Protecting UVA’s bats

FM installs bat houses around Grounds

Project Services team members recently installed cedar bat houses in the Dell area as well as other wooded areas around Grounds. The bat houses — purchased from BatBnb, a company started by a UVA alumnus — aim to provide a habitat for bat populations that may be affected by nearby construction activities.

Bats are beneficial for various environmental reasons, including keeping insect populations in check. One bat can eat up to 1,000 mosquitoes and other small garden pests every single hour, according to BatBnb. Despite these benefits, bat droppings (known as guano) can be a health hazard to humans when they build up inside of living spaces.

When renovation work first started on the McCormick Road Residence Houses last summer, crews discovered evidence of a small number of bats living in some of the attic areas. Housing Maintenance staff worked with a licensed pest control contractor to relocate bats from the attic and then sealed the entry points. According to animal control professionals, once bats are excluded from an attic, they will try to find a new entry point into the building and it is best to introduce a nearby bat house as an alternate home.

Office of the Architect Senior Landscape Architect Helen Wilson and Director of Project Services Mark Stanis identified the best locations for the bat houses, which include seven in the Dell and six others in various locations including the South Lawn, the South Garage and Sprigg Lane.

These are not the first bat houses installed on Grounds. In 2014, six bat houses were installed in the Gooch-Dillard area near the entrance to the South Lawn, the South Garage and Sprigg Lane.

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FM introduces new Customer Portal

Facilities Management recently launched a new Customer Portal for UVA customers to request service, view work order status and find building information. The online tool aims to provide customers a single access point to the information they regularly receive from FM regarding their facilities.

The Customer Portal project team included staff from multiple FM departments including Technology & Innovation, Programs & Informatics, Finance and Systems Engineering. The process also involved surveying customers from across the University for their input.

The website includes a way to quickly and easily submit a request for service, as well as look up information on the facilities maintained by FM, including contact information.

See CUSTOMER on page 3
E&U team tackles both emergencies & efficiency

The Energy & Utilities team is regularly looking at ways to improve the efficiency of the University’s mechanical plants while also addressing emergencies as they arise.

In December, one of five main boilers at the Main Heat Plant experienced pumping and increasing the load on the system. In addition to last minute repairs, the E&U team also works on long-term projects, including recent efficiency improvements at the Massie Road Plant. Several years ago, the team recognized that this plant was operating at only 51 percent efficiency due to its original design to serve a much larger sports complex. The team launched an innovative project to address the efficiency issues at the plant by rightsizing boilers, improving controls and pumping and increasing the load on the system.

Sophisticated controls increased performance and enabled staff to identify issues quickly while new high-efficiency and low nitrogen oxide burners also contributed to reducing the plant’s nitrogen footprint. Two half-capacity boilers were obtained to hit the capacity “sweet spot” during spring and summer months.

The improvements resulted in the plant achieving an average efficiency of 85 percent during the past three fiscal years, saving more than $400,000 in fuel and almost 3,550 metric tons of carbon dioxide equivalents (MTCDE) of avoided carbon emissions.

HSPP assists with accreditation

Health System Physical Plant staff members recently assisted with the onsite survey portion of the Joint Commission’s re-accreditation of UVA’s patient care facilities.

The Joint Commission’s mission is to continuously improve healthcare for the public by evaluating healthcare organizations. To earn and maintain accreditation, UVA must undergo an on-site survey by a Joint Commission team at least every three years.

HSPP Deputy Director Chuck Parker leads the department’s accreditation readiness program and has spent the last three years reviewing documents and programs, including the production of new Life Safety drawings for the University Hospital Expansion.

During the commission’s recent survey in March, Parker and Health System Engineer Bill Rockwell assisted the onsite Life Safety team in reviewing the University Hospital building construction while HSPP Deputy Director Derek Wilson provided quick responses for many requests for information from the surveyors.

Multiple staff members from Renovations, Zone 1 and Zone 3 assisted with the survey process as well, opening and closing ceilings for inspection and performing on-the-spot repairs and adjustments.

With the help of Parker’s expertise and leadership, the commission noted the fewest and least severe citations during their survey compared to the past 14 accreditation visits. The Joint Commission’s full findings and official accreditation report will be released in the near future.

