1. Call to Order
2. Facilities and Capital Outlay Updates
3. Capital Outlay Report
4. Facilities Management
   - Facilities Maintenance
   - Grounds Maintenance
   - Environmental
5. Open Discussion
Facilities and Capital Outlay Updates

• FY 15 Strategic Initiatives
  • Energy Updates
  • Facilities and Capital Outlay Website
  • Tree Campus USA
  • Master Planning
Facilities and Capital Outlay Updates

FY 15 Strategic Initiatives

MANAGE BUDGET REDUCTIONS WITH SMALLEST POSSIBLE IMPACT TO SERVICE LEVELS

ENERGY - CREATE AND PUBLISH ENERGY AND RESOURCE CONSERVATION POLICY, PARTICIPATE IN DEMAND RESPONSE, CONDUCT UTILITY BILLING AUDIT, IMPLEMENT POWER CONDITIONING PROGRAM, CREATE TOTAL ENERGY DASHBOARD (ALL ENERGY INCLUDING POWER/STEAM/GAS), SUPPORT STEAM PLANT OPERATIONS (FILL ESSENTIAL POSITIONS, IMPLEMENT UNIFORM BOILER CONTROLS, PREPARE VSU STEAM SYSTEM STANDARDS DOCUMENT, PREPARE HEATING PLANT OPERATOR TRAINING MANUAL, PREPARE BOILER MAINTENANCE & CALIBRATION MANUAL)

IDENTIFY A COST ALLOCATION DATABASE SOLUTION - IDENTIFY NET ASSIGNABLE SPACE, ALIGN WITH USER GROUPS, MAP TO BUDGET SOURCE, INTEGRATE WITH ACTIVE DIRECTORY

DEVELOP METRICS FOR CAPITAL OUTLAY PROJECT MANAGEMENT EFFECTIVENESS (TO INCLUDE CUSTOMER SATISFACTION AND LIFE CYCLE COSTS)

SUPPORT CAMPUS SECURITY IMPROVEMENTS - CORRECT PRIORITY ONE LIGHTING DEFICITS, SUPPORT ACCESS CONTROL INITIATIVE, SUPPORT CAMERA SURVEILLANCE INITIATIVE, STRETCH GOAL - ADVANCE TO PLANNING CAMPUS SECURITY BUDGET REQUEST

COORDINATE PROGRESS OF PROJECTS AND INITIATIVES TO SUPPORT MULTIPURPOSE CENTER CONSTRUCTION - WATER TOWER AND SERVICE LINES, RIVER ROAD WIDENING (Chesterfield County), EROSION AND SEDIMENT CONTROL, FACILITY OPERATOR SELECTION AND CONTRACT

COMPLETE, RATIFY AND PUBLISH NEW COMPREHENSIVE MASTER PLAN

IMPROVE/UPDATE FACILITIES AND CAPITAL OUTLAY WEBSITE

ALL DEFERRED MAINTENANCE /MAINTENANCE RESERVE SUMMER PROJECTS PLANNED AND COMPLETED PRIOR TO 8/1/15 (NIC EMERGENCY AND NCO PROJECTS)

PARTICIPATE IN AND SUPPORT CAMPUS PARTNERSHIPS - TREE CAMPUS USA, HISTORIC INTERPRETIVE WALKING TRAIL, ENVIRONMENTAL CURRICULUM, BIKE PROGRAM

CREATE A FACILITIES/CAPITAL OUTLAY DISASTER RELIEF TEAM AND PROVIDE CERT COOP TRAINING TO TEAM

ENVIRONMENTAL COMPLIANCE - ASBESTOS AND LEAD-BASED PAINT OPERATION AND MAINTENANCE PLAN; ELECTRONIC DATABASE FOR ASBESTOS AND LEAD-BASED PAINT SAMPLING DATA, CHEMICAL INVENTORIES; TRAINING MODULES FOR FACULTY AND STAFF - HANDLING AND DISPOSAL OF RADIOACTIVE MATERIALS, INDOOR AIR QUALITY, HAZARDOUS WASTE MANAGEMENT; DRILL RESPONSE ON VSU’S OIL DISCHARGE CONTINGENCY PLAN; REVIEW AND UPDATE VSU’S SPILL CONTROL AND COUNTERMEASURE PLAN; ENVIRONMENTAL TRAINING MODULES ON WEBSITE
Facilities and Capital Outlay Updates

