first floor of Wilson Hall due to entry with unauthorized key and filled 3,400 work orders.

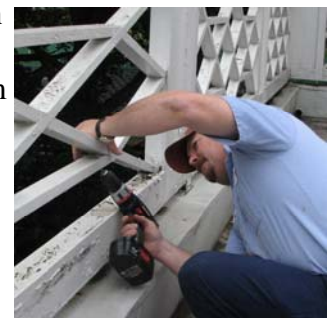
- Using Jefferson's "tin plate" design, the Roofing Shop gave Pavilion IV a new roof by installing 8,950 metal plates over six months. The shop also installed permanent roof anchors for fall protection at McKim Hall, Olsson Hall and Cocke Hall while keeping up with repairs, preventive maintenance, inspections and 1300 work orders.

- The Electrical Shop replaced the defunct main service panel board which supplies power for all of the lights and receptacles throughout Alderman Library, provided 38 classrooms in New Cabell Hall with power for overhead projectors and installed new lights, switches and ground fault interrupter receptacles in approximately 70 dorm rooms at Copeley Dormitories for the Housing Department.

- The Carpentry Shop performed preventive maintenance on all handicap doors, re-pointed all bricks at Washington Hall and under the student rooms on the Lawn, completed 1,115 work orders, built a shop for cost center 04 at the Amphitheater, and volunteered their services for Christmas in April and the annual Day of Caring.

- The Service Call Shop installed 11 additional emergency phones, updated KVA and amp service, supported Alumni Weekend and completed 2,591 work orders.

- The Plumbing Shop replaced pendant sprinkler heads with recessed heads for Hospital Dietary, replaced sewer main located at the north end; renovated ground floor bathrooms in Ruffner Hall, installed chilled water lines and fan coils for computer lab on the first floor of the Albert Small Building, and replaced flush valves in Alderman and Clemons libraries.



Other projects included installation of chilled water lines and replacement of domestic hot water equipment for a new chiller at KCRC in addition to completing 2,369 work orders.

- The Mountain Lake Maintenance team's accomplishments included installation of a new roof on the shop building, preventive maintenance on all cabins, smoke detectors and fire extinguishers; security for 26 cabins, Aquatic Lab, caretaker's house, Lewis Hall, picnic shelter and dorms, and completion of 66 work orders. Mountain Lake is located in the Appalachian Mountains of southwestern Virginia. More details on this unique field station of the UVa Biology Department is available at <http://www.mlbs.virginia.edu/>



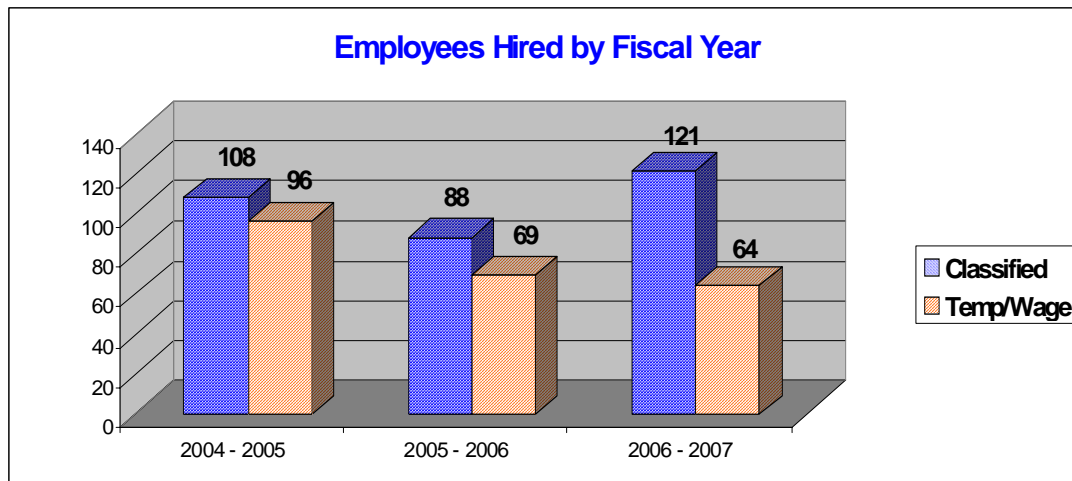
- The North Grounds Zone Maintenance Team's accomplishments included various renovation and maintenance projects within the buildings; meeting special housekeeping requests from Darden, JAG and Law schools for after hours and weekend service for special events; and maintaining solid communications with customers regarding service, schedules and budgets.
- The South West McCormick Zone Maintenance Team's accomplishments included the addition of service for Wilsdorf Hall, the newest research facility in the zone; coordination between occupants and construction crews during major renovations at Gilmer Hall, preparations; for Association for Assessment and Accreditation of Laboratory Animal Care review of vivarium facilities; and managing over 60 outages, all of which required investigative work before scheduling.

