



Building Maintaining Sustaining The University of Virginia



Annual Report 2010-2011 Facilities Management



On the Cover:

The Facilities Planning & Construction (FP&C) Health System team who managed construction of the \$74 million Emily Couric Clinical Cancer Center (L-R) Senior Construction Administration Manager Chris Hoy, Senior Project Manager Fred Dunn, FP&C Senior Construction Administration Manager Bree Knick and Construction Administration Manager Dave Watkins posed at the East Entrance reception area. An aerial photograph of Rockfish Gap on the Benefactor Wall behind the reception desk introduces the first floor's Blue Ridge Mountain motif. A Coastal Plains theme runs throughout the second floor while the third floor reflects a Shenandoah Valley motif.

Newly hired summer conference staffers Dakota Green (L) and Debra Parrish complete an exercise during their May 16 orientation for summer employment with Housing Zone. At the end of the academic year, the Housing staff immediately prepares to support UVa Conference Services for their summer conference season. Housing Zone's staff grew with the addition of 49 housekeepers, five assistant painters, and two trades utilities workers for a total 162 employees to tend to the thousands of rooms as the tens of thousands of guests start arriving for graduation, summer session, reunions, sports camps, educational sessions and conferences. It was a successful summer for both ladies who are now full-time employees with Housekeeping.

Sustainability Outreach Coordinator Nina Morris (left) and Kelly Lausten, a fourth-year civil and environmental engineering major and a student worker with Energy & Utilities, greeted guests at an April 6 event in John Paul Jones Arena, encouraging them to cast votes on Facebook for UVa's entry in the RecycleMania Video Competition. Their efforts paid off: UVa won the top prize in the national competition for the 59-second film depicting the University's affection for recycling through the courtship of two anthropomorphized boxes, one labeled with Athletics' crossed-sabers logo and the other the three-arrow recycling symbol.



Plasterer Apprentice Zack Mays is learning his trade through studies at Charlottesville Albemarle Technical Education Center as well as on-the-job training under the guidance of experienced mentors. Prior to starting his apprenticeship, Zack had learned skills from his volunteer work with Habitat for Humanity and from his father, Wayne Mays, who is mason plasterer supervisor for Facilities Management's Project Services group. Family ties within Facilities Management are not unusual; many long-time employees convey their dedication and commitment to daughters, sons, and other relatives who look to Facilities Management for their careers. We believe that this legacy is another unique form of "Sustainability" found within Facilities Management. Our Apprenticeship Program is also a sustainability technique: we train our own future journeypersons to carry on the commitment of service and ownership to the University.

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Statement of Purpose

Creating and caring for the physical environment in which those who seek enlightenment, knowledge, health and productive lives can flourish.

Vision

Excellence, innovation, and leadership in our support of the education, research, health care and public service mission of the University.

Core Values

- Collaboration: Striving to work together and with others to accomplish the purpose and vision of the University by sharing knowledge, learning and building consensus.
- Respect: Sharing a common respect for ourselves, each other and our University community.
- Integrity: Striving for honesty and equity in all our endeavors.
- Excellence: Striving to be second to none in all that we do.
- Pride: Taking pride in the beauty of our grounds, the grandeur of our buildings and the quality of our work.
- Community: Making the University and our community a better place to study, work, heal and live.

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Message from Don Sundgren

During fiscal year 2010-2011, Facilities Management employees continued to demonstrate initiative, professionalism and a sense of ownership as we carried out our work for our University. We continue to look for opportunities to make the University and our community a better place to study, work, heal and live.

Our total business volume during this fiscal year reached \$409.6 million, an increase over the previous year's \$390 million. We completed \$219.5 million in construction work in place, exceeding last year's \$208.4 million. We received Leadership in Energy and Environment Design (LEED) certification for four projects completed the previous fiscal year.



Our Project Services trades completed work on Pavilion IX and long-term renovations at McLeod Hall and the Judge Advocate General's School. Other trades teams completed over \$3.7 million in infrastructure, deferred maintenance and major maintenance projects for the Health System.

Late in 2010, Facilities Management and the Office of the Architect were honored by the Thomas Jefferson Chapter of Preservation Virginia/Association for the Preservation of Virginia Antiquities with the 2010 Preservation Project of the Year award for the restoration of Pavilion X.

We have reduced the University's carbon footprint through initiatives that include recycling, Delta Force retro-commissioning work, using central plants to produce energy and aggregating our power supply through substations. The UVA Green Challenge and award winning efforts in Energy Star's Battle of the Buildings and Recyclemania 2011 also supported the University's sustainability goals.

In January, we welcomed the addition of Housing Division's more than 100 maintenance and housekeeping staff to our team. We were also pleased to create a new Central Grounds Zone Maintenance group from our experienced trades who are dedicated to that high-profile area. As the fiscal year ended, we had over 1,100 salaried employees supporting our mission of building, maintaining and sustaining the University's facilities.

In May, we congratulated our colleague James Dowell for his selection as one of only 11 recipients of a Leonard W. Sandridge Outstanding Contribution Award. We also recognized 117 employees for their cumulative 2,275 years of University service with milestones ranging from 10 to 45 years.

We are excited to continue to provide opportunities to grow into our trades' careers through our Apprenticeship Program. This highly respected program continues to provide the University with dedicated tradespeople who learn not only the trades but valuable institutional knowledge from those who mentor them. This year's new class includes one minority and three females who entered into carpentry, electrical, plumbing and electronics.

We are pleased to have "given back" to our community through the annual Day of Caring, the Commonwealth of Virginia Campaign and Cavaliers Care: A Day of Service. Our employees generously supported Virginia Blood Services, the annual Toy Lift and collections for the Blue Ridge Food Bank and the School Supplies Drive for underprivileged children in our area.

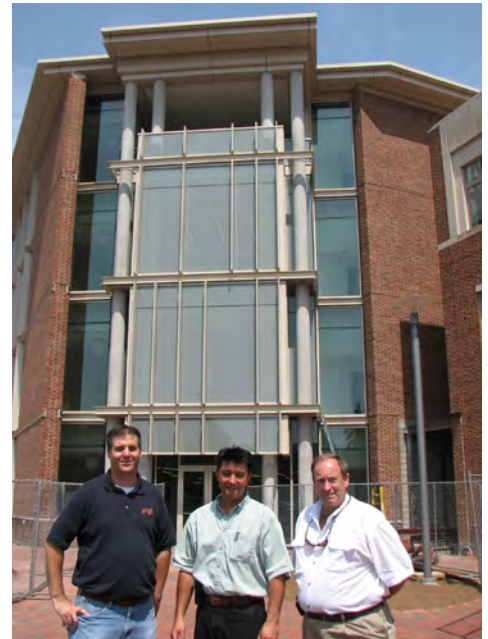
We offer our sincere gratitude for your trust and belief in us. We look forward to supporting your facilities needs and exceeding your expectations. Thank you.

A handwritten signature in black ink, appearing to read "Don Sundgren".

Donald E. Sundgren
Chief Facilities Officer



Left: Supervisory Senior Construction Administration Manager Steve Ratliff and Project Director James Kelley and introduce the almost completed Hunter Smith Band Building on Culbreth Road.



Right: Supervisory Senior Project Manager Chuck Davis, Senior Project Manager Craig Hilten and Construction Administration Manager Charlie Durrer introduce the almost completed College of Arts and Sciences Research Building on Whitehead Road.



Senior Construction Administration Manager Richard Sergi watches as the Tuttle Residence Hall was demolished earlier in the summer



(L-R) Senior Project Manager Mashal Afredi, Todd Marshall of UVa Foundation and Senior Construction Administration Manager Sean Hole introduce the site work underway for the 199,000 GSF Battle Building.



Supervisory Senior Project Manager Dade Van Der Werf, Senior Project Manager Amy Eichenberger of FP&C, and John Cox of Schnabel Engineering survey the progress after three residence halls were removed and, shown here, Webb House is being demolished.