Pavilion doors re-grained

The doors of Pavilions II, III and X were recently “re-grained,” or treated in a traditional decorative technique for making ordinary wood appear to be more rare and expensive. In the case of the pavilions, pine doors were “grained” to make them look as if they were mahogany. The FP&C Historic Preservation Team (bottom photo) guided John Canning Associates to perform the graining technique, which uses subtle paint lines to create the impression of a wood grain. Read more on UVA Today.
Brandon Avenue projects kick-off construction

Multiple projects planned for Brandon Avenue will transform the area into a vibrant, collaborative community for students to live and engage in student activities.

The Brandon Avenue Green Street & Utilities project will create a redesigned streetscape that will provide an attractive setting for new university buildings, including on-Grounds housing, new academic buildings and a new Student Health and Wellness Center. The project’s current activities include the installation of a Bice House access road and a new central UVA utilities corridor to serve this area.

The Brandon Avenue Upper Class Housing project will construct a new residential housing facility for upper class students. This 208,000-gross square foot building will house 313 students. Current activities include installation of caissons, reinforcement cages and concrete placement as well as utility installation for the stormwater line.

The estimated completion dates for the Brandon Avenue projects are: June 2019 for the Upper Class Housing building; February 2020 for the Green Street; and August 2020 for the Student Health Center.

The Green Street & Utilities project team includes Supervisory Team Leader Steve Dempsey and the Upper Class Housing project team includes Supervisory Sr. Construction Administration Manager Steve Ratliff along with Project Coordinator Raleigh Roussos, Sr. Construction Administration Manager Charlie Durrer and Construction Administration Manager Amanda Farmer, all working on both projects.

The Green Street project architect is Perkins + Will and the general contractor is Barton Malow; the Upper Class Housing project architect is Goody Clancy and the general contractor is KBE.

Hospital expansion tops milestone

The University Hospital Expansion project recently celebrated a significant milestone with its “topping out” ceremony on January 10. During the ceremony, construction crews, members of the project team and Health System staff gathered to sign the final steel beams before they were raised into place. This ceremony marked the completion of the entire steel structure, which is made up of 4,000 tons of steel.

The project continues to move forward with recent activities including framing of the single occupancy patient rooms on levels 3 and 4, drywall installation in the lobby and installation of the main entrance canopy.

The expanded emergency department is expected to open in the summer of 2019 with the tower opening in 2020. The project’s architect is Perkins + Will and Skanska is the construction manager.

Customer (Cont’d from p. 1)

CUSTOMER information for facility coordinators, current/upcoming projects, utility outages and any work order the individual user has submitted for the building.

Future planned improvements to the Customer Portal include displaying building energy data, the ability to attach images to requests and additional financial information. To submit feedback or a suggestion about the Customer Portal, email fm-service-call@virginia.edu.

The FM Technology & Innovation team also recently launched a new way for Facilities Management staff to report problems or request service. The group partnered with SysAid, a leading provider of IT service management software.

A new shortcut to the SysAid Self-Service Portal is now available on all desktop computers connected to the FM network or can be accessed on the FM Technology & Innovation homepage.


SAFETY

Report ‘near miss’ incidents on OHS website

The Occupational Health & Safety website now features near miss reporting.

A ‘near miss’ is an unsafe happening that could have resulted in an injury, fatality or property damage. A lucky break in the chain of events prevented the worst from happening.

Reporting a near miss will help make FM safer for everyone by addressing safety issues before they result in an accident. Only use the near miss reporting tool for incidents that did not result in injury.

The Near Miss Form can be found on the Occupational Health & Safety Forms website below the link to the Worker’s Compensation/Accident Reporting Portal.

SUSTAINABILITY

UVA Sustainability honored with awards

The University of Virginia recently received multiple awards honoring its sustainability efforts.

The Association for the Advancement for Sustainability in Higher Education (AASHE) recently honored the University for completing the organization’s Sustainability Tracking, Assessment & Rating System (STARS) reporting process and earning a Gold rating.

The rating — which was awarded on March 1 and is valid for three years — is based on academic course offerings, research, campus engagement, greenhouse gas emissions, community partnerships and more. UVA's STARS submission noted specific actions to advance sustainability, including the launch of UVA's Sustainability Plan, Greenhouse Gas Reduction plan and a commitment to two large utility-scale solar projects.

