2012-2013 Annual Report

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Mission Statement for Health System Physical Plant

Our mission is to support the Health System Environment of Care plans by providing a safe, functional and supportive environment for our staff, visitors and especially our patients.

Operations Summary – Narrative

Overview

Health System Physical Plant (HSPP) strives for excellence in providing facilities management support for the facilities, utilities, and operations in support of the University of Virginia Health System.

To maintain excellence in service and operations, HSPP employs well-established programs for preventive maintenance, corrective maintenance, major maintenance, and maintenance reserves. Operations are divided into four maintenance zones and a zone support department.

Utilization of a Zone Maintenance program enables a highly developed, professional maintenance staff to acquire an in-depth knowledge of assigned buildings and develop a close working relationship with customers.

Code Compliance / Fire and Life Safety

Compliance with Life Safety and Code regulations for all Health System facilities and buildings remains one of HSPP’s top priorities.

This year, the code compliance group assisted the Medical Center in an unannounced CMS Life Safety validation survey. Minor deficiencies were noted and resolved.

Compliance activities include regulation and requirements for the Virginia State Fire Code, Virginia State Fire Marshal’s office, The Joint Commission and CMS.

Buildings/Utilities

Routine and emergency service work is performed 24 hours daily, seven days a week, to meet Medical Center demands. A full staff of maintenance specialists, averaging 180 employees, is available daily from 7:00 am to 3:30 pm. After-hours and weekend service work is handled by a staff of 14 Master Maintenance Technicians.

Labor Crew

The labor crew specializes in special event set-ups, surplus pick-ups, and office relocation support. These employees responded to emergency events and worked to keep areas and exit corridors clear of clutter throughout the year.
Contract/Project Management

The project management team oversees infrastructure projects and improvements as well as management of maintenance contracts. They also are responsible for coordinating all utility outage requests. The focus of the group this past year was to support major capital projects with outage coordination; and continued support of zone maintenance with contract management. Planned outages this past year averaged over 78 a month in the Health System.

By providing expertise in contract management this group supports the maintenance zones in the following areas:

- Pneumatic Tube
- Boiler Maintenance
- Sterilizer Maintenance
- DI and RO water system maintenance
- Water treatment
- Pest Control
- Generator

Zone Support Group

The Zone Support Group is organized to provide support throughout the Health System. Requests are distributed to employees in the Plumbing, Electrical, Carpentry, Painting, Mason/Plaster, and Welding Shops. The Zone Support Group works as a team to complete numerous turnkey projects each year.

Carpentry Shop

By providing expertise in contract management this group supports the maintenance zones in the following areas:

- ICU renovations project
- Patient rooms refurbishment in hospital
- Supporting construction moves
- 2R Minor Project
- Dialysis Suite Renovation

Highlights of the past year’s projects include:
Mason/Plaster Shop

Sherwood Gibson (Supervisor) with crew

Highlights of the past year’s projects include:

- Patient rooms refurbishment project in hospital
- Refurbishment hospital ICU’s rooms
- Assisted Blake Center move
- Patching and painting Elson clinics

Paint Shop

Kenny Williams (Supervisor) with crew

Highlights of the past year’s projects include:

- Paint project for clinical areas at Elson Hall
- Provided paint services for 5 West at Medical Center due to flooding
- Currently, working on 6-West due to flooding in the Medical Center
- Paint project at Jordan Hall

Plumbing Shop

Freddie Snoddy (Supervisor) with crew

Highlights of the past year’s projects include:

- Refurbish new hospital
- Core Lab Lines for HVAC
- Emily Couric Cancer Center catwalk
- 3 East Dialysis Suite

Electrical Shop

Dean Lackey (Supervisor) with crew

Highlights of the past year’s projects include:

- ICU renovations project
- Assisted with the Blake Center move

Page 3
Exam light additions for Plastic Surgery

Shift Workers

Mike Rose (Zone 1 Shift Supervisor) and crew

The Master Maintenance Technicians continue to provide excellent service with 24/7 dedication. They provide first-response service coverage to over 5.8 million square feet during evening, night and weekend shifts. They take great pride in their work and go above and beyond what is asked of them to complete their tasks.

Zone 1

Richard Barbour (Zone 1 Superintendent) and crew in front of the UVA South Chiller Plant

Under the direction of Richard Barbour, Zone 1 employees strive continuously to provide and maintain a safe, pleasant environment for patients, staff, and visitors.

Major Zone 1 accomplishments over the past year include:

- Ensure that equipment operates twenty four hours a day for patient safety
- Helipad on Hospital roof operational
- New Circulating Tower
- Hospital North Bed Tower
- Bridge from garage to hospital
- Hospital lobby upgrade

Zone 2

Gary Allen, (Zone 2 Superintendent), and crew at McLeod Hall

Along with preventive and corrective maintenance, Zone 2 performs and oversees the replacement of major HVAC and mechanical systems within the designated area.