Supervisory Historic Preservation Architect Jody Lahendro and Supervisory Senior Construction Administration Manager Steve Ratliff, who managed the two-year, \$12.2 million renovation of Garrett Hall, pose at the head of the Great Hall.

Major Initiatives

Facilities Planning & Construction (FP&C) is responsible for the execution of the University's Capital Project Program. The work is accomplished through three production units: Academic, Health System and Engineering & Design. Support is provided by the Contract and Administration Divisions.

Academic Division

The Academic Division had a total workload of 33 capital projects, including those that reached Construction Completion, in the 2010-2011 Fiscal year. Using the HECOM threshold of \$1,000,000 for a Capital Outlay project, these active project included:

- 7 capital projects in design for a total of \$142,875,000.
- 16 capital projects in construction for a total of \$427,529,000.
- 6 capital projects completed for a total of \$165,020,000.

Capital Projects in Design	Capital Projects in Construction	Capital Projects Completed
Blandy Farm Research Building	Alderman Road Residences Phase II	Alderman Phase III Utilities
Cemetery Expansion	Alderman Road Residences Phase III	Bavaro Hall
Edgemont Utilities	Alderman Road Residences Phase IV	Information Technology and Communication Data Center
FM / SEAS Shop Building	CAS: Physical and Life Sciences Research Building	Medium Temperature Hot Water System Upgrade Phase II
New Cabell Hall Renovation	Garrett Hall Renovation	New Cabell Hall South Entrance
Ruffner Hall Renewal	Hunter Smith Band Building	South Lawn
College at Wise: New Library	Newcomb Hall Dining Expansion	
	Newcomb Hall Renovation	
	Pavilion IX Renovation	
	Rice Hall: Information Technology and Engineering Building	
	Thrust Theatre	
	Track & Field Facility Improvements Phase I	
	University Bookstore Expansion	
	College at Wise: Accessibility	
	College at Wise: Multi-Purpose Facility	
	College at Wise: Smiddy Hall Renovation / IT Wing	

More information on all Facilities Planning & Construction projects and accomplishments is available in the Facilities Planning & Construction Annual Report [online](http://www.fm.virginia.edu/fpc/ReportsAndDocuments/FPCAnnualReport2010-2011.pdf) at <http://www.fm.virginia.edu/fpc/ReportsAndDocuments/FPCAnnualReport2010-2011.pdf>

Academic Division Major Commissions

Alderman Road Phase III Utilities

As a part of the Alderman Road Residences Phase III project, Maupin House and three other dormitories are being demolished to make way for the new residence halls. This utility project moved the existing utility hub from Maupin House to a newly constructed new underground mechanical vault connected to Woody House to allow demolition of Maupin House without disruption of utility services in the other remaining dorms. Additional utility upgrades were included in this project to provide capacity for future construction, minimizing future disruption to students living in this area.



The engineering firm responsible for the project design is Dewberry and Davis, Inc. of Glen Allen, Virginia, and the construction contractor is Daniel & Company, Inc. of Richmond, Virginia. The project was completed in February 2011, at a project cost of \$8,500,000.

Alderman Road Residences – Phase II

The second phase of a four-phase master plan to replace, improve and expand first year housing facilities in the Alderman Road area, this project will build on the precedent of Kellogg House to provide two new residence halls and a commons building to support increasing enrollments and expectations of the first year residential experience. These new facilities were constructed on the former sites of the aging Balz, Dobie and Watson Houses, which were demolished in the summer of 2009.



The residence halls will house 440 first year students and 10 to 20 resident advisors in student rooms in the five upper floors of these six-story buildings. A one-bedroom apartment with private exterior entrance will be located on the first floor of each building to house the area coordinators. The residential community structure will be reinforced with common lounges, quiet study areas, and bathrooms dedicated to each individual 24-student community within the building. First floor spaces including the lobby with casual seating, multi-purpose rooms and a central laundry will further enhance the student experience and encourage interaction with other students. The Commons Building will provide a location for assemblies of residents of nearby halls for events programmed by Student Affairs. It will include a catering kitchen and AV facilities to support seated dinners for 240, presentations by guest speakers and movie nights.

The project budget for Phase II is \$44,100,000, of which \$40,200,000 is associated with the two residence halls.

Ayers / Saint / Gross Architects + Planners of Baltimore, Maryland prepared bridging documents for the project. W.M. Jordan Company of Norfolk, Virginia and Clark Nexsen Architects of Charlotte, North Carolina is the design/build team.

College of Arts & Sciences: Physical and Life Sciences Research Building

The College of Arts and Sciences Physical and Life Sciences Research Building will provide additional space required to support research in physical and life sciences, primarily in chemistry and biology. The CAS Research Building is also intended to provide modern research laboratory facilities that will attract and retain faculty and students and relieve the increasing shortage of reliable laboratory space on grounds. The project consists of a five-story, 105,000 gsf building, plus an accompanying mechanical penthouse. This new research facility will feature modern looking architecture and finishes. The building will be connected to the existing Chemistry and Chemistry Addition buildings, with pedestrian traffic among the three buildings on all floors, except on the basement level of the Chemistry building. The building will contain laboratories, laboratory support areas, administrative office space, and conference rooms on all five floors. The mechanical and electrical systems for the main building are contained primarily in the basement and the mechanical penthouse floor located above the five research levels.



The project was designed by Bohlin Cywinski Jackson Architects of Pittsburgh, Pennsylvania and the construction is being managed by W.M. Jordan of Richmond, Virginia. The project budget is \$88,900,000 and construction is scheduled for completion in August 2011.

Pavilion IX Renovation

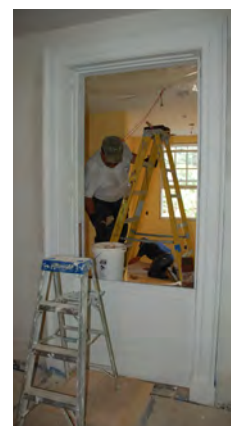
Pavilion IX was constructed from 1820 to 1822 as part of Thomas Jefferson's Academical Village, and was last renovated in 1983. The primary focus of the renovation is a systems upgrade including replacement of all of the existing electrical and plumbing, as well as removal of radiators and window unit air conditioners to make way for a new HVAC system. A new fire suppression system and a fire detection system will be installed. Part of this project includes the re-routing of trunk utility lines exposed in the basement, out and around the building through a process of directional boring under the back patio of the building. This will allow for the installation of the new systems, and a much more pleasant living space.



Architectural improvements will include a completely upgraded kitchen, with a new double-window facing out into the pavilion garden. New fixtures will be installed in all of the bathrooms, and the original front and rear doors will be restored by a graining process to return them to their Jeffersonian faux-mahogany appearance. One unique architectural feature will be the restoration of the west window (shown in the adjacent photos) to the original classroom. This window was removed at some point in the building's

history, but the original architraves were stored in the attic. The project will replicate missing pieces, and restore the window to its original location.

The systems design was by Obenchain, Linkous, Daniels, and Sowick of Richmond; architectural design was by UVA. The General Contractor is UVA's Project Services Department. The project budget of \$2,100,000 and is funded through private donations to the UVA Historic Preservation Endowment.



Rice Hall: Information Technology and Engineering Building

The Information Technology and Engineering Building (Rice Hall) will provide much needed space for teaching, computational research, and student projects for the School of Engineering and Applied Science. Rice Hall is one of several new buildings that are part of the University's science initiative focused on sustaining the ongoing work of existing faculty and attracting new researchers. The building occupies a prominent location at the corner of Whitehead Road and Stadium Road just behind Olsson Hall. Designed by Bohlin Cywinski Jackson Architects, the project consists of a five story, 100,000 gsf building with a basement and penthouse mechanical space.



This new research facility will include modern architectural features and will help to define the south entrance to the science and engineering precinct. The main entrance to the building will be on Engineer's Way and will be connected to Olsson Hall at the basement level. The focus of the building will be information technology and will provide new space for classroom laboratories, research laboratories, departmental and faculty offices, and a 150 seat auditorium. Rice Hall will feature a flexible and robust infrastructure that will permit the collection of building systems data for use in the School's curriculum. This "Living Laboratory" showcases the University's commitment to responsible energy management and building systems research.