In addition, UVA recently won a Gold Governor’s Environmental Excellence Award (GEEA) for its sustainability program. The award honored the Office for Sustainability’s work to foster a culture of environmental sustainability; highlighting recent accomplishments related to reducing the University’s environmental footprint; and maintaining a commitment to future sustainability-oriented actions. The award was announced at the Environment Virginia Symposium in early April.

FM Core Topics of the Month

The FM Core Topics of the Month poster is a new production of the FM Sustainability Council that features content about FM’s core initiatives.

The posters are shared with managers and supervisors to post in team work areas and discuss at team meetings as well as posted in the bathroom stalls in some FM buildings.

For a chance to win sweets at your team’s next staff meeting, submit suggestions for the monthly poster either by emailing sustainability@virginia.edu or leave responses in the Sustainability boxes located in FM buildings.

DIVERSITY & INCLUSION

FM Girls Day registration opens April 23

Facilities Management will host its third annual Girls Day set for Thursday, June 14, 2018 from 8 a.m.-3 p.m.

This year’s event will be open for ages 10-16. The event will follow the same schedule as past years with work site tours around Grounds in the morning and a trades show with hands-on activities in the afternoon. This year’s lunch speaker will be UVA Director of Athletics Carla Williams.

Registration will open for FM employees on Monday, April 23 and then for University and Charlottesville area community members on Tuesday, May 1. The schedule of the day and more information will be posted on the FM Girls Day 2018 website in the near future.

Join FM Diversity and Inclusion Committee

Facilities Management employees who are interested in supporting diversity and inclusion at FM are welcome to join the committee.

New members and perspectives are always welcome. If you are interested, email Caitlin Murtaugh at cm8nf@virginia.edu or Rollie Zumbrunn at rz9t@virginia.edu.
Lois Jones of Housing Custodial retired December 24 after 40 years of service. Lois joined UVA in 1977 and worked in Newcomb Hall dining services for 22 years. She transferred to Housing Custodial in 1999 and served as a housekeeping worker in Brown College and eventually in the McCormick Road Residence area. In 2014, Lois earned her GED through the Charlottesville City Schools Adult Education Program partnership with UVA. Lois plans to spend her retirement visiting with family members.

Rebecca Leinen of Human Resources & Training retired February 1 after more 10 years of service. Rebecca served as the director of her department, guiding FM through a period of dramatic staff growth. Rebecca’s initiatives included the Career Path program, the Leadership Forum and Manager Enrichment. As the Apprentice Program Manager, Rebecca successfully recruited, guided and graduated more than 60 apprentices. Her hard work was recognized by Gov. McAuliffe in 2017 when she was appointed to the Virginia Apprenticeship Council. Over the years, her team was recognized by the Charlottesville chapter of the Society for Human Resource Management and the Virginia Association for Adult and Continuing Education.

Jeff Sitler of Environmental Resources retired April 1 after 21 years. Jeff first came to UVA in 1998, joining the Environmental Health and Safety team. He was first tasked with maintaining UVA’s environmental compliance with the Environmental Protection Agency’s Clean Water Act. Over time, Jeff built a team that established new approaches to stormwater management at UVA. The University’s first major stormwater infrastructure project was the Dell pond installed in 2003, which received first place in the 2017 Best Maintained BMP category by the Chesapeake Stormwater Network. In 2012, the Environmental Resources team was transferred to the Facilities Management department where they continued to ensure projects were abiding by best management practices and meeting government guidelines. A tree was planted in Jeff’s honor on Founder’s Day to honor his tireless promotion of innovative stormwater practices.

Pat Napier of Finance retired January 1 after more than 18 years of service at the University. During her 17 years with FM as a fiscal technician, Pat was the primary timekeeper for Custodial Services. Over the years, she worked on a variety of different systems from paper time cards to web-based time management. Pat was well-known for her colorful flip flops and her outgoing personality. Pat has many friends and family at FM, including daughter Glenda Walton of Project Services and grandson Bryan Ferguson of Landscape.