Human Resources & Training

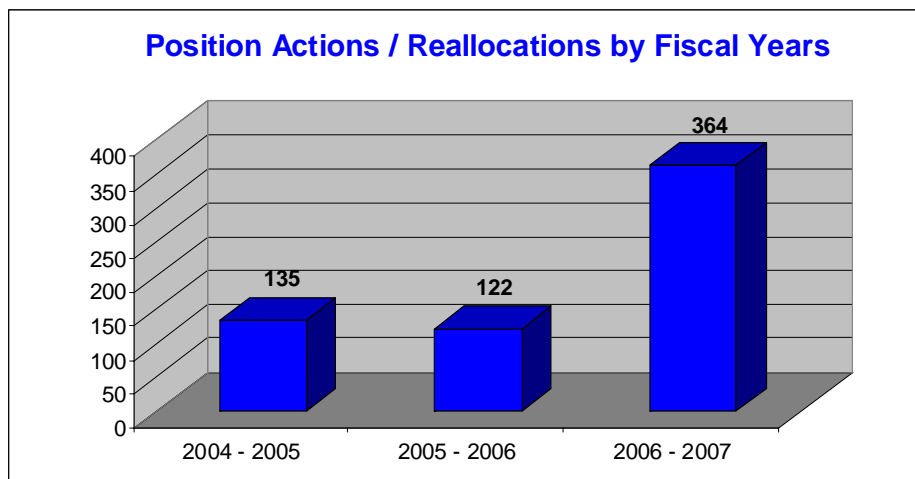
- Rebecca R. Leinen joined Facilities Management in April as Human Resources & Training Director and Apprentice Program Coordinator. Donna Barnes Franko, former Director, departed in March for a position with East Tennessee State University Physicians & Associates.
- To promote awareness of employment opportunities at Facilities Management as well as the highly regarded Apprentice Program, the HR&T staff did extensive outreach including:
 - a presentation focusing on women in the trades industry to the local Women's Concerns Committee
 - exhibits at three local job fairs and information sessions for non-college track high school students
 - a presentation to the West Virginia University Facilities Management staff outlining the Apprentice Program
- The Sixth Annual Apprentice Reunion and Recruitment Luncheon was the official kick-off recognizing the 25th Anniversary of the Apprentice Program. Charter apprentices were the guests of honor at this event as well as at the July 2007 Apprentice Graduation/Induction and Training Recognition Ceremony early in the new fiscal year. At the July event, Virginia Commissioner of Labor and Industry C. Ray Davenport was one of the keynote speakers.
- For the 10th consecutive year, HR&T offered the Supervisory Development Series (SDS) & Safety Certification to departmental supervisors and prospective supervisors. The 23 graduates were recognized at the July event previously mentioned above. To date, more than 265 employees have completed this program.
- In support of Facilities Management practice of offering local, hands-on training to our employees, HR&T continued to sponsor several in-house training programs including computer training, English as a Second Language, General Educational Development (GED), Reading for Success, Skills Development for the GED diploma exam and miscellaneous training programs as well as job-specific training. In coordination with the Office of the Chief Facilities Officer, HR&T hosted the second annual Facilities Management Leadership Forum which featured the topic "From Vets to the Net: Leading Across Generations."
- Human Resources & Training (HR&T) staff has supported new initiatives established by University Human Resources:
 - HR&T staff members were very involved in the preparation, testing and information sessions for Jobs@UVA, University Human Resources' new online job application and position action system.



