Facilities Space Planning Allocation Committee Capital Outlay & Facilities Report

July 15, 2014
Agenda

1. Call to Order
2. Master Plan
3. Capital Outlay Report

Capital Outlay Projects

Maintenance Reserve/Deferred Maintenance/Special (NR) Projects

4. Facilities Management
   - Facilities Maintenance
   - Grounds Maintenance
   - Environmental

5. Open Discussion
CAPITAL OUTLAY PROJECTS
Design: E&S Phase 3 & 4 Storm Pipe Improvements

• Project Budget: Estimated at $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: Design Documents are scheduled to be sent to BCOM, VDOT, and Chesterfield County for review at the end of July 2014 pending receipt of review comments from DEQ at the end of the month.
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 is complete.
- 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
Construction: Rogers Stadium
Repairs to the North End of Home Side Stand

• Project Budget – $214,490
• Boynton, Rothschild, Rowland Architects is the A/E
• Contractor – G.T. Painting & Construction Company
• Scope:- The project will consist of repairing the damaged concrete surfaces, apply a Miracote traffic coating on the walkways, and repainting the walls.
• Schedule: NTP – July 2014 - Substantial Completion – Early September 2014
Construction: Water Tower at Randolph Farm

- Project Budget: $4.9M
- Contractor: Landmark Structures
- Scope: Constructing a 2.0 Million Gallon Elevated Water Storage Tank (175’) with a Pump Station inside the pedestal.
- Schedule: Start – May 2014 - Substantial Completion – 550 days
- Foundation Construction began - July 2014
Construction: Athletic Trunk Line

- Construction Costs: $1,755,710
- 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: Construction scheduled to begin early August 2014. Estimated construction duration of one year.
Construction: Fourth Avenue Hospitality Lab

- Project budget: $2.3 M
- Boynton, Rothschild, Rowland Architects is the A/E
- Virtexco Corporation is the General Contractor
- Scope: Renovation of 1943 Structure/8000 SF; Convert to Hospitality Management class/training laboratory facility
- Schedule: Completion August 19, 2014
Construction: Fourth Avenue Hospitality Lab
Construction: Multipurpose Center

- **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
- **Schedule:** Continuing foundation, mechanical, electrical, plumbing rough-in work. Construction on Parking lots continues. Construction of Storm Water management basin continues.
- **Substantial completion in Winter 2015/2016**
Construction: Multipurpose Center

Aerial view of site in June 2014

Highlights of Building and Parking Lots

Structural steel being erected around completed stair tower #3.

Structural steel being erected along 3rd Avenue.
Construction: Multipurpose Center

Erecting stair tower #2

Two 2500-ton crawler cranes erecting steel

Erecting structural steel at the southeast corner.

Electrical and plumbing conduits at the mechanical room.
Construction: Quad II Residence Hall Courtyard Improvements

Schedule – Courtyard Seat wall completed.
Landscaping to be installed by September 2014
Construction: Virginia Hall Site Modifications

- **Awarded Contract:** $167,303
- **Engineer:** 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:** Notice to Proceed commenced on 6/30/2014. Work is to be substantially completed within 120 calendar days or no later then 10/28/2014.
Project Budget: $443,981

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 60% complete, Substantial Completion - Late August, 2014
Maintenance Reserve Projects
**Design: Gateway Dining and Events Hardscape**

- **Project Budget:** $380,000
- **Architect/Engineer:** Koontz Bryant
- **Contractor:** TBD

**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:** Design documents submitted to BCOM
Design: Johnston Memorial Library
Roof Mechanical Alterations

Project Budget: $250,000
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 – Pending Mechanical Ventilation Work in the Atrium
Construction: Seven (7) Buildings
Exterior Trim Rehabilitation

Project Budget: $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 90% complete, Substantial Completion - Late July, 2014
Non-Capital Outlay/Special Projects
Construction: Verizon Cell Tower