Construction began in November 2008. Construction management services were provided by W.M. Jordan of Richmond. Rice Hall was designed and constructed concurrently with the College of Arts and Sciences Physical and Life Science Research Building to be delivered on a fast-track schedule. Occupancy of the new facility will be late summer of 2011 for use in the fall semester. The total project budget is \$76,300,000.

College at Wise: Multi-Purpose Facility



The University of Virginia's College at Wise built a new Multi-Purpose Center in the campus' emerging athletics zone, directly adjacent to the existing football field and field-house. The new Multi-Purpose Center will function as the College's primary intercollegiate basketball and volleyball athletic facilities and will house the athletic offices. The Center will also serve the greater Wise community as a venue for hosting community events, such as concerts, civic functions, trade shows, athletic tournaments, and graduations.

The Multi-Purpose Center will consist of approximately 79,000 gsf of multi-purpose space. The building will include a multi-tiered arena that will accommodate a seating capacity of 3,000 fixed/semi-fixed seats. Additional seating capacity of 500+ seats will be available as removable floor seating. Additionally, the Center provides space for a training room, food prep and catering, ticketing, concessions, retail operations, and meeting space. Total project budget for the Wise Multi-Purpose Center is \$29,600,000.

Construction began in June 2009 with substantial completion in August 2011. The architect of record is VMDO of Charlottesville. Quesenberry's Inc., of Big Stone Gap is the construction manager.

Health System

The Health System Division responded to 23 new requests for services, contributing to a total workload of 60 active projects, including projects that have reached Construction Completion in the last year. Using the HECOM threshold of \$1,000,000 for a Capital Outlay project, these active projects included:

- 10 projects in startup / request phase, budget / scope not yet developed.
- 27 small non-capital projects with an average size of \$210,114 for a total of \$5,673,070.
- 3 large non-capital projects with an average size of \$847,638 for a total of \$2,542,915.
- 11 small capital projects with an average size of \$2,551,015 for a total of \$28,061,168.
- 18 large capital projects with an average size of \$31,834,341 for a total of \$573,018,141.
- 4 capital projects in design for a total of \$52,810,000.
- 14 capital projects in construction for a total of \$406,039,046.
- 11 capital projects completed for a total of \$142,230,263.

Capital Projects In Design	Capital Projects In Construction	Capital Projects Completed
East Chiller Plant / Lee Street Realignment	Battle Building at Children's Hospital	415 R. C. Hunt Spine, Head & Radiology Renovation / 3rd Floor
MTHW Conversion MHP	Lee Street Entry and Connective Elements	Emily Couric Clinical Cancer Center
Outpatient Surgery Modular Unit Improvements	LiSA Yeager Electron Microscope Renovation	LiSA Cyclotron Renovation
Primary Care Center Gamma Knife Renovation / 1st Floor	McLeod Hall Renovation Phase I	Old Medical School Ophthalmology Renovation / 1st Floor
Suhling Microsurgery Renovation / 2nd Floor	Old Jordan Hall 4th Floor Rooms 4067-4084 Refurbishment	South Chiller Plant Expansion Chiller #3
University Hospital Digestive Health Procedure Room Renovations / Level 1	Old Jordan Hall HVAC Infrastructure Replacement	University Hospital Ancillary Projects / Level 0
University Hospital Helipad Rooftop Expansion	University Hospital Bed Expansion	University Hospital Emergency Power Upgrade Phase II
University Hospital NICU Renovation / Level 7	University Hospital Fire Alarm Replacement	University Hospital HVAC Upgrades Phase I
University Hospital Radiology Sonata Equipment Upgrade / Level 1	University Hospital Heart Center Renovation / Level 2	UVA Hospital In-Patient Psychiatric Bed Consolidation / Level 5
University Hospital Bone Marrow Transplant Renovation / Level 8	University Hospital Radiology Master Plan – Remaining Phases / Level 1	University Hospital Intra-Operative MRI ORS (27 & 28) / Level 2
University Hospital Roof Replacement Project		University Hospital On-Call Suite Consolidation / Level 0
		University Hospital Radiology Master Plan Phase 3A Ultrasound Suite / Level 1
		University Hospital Radiology Master Plan Phase ID: Patient Prep & Hold Unit & Waiting Rm / Level 1
		University Hospital Surgical Path Renovation OR's 29 & 30 / Level 2

Health System Division Major Commissions

Department of Radiology Master Plan Renovations

In 2005, the Radiology Department identified the need to modernize and update their entire department located on the first floor of University Hospital, in order to incorporate new technologies and protocols to enhance patient care and revenue generating areas. A study produced in late 2006 recommended and detailed 11 sequential renovation projects over a five year period.



Three of these phased projects have been completed and two additional phases will be under construction by mid-2009 and completed by December 2010. The remaining six phased projects encompass approximately 37,500 gsf and began phased construction in October 2010. The renovations will address the following requirements:

The designer for all phases of the project is Perkins Eastman Architects. DPR Construction will provide construction management services through design, procurement, and construction of the remaining eight phases. Construction began late in 2007 and will be completed 2013. The total project cost is \$21,212,000.

University Hospital Intra-Operative MRI ORS (27 & 28) / Level 2

This project will add two new operating rooms with MRI capabilities to the second floor operating room complex. The operating rooms will increase the hospital's ability to meet its increasing surgical load, and also allow the hospital to offer advanced surgical procedures, incorporating surgery and MRI imaging in one procedure.



Construction was completed at the end of June 2011, equipment was installed during the month of July, staff training is scheduled for August, and the first procedures are projected for early in September.

HKS, Inc. of Richmond, VA provided the design services, and DPR Construction, Inc. of Falls Church, VA is the general contractor for the project. The total project cost is \$14,294,000.

Emily Couric Clinical Cancer Center

The completed Emily Couric Clinical Cancer Center building is a full service ambulatory care facility for the diagnosis and treatment of cancer in all of its forms. The special nature of the center and its programs includes the detection and prevention of cancer in the population.

The Clinical Cancer Center building consolidates oncology treatment and diagnostic services currently located on various floors and buildings in the West Complex and in the University Hospital. The consolidation of services includes radiology oncology treatment, diagnostic imaging, clinics, infusion center, clinical labs, and pharmacy. In addition to treatment services, it includes family/patient amenities, clinical trials, and a public space front door with a central access hub. The new structure is approximately 150,000 gsf, including a shelled, 5th floor for future expansion.

The building is located at the corner of Lee Street and Jefferson Park Avenue. Zimmer, Gunsul, Frasca, Partnership (ZGF) of Washington, DC were the project architects that lead the design process, along with the University Architect, and the Medical Center Steering Committee.



The project's groundbreaking ceremony was held on April 12, 2008 and it opened for patients on April 4, 2011. Gilbane Construction Co. was the construction management firm overseeing the construction. The total project budget was \$74,000,000.

Old Jordan Hall HVAC Replacement Project

The original portion of Old Jordan Hall is a seven story building that opened in 1971. An addition providing laboratory, office, and classroom space was opened in December 1995. This HVAC replacement is for the original building and does not include the addition.

RMF Engineering Inc. of Charlottesville, VA has completed the design/construction documents and is providing construction administration. DPR Construction Inc. of Falls Church, VA is providing construction management services. The construction began in August of 2010 and is scheduled for completion in the spring of 2013. The total project budget is \$33,000,000.



Lee Street Connective Elements

This project includes an expanded front entry to University Hospital, a new plaza/traffic oval centered on the hospital entrance, a new bridge over Lee Street between the hospital and the Lee Street Parking Garage, and a new vertical circulation tower that joins the Lee Street Garage with the bridge to the 11th Street Garage on the other side of the railroad tracks.

The Emily Couric Clinical Cancer Center and the Hospital Bed Expansion have been designed to complement each other and will change the public face of the Health System at its front door on Lee Street. The Lee Street Connective Elements project will tie them together, allowing a unified sense of place and a new point of arrival.