FY 15 Capital Outlay and Facilities Energy Plan and Status

• Energy and Resource Conservation Policy – Created and In review
• Building Automation Controls Sequences (Night and Out of Hours Setbacks, Lighting Controls) - Setbacks Created and implemented at 30 Campus buildings; 70% of space
• Power Conditioning (9 Buildings) – Completed January
  • Torque, Inspect and Clean Major Electrical Components
  • Surge Protection
  • Uninterrupted Power for Building Controls
• Create Energy Dashboard (Maximo) – In progress
• LEED Commissioning/Re-commissioning - 2 buildings in progress
• Demand Response – Payment for short term reductions in electric load when grid is overtaxed
• Steam System Improvements – Steam Plant Organization, Steam Trap Replacements, Insulation – In Progress
• LED Lighting Replacements – Funding Approved for Moore Hall
• Utility Invoice Audit – Solicitation on eVA; Proposals Due 2/18/15
Facilities and Capital Outlay Updates

SUPPORT CAMPUS SECURITY IMPROVEMENTS

CORRECT PRIORITY ONE LIGHTING
• 34 Pole Mounted lighting fixtures and several wall mounted lights installed to date at Hunter McDaniel Hall, Wilder Building, Langston Hall, Gandy Hall, Engineering Technology Building and Branch Hall
• Next installation planned for Virginia Hall

SUPPORT ACCESS CONTROL INITIATIVE
• Trojan Card - Card Readers installed at 91 door locations (OIT and Administration Initiative)

SUPPORT CAMERA SURVEILLANCE INITIATIVE
• In Progress – Gateway II and Quad II Interior Cameras
• Security Report – Quad II Parking Lot Gates and Fencing

STRETCH GOAL - ADVANCE TO PLANNING CAMPUS SECURITY BUDGET REQUEST
• Request Submitted – Exterior Lighting, Card Access, Physical Barriers, Demolition of Abandoned Structures
• Legislative Talking Points and White Paper Prepared for distribution to Legislators
Facilities and Capital Outlay Updates

Master Planning

- Comprehensive and long-range in nature
- Responsive to current needs
- Sufficiently define and address the future development needs of campus in support of the University’s mission and strategic plan

MASTER PLANNING WORKING COMMITTEE

OFFICE OF THE PRESIDENT
Athletics - John Wilson
University Technology Services - Beau Hurley

ACADEMIC AFFAIRS
Vice Provost - Nicolle Parson Pollard
School of Agriculture - Wondi Mercie
Research – Robert Corley

STUDENT AFFAIRS
Student Affairs - Menjiwe Martin
Police and Public Safety – Eddie Perry, Jr.
Residence Life - Henry Debose

ADMIN & FINANCE
Administration and CFO- David Meadows
Capital Outlay & Facilities - Jane Harris
Capital Outlay - Jonathan Taylor and Debbie Albert
Asst. to VP for Administration and CFO- Pat Kizzie

MASTER PLANNING EXECUTIVE COMMITTEE
Dr. W. Weldon Hill - Provost/ Vice President of Academic Affairs
David Meadows - Vice President of Administration and Finance
Hubert D. Harris - Associate Vice President and Chief Information Officer
Facilities and Capital Outlay Updates

campus master plan and design guidelines
may 2007
Facilities and Capital Outlay Updates

2002

2014
Facilities and Capital Outlay Updates

model views

AERIAL LOOKING NORTHEAST

STUDENT UNION

LIBRARY

ACADEMIC

QUAD RESIDENCE HALLS

JONES
Facilities and Capital Outlay Updates
Facilities and Capital Outlay Updates

harris hall replacement
Facilities and Capital Outlay Updates

library plaza
Facilities and Capital Outlay Updates

conceptual landscape master plan

OVERALL PLAN

Legend:
1) Main Lawn
2) Greek Walk
3) Lake Promenade
4) Amphitheater
5) Marching Band Field
6) Campus Loop Road
7) Connection to Amtrak Station
Facilities and Capital Outlay Updates

