Agenda

1. Call to Order

2. Facilities and Capital Outlay Updates

3. Capital Outlay Report

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

5. Open Discussion
Facilities and Capital Outlay Updates

Energy Updates

• Utility Cost Results
• Power Conditioning
• Demand Response Results
• Utility Invoice Audit
VSU Energy Accomplishments
Utility Cost Reductions (Compared with FY14)

- FY 15 Electrical costs lowered by $253,679 – a 13% reduction
- FY 15 Natural Gas costs lowered by $278,620 – 31.3% reduction
- FY 15 Water costs lowered by $8,937.28 – 5.5% reduction
- FY 15 Wastewater costs lowered by $70,000 – a 44% reduction
<table>
<thead>
<tr>
<th></th>
<th>FY 14</th>
<th>FY 15</th>
<th>Difference</th>
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<tbody>
<tr>
<td>Electricity (kW)</td>
<td>33,644,000</td>
<td>31,881,600</td>
<td>5.2%</td>
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<tr>
<td>Water - (Gals)</td>
<td>44,571,450</td>
<td>38,804,017</td>
<td>12.9%</td>
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<tr>
<td>Wastewater (Gals)</td>
<td>27,758,600</td>
<td>21,741,800</td>
<td>21.7%</td>
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VSU FY15 Energy Accomplishments
Power Conditioning

Completed Locations:

✓ Jones Dining Hall
✓ Virginia Hall
✓ Rogers Stadium
✓ Memorial Hall
✓ Daniels Gymnasium
✓ Colson Hall
✓ Vawter Hall
✓ Foster Hall
✓ Jesse Bolling
Additional tasks include:

- Install surge protection at 11 locations.
- Rogers Stadium - lighting behind visitor bleachers and on the baseball diamond end will be tested further to determine the location of the problem causing intermittent outages.
VSU FY15 Energy Accomplishments

Demand Response

Provides Revenue for curtailing electric power during peak summer days

Voluntary Program

Authority Granted to Participate February, 2015

How?

Short Term Exercise
Generators
Unoccupied Temperature Resets
Lighting and Cooling Adjustments

Demand Response 101

Whether you increase supply

or decrease demand

"The electric grid must be balanced"

Emergency Load Response

- 2 hours notice
- 6 hour duration
- June thru September
- 12 noon to 8pm
- up to 10 events
- historically only one event per year

earn between $20,000 & $80,000 per year for less than 10 hours performance and 1 MW load reduction
Mandatory Load Reduction Test conducted on June 25
Exercise to determine how much we could lower our electrical consumption during an actual Demand Response Event (DRE)
Basis for compensation for future events
Goal - 1,800 kilowatts (kW)
Actual - 2,227 kilowatts (kW)
Exceeded goal by 23.7%

Data Source: Dominion Power Master Meter
Objective:
• Reduce the costs of utility charges
• Recover credits/refunds due to overcharges due to errors and overcharges
• Research tariff options, billing histories, service classifications, rate changes, service option to make best choices
• Keep costs as low as possible without sacrificing service

Accounts to be audited:
• Dominion Virginia Power
• Columbia Gas of Virginia
• Integrys Energy Services, Inc (Formerly Compass Energy Services, Inc)
• Virginia Information Technologies Agency - VITA
• Verizon
• College Cable

Contingency Contract Approved 6/20/15

Consultant: Troy & Banks, Utility Consultant

Complete by March, 2016
VSU Energy Accomplishments
Steam System Repairs/Replacements

- Replaced over 1000 feet of steam piping
- Re - Insulated over 3000 LF of steam piping
- Will result in lower winter costs for Natural Gas and Water
CAPITAL OUTLAY PROJECTS
Design: Moore Hall Energy Efficiency Improvements

- Project Budget: $1.34 M
- Commonwealth Architects is the A/E
- Contractor TBD
- Scope: Replace interior and exterior lights with LED, install window stops, install PTAC controls with window interlocks – heating and cooling shuts off when window is opened
Design: E&S Improvements – Boisseau Street Trunk Line