Once the Lee Street Garage is complete and open for use, the existing brick stair tower will be demolished. The next phase is to erect the new bridge over Lee Street. Then the expansion of the hospital lobby can be built, with its new curved glass front. Additional work in the Hospital Lobby includes new information desks, a new gift shop, and a new coffee shop. This project uses the same architect that designed the cancer center, Zimmer, Gunsul, Frasca Partnership of Washington, DC, to ensure design continuity. Construction management services are being provided by Gilbane Building Company of Laurel, MD. The total project budget is \$29,216,500, and construction began in May 2010.



University Hospital Bed Expansion

The Hospital Bed Expansion (HBE) will add 72 acuity adaptable patient rooms to the University Hospital. The project consists of 12 private room nursing units located on each of floors 3 through 8. The patient rooms are designed to be critical care capable with a full bathroom. This design allows the rooms to be used for critical care, step-down care, or acute care. This project will provide much needed bed capacity to the Hospital while providing maximum flexibility.

Designed by SmithGroup, Inc., the project is a six story, 61,000 gsf addition to the north façade of the Hospital's Central Bed Tower. The HBE bears on a truss structure constructed over the second story roof of the Hospital Lobby. The project also involves 62,000 gsf of renovation to create the adjacent nursing units on each of the six patient care floors. Gilbane Building Company, in association with H.J. Russell & Company, is providing Construction Manager-as-Agent services through the design, procurement, and construction phases of this project. The HBE façade is a unitized factory-glazed curtainwall system. On the interior, the patient rooms are oriented to fully utilize this system and maximize the use of natural light in the patient rooms while taking advantage of the northern exposure.

The HBE began construction in October of 2008, with completion scheduled for early 2012. The total project budget is now \$77,772,000.



McLeod Hall Renovation Phase I

McLeod Hall was the central facility for the School of Nursing until the opening of the Claude Moore Nursing Education Building (CMNEB) in 2008. McLeod is now nearly forty years old and has had no building-wide renovations or infrastructure upgrades until now. Beyond the bare facility needs, the School also wishes for McLeod to approach the aesthetic quality of CMNEB. This renovation project will address these needs in two phases.

McLeod consists of five core floors of offices and classrooms, two underground parking levels, and an auditorium. (The area of each core floor is 10,000 gsf.) The scope of this project includes the five core floors only. The goal is to renovate these floors in two phases. Phase I will renovate the first, fourth and fifth floors; Phase II will renovate the second and third floors. The phasing is based on the priorities of the school and on the funding currently available.

All construction for Phase I is now complete: The first floor in August 2010; the fourth floor in February 2011; and the fifth floor in August 2011. The schedule for Phase II has not been determined, as it is contingent on the School's ability to raise additional funds. The total project budget for phase I is \$6,075,000. The project architect is Bowie Gridley Architects of Washington, DC. Construction was done by in-house forces from the Project Services group of Facilities Management (see page 17).



Engineering and Design

Engineering and Design is composed of two work centers, the Design Group (CC 07) and the Project Management Group (CC 78). Engineering and Design was active in the design and/or execution of over 100 individual projects and other activities in support of University facilities throughout fiscal year 2010-2011 and executed approximately \$9,900,000 in project and technical support activities.

Project Management Group

In Design	In Construction	Completed
Alderman Road Dorms Concrete Inspections 2011	Carr's Hill Chilled Water Optimization Measures	Alderman Road Dorms Concrete Repairs
Albert H. Small 106 Fire Suppression Sprinkler System	Chemistry Exhaust Infrastructure Upgrades	Bayly Terrace Modifications
Aquatics and Fitness Center (AFC) HVAC System Upgrades	Clemons Library Elevator Modernization	Bice House Elevator Modernization
Dorm Waterproofing – McCormick Rd, Copeley, U Gardens, Brown College	Darden Terrace Expansion Joint Corrections	Brooks Hall Fire Escape Repair
Fire Alarm Upgrades – Copeley, Lambeth, McCormick Rd Dorms	Gilmer Hall Addition Elevator Modernization	Campbell Hall CNC Router & Dust Collection System Installation
Hospital Expansion Level 2ME – IT Closet Backup Cooling	Ivy Stacks Retrofit	Carruthers Hall ITC Server Room Cooling
Law School Faculty Meeting Room Renovations	Lambeth Field Apartments – Interior Renovation Phase 4	Chemistry Addition Elevator Modernization
Lee Street Major Garage Repairs	Randall Hall Roof Replacement	Chemistry Building Condensate Drain System
Madison Hall Elevator Modernization	Withers Brown AHU Replacement	Clark Hall Acid Wash Rooms Remediation Study
McLeod Hall Major Garage Repairs		Connection Infrastructure for Temporary Emergency Generators at Four Intramural & Rec Sports Facilities
Millmont Conservator Labs Study		Fire Alarm Monitoring (Grounds-Wide)
Observatory Mtn Engineering & Research Fac/SEAS Plasma Arc Spray Fac		Gilmer Hall – Main Steam Service Equipment Upgrade
O-Hill Water Tank Inspections and Repairs		Gilmer Hall West Section Roof Replacement
Old West End Substation Upgrade		Gooch-Dillard Exterior Repairs Study
Olsson Hall Renovations		Lambeth Field Apartments – Interior Renovation Phase 3
Slaughter Hall Renovations		Lambeth Field Pedestrian Bridge Replacement
Special Collections Humidification Study		Massie Road Chilled Water System Optimization (Study)
Student Activities Roof Replacement		McCormick Observatory Fire Alarm System
Thornton Hall C-Wing Fire Supp. Sprinkler Water Line Study		Millmont Conservator Labs –Study
		Sand Volleyball Courts
		Stacey Hall Fire Suppression & HVAC Upgrades

Design Group

In Design	In Construction	Completed
1224 JPA, Renovate Offices for PM/CAMs	Brooks Hall 103 Classroom Improvements	ABCRC Dock Improvements
Alderman Dorm Mailroom Relocation	EVP / COO Offices Suite Renovation	Alderman Library Loading Dock Roof
Chemistry Room 411 Renovations	Fitzhugh / Housing Mail Room	Campbell Hall / Fiske Kimball Library Roof Replacement
Clark Hall Roof Repairs	Gamma Knife Renovations	Clark Hall 107 HVAC Replacement
Culbreath Theater Renovations	Handrails, Old Cabell Hall Auditorium	Clinical Department Wing Roof Replacement
Darden Library Renovations	JAG Exterior Masonry Wall Replacement	Cocke Hall Door Operators
FM Shops Master Planning	JAG Lodging Rooms Fan Coil Replacement	Darden – CDC / Admissions Bathroom Renovations
Harmon, Grainger / Keller, & Kucenas Lab Renovations	JAG Lodging Rooms Renovation	Darden – Learning Team Rooms Renovation Phase II
JAG School Roof Replacement	Lawn / Range Bathroom Ren.	Halsey Hall Handrails
Lambeth Residences Roof Replacement	Randall Hall Reroofing	Hoxton – Lewis Gutter and Fascia Replacement
Minor Hall Partial Roof Replacement		JAG Office / Bathroom Remodeling, Rooms 112 & 112A
Olsson Hall Renovation for SIE		Lambeth Commons Interior Renovation
Physics Door Operators		Lambeth Commons Roof Replacement & Exterior Upgrade
Physics Rooms 204 Seating Replacement		Maury Hall Handrails
Ruffner Hall Renovations		Mechanical Engineering Prototyping Lab
Scott Stadium Replay Booth Enclosure		Replace Low Slope Roofs Sponsors Hall
University Bookstore Roof Replacement		Scott Stadium Coaches Box Upgrades
		Special Materials Handling Facility Roof Replacement
		UVA Police Station Roof Replacement

Engineering & Design Division Major Commissions

Ivy Stacks Retrofit

The Ivy Stacks building, located at 2450 Old Ivy Road, was retrofitted this past year with a new high-bay mobile storage system that doubles the storage capacity for the Library. The new shelving system stretches almost two-hundred feet in length and soars thirty feet in the air capitalizing on the existing footprint of the building.