Master Planning

Next Steps:

• **Analysis & Options – In Progress**
  - Input and validation from Stakeholders
  - BOV Reviewed for Comment – 1/16/15

• **Integration & Documentation- Scheduled to Complete February, 2015**
  - Integrate comments and concerns into Preferred Concept and Master Plan Document with Recommendations

• **Publication & Presentation – Scheduled to Complete Spring, 2015**

We welcome your feedback on the University’s Master Plan. Please send comments to FeedbackMasterplan@vsu.edu.
Facilities and Capital Outlay Updates

Tree Campus USA

• National Program launched by the Arbor Day Foundation,
• Honors college and universities for promoting healthy urban forest management and engaging the campus in environmental stewardship.
• Committee Led by College of Agriculture

Colleges and universities are required to meet

FIVE CORE STANDARDS OF TREE CARE AND COMMUNITY ENGAGEMENT:

1. Establishment of a Campus Tree Advisory Committee
2. Evidence of a Campus Tree Care Plan
3. Verification of dedicated annual expenditures on the Campus Tree Plan
4. Involvement in an Arbor Day Observance
5. Institution of a Service Learning Project aimed at engaging the student body

• Next Steps - Application has been made to the Arbor Day Foundation and we are awaiting approval

Arbor Day is on Friday, April 24, 2015.
Facilities and Capital Outlay Website

Main Page- Helpful Links from the main page

- Capital Outlay
- Facilities Management
- Master Plan Update
- FSPAC
- Maximo®
- Capital Outlay Projects
- Multi-Purpose Center
- Service Requests

- Programs, Procedures and Resources
- Staff
- Contact Us
- Find Us

Capital Outlay – Helpful Links

- Capital Outlay Projects
- Multi-Purpose Center
- VSU Master Plan Update
- Capital Outlay Organization Chart

Facilities – Helpful Links

- Environmental Compliance
- Service Requests
- Facilities Organization Chart
- GCA Organization Chart

http://www.vsu.edu/about/administrative-offices/admin-finance/capital-outlay-and-facilities/index.php
Mission Statement:

To provide quality facilities in a cost effective manner that create environments that are conducive to the pursuit of knowledge and the enrichment of the academic experience; to be open to opportunities to contribute to the University community beyond the bricks and mortar.

Functions:

- Promote a systematic and sound approach for a collaborative effort in the planning of capital projects, maintenance reserve projects and space allocations.
- Provide leadership to meet or exceed the requirements established by the Commonwealth pertaining to Capital Outlay and Facilities Management.
- Seek and implement innovative means to improve the delivery of services.
- Provide services in a fiscally responsible manner.
CAPITAL OUTLAY PROJECTS
Design: Renovation of Lockett Hall

- Project Budget: $9- $12 M
- Commonwealth Architects is the selected A/E to complete the working drawing and construction phase design services. The preliminary design phase and early release package has been approved by BCOM.
- W.M. Jordan is the Construction Manager
- Scope: Repair exterior walls and wood trim, new windows, code compliance modifications, addition of a new passenger elevator and entrance, complete building renovation for STEM classrooms
- Schedule: 12 month construction schedule
- Progress:
  - Early Release (ER) package approved by BCOM 11/14/14
  - Phase I-GMP for ER due to VSU 1/14/15
  - Phase II-GMP for remainder of the project and construction start is April 2015
Design: 475 Dupuy Parking Lot

- Project Budget: Included in the Gateway II Residence Hall Project
- Clark Nexsen and Timmons Engineering are the A/E
- W.M. Jordan is the Construction Manager
- Scope: Approximately 184 new parking spaces adjacent to MLK Drive and Gateway II. Landscape with trees, shrubs and site lighting, Ornamental fencing, Sidewalks along Dupuy Avenue, Welcome sign to VSU and Colonial Heights, Historic Marker Signs and Educational Display at Gateway II Residence Hall. Joint Land Exchange agreement between VSU and Colonial Heights – pending approval by Colonial Heights.
- Schedule: Construction to start in 2015.
Design: 475 Dupuy Parking Lot