Bill Martin of Facilities Planning & Construction retired February 16 after more than 28 years. Bill first joined UVA in Procurement Services Supplier Diversity and has served in various roles, most recently as FP&C contract administrator for construction since 2008. During his time in FM Materials, Bill initiated “Just in Time” contracts for daily delivery of parts for Operations groups, which are still in use today. Over the past decade, Bill has been a key figure in the execution of 450 professional services contracts valued at $35 million and over 100 construction contracts with a value of more than $415 million. His touch is on many projects, including the University Hospital Expansion, Outpatient Procedure Center and Education Resource Center, and he has been a champion of UVA’s diversity mission and outreach initiatives.

Best Wishes to FM Retirees

Steven Swingler
Trades Utility Senior Worker
Newcomb Zone Maintenance
Dec. 1993-Dec. 2017

Edward Wright
Plumber
Newcomb Zone Maintenance
Dec. 2006-Dec. 2017

Charlotte Foster
Custodial Services Worker 3
McCormick Zone Custodial Svs.
Dec. 2006-Dec. 2017

Evern Bunion
Housekeeping Worker 2
McCormick Zone Custodial Svs.
March 1997-February 2018

Ken Davis
Door Hardware Specialist
HSPP Zone 1
February 2013-February 2018

Fred Averill
Landscape & Grds. Worker 4
West Grounds Zone Landscape
April 2001-March 2018

Michael Daddezio
Plumber
McCormick Zone Maintenance
July 1985-March 2018

Questions about retirement?
Contact HR Solution Center 982-0123 or AskHR@virginia.edu
COMPLIMENTS FROM CUSTOMERS

Kalenga Kilumba: We are greatly satisfied with the work of Kalenga, who cleans the Claude Moore Medical Education Building. Each morning we can always count on entering a clean and fully stocked area. Kalenga is always extremely pleasant and humble, a joy to have around. He takes pride in his work, wants to do a fulfilling job and appears to be grateful for the opportunity to work. He is always professional, responsible and he stays connected. All of us here are pleased that Kalenga has been assigned to our building. —Mary O’Leary, School of Medicine

Norman Hughes: Norman recently almost slipped on black ice near some dumpsters and made a phone call to me to warn my staff so we were able to put salt down by the dumpster. I think this was an accident waiting to happen, but without complaint, and when I see you cleaning in the morning, please be assured I watch every step. Thank you for your efforts in Shannon. You do a stellar job and do not get compensated enough. On top of all of that cleaning, you do it in thanks enough. On top of all of that cleaning, you do it ahead. You deserve a lot of thanks for not only completing your job every day, but for doing it with a smile and pride. We all appreciate you and your hard work silently, but I hope that a few of us say “thanks” in the morning because you deserve a thousand thank yous. —Tanya Moore, Housing Custodial

Sandy Payne: We in HR are so happy to have Sandy back in our building. She is excellent, always has been. We are hoping she’ll be able to stay over here because of how great and friendly she is. And also, because of how clean she keeps our buildings. She does a wonderful job. —Erin Shelton, University Human Resources

Tabitha Ford: Thank you for keeping Hallsey Hall looking so nice, clean and welcoming to our students and visitors! We really appreciate it and are so happy to have you with us. —The Department of Statistics

Elizabeth Powell: Thank you for doing foundational, essential work in Shannon House. This place would be a mess without you, as I’m sure you know. Thank you for cleaning the floors, tables, glass, mirrors, toilets, sinks, doorknobs and showers of Shannon. You do a stellar job and do not get compensated in thanks enough. On top of all of that cleaning, you do it without complaint, and when I see you cleaning in the morning, you have a smile on your face that brightens my whole day ahead. You deserve a lot of thanks for not only completing your job every day, but for doing it with a smile and pride. We all appreciate you and your hard work silently, but I hope that a few of us say “thanks” in the morning because you deserve a thousand thank yous. —Shannon House resident