Building infrastructure upgrades performed included a new Early Suppression Fire Response (ESFR) fire suppression system supported by a diesel engine fire pump, new lighting on occupancy sensors, a new fire alarm panel, and new supply ductwork.



In the fall of 2010, approximately 50,000 boxes were moved to three off-site storage facilities.

Martin Horn of Charlottesville, VA was the successful firm. The project budget was \$4,800,000 and was completed in July 2011.



Photos by Renee Reighart, UVa Library

The Judge Advocate General's Legal Center & School, Building Envelope and Structural Repairs

This project consists of building envelope and structural repairs to the third and fourth floors of The Judge Advocate General's Legal Center and School. Remedial work was required to repair and replace deficient building elements discovered during demolition for interior renovation of the lodging rooms at this facility.

The exterior brick veneer walls were removed and replaced in their entirety, including framing, sheathing, insulation, flashing, and air/water barriers. Additionally, structural repairs were affected on 40 concrete beams. The work as a whole will provide improved envelope performance, including thermal efficiency and weather resistance.



Whitlock Dalrymple Poston & Associates of Charlottesville, VA is the A/E for the project. Management of design and quality control is being performed by Facilities Management's Engineering & Design. Facilities Management's Project Services is responsible for construction and construction project management of the project. Total project budget for both projects combined is \$1,911,300. Project completion is scheduled for October 2011.

Project Services

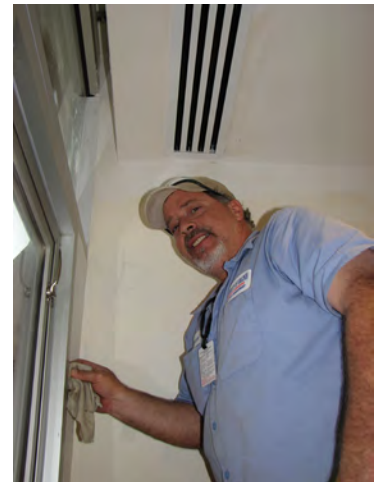
The Project Services group completed \$24 million in construction projects this fiscal year. Some major renovation projects included McLeod Hall, The Judge Advocate General's Legal Center and School (TJAGLCS) Lodging Renovation, Pavilion IX and, on the West Range, the Edgar Allan Poe Room as well as student rooms.

TJAGLCS Lodging Renovation



Carpenter Robbie Kincaid checks measurements while Project Services Carpenter Lead Anthony Whindleton and Carpenter Scott Harlow consult on a cabinetry detail. Plumbers Danny McDaniel and Jason Puente begin an installation.

McLeod Phase I



Carpenter Blaine Derryberry adjusts a door hinge while Electricians Jonah McDonough, Robert Marks and Robert Bower review drawings for computer access installations in the student nursing conference room. Painter Juan Pibernus Ortiz completes a window touch-up.



Senior Construction Project Manager Kemper Tomlin checks the progress as Plumber Bob Manz selects tools to assist Plumber Dong Shin with installation of water saving fixtures. The building, like all new and renovated facilities at the University, will be LEED certified.



Project Services Electrician Ken Burchell completes wiring in the front hall.



Carpenter Linwood Marshall shows Apprentice Chris Toney a detail on drawings.



Plumber Vern Lamb prepares oakum for a better seal in the lower bathroom fixtures.



Electrician Gary Smith finishes an installation in the lower level.



Plumber Steamfitters Gary Bickers and Bert Watson prepare trenches for new underground systems connections at Pavilion IX.

West Range

Project Services carpenters, masons and electricians began renovations for rooms 1,3,5,7,9,11,13 and 15 on the West Range immediately after graduation.



West Range Room 7 after renovation: the tongue and groove pine floors were restored, fireplace mantles and window sashes were replaced, and floors in the area of radiators were repaired as needed.

James Zehmer Photos



The trim on the door and windows of Edgar Allan Poe's room were painted the stone color original to UVa. The shutters were painted the original verdis-gris green because the period of significance for this room is when Poe lived there in 1826.

Sustainability

Facilities Management continues its support for the University's sustainability goals through initiatives in Facilities Planning and Construction (FP&C), Operations & Maintenance and Energy & Utilities.

Four additional facilities earned Leadership in Energy and Environmental Design (LEED) certification in 2010-2011, a significant increase over the previous fiscal year. Administered by the U.S. Green Building Council (USGBC), the LEED Green Building Rating System documents specific environmental, economic, and health and safety standards for new construction and major renovations.

Ten FP&C project managers, senior project managers and senior construction managers have earned LEED Accredited Professional (LEED AP) from the USGBC.

Energy & Utilities has a key role in the University's sustainability effort and has responsibility for initiatives relating to communication and outreach, energy conservation and efficiency, water conservation, recycling and the environment.

(continued on next page)



UVA's second LEED Silver Certification, the 415 Ray C. Hunt Dr. Third Floor Build Out Project was certified in 2010; the glass plaque and Silver certificate are in the lobby of the third floor. Senior Project Manager Kristine Vey, LEED AP+, managed the project.

**LEED certification was completed in
Fiscal Year 2010-2011 for
Bavaro Hall - Gold
Claude Moore Education Center - Silver
South Lawn - Gold
415 Ray C. Hunt Dr. Third Floor Build
Out Project - Silver**



Pavilion IX in the Academical Village, originally completed in 1822 and renovated several times since then, will be the first Jefferson-designed building at UVA to achieve LEED certification. (L-R) LEED Administrator Shannon Barras-Espie, Construction Superintendent David Coon and Project Manager James Zehmer posed at the front as morning light illuminated the curved alcove that extends from the basement to the attic. Jefferson modeled this feature after the Hotel de Guimard, which he saw in Paris in the 1780s.



The Sustainability Advocate Program grew from 40 students in 2010 to 55 in 2011. Students serve as liaisons and advisors to dorms, libraries and dining halls in an effort to integrate sustainability into daily living.



The expanded the R.O.S.E. (Re-Usable Office Supply Exchange) Program established procedures to "refresh" items offered to customers.



Leonard Sandridge joined Sustainability staff for the launch of the Battle of the Buildings.

Outreach and marketing form the backbone of sustainability and conservation work across Grounds. This program has forged numerous partnerships with other departments and student organizations. The success can be measured in brand-name recognition for sustainability efforts; better student, staff and community engagement; and a growing commitment to sustainable principles in the way UVa operates. Some of the accomplishments are described below.

The UVa Green Challenge was launched. This is a new initiative sparked by student interest in creating sustainable behavioral changes in their daily lives. During the yearlong competition, students are awarded points for committed actions in seven phases: food, energy, consumption, trash, water, community engagement, travel and transportation.

Student volunteers continued to support "Recycling Volunteer Days" after every home football game as they helped sort recycling and learn more about the recycling process.

"Hang Out Day", a new activity to encourage students to hang dry their clothes and save energy, was launched.

Another new program, Energy Star's Battle of the Buildings, was launched this year. This national program encourages buildings to reduce energy waste. At the mid-point of the competition, O'Hill Dining had reduced its energy use by 14.88% to be fourth in the competition category.

With leadership from the Sustainability Outreach team, UVa participated in the Environmental Protection Agency (EPA) Game Day Challenge and placed first in the Atlantic Coast Conference, seventh overall out of 80 schools. This is a friendly competition among colleges and universities to promote recycling at football games.

America Recycles Day on November 15 was celebrated by hundreds of attendees, including students, faculty, staff and local members of the community. They participated in activities including a recycled art exhibit, a recycled art contest, recycling games, and information about local recycling-focused organizations.

In the Fourth Annual Dorm Energy Race, McCormick Road Dorms won with a 19 percent reduction in energy use. The Dorm Energy Race is a month-long competition between Alderman Rd and McCormick dorms to see which area can reduce their energy use the most. Energy use is measured at the beginning, middle and end and winners are determined on a per capita greatest energy reduction.