Welcome Sign

Current Rendering

Landscaping
Construction: E&S Phase 2 Athletic Trunk Line

- Project Cost: $1.8M
- Engineer: Timmons Group
- Contractor: Dickerson Construction, LLC.
- Scope: Install approximately 2,150’ of 60” storm pipe to alleviate the chronic and frequent flooding that occurs at the Athletic Fields. The pipe route will take it from its outfall at Fleets Branch Creek, across Mathews Jefferson Drive, between the track and baseball outfield, through the west end of parking lot 27, and ultimately connecting to the new system being installed by the MPC project just south of the 4th Avenue Buildings
- Schedule: Completion July 2015.
Future Phase: E&S Phase 3 & 4 Storm Pipe Improvements

- Construction Estimate: $2.0 M
- Engineer: Timmons Group
- Contractor: TBD

- Scope: Install approximately 3,700’ of 48”-18” storm pipe to alleviate frequent flooding that occurs behind Branch and Memorial Hall. The pipe route will begin in the Daniel Gym parking lot, where the Phase I and II storm pipe improvements ended. It will progress west down Boisseau Street, turn left down Second Avenue, then proceed west along Lee Street to Hayden Street and eventually ending up in the courtyard between Branch and Byrd Hall.

- Schedule: Working drawings are at 95% and on hold pending submission to DEQ, BCOM, VDOT, and Chesterfield County for review.
Construction: Water Tower at Randolph Farm/Waterline Extension to Campus

- Project Cost – $4.9M
- Austin Brockenbrough is the A/E.
- Landmark Structures, Inc. is the General Contractor.
- Scope: Construct a two-million gallon elevated water storage tank at 175 ft. tall with a pump station inside the pedestal.
- Schedule: Started May 2014 with Substantial Completion at 550 days. Target date for raising steel bowl is July 2015
- Status: Construction of the concrete pedestal is complete and work is starting on inside piping and concrete floor. Ground level steel work will begin once concrete is poured for floor.
Construction: River Road Waterline Extension to VSU Campus

- First section of waterline is tied-in from Third Ave & Boisseau St. to Chesterfield Ave. with water service to the Multipurpose Center.
- Piping has been installed from Chesterfield Ave. under the railroad tracks and up to River Road and Hickory Road.
- Completion expected by early to mid February 2015.
Project Budget: $84M

Clark Nexsen is the A/E

S.B. Ballard Construction is the Construction Manager.

Scope: Construction of a new 165,000sf Building; Academic Classrooms and Labs, Wellness Center, Practice Facilities, Locker Rooms, Weight Training, Mass Communications, Practice Gym, and 6,200 seat Arena, Full Kitchen with Banquet Facilities for 900, LEED Silver Certification

Status: Completed TPO roof over Arena area and completed setting practice gym roof trusses and metal decking. Exterior framing around building is nearly complete with installation of the exterior sheathing and air barrier system in progress. Exterior metal panel installation is progress along the South, East and West sides of the building. Interior framing of rooms is in progress at the Event level in all areas. HVAC installation is in progress at the Event, Concourse and Arena roof areas. Mechanical, Electrical and Plumbing rough-in is in progress at the Event and Concourse levels in all areas. Site work drainage structures are mainly complete and water and sewer utilities are connected to the building. Parking Lots #4, #5 and #6 are paved. Utility easements have been recorded and they are only a few properties that are left to purchase.

Substantial completion in Winter 2015/2016
Construction: Multipurpose Center

Aerial of the building with the Arena roof completed. December 2014

View of Arena area of the building.
Recently Completed – Capital Outlay Projects
Construction: Fourth Avenue Hospitality Lab

- Project Cost: $2.3 M
- Boynton, Rothschild, Rowland Architects is the A/E
- Virtexco Corporation was the General Contractor.
- Scope: Renovation of 1943 Structure/8000 SF; Convert to Hospitality Management class/training laboratory facility.
- Schedule: Completed December 2014.
Construction: Fourth Avenue Hospitality Lab
Maintenance Reserve Projects
Design: Johnston Memorial Library
Roof Mechanical Alterations

• Project Budget: $ 400,000
• Baskervill is the A/E
• Contractor: TBD
• Scope: The project will consist of raising existing ductwork, adding additional platforms for the AHUs, installing additional roof drains and piping, and revising the equipment screen wall to prepare for the roof replacement project that will follow.
• Schedule: Planned Construction to start 1st Quarter of 2015.

