

Annual Report of the University Building Official **2011-2012**

**Submitted by
Elaine Gall
University Building Official
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Figure 1 - Rice Hall Engineering Building

Introduction and Highlights

The Office of University Building Official (OUBO) at the University of Virginia was created under the Restructuring Agreement in 2006