- The HR&T Training Coordinator was among several University employees selected for certification as an instructor for UHR's Essential Work Skills series, a new training program for all eligible Pay Band 1 and 2 employees.
- The number of employees continues to grow as the demand for services increases throughout the University. In addition to two faculty positions, 121 full time employees and 64 temporary, including students and wage employees, were hired to meet the current staffing needs. Operations hired 45% of the full-time employees; Health System Physical Plant hired 26%, Energy & Utilities hired 16%, Facilities Planning & Construction hired 9%, and Business Management Services hired 3% of the new employees.
- HR&T coordinated the preparation, administration and tracking of 152 In-Band Adjustment (IBA) recommendations totaling \$425,141 for Facilities Management in the 2006-2007 reporting period.



- HR&T processed 364 position actions; a position action is a tool used throughout the University to establish or change characteristics of positions. This number is a 200% increase over the two previous fiscal years and can be partially attributed to a major effort to standardize the employee work profiles to provide consistency within like roles.



Performance

Customers' Comments on Response Surveys...

Cost Center 47 - Contract Administration's Tom Fischer and E.R. Deane
The Colonnade Club is thrilled with this job! The floors in the Solarium & outside hallway look beautiful. I appreciate Mr. Fischer checking with me about the time table for the completion. Our events were able to stay on schedule. Great job!

Cost Center 16 - Maintenance/Service Call - Tony Thomas and David Gentry
Facilities personnel arrived at the job within 10 minutes of call- they took care of the problem in short time- Impressive-thanks guys - you're the best. ...I'm always impressed with the service provided and received - you all exceed my expectations, are very thorough and I'm very appreciative.



Cost Center 21 - Carpenters - Page Fox and Gary Shifflett
These guys are always very pleasant no matter my issue, and always keep me updated on the work status.

Cost Center 48 - Sign Shop - Warren Wood
Doing a great job. Keep up the good work.



Cost Center 84 - HVAC Eddie Morris and Justin Simmons
As always, the staff is pleasant, courteous and efficient! Thank you!

Cost Center 84 - HVAC David Bishop, Roger Henry, Lawrence Harlow, William Eppard
Insulation to seal around window sash was not immediately available but they worked with what they had. Extremely prompt-responded very fast and knowledgeable; excellent job!!



Cost Center 60- Landscape - Tim Gilmer, Bernard Farish, David Wood -Excellent service as always. The guys do a great job and they are always such a pleasure to work with. Thank you!

Cost Center 21 - Carpenters -John Toney and Locksmiths Troy Miller and Emmett Dudley -Within 10 minutes of the service request, Facilities personnel were on site. They took care of the problem that morning - special thanks to John Toney.



Cost Center 26 - Plumbing Maintenance - William Edwards, Thomas Evatt, Jeremiah Schwartz
Call was made in the afternoon and the problem was taken care of promptly- we are very appreciative- thanks FM- you're the best!