- Construction Estimate: $2.0 M
- Engineer: Timmons Group
- Scope: Install approximately 3,700’ of storm pipe to alleviate frequent flooding behind Branch and Memorial Hall.
- Schedule:
  Construction Start – October, 2015
  Construction Complete – October, 2016
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 is from outfall at Fleets Branch Creek, across Mathews Jefferson Drive, between the track and baseball outfield, through the west end of parking lot 27, to the Fourth Ave buildings.
- Schedule: Construction Start - July, 2014  
  Construction Complete, August, 2015
- Current Activity: Punch list items, remove E&S measures, road and parking lot striping, grout and abandon old underground storm water piping, and reinstall sidewalk at the tennis courts.
Construction: Lockett Hall Renovation & Elevator Addition

- Project Budget: $9- $12 M
- Commonwealth Architects is the A/E
- 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, new waterproofing and separating Lockett and Ag Engineering steam lines.
- Schedule: Construction Start – March, 2015
  Construction Complete – August, 2016
- Current Activity: Construction includes interior demolition, asbestos and LBP abatement, window replacements, waterproofing, and the Agricultural Engineering boiler.
Construction: 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 approved.

- Schedule: Construction Start - July 22, 2015  
Construction: 475 Dupuy Parking Lot

Current Rendering
**Construction: Water Tower at Randolph Farm**

- **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**: Construction start — May 2014  
  Construction Complete — November 2015

- **Current Activity**: Steel water storage bowl hoisted to the top of the pedestal on June 24th, Infrastructure within the pedestal underway.
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
- Current Activities: Exterior masonry brick and metal panel installation, interior walls, site paving and utilities, mechanical, electrical and plumbing installation.
Construction: Multipurpose Center

MPC

Daniel Gym

Fourth Avenue

Fourth Avenue
Construction: Multipurpose Center

Interior view of the arena.
Maintenance Reserve Projects
Design: Roof Replacements

• Project Budget: $275,000
• Commonwealth Architects is the A/E
• Contractor: TBD
• Scope: The project will consist of roof replacement for Singleton Hall D&E, Fuel Oil Storage Bunker & Hunter McDaniel P&Q
• Schedule: Construction start – TBD / BCOM Review  
  Construction complete – TBD / BCOM Review
Design: Johnston Memorial Library
Roof ‘B’ Replacement

- Project Budget: $400,000
- Baskervill is the A/E
- Contractor: TBD
- Scope: Replace the existing built up (BUR) roofing system above the 3rd floor with a white fleeced back TPO roofing system to include lightweight insulated concrete.
- Schedule: Planned Construction to start 4th Quarter of 2015.
Design: Davis Hall Earthquake Repairs

• Project Cost: $200,000
• Glave & Holmes is the A/E
• Contractor: TBD

• Scope: The project is generally described as repairing the exterior and interior cracked masonry walls from the previous earthquake. Additional reinforcing will be added to all three main stair towers.

• Schedule: Planned Construction Start – Fall 2015.
Design: Virginia Hall Attic Sprinkler Modification

- Project Cost: $ 50,000
- Commonwealth Architects is the A/E
- Contractor: TBD
- Scope: Replace the existing sprinkler heads on the dry pipe system in the attic of Virginia Hall. In addition to the sprinkler heads, relocation of the air compressor in the basement is required to eliminate humidity build up in the system created by the warm conditions in the mechanical room.
- Schedule: Construction Start – December 2015
Design: Replace Fan Coil Units – Virginia Hall

• Project Budget: $110,000
• Commonwealth Architects is the A/E
• Contractor: Colonial Webb / GCA
• Scope: The project will consist of replacing fan coil units and controls in:
  - Purchasing Department Suite #120 – Replace (5) five FCU’s
  - VP Administration & Finance Suite #220 - Replace (5) five FCU’s
  - President’s Suite #310 - Replace (10) ten FCU’s
• Schedule: Construction Start – December 2015
Construction: Install Variable Air Volume System - Harris Hall