Significant Zone 2 accomplishments throughout the year include:

- Ensure that equipment operates twenty four hours a day for patient safety
- Jordan Hall HVAC renovation
- Replaced Vivarium Air Handler 1A in MR-4
- Installation of Backflow regulators for domestic water lines in MR-4
- Condensate pump installed in MR-4
Doug Rush, Zone 3 Superintendent, and his staff members responded to a variety of challenges while maintaining the building of the West Complex.

Doug accepted a promotion to Zone 3 superintendent this year. In his role, Doug is responsible for managing a staff of 17 employees supporting the West Complex of the Health System.

Significant Zone 3 accomplishments throughout the year include:

- Replaced fire panel in Old Medical School
- Penthouse in Multistory VFD replacement on multiple AHU’s and return fans
- AHU installed on 4th floor of Old Medical School
- Cobb Hall roof AHU replacement
- AHU installed on 3rd floor of Barringer
- Replaced 3 main valves on Oxygen System
- Assisted in multiple renovations for the Blake Center move

Larry Shackelford, Zone 4 Superintendent, and staff members once again successfully handled the unique challenges of maintaining numerous outlying buildings in areas such as Stuarts Draft, Zion Crossroads and Orange.

Significant Zone 4 accomplishments throughout the past year include:

- CMEM Electron Microscope became functional in the Life Sciences Annex of Snyder building
- Delta Force upgrades to Aurbach Research to reduce energy consumption
- MOB1 underwent Energy Recovery Unit upgrades to reduce humidity levels in building.
- Aurbach Research walk-in box replacement/upgrade is underway
- Delta Force is evaluating for upgrades to Snyder building
- KCRC In-Patient department closed
- Waynesboro Clinic became part of Zone 4
- Augusta Medical became part of Zone 4
Piedmont Nephrology became part of Zone 4
Moser Radiation, Sieg Warehouse, Northridge, Transitional Care Hospital and Kirtley Office Building all became what’s now called Northridge Medical Park

Utilities Management

A Utilities Management Plan establishes 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.

As part of established procedures performance metrics are tracked so that issues are proactively identified and plans of actions are implemented to mitigate or eliminate future problems. New facilities and associated new equipment have been successfully introduced into the Utility Management Plan and PM program this past year.

Significant projects Include:
- UH Emergency Power Upgrade
- UH HVAC Upgrade

Changes in regulatory standards will continue to require updates and revisions to the Utility Management Plan so that it is effective in delivering a safe environment in support of our patients, visitors and staff

Training

HSPP employees are required to complete annual Mandatory Training & Competency Programs as part of working in the Health System environment. These computer based learning modules (CBL’s) include workplace safety, QC, privacy and security. HSPP employees also attend a diverse number of classes, conferences and equipment training each year to keep up with new technology, enhance personal skills and maintain competency.

A partial listing of training completed during this past year, includes:
- Backflow Prevention Tester Training
- VSHE Annual Conference
- NFPA Annual Training Conference
- ASHE Annual Conference & Technical Exhibition
- Symposium on Building Envelope Technology
- Construction Owners Association of America Workshop
- International Summit/Exhibition on Health Facility PDC
- VFPA Annual Training Conference
- Asbestos Supervisor Refresher Training
- VCU Energy Conference

In 2008, the VA Board for Contractors initiated mandatory continuing education as part of the license renewal for many Master/Journeyman level tradesmen. HSPP helped coordinate classes and license renewal paperwork for Plumbers, Electricians, and HVAC Mechanics impacted by this legislation.
HSPP remains committed to enhance personnel skills and abilities in an ever-changing and demanding work environment.

HSPP Engineering

The HSPP engineering staff provides technical support to the maintenance staff and construction projects. Minimize construction and maintenance impacts on patients and guests are priorities.

The HSPP engineering office works continually to provide technical assistance throughout the Health System including inspections, drawing reviews, ICRA training, and engineering support for major renovation efforts. Ongoing projects/renovation areas include University Hospital, Connective Elements addition, to parking garages and hospital lobby. The engineering office efforts are also integral to obtaining and maintaining the University’s accreditation from AALAC, and CMS/Joint Commission.

Fire and Life Safety Inspection Services

HSPP provides continuous onsite fire and safety inspections services. Employing one full time Fire Protection Inspector, Clay Ottinger, and one part time inspector, Les Staton, HSPP assures all Health System facilities meet required Life Safety and Fire Safety codes.

This team provides inspections for ongoing major renovations through the Medical Center. 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. This team supported a week long CMS validation survey this year.

Work Management

Work Management serves as the initial point of contact for all facility related services for the University of Virginia Health System.

Customer Service

HSPP Customer Service Representatives: Courtenay Starks, Laura Garrison and Shirley Bennington
During the 2012-2013 fiscal year Customer Service Representatives worked to meet customers' needs from helping in an emergency situation to routine calls and facility issues. Over 80,000 work orders were processed.