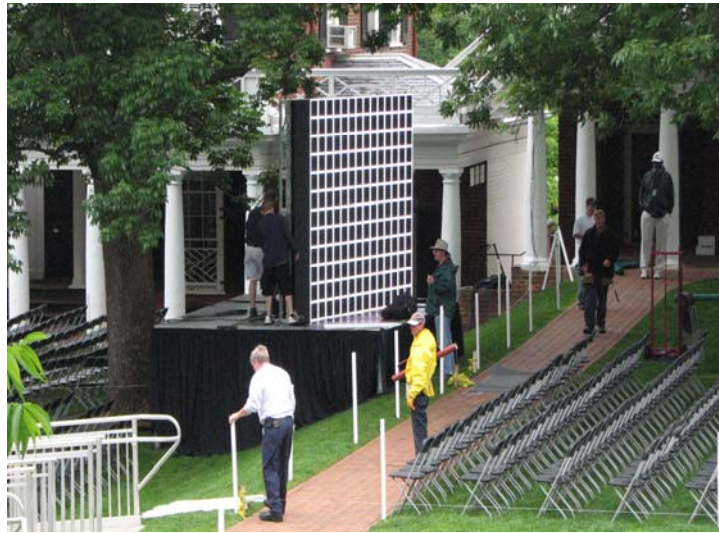
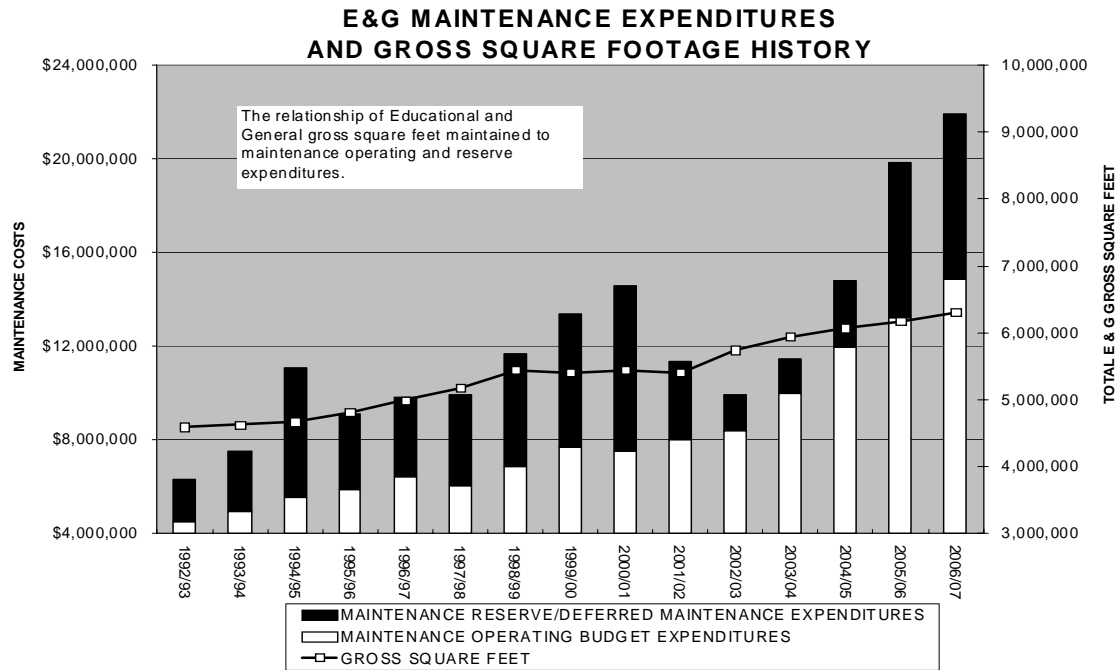
Cost Center 84 – HVAC - Barry Napier, James Staton, Cynthia Campbell
Persons responding were very helpful and concerned- they did all they could to address the problem and arranged to install hygrometers in the two spaces most affected.

Cost Center 34 – Health System Physical Plant (HSPP) Maintenance Zone 1- Terrence Musser
Technician who responded was very nice, respectful and we appreciate it!
Please share our thanks for such a timely response and positive attitude.



Cost Center 34 - HSPP Maintenance Zone 1
Toader Dumitriu
I work weekends when it is difficult to get service. There is never a problem with the maintenance department. They are always prompt and courteous. Thanks.





Facilities Management Financial Summary for Fiscal Year 2006-2007

MAJOR CATEGORIES OF EXPENDITURES	(in millions)
Contracted Services (Construction, Repair, Maintenance, Architectural and Engineering Services)	183.4
Salaries and Benefits	43.2
Utilities	42.9
Materials and Supplies	22.6
Other	5.4
Total Facilities Management Expenditures	297.5



Projects



(Left) Of historic interest is the progress of Varsity Hall, constructed in 1858 as the University student infirmary. It was designed by William Pratt to include the most innovative building systems known at the time, including central heating and ventilation, interior fresh water cisterns and bathrooms, double-hung sash and shutters that disappear into wall pockets, and a basement cast-iron kitchen oven. Remarkably, most of these features still survive. The project budget for the work is \$4,070,000.