* Temporary cooling/heating will be provided during construction.
Design: Johnston Memorial Library
Roof ‘B’ Replacement

- Project Budget: $ 400,000
- Baskervill is the A/E
- Contractor: TBD
- Scope: Replace the existing EPDM roofing system above the 3rd floor with a white fleeced back TOP roofing system to include lightweight insulated concrete.
- Schedule: Planned Construction to start 2nd Quarter of 2015.
Design: Gateway II – BMP Conversion

• Project Budget: $535,710
• Engineer: Timmons Group
• Contractor: W. M. Jordan
• Scope: Install a new underground storm water detention system in the location of the current open BMP behind the Dining and Events Center (DEC). The new detention system will collect the runoff from Gateway II, Moore Hall, and DEC. It will be comprised of 72” diameter pipes with a total capacity of 27,284 cubic feet. Subsequently the area above the newly installed underground detention system will become green space for additional hardscape amenities and student use.
• Schedule: Construction scheduled for 3rd Quarter of 2015.
Construction: Heating Plant Service Road Drainage Improvements

• Project Cost: $16,500

• Engineer: Timmons Group

• Contractor: Enviroscape, Inc.

• Scope: Install one new manhole and approximately 100’ of new 18” RCP storm pipe to properly connect the failing and insufficient Langston Hall parking lot drainage system to the current system in accordance with the MS4 requirements. The remaining underground storm pipe will be partly removed and capped and abandoned in place.

• Schedule: Completion January 2015.
Construction: Seven (7) Buildings
Exterior Trim Rehabilitation

- Project Cost: $338,000
- Commonwealth Architects is the A/E
- W.E. Bowman Construction is the General Contractor
- Scope: Repair and paint the exterior wood trim (roof line cornice, dormers, and entrances) and metal handrails to seven buildings on campus. Buildings to include: Branch Hall, Byrd Hall, Gandy Hall, Foster Hall, Lindsay-Montague Hall, Seward Hall, and Williams Hall
- Schedule: Construction is 98% complete, Substantial Completion- 1st quarter of 2015
Construction: Exterior Stair Replacement at Vawter Hall

- Project Cost: $ 76,000
- Boynton Rothschild Rowland Architects is the A/E
- Prestige Construction Group, Inc. is the General Contractor
- Scope: Removal and replacement of the existing wood framed exterior stairs and rails on the north and east side of the building. Only removal and replacement of the rails on the south side of the building.
- Schedule: Notice to Proceed on January 14, 2015
Construction: Gateway Dining and Events Hardscape

- Construction Cost: $541,000
- Architect/Engineer: Koontz Bryant
- Contractor: J. R. Caskey, Inc.
- Scope: Construction of new asphalt semi circle drive for vehicles to turn in front of the Dining and Events center. Also included will be brick paver hardscape, decorative bollards, landscaping and VSU logo.
- Schedule: Notice to Proceed on January 20, 2015.
Recently Completed – Maintenance Reserve Projects
Construction: Virginia Hall Site Modifications

- **Project Cost:** $204,000
- **Engineer:** Austin Brockenbrough
- **Contractor:** SRC Inc.
- **Scope:** The project consist of repairing the damaged steam line, removing and replacing the concrete service drive, installing additional storm pipes and drains, and installing new landscaping around the service road and along Hayden Street.
- **Schedule:** Substantial Completion achieved October 23, 2014. Final Completion achieved November 20, 2014. Project in close out.
Non-Capital Outlay/Special Projects
• Scope: Bike Rack installation at the courtyard of Quad Residence Halls (10 ea. Total of 20)