The hospital staff reports all facility issues to this group of dedicated service representatives.

**Storeroom**

The Storeroom stocks many of the parts and supplies needed daily by HSPP personnel. Numerous daily transactions take place to ensure the most efficient and effective operations throughout the Health System. Over 8,000 transactions were done last year in support of the HSPP operations. The storeroom has incorporated additional plumbing and electrical supplies in order to meet the increasing needs of HSPP staff.

**Congratulations**

HSPP 2012/2013 Fiscal Year Retirees:

- Robert Garland – 01/27/13
- Daniel Lindsey – 05/19/13

**Advancement**

Douglas G. Rush accepted the position (with a start date of January 14th, 2013) of Zone 3 Superintendent. This zone is responsible for over 900,000 square feet of clinical, research and office space in a geographic zone bounded by Hospital Drive, University Ave and Jefferson Park Ave.

Doug is a graduate of Buckingham High School and worked at George Dansey Inc. and W.E. Brown Inc. before joining the University in 1998. He first worked as an HVAC Mechanic in the Academic Division and joined HSPP in 2004. Since then he has worked as a HVAC Leadman, and HVAC/Electrical Supervisor of a staff of 15 for the last 4 years. His work in HSPP has been in both the Hospital zone and the Research zone. He has worked with the University Delta Force since its inception and has received many Extraordinary Contributor awards. Doug is a licensed Heating, Ventilation and Air Mechanic in the State of Virginia.
Accomplishments

Steve Bunch received a certification from Aegis Environmental Inc. The organization is a training agency for Class A & B Operator Training for Virginia Underground Storage Tanks credentials. The state certificate requirement involves attending a day course. The certification fulfills DEQ-EPA requirements for those who manage regulated underground petroleum tanks. Also, the certification is required to train Class C Operators. At the present time HSPP maintains 40,050 gallons of ultra-low diesel fuel stored in 10 underground storage tanks.
Health System Physical Plant
Appendix A

John Rainey
Director

David (Derek) Wilson
Deputy Director

Richard Barbour
Zone 1

Gary Allen
Zone 2

Zone Support Zone

Charles (Chuck) Parker
Deputy Director

Doug Rush
Zone 3

Larry Shackelford
Zone 4

William (Bill) Rockwell
Engineer
Operations Summary - Financial

operations in the University of Virginia Health System for the past eight years. This data is organized by agency.

Academic Health System (Agency 207)

<table>
<thead>
<tr>
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<td>$2,261,077</td>
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<td>Grounds</td>
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<td>Major Maintenance</td>
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<td><strong>Subtotal Facilities</strong></td>
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<td>Maintenance Reserve</td>
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Medical Center (Agency 209)

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<td>Cost Per Square Foot</td>
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<td>Agency 209 Utilities- same area as 254.1</td>
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Appendix B
## BUILDING, NUMBER, NAME AND GSF BY ZONE

<table>
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<td>1143 Primary Care Ctr</td>
<td>130,067</td>
<td>1015 McLeod Hall</td>
<td>132,016</td>
<td>1049 Hospital Dr Traffic Pav</td>
<td>64</td>
<td>1600 Kluge Children's Rehab/KCRC</td>
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<td>1146 Emory Couric Cancer Center</td>
<td>146,000</td>
<td>1016 Claude Moore Nursing</td>
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<td>18,364</td>
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<td>1031 Eison Student Health</td>
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<td>67</td>
<td>1628 KCRC Cochran House</td>
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<td>1149 11th Street Parking Garage</td>
<td>388,000</td>
<td>1141 Health Sciences Library</td>
<td>83,971</td>
<td>1172 Multi-story</td>
<td>237,546</td>
<td>1674 Vivarium Storage #3</td>
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<td>1150 University Hospital</td>
<td>1,059,807</td>
<td>1142 Jordan Hall</td>
<td>442,438</td>
<td>1173 Davis</td>
<td>58,196</td>
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<td>1152 Helicopter Pad</td>
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<td>1164 PCC Annex</td>
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<td>164,206</td>
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<td>115,675</td>
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<td>3010 East Precinct Office Trailer</td>
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<td>1179 Hospital Link</td>
<td>3010 East Precinct Office Trailer</td>
<td>1,500</td>
<td>1180 Hospital Link</td>
<td>1988 Malcolm Cole Child Center</td>
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<td>3018 Hospital Link</td>
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Sub Total GSF: 2,176,516

Total GSF: 6,038,763

Total 209 Occupied Space: 2,667,868

Total 207: 2,111,526

Total OTHER: 1,257,369

### BUILDING, NUMBER, NAME AND GSF BY ZONE

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<th>BUILDINGS IN DESIGN/CONSTRUCTION PHASE TO BE OPENED IN FUTURE YEARS</th>
<th>SQ. FOOTAGE</th>
<th>ANTICIPATED OCCUPANCY/OPENING DATE</th>
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Appendix C

Total 209 Space Task 254.1 bills for 2,226,493