- Project Budget: $325,000
- Commonwealth Architect is the A/E
- Colonial Web is the General Contractor.
- Scope: The project will consist of asbestos abatement and installation of Variable Air Volume boxes and ductwork on the second floor level
- Schedule: Construction start – May 2015
  Construction complete – August 2015
Construction: Gateway II – BMP Conversion

• Project Budget: $535,710
• Timmons Group is the Engineer
• W. M. Jordan is the General Contractor
• 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 Start – September 2015
  Construction Complete – January 2016
Construction: Johnston Memorial Library
Roof Mechanical Alterations

• Project Cost: $687,000
• Baskervill is the A/E
• Daniel & Company, Inc. is the General Contractor
• Scope: The project will consist of raising existing ductwork, adding additional platforms for the AHUs, reorganizing the HVAC piping for easier access, and revising the equipment screen wall to prepare for the roof replacement project that will follow.
• Schedule: Construction Start – August 2015
  Construction Complete – October 2015
• Construction Activity: Contract is executed with Daniel & Company (D&C). D&C is currently working on administrative items until Notice to Proceed is issued.
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. Additional buildings were added as required.
- Schedule: Construction Start – October 2013
  Construction Complete – August 2015
- Construction Activity: The Contractor has completed all painting at the seven buildings. Work remaining includes stair tower window replacement at Byrd Hall and restoration of entrances at additional buildings.

- Rotted wood at rail above the west Trinkle Hall entrance
- Repaired the railing at the roof above the west entrance at Trinkle Hall
- Repaired and painted the Post Office entrance
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:**
  - Construction Start – July 2015
  - Construction Complete – September 2015
- **Construction Activity:** Prestige has installed construction fencing around the north and east stair. Commenced demolition of the east stair.
Construction: Jones Dining Hall Roof Replacement

• Commonwealth Architects is the A/E
• Waco Construction is the General Contractor
• Scope: Replace the existing build up roofing system above the 1st and 2nd floor with a white TPO roofing system. Additional items include replacing the existing chilled water pumps, switch out existing HVAC controls, and add secondary roof drains.
• Schedule: Construction Start – July 2015
  Construction Complete – August 2015
• Construction Activity: Completed replacing the roof on the 2nd floor and is currently working on the west half of the roof on the 1st floor.
Recently Completed – Maintenance Reserve Projects
Recently Completed: Gateway Dining and Events Hardscape

• Construction Cost: $541,000

• Koontz Bryant was the A/E.

• J. R. Caskey, Inc. was the General Contractor

• 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: Substantial Completion in May 2015
Non-Capital Outlay/Special Projects
Commonwealth Architects is the A/E.

Potomac Construction/ WE Bowman Construction is the General Contractor.

Scope: Renovate interior 1st floor of Jones Dining to provide additional food options in the main dining area and a Starbuck and Big State Diner for additional retail options.

Schedule: Construction Start – May 2015
Construction Complete – August 2015

Construction Activity: Construction continues with the drywall installation and finishes in the 1st floor dining areas and servery. Casework and electrical rough-in is currently ongoing.
Construction: Foster Hall Interior Dining Renovations

• Commonwealth Architects is the A/E.
• Potomac Construction/ WE Bowman Construction is the General Contractor.
• Scope: Renovate the dining area of Foster Hall to include two new retail options, Chick-fil-A and Subway.
• Schedule: Construction Start – May 2015  
  Construction Complete – August 2015
• Construction Activity: Drywall/FRP installation with finishes. Completing plumbing and electrical. Casework and equipment installation will commence at Subway soon.
Construction: Harris Hall – Tower Training Classroom

• Project Budget: $7,000
• GCA is the Contractor
• Scope: Cosmetic & Technology upgrade to classroom to accommodate new program
• Schedule: Planned Construction Start – Fall 2015
Construction: East River Road Widening (Chesterfield Avenue to Dupuy Road)