NEW HIRES, TRANSFERS & PROMOTIONS

Jason Simmons, HVAC Supervisor, Automation Services
Jason Hart & Jaireym Martin, Instrumentation & Controls Technicians, Automation Services
Titus Akusuru, JaRon Awkard, William Barrett, Tabitha Ford, Dereice Lee & Zarkpa Quaye, Custodial Services Workers, Custodial Services
Todd Butler Sr., Josephine Kanyamukenge, Justin Ntabala, Lamie Vay & Charles Wvaza, Custodial Services Workers, North Grounds Custodial
Berhan Aljiji, Contract Administrator for Construction, Facilities Planning & Construction
Henry Hull, Project Coordinator, P&G
Tracy Marcotte, Connie Walters & Maria Wernstrom, Finance Associates, Finance
Cody Childers, Dennis Jones & Dylan Olinger, Fire Systems Assistant Technicians, Fire Protection
Jace Goodnight, Trades Utility Worker, HSPP Renovations
Wavley Thomas, Electrician, HSPP Zone 1
Jasper Strickler, Master Maintenance Tech., HSPP Zone 1
Mark Stinnie, HVAC Install & Repair Technician Sr., HSPP Zone 3
David Davis, Plumber Steamfitter Sr., HSPP Zone 3
Troy Young, HVAC Mechanic Sr., HSPP Zone 3
Mariah Kurpel, Plumber Steamfitter, HSPP Zone 4
George Dorman, Boiler Operator, Heat Plants
Scott Smith, HVAC Assistant Sr., Housing Facilities
Yousif Almalah, Trades Utility Sr. Worker, Housing Facilities
George Garrison, Equipment & Repair Technician, Landscape
Larry Carroll, Landscape & Grounds Worker, Landscape
David Gregory, Carpenter, Central Grds. Zone
Douglas Matthews, Carpenter, McCormick Rd. Zone
Victor Brown, Plumber Sr., McCormick Rd. Zone
Thomas Dean, Carpenter, Newcomb Zone
Daniel Taylor, HVAC Mechanic, North Grounds Zone
Mary Ann Stumbaugh, Systems Engineering Associate, Operations Management
Ronald Shiflett, High Voltage Electrician, Power & Light
Ken Meyers, Facilities Informatics Program Manager, Programs & Informatics
Nina Fortune & Corey Poole, Logistics Coordinators, Programs & Informatics
Scott Clothier, Electrical Engineer, Project Services
James Pace, Mason Lead, Project Services
Zackery Mays, Plasterer/Drywall Lead, Project Services
Kristina Williams, Plumber, Project Services
Amy Stoops, Project Manager-Design, Project Services
Glenn Shiflett, Surplus Program Coordinator, Project Services
Michael Lamb, Recycling Worker, Recycling
Ruta Vasiukevicius, Document & Compliance Analyst, University Building Official
Ed Brooks, Utility Systems Maintenance Manager, Utilities
Barry Woods, Utility Systems Welder Sr., Utilities
David Hermes, Utilities Supervisor, Utilities

Ufirst project update

The Ufirst project recently rescheduled the launch of its new supporting technology, Workday, from July 2018 to January 2019.

To ensure a smooth transition to this new technology, the project team has been involved with several rounds of review and testing. During the most recent testing phase, the team identified challenges with how the Workday system processes benefit deductions and integrates those deductions with the Payroll module.

The rescheduled launch date will allow the team to finalize the necessary changes, complete testing and be confident in the accuracy of the payroll and benefits deductions.

For more information, visit the Ufirst project blog.
EDUCATIONAL & PROFESSIONAL ACCOMPLISHMENTS

Energy & Utilities team receives ACEC award

Facilities Management and CHA Consulting recently received a 2018 Merit Award from the American Council of Engineering Companies of Virginia during their Engineering Excellence Awards on February 1.

The award honored the team’s work to provide the engineering and construction oversight of an emergency project, which replaced the hot well tank within the Main Heat Plant. The hot well tank receives all of the steam condensate returned from the many Academic, Research and Medical Center buildings connected to the central steam distribution system.

This critical project required a quick turnaround as this single system serves many buildings and repairs can only take place during the summer months when condensate return flow is at a minimum. The Energy and Utilities team discovered that the leak in the hot well tank occurred due to corrosion from brine, which was the backwash from the water softeners in the open floor drain. The team designed a new hot well of more resistant, higher-grade stainless steel and rerouted the brine to the sanitary sewer in its own pipe.

Team members quickly designed and installed a temporary bypass system that was used during construction to prevent any interruption in service to the University. The project was completed successfully, with most of the work performed by the Utilities team, without any injuries.