• Project Budget: Construction costs estimated at $250,000
• Engineer: Clark Nexsen
• Contractor: NB+C and Edward Muller Construction
• Scope: Erect and construct a new 200’ tall cell phone tower adjacent to the existing water tower. The project will include a new generator, equipment shelter, grounding cables, and new fencing.
• Schedule: Contractor was substantially complete June 18, 2014. Contractor is currently working on punchlist items. Verizon is working to finalize operation of the tower.
Construction: Randolph Farm Greenhouse Addition

Project Budget: $572,868

Austin Brockenbrough is the A/E

Daniel and Company is the General Contractor

Scope: The addition of two 1,050 square foot greenhouse units to the existing greenhouse including minor demolition, a storm retention structure, and grading for the addition

Schedule: Construction is 98% complete, Substantial Completion July 15 with a final completion August 2014
Construction: East River Road Widening Chesterfield Avenue to Dupuy Road Utility Relocations Continue

A ¾ mile - four lane road with landscaped /hardscaped median.
Campus Lighting Improvements

Project Budget: $

Dunlap and Partners is the Engineer

Contractor: TBD

Schedule: Late Summer to Fall of 2014

Project Scope: Improve exterior site lighting at multiple locations throughout the campus.

- Parking Lot No. 5 (South of Langston Hall)
- Parking Lot No. 7 (Visitor’s Lot)
- Hunter McDaniel Pedestrian Crosswalk to the Wilder Building
- Access Road and Parking Lot No. 32 South of the Wilder Building
- Sidewalk West of Virginia Hall
- Sidewalk Behind Williams Hall
- Service Road Between Branch Hall and Whiting Hall
- Sidewalk Between Gandy and Engineering & Technology Building
- Barnes Street Between Jones Dining Hall and the Engineering & Technology Building
Campus Lighting Improvements

Lighting improvements that have been recently completed:

Wall packs installed on the E&T Building to improve conditions on Barnes Street.

Wall packs above the east entrances to the building.

Wall packs installed on the E&T Building to improve conditions at the sidewalk between E&T and Gandy Hall.
Campus Lighting Improvements

Additional locations to receive lighting improvements:

- Sidewalk behind Williams Hall.
- Sidewalk west of Virginia Hall.
- Parking lot south of Langston Hall.
- Visitor’s parking lot.
- Sidewalk to the Wilder Building.
- Service road between Whiting and Branch Hall.
Recently Completed: University Bookstore Entrance Improvements

- Project Budget: $350,000
- Austin Brockenbrough was the A/E
- Daniel and Company was the General Contractor
- Project Scope: The project is generally described as new site improvements and stormwater management in the front of the property and a raised doorway and foyer at the building to allow handicapped access
- Schedule: Completed in June 2014
FACILITIES MAINTENANCE
Painting: Byrd Hall
New LED Lighting Installed over Entrance at VA Hall
LED Lighting install at Engineering & Technology Building
Pedestrian Bridge Repairs
Building Exterior Cleaning
Residence Halls Preparation
GROUNDS MAINTENANCE
Football Field Improvements
ENVIRONMENTAL COMPLIANCE
DEQ REQUIREMENTS

- Submitted semi-annual fuel certifications
- Remain in Compliance Status
- Prepare for next hazardous waste inspection by continuing with weekly inspections
IAQ ISSUES

- Continue to handle mold calls on case by case basis; moisture prevention/elimination versus air test

- Follow existing Lead/Asbestos plans for maintenance activities
Training Updates

- 2-hour general worker asbestos training was conducted in June
- Confined space training for heat plant staff was conducted in June
- Additional hazardous waste training to be scheduled in the fall
- Spill response drill to be coordinated at Heating Plant
Long Term Goals

- Chemical inventories managed electronically by departments
- Consolidation of Asbestos and Lead historical data through Maximo
- Compliance, Compliance, Compliance!
OPEN DISCUSSION