- Storm water piping issues have been resolved and the pace of construction will now increase
- Football field wall construction to begin July 21
- Storm water pipe construction to begin soon up near Moore Hall and Dining & Events entrance.
- New sidewalks, light poles and paving to begin with next couple of weeks
- Re-grading Mathews-Jefferson entrance to start within next couple of weeks
Construction: Campus Lighting Improvements

- **Project Cost:** $800,000
- **Dunlap & Partners is the Engineer**
- **Davis & Green, Inc. is the General Contractor**
- **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 on Carter G. Woodson behind Williams Hall, in lot 8 (east of Jackson Place), at the lot 33 stairs (next to old Hayden St. bridge), wall packs around Singleton Hall, and at the service road between Whiting Hall and Branch Hall. Additional lighting will be installed around Singleton Hall within the coming weeks.

Current installation of lighting around Singleton Hall
Construction: Campus Lighting Improvements
Recently Completed Map
Construction: Campus Lighting Improvements
Recently Completed

New light poles installed behind Williams Hall

New light poles installed at lot 8

New wall pack installed around Singleton Hall

New light poles installed at the parking lot 33 stairs
Facilities Maintenance
Summer Projects – Slate Roof Repairs

Scheduled Roof Repairs:

Athletic Department
Branch Hall
Byrd Hall
Colson Hall
Eggleston Hall
Foster Hall
Graduate & Transfer Admissions
Institutional Effectiveness
Langston Hall
Lindsay Montague Hall

Memorial Hall
Undergraduate Admissions
Post Office
President’s House
Seward Hall
Trinkle Hall
University Bookstore
Vawter Hall
Williams Hall
Summer Projects

• Preventive Maintenance (Residence Halls A/C systems).

• Moore Hall PTAC unit power cord replacements.

• Campus-wide “touch-up” painting (Building entrance's and foyers).

• Complete summer repairs submitted by Building Managers (Facilities Request Form).

• Deep cleaning, room turns, and strip/wax floors in all Residence Halls (Top Priority).

• Continue to provide custodial services in all Academic Buildings.

• Furniture Repairs in Residence Halls
Summer Projects

• Mulch installation to continue, grass cutting and weed control schedule has been implemented.

• Athletic fields maintenance is in-progress.

• Spraying weeds everyday.

• Putting edges on all beds around buildings.

• Next month ordering fall flowers.

• VDOT mowing in Parking Lot 33.
Custodial

Stripped & Waxed floors in Moore Hall, Quad 1 & 2, Eggleston, Langston, Branch, Williams, and Whiting Halls. Gateway is ongoing.
Custodial

Quad 1 & 2
Pressure Washed
Entrances &
Windows Cleaned
Custodial

Furniture Moving
Grounds

Early Spring Photos...
Grounds

Virginia Hall Flower Beds

Engineering Building
Grounds

Library

Before

After
Maintenance

Coil Repair at Memorial Hall

Complete
Maintenance

Wall Repair in Basement
Langston Hall
Painting
Painting

Vawter Hall Entrance Facing Colson Hall

Daniel’s Gym Before & After's
Environmental Training

✓ 2015 hazardous waste training available in fall

✓ Asbestos and Lead-based paint training in July

✓ Updates to training on VSU’s Oil Discharge Plan in July/August
Air Permit Inspection by VADEQ in June
Submitted records of fuel usage, certifications and spill plans
Awaiting hazardous waste inspection
Going on third year of in-compliance status!
Environmental- Asbestos Projects

• Removal of Fireproofing material in Harris Hall – second floor
• 10 weeks of abatement and monitoring will be complete July 22nd
• Removal will improve building controls
Environmental- Asbestos Projects

- Abatement of insulation in the steam tunnel
- Removal provides greater safety for staff and makes repair activities easier
- Abatement Complete
OPEN DISCUSSION