• Schedule: Concrete pads are in and Bike Racks are scheduled to be installed early February.
• Scope: Bike Rack installation at the courtyard of Gateway II Residence Hall (15 total)

• Schedule: Concrete pads are in and Bike Racks are scheduled to be installed early February.
Construction: UTS First Floor Renovations

- Project Cost: approximately $440,000
- Commonwealth Architects is the A/E
- Canterbury Enterprises is the General Contractor
- Scope: Demolition of existing walls, provide new interior walls with electrical, data and new lighting. Provide ADA restroom, kitchen, break room and conference room. ADA water fountain upgrade and new finishes to include painting and flooring. Furniture and technology upgrades.
- Schedule: Construction is complete, punch list items are currently underway, the Title III Program staff relocated to the building in December 2014.
As an additional phase to the UTS First Floor Renovation, a change order is being processed to remove the rear stair. This will allow for better space utilization in the Director’s future office.

- **Scope**: Demolition of existing rear stair, door and casing. Provide new finishes.
- **Schedule**: Change Order is in process.
• Utility relocations—95% complete.
• Storm Pipe Installation in progress.
• Construction scheduled to begin adjacent Moore Hall 1st Quarter, 2015.

New sections of road being paved as weather permits.

New Slope at Rogers Stadium complete; Masonry wall construction scheduled 1st Quarter, 2015.
Construction: Campus Lighting Improvements

- **Project Cost:** $800,000
- **Engineer:** Dunlap & Partners
- **Contractor:** Davis & Green, Inc.

**Scope:** The project consists of replacing existing and adding new energy-efficient light fixtures in multiple locations previously identified as dark spots around the campus.

**Status:** New lights have been installed in lot 5 (behind Langston Hall) with new lights coming on-line at Carter G. Woodson between Hunter McDaniel and L. Douglas Wilder Building. Additional lights will be installed on the sidewalk south of Lindsay Montague within the coming weeks.
Construction: Campus Lighting Improvements
Recently Completed

Langston Hall Parking Lot
Before
After

Carter G. Woodson Pedestrian Crosswalk at the Wilder Building
Before
After
Facilities Maintenance
Power Conditioning

• Scope
  • Survey electrical panels and transformers in each building to include the main switchgear.
  • Torque each connection to manufacturer’s specification and vacuum each panel and transformer.
  • Install TVSS (surge protectors) in buildings where they do not exist (JML and Moore Hall).
  • Install small UPS systems on BAS systems.

• TechSys Power International, LLC providing services.
Power Conditioning

• Buildings Include:
  • Moore Hall, Singleton, Quad I, Quad II, JML, Hunter Mac, Steam Plant, Owens, and Gateway II

• Readily fixable problems encountered are being repaired.

• Complex repairs will be addressed as a project.

• Recommendations for best practices going forward will be provided.
Custodial Highlights

• Deep Scrub, Waxed, and Buffed Resident Halls

• Completed room turns in all Resident Halls

• Deep Clean common areas at Resident Halls

• Academic Building Carpet Cleaning
Custodial Highlights

Daniel Gym Floor Reccoat
Maintenance Highlights
Planted 10,000 bulbs, primarily along recruitment walk

Ordered Season supply of ice melt, before demand and price increase

Entire campus has been aerated

Pre-Emergent and Fertilizer applied over Fall Break.

Irrigation System Winterized

Performed two campus leaf clean-ups

Updating 2015 action plan

Making Visible PROGRESS
Environmental Highlights

• Compliance and Training
  • Second consecutive year of in-compliance status with VADEQ/EPA
  • Updated hazardous waste training modules for faculty and staff
  • Asbestos refresher and Lead-Based Paint training for maintenance staff
Environmental Highlights

- Upcoming VADEQ Events:
  - VADEQ hazardous waste inspection early 2015
  - Air permit data due Spring 2015
Environmental Highlights

• Indoor Air Quality
  • Asbestos Abatement projects in several areas around campus were completed in summer/fall
  • Follow existing Lead/Asbestos plans for maintenance activities
  • Consolidate existing data into electronic format
OPEN DISCUSSION