Earth Week 2011, the most successful Earth Week UVa has held thus far, had 25 events bringing together student groups, UVa departments and the community. Almost 1,000 people attended the UVa Eco Fair bringing community resources directly to the UVa community and received widespread media coverage for the event.

In Recyclemania 2011, UVa earned first place in the state for the Gorilla Prize with 653,880 pounds of total recycling collected during a 10-week period. The school placed third in the Atlantic Coast Conference and 12th among the 630 schools competing for the national Gorilla Prize.

Another first place plus a \$500 recycling grant for UVa was earned in Recyclemania's Show Your Love for Recycling video contest. Sustainability student employees created a video that was chosen as a finalist in a national video contest and through intensive outreach, was able to get over 1,200 "likes" on Facebook, creating widespread knowledge of UVa's sustainability programs.

The Chuck it for Charity program was expanded to include more regional non-profits. This program lets students donate unwanted items during move out to local charities to prevent useful items from ending up in landfills while giving back to the community.

In an effort to increase conservation awareness, Energy & Utilities and UVa Public Affairs teamed up to create the Sustainability Signage Campaign to encourage building occupants to "flip the switch" when leaving a room and to "try just one" paper towel. These signs will be placed in buildings throughout Grounds, the Health System, UVa Foundation and Athletics in the fall of 2011.

The Green Living Guide brochure was produced to educate first year students on the basics of how to be green at UVa.



Energy & Utilities (E&U) celebrated the success of the electric savings accrued in the first year of the Shared Energy Savings Pilot Program at an August 29 presentation of shared savings checks to participants. As an "award" to University Human Resources in Michie South for going green, E&U team members and Vice President for Management & Budget Colette Sheehy (left center) presented Chief Human Resources Officer Susan Carkeek with a check for \$1645.50.

Other conservation accomplishments by Energy & Utilities included:

- Achieving a recycling rate of 42.6% of the municipal solid waste stream and a diversion rate of 66.7%.
- Avoiding a calculated \$6.5 million in expenses this year alone through halting the rate of electrical growth per square foot from that of the 1980's. This also yielded environmental benefits by avoiding the consumption of over 119 million kWh of electricity which would have produced over 69,000 tons of carbon emissions.
- Avoided almost \$3.7 million in expense by using central chiller plants to produce chilled water instead of stand-alone building systems.
- Avoiding a total of over \$2M in expenses for FY 11 through Delta Force retro-commissioning work with almost \$506,000 of that attributable to work in MR4 completed in 2008, and more than \$1.5M in the FY10 buildings of Chemistry, Jordan Hall Addition, and Multistory Building and the FY11 buildings of O'Hill Dining, MR5, MR6, and Old Medical School.
- Achieved a substantial amount of progress in replacing, upgrading, expanding, or enhancing utilities systems and programs that reduce energy and water use, reduce greenhouse gas emissions, and enhance reliability of energy and utility infrastructure.

More information is included in the Energy & Utilities Annual Report [online](http://utilities.fm.virginia.edu/Documents/EU%20FY1011%20Annual%20Report.pdf) at <http://utilities.fm.virginia.edu/Documents/EU%20FY1011%20Annual%20Report.pdf>



Plumber Apprentice Mariah Kurpel (center) learns new aspects of her trade daily as she works with Health System mentors Charles Napier and Shawn Trainum.



Central Grounds Zone team members Chris Herndon (L) and Kenny Thompson brief Zone Superintendent Ryan Clark on the painting at Randall Hall.



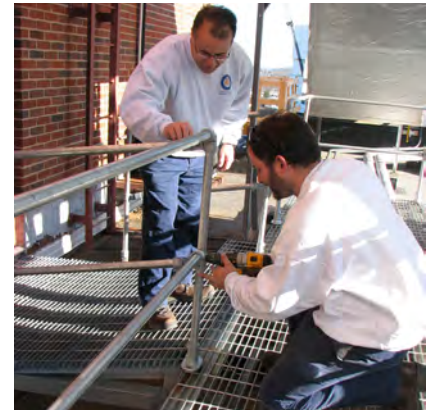
Electrical Apprentice Spiro Jokic (L) consults with Electrician Senior Hugh Garrison on drawings for fire system locations in Health System Zone 2.



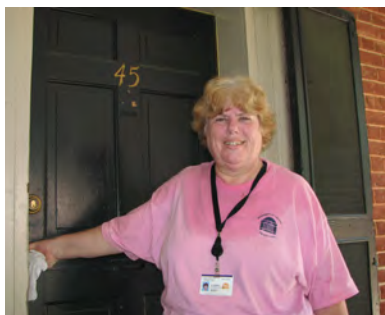
Housing Zone's Maintenance & Housekeeping Supervisor Doug DeMuth and staff Shirley Bollinger and Hollis Baker gave hallways at Woody Residence Hall a final check.



HSPP Zone 2 Carpenter My Vu repairs at door latch at the busy entrance to Jordan Hall.



HSPP's Tom Dean (L) and Brandon Garrison complete the new, safer galvanized metal ramps they designed and built for access to equipment on Jordan Hall roof.



Housing Zone's Mary Woody prepares West Range room 45 for a Summer Conference guest.



HVAC Assistant Mechanic Rodney Shifflett prepares to replace HVAC filters.



Customer Service Representative Ernestine Burruss is one of five members of the Alderman Road Service Desk team.

Operations

In the 2010-2011 fiscal year, Facilities Management began operation and maintenance responsibilities of five new buildings. They are, on the Academic side, South Lawn, Bavaro Hall and the ITC Data Center, and, on the Health System side, the Claude Moore Medical Education Building and the Emily Couric Clinical Cancer Center.

The Health System Physical Plant (HSPP) Project Management team completed \$3.7 million in infrastructure, deferred maintenance and major maintenance projects. The team focus was support of major capital projects with outage coordination. Shut-downs increased this year, averaging over 40 each month in the hospital alone.

A Utilities Management Plan established guidelines and procedures for maintaining and operating all utilities and building systems that serve the Medical Center and Transitional Care Hospital. This plan is vital to maintain accreditation from the Joint Commission of the Accreditation of Healthcare Organizations (JCAHO). As part of established procedures, performance metrics are tracked so that issues are proactively identified and action plans are implemented to mitigate or eliminate future problems. New facilities and associated new equipment have been successfully introduced into the Utility Management Plan and Preventive Maintenance program this past year.

Building Services Division expanded its responsibilities with the addition of new buildings. In addition, we welcomed 108 staff members as Housing Division maintenance and housekeeping employees joined Facilities Management. This experienced workforce brings with them an affection for their 6,000 residents and an extensive knowledge of over two million square feet of dorms, apartments, and houses.

In late 2010, Facilities Management created its newest maintenance zone to better serve the Central Grounds. These carpenters, HVAC mechanics, plumbers, electricians, and painters focus primarily on the maintenance needs of the Academical Village and its surrounding classroom and research facilities, including the new South Lawn complex.

The Landscape Division continued to improve the Grounds with installation of new plantings and maintaining those already in place. Landscape Division began the University's largest single tree replacement effort in over 30 years, addressing many years of trees lost to weather events, construction impact, and natural causes. In addition to acquiring the landscaping contract for Housing Division, Landscape completed installations for new buildings including the Emily Couric Clinical Cancer Center, Claude Moore Medical Education Building and the ITC Data Center.

To further Facilities Management's goal of meeting customer needs, a new computerized maintenance software system, AiM, is being implemented to more efficiently process work requests, improve accountability, and extend the useful life of assets.

New equipment and technology acquired by the Facilities Management Sign Shop added new capabilities to meet customer demand. Multi-color printing on a variety of materials - vinyl and magnetic sheets - allows us to provide for a new selection of products such as banners and display boards. The new equipment also means cost savings for University and Health System customers who want professional and attractive signage.