Merriam named president of VAPPA

Associate Director for Facilities Maintenance Mike Merriam started his term as president of the Virginia Chapter of APPA: Leadership in Educational Facilities in March.

Merriam had served as the president elect for the past year and officially took over duties at VAPPA’s annual conference at Hampden-Sydney College.

NOTED WITH REGRET

Khalil Jones of Health System Physical Plant Zone 4 died January 20. Khalil first joined the University in 2007 as a plumber apprentice, moving from New Jersey where he had attended a technical school studying plumbing.

He graduated from the program in 2011, impressing his supervisors with high grades and his ability to learn new skills quickly. Khalil was an active member of the Charlottesville community and volunteered as a coach, referee and community activist.

Duffy earns CAFM certification

Transportation Operations and Fleet Manager Michael Duffy recently completed the Certified Automotive Fleet Manager (CAFM) certification program. The program is administered through NAFA Fleet Management Association, the world’s premier not-for-profit association for professionals who manage fleets of vehicles of all types and sizes.

The CAFM certification program requires successful completion of eight different disciplines and demonstrates a high level of professional excellence and commitment to the automotive fleet management profession.

Staff achieve solar industry top certification

In an effort to keep costs down by increasing the number of solar panels installed in-house by UVA staff, two University employees recently earned the industry’s top certification through the North American Board of Certified Energy Practitioners (NABCEP).

Associate Director of Power & Light Sathish Anabathula and Power & Light Electrical Engineering Associate William Evans achieved the NABCEP PV Installation Professional certification, which is widely recognized as the “gold standard” for renewable energy professionals and is required of all contractors installing solar arrays on Grounds.

To earn the NABCEP certification, relevant education and experience related to PV system installation must be documented and staff members had to pass a rigorous exam that covers the breadth of the multi-craft knowledge, skills, and abilities required to competently design, install, and maintain PV systems.
STAFF PANCAKE BREAKFAST

Employees enjoying the UVA-wide Staff Appreciation Pancake Breakfast on March 6 included, top row from left, UVA President Teresa Sullivan (center) greeting Housekeeping Supervisor Jessica Snow, Housekeeping Worker 2 Phyllis Meredith, Housekeeping Supervisor Geri Findley and Custodial Services Worker 2 Sona Chitadze; Landscape & Grounds Workers 2 Clinton Martin and Shawn Allen; Custodial Services Worker 3 Dione Bullock; bottom row from left, Electrician Apprentice Nathan Henderson and HSPP Zone 2 Electrician Edward Gaines with Historic Mason Supervisor Dennis Edwards in background; and HVAC Apprentice Markel Randolph, Plumber Apprentice Luke Henry and Sheet Metal Senior Technician Mike Clements.

STUDENTS HONOR STAFF

Two Facilities Management employees were the guests of honor at a student-organized dinner at the Rotunda on February 14. Custodial Services Worker Michael Minor and Custodial Services Worker 1 Joseph Ribero joined the resident staff and first-year residents of the Page-Emmet dorms during their Dome Room Dinner. This tradition was started years ago as a way for each first-year residence hall to gather together for a special meal in the University’s iconic building. The dorms’ resident staff invited the two Housing Custodial employees to express their appreciation for all they do. “Mike and Joseph are a dear part of our dorm family,” said Luke Williams, one of the resident staff. Joseph (left photo) is pictured speaking to the group. The Page-Emmet dorms’ resident staff (right photo) gather with Joseph (far left) and Michael (far right) during the dinner.

SAVE THE DATES

April 16-22: Earth Week 2018 events
April 23: Fidelity workshops, noon-1 p.m. & 2-3 p.m., FM Lunchroom
April 23: FM Girls Day 2018 registration opens for FM staff
May 8: FM Blood Drive, 11 a.m.-3 p.m.
May 18-20: Final Exercises Weekend
May 28: Memorial Day Holiday
June 5: Years of Service photos for FM staff celebrating 25+ yrs
June 5: Service Awards for 25+ yrs., 5:30-8 p.m., Boar’s Head
June 18: Service Awards for 10-20 yrs., Time TBD, Alumni Hall
June 21: FM Ice Cream Social, 12:30-2 p.m.