Included among several projects at the College at Wise is the new The Dining Hall, designed to provide board plan dining services for approximately 1,100 students on the campus as well as to serve many of the conference and convocational needs of the campus. The building will incorporate sustainable best practices wherever possible and pursue LEED certification. The project budget is \$9,600,000 and construction is scheduled to commence in March 2008.



Complementing the Dining Hall is a new Residential Hall of approximately 31,000 GSF, providing on-campus housing for 120 students and community meeting space, laundry facilities, an apartment for residential staff and classroom space for academic scheduling. This building also will incorporate sustainable best practices wherever possible and will pursue LEED certification. The project budget is \$9,000,000 and construction is scheduled to commence in March 2008.



(Left) The Rouss Hall Renovation & Expansion Directorate was established to complete the construction of the Rouss Hall Renovation and Expansion project. The completed facility will house the McIntire School of Commerce and will include classrooms, faculty offices, and all of the support facilities required by this highly ranked School. The entire project is 90% complete with project completion scheduled for the end of the 2007 calendar year.

The Claude Moore Nursing Education Building, one of Health System FP&C's major commissions, will provide additional classroom and Faculty office space needed to accommodate the increase in nursing enrollment at the University. The 31,300 gsf, 4-story brick building will occupy the majority of the 15,000 ft site. The total project budget is \$15,550,000. Construction began in October 2006 and is scheduled to be complete in May 2008.



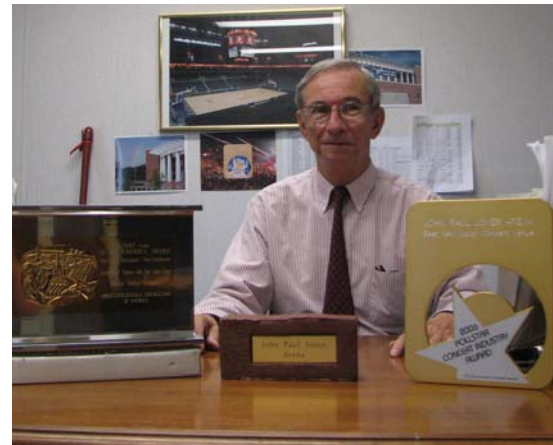
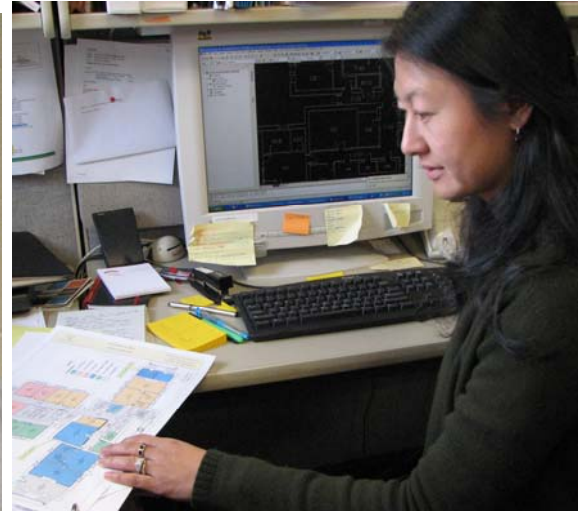
Design is underway for the new Emily Couric Clinical Cancer Center building, a full service ambulatory care facility for the diagnosis and treatment of cancer in all of its forms including application of results of the latest research. Construction of the 150,000 square foot project is scheduled to start in Spring 2008 with completion projected for the end of 2010.

Highly visible is the South Chiller Plant Expansion, Phase II, a \$22,500,00 project which will provide an additional 4,000 tons of additional cooling capacity to the existing cooling system which services the University of Virginia Health System. Completion of this project is planned for November 2008.



The People Who Care for The University's Facilities











The Annual Housekeepers Appreciation Picnic in September features food and great prizes.



The Annual Day of Caring was a success because of those who volunteered on site and those who stayed at the University and Health System to keep patient care, academics and research going.





Organization of University of Virginia Facilities Management