Safety is a priority for Facilities Management. Reported accidents continue to decrease over each fiscal year - 71 in FY 2011 compared to 132 in 2006. We attribute this to monthly safety meetings at which representative employees address safety concerns. This dialogue resulted



As the Emily Couric Clinical Cancer Center prepared for occupancy, Fire and Life Safety Consultant Richard McDaniel and Senior Construction Administration Manager Bree Knick complete inspections.



In preparation for the February 26 dedication of the Emily Couric Clinical Cancer Center, Landscapers Victoria Murphy, Shannon Adams, Mike Dillard (center back), Kassim Hassan and Fred Averill complete plantings in the garden.



In a Zone 4 mechanical room, Plumber Steamfitter Mark Hodges checks the connections and valves on a medical vacuum pump that provides vacuum to the inpatient area of Kluge Children's Rehabilitation Center (KCRC).

in safety improvements that included new catwalks and handrails for safer access in mechanical areas at McKim and Thornton Halls.

The HSPP Fire and Life Safety Inspection Services Division facilitates code compliance for the safety of patients, visitors and staff. Major construction projects like the University Hospital Bed expansion, Lee Street Connective Elements, Emily Couric Cancer Center, Radiology and Heart Center projects, and the infrastructure upgrades and Nursing Unit renovations on the upper hospital floors create safety related challenges daily. Continuous compliance inspections as well as bi-annual Statement of Conditions inspections for all patient care areas are completed each year and are instrumental in maintaining Joint Commission and CMS accreditation.

The Deferred Maintenance Program is a major responsibility of the Work Management Division, which is tasked with moving toward the University's goal of reducing the Education & General (E&G) facility condition index to 5% by 2015.

HSPP Zone Maintenance teams continue to support the Health System's expansion and upgrades through a well-established program for preventive maintenance, corrective maintenance, major maintenance and deferred maintenance. Accomplishments include: Zone 1 now maintains the new Emily Couric Clinical Cancer Center and is integrating the Hospital Bed Expansion into the existing facility. Zone 2 supported the switch gear installation in Old Jordan Hall (noted later in this section) as well as Delta Force energy savings compliance project in six large Health System facilities. Zone 3 supported routine maintenance requests and utility outages as well as replacing fire panels in two major buildings. Zone 4 maintained outlying Health System facilities including those at Stuarts Draft, Zion Crossroads and Orange as well as the Transitional Care Hospital which has steadily added patients in its first year of operation.

The HSPP Elevator Shop maintained 140 elevators/lifting devices (including those at two new buildings) throughout the Health System facilities and responded to 1,500 calls. This is an increase from 2009-2010

totals of 133 elevators/lifting devices and crew responses to 1,104 calls.

The HSPP Renovations Division and its six trades shops – plumbing, electrical carpentry, painting, masonry/ plastering and welding – completed a number of turnkey projects for Health System facilities. They also supported the Health System’s new Electronic Medical Record project and the ICU room refurbishment project and responded to multiple Environment of Care work requests throughout the year.

Technical support for maintenance staff and construction projects is provided by HSPP Engineering. One of this year’s major accomplishments was the completion of a 6-month, \$800,000 project installing the new state of the art electrical switchgear for Old Jordan Hall (OJH). The project required extensive coordination between building occupants (i.e. critical medical research-vivarium facilities), School of Medicine administration and the ongoing \$37M OJH Infrastructure Upgrade project. The new GE Entellisys gear replaces the building’s original 40+ year old equipment and serves as the main distribution point for normal electrical power to the building. HSPP Zone 2 personnel contributed to this project.

HSPP Engineering support is integral to obtaining and maintaining the University’s accreditation from Association for Assessment and Accreditation of Laboratory Animal Care, Centers for Medicare & Medicaid Services (CMS), and the Joint Commission on the Accreditation of Healthcare Organizations.

Facilities Management has over 200 licensed mechanics in the Operations & Maintenance, Energy & Utilities, and Health System Physical Plant departments.

Energy & Utilities, Health System Physical Plant, and Operations & Maintenance staff responded to 54,606 preventive maintenance work orders and 51,036 service calls in fiscal 2010-2011.

Looking ahead as we grow in numbers to meet our customers’ expanding needs, we began addressing our own space needs with a new facility to be built on Edgemont Road, adjacent to the existing Facilities Management

shops. The facility will be shared with the School of Engineering & Applied Sciences.

HSPP management, zone, engineering, resource and customer service contacts are listed [online](http://www.fm.virginia.edu/hssp.aspx) at <http://www.fm.virginia.edu/hssp.aspx>.

More information on the specific projects and accomplishments of HSPP is available in the 2010-2011 HSPP Annual Report [online](http://www.fm.virginia.edu/docs/AnnualReports-HSPP/2010-2011AnnualReport-HSPP.pdf) at <http://www.fm.virginia.edu/docs/AnnualReports-HSPP/2010-2011AnnualReport-HSPP.pdf>.

More information on the specific projects and accomplishments as well as departmental contacts are included in the Operations & Maintenance Annual Report [online](http://www.fm.virginia.edu/docs/AnnualReports-OM/2010-2011AnnualReport-OM.pdf) at <http://www.fm.virginia.edu/docs/AnnualReports-OM/2010-2011AnnualReport-OM.pdf>.



Landscape Projects Supervisor Todd Romanac helps unload a truckload of trees early one morning into their “holding” space where they await their placement. In 2011, the University’s largest single tree replacement effort in over 30 years addressed many years of trees lost to weather events, construction impact and natural causes.

Financials

Fiscal Operations provides budget and accounting services for Facilities Management. Primary responsibilities include cost accounting, rate development, customer billing, accounts payable, time and leave reporting, budget reporting, and financial analysis. The performance of these duties requires extensive interaction with internal and external customers of Facilities Management services as well as central University offices including Accounts Payable and Human Resources.

The largest and most challenging fiscal accomplishment this year was the incorporation of Housing maintenance and custodial operations into Facilities Management. Implementing this change required a proactive approach by Fiscal Operations staff to insure that payroll, accounts payable, and billing operations continued to perform accurately and efficiently, and that budgeting and rate development accurately incorporated Housing operations.

University of Virginia Facilities Management Financial Summary			
	FY 2010/11	FY 2009/10	FY 2008/09
Salaries and Benefits:	\$ 61,963,203	\$ 59,436,574	\$ 55,240,194
Utilities:	\$ 46,185,348	\$ 47,044,267	\$ 55,487,051
Planning and Construction:			
Construction	\$ 224,191,381	\$ 207,075,319	\$ 193,948,369
Architectural & Engineering	\$ 22,935,818	\$ 32,650,532	\$ 24,282,380
Total	\$ 247,127,198	\$ 239,725,851	\$ 232,101,886
Maintenance and Operations:			
Materials and Contracts	\$ 41,453,256	\$ 34,572,985	\$ 29,323,757
Travel and Training	\$ 414,185	\$ 328,052	\$ 365,248
Information Systems	\$ 2,549,451	\$ 2,506,600	\$ 1,557,427
Other Expenses	\$ 9,993,759	\$ 6,804,972	\$ 3,773,883
Total	\$ 54,410,651	\$ 44,212,608	\$ 35,020,315
Total Expenses	\$ 409,686,400	\$ 390,419,301	\$ 377,849,447

Further details on the accomplishments of the Finance Department and its three entities - Fiscal Operation, Facilities Planning & Construction Financial Services, and Energy & Utilities - are available in the 2010-2011 Finance Annual Report [online](http://www.fm.virginia.edu/docs/AnnualReports-FNC/2010-2011AnnualReport-FNC.pdf) at <http://www.fm.virginia.edu/docs/AnnualReports-FNC/2010-2011AnnualReport-FNC.pdf>.

Programs

Information Systems

Facilities Management's Information Systems has continued to maintain state of the art technology security, develop use of new technology and applications to improve operations, and provide seamless interfaces with University information systems.

The major focus of FMIS for 2010-2011 was work on the implementation of AiM Work Order Management system. Significant development time was spent in the configuration and development of system interfaces. Modules being developed for implementation in Phase I include: Property & Space, Work Management, Asset Tracking, Preventive Maintenance, Time Reporting & Approval, and Finance.

IS staff also worked with O&M Building Services and Human Resources to develop an application to assist with the tracking of employee Career Path progress. Because Housekeeping staff are the first at UVa to tie compensation to career paths, this ground-breaking development will support the transparency of career paths, illustrating that the paths outline typical work, knowledge and education, competencies and skills needed for each stage.

More details are available in the 2010-2011 Information Systems Annual Report [online](http://www.fm.virginia.edu/infosys.aspx) at <http://www.fm.virginia.edu/infosys.aspx>

UVa's Apprenticeship Program

Positions in the Apprenticeship Program are highly sought after, requiring a competitive recruitment and selection process. During the 2011 application period, Human Resources & Training (HR&T) received 624 applications for the four postings being recruited for Electrical, Carpentry, Plumbing, and Electronic Technician trades. Just after the fiscal year ended, we inducted seven apprentices in the Program; two apprentices were hired into each of the Electrical, Carpentry and Plumbing trades, and one was hired into Electronic Technician. The inductees included three females and one minority. Seven apprentices graduated: two graduated in HVAC, two in plumbing and three in electrical. They included three minorities and one female.

Currently, Facilities Management has 37 apprentices in the trades of Carpentry, HVAC, Electrical, Plumbing, Masonry, Plastering, Fire Systems, and Elevators. HR&T continues to work closely with FM departments and state program liaisons to ensure that each apprentice receives the necessary on-the-job training and classroom instruction to be a successful journeyman.

More information on UVa's Apprenticeship Program is available [online](http://www.fm.virginia.edu/FMHome/departments/human/HRT_ApprenticeshipBrochures.aspx) at http://www.fm.virginia.edu/FMHome/departments/human/HRT_ApprenticeshipBrochures.aspx

Leadership Forum

The January 2011 Leadership Forum included a special introductory presentation by UVa President Teresa Sullivan followed by a day of thought-provoking presentations and challenges. This year's Forum, titled "Building Blocks," provided supervisory employees with information on a variety of key topics including, coaching, motivation, conflict resolution, team building, and time management.

The annual Leadership Forum is a training event held for Facilities Management's 200 supervisors, managers, and directors. Each year



offers new topics and material aimed to enhance participants' ability to perform the critical functions of their supervisory role.

Previous Leadership Forum topics included:

- The Whole Leader (2010)
- Strategic Leadership: Communicating for Results (2009)
- Effective Communication: Mutual Respect (2008)
- From Vets to the Net: Leading Across Generations (2007)
- Leadership Forum: The Positive Organization (2005)

Other Training Resources

HR&T continued to coordinate with PVCC to provide on-site Trades recertification classes as a service to the FM tradespeople who must complete required training for renewal of their State license in their trade. In 2010-2011, 175 employees participated in trades recertification classes which are offered twice a year.

Twenty Facilities Management employees participated in General Educational Development (GED) classes and 14 employees attended English as a Second Language (ESL) classes. This fiscal year, two GED participants earned their GED certifications. In addition, one ESL participant and three GED participants wrote prize-winning essays for the Voices of Adult Learners competition, sponsored by the Adult Education Program in conjunction with the annual Virginia Festival of the Book.

As a result of the Facilities Management/Housing Division consolidation, HR&T took on a new training responsibility. The May 16 Summer Housing Zone Staff Training prepared 52 participants to professionally and safely support UVA's Summer Conference housing needs.

FM was proud to celebrate the educational achievements of eight employees this year. Two of them earned master's degrees, four earned their bachelor's degree, and two earned graduate certificates.

Nine Facilities Management employees completed Supervisory Essentials and 33 completed Essential WorkSkills. HR&T continued to support these two important UHR training courses by recruiting employees for these foundation courses for supervisors and entry-level employees respectively which provide critical information and skills for achieving successful job performance at UVA.



Housing Zone's Victoria Heflin and Deneen Morris discuss points presented in Teams: Building an Effective Workgroup.

Rewards and Recognition Program

Facilities Management utilizes the University's Reward & Recognition program to acknowledge the efforts of our employees.

During fiscal year 2010-2011, awards totaling \$118,050 presented to 355 full-time and temp/wage employees in the five business units: Energy & Utilities, Operations & Maintenance, Health System Physical Plant, Facilities Planning & Construction, and Management Services.

Further details on the accomplishments of Human Resources & Training are available in the 2010-2011 Human Resources & Training Annual Report [online](http://www.fm.virginia.edu/FMHome/departments/human/HRT_AnnualReports.aspx) at http://www.fm.virginia.edu/FMHome/departments/human/HRT_AnnualReports.aspx.

Community Involvement



Camp cabins and offices got a professional cleaning by Housekeeping volunteers including Dedrick Johnson, Tammy Carter and Drew Dillard.



The Mulch Madness Team included (L-R) Joann Im and Jennifer Heckman and many others who were not available for photos.



Frank Hill operates the forklift to collect all the scrap pipe, paneling and metal from the renovations. The material will be sent for recycling. UVa supports sustainability!

Facilities Management employees continue to generously support nonprofit service organizations through a number of traditional events. This year they even found time to add a new one, Cavaliers Care: A Day of Service, in April.

During the annual Day of Caring, more than 100 Facilities Management employees used their skills and energy to improve facilities at Camp Holiday Trails, the Senior Center and the Babe Ruth League field.

When the Commonwealth of Virginia Campaign held its annual fund-raising event for more than 1,000 non-profit organizations in our region, Facilities Management employees donated over \$20,700.

As the economy dipped and the holiday season approached, Facilities Management employees generously donated new bikes and toys to the Toy Lift. Earlier that Fall, through initiatives led by Employee Council, Facilities Management employees donated a barrel filled with school supplies for needy students and another barrel filled with non-perishables for the Blue Ridge Area Food Bank.



The windows in the Senior Center offices were spotless when housekeepers Erin Shaner and John Tindall finished their work later that morning.

Day of Caring photos by Sarita Herman, Resource Center



The Camp Holiday Trails horses needed their fences repaired and they got a truly professional job thanks to Carpenters Bryant Kidwell and Darrell Napier and HR Generalist Sarah McComb.



More professional fencing repairs were volunteered by Architect Jessica Hurley-Smith and Carpenter Linwood Marshall.



The local Babe Ruth Lane League will have a brighter, greener season next spring because Landscaper Nathan Skelton and (not pictured) Landscape Supervisor Chris Ward completely aerated the Lane playing field.



University Employee Councils' Fall 2010 community service effort was a school supply drive for underprivileged students in our area. Outgoing Facilities Management Employee Council Chair June Jones checked the progress. When the barrel was delivered to the Salvation Army, our employees had enthusiastically donated notebooks, pens, and backpacks as well as generous monetary gifts.



Brenda Buttner, Tim Gilmer and Martin Rush load the toys to be delivered to Toy Lift just in time for the holidays.



Facilities Management employees enthusiastically supported five different blood drives for Virginia Blood Services throughout the fiscal year. Troy Miller (above) proudly displays his blue and red badge of courage while (below) D.L. Ricketson calmly waits for the VBS technician to set up the equipment. Like most who support the VBS blood drives, Troy and D.L. are frequent donors who believe in giving back to their community, and probably saving lives in the process.



Cavaliers Care Day was an integral part of the Inauguration week events selected by Teresa Sullivan who was inaugurated in April 2011. Facilities Management employees volunteered their skills in landscaping and picnic table building at area schools and, even in the pouring rain and mud, spirits were high and the energy was positive.



Mark Stanis (far left) helps other University volunteers unload mulch for a new trail that the driver, Lawrence Morris, has brought.



Travis Sly (front) of Project Services helps Susan Carkeek of UHR and another volunteer assemble one of 60 picnic tables completed that day.

Left photo: Tim Spencer of Landscape leads a team of volunteers through the rain and mud to mulch down a new trail.



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Donald E. Sundgren
982-5834

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

Administrative Assistant
G. Maxine Maupin
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Organization Facilities Management University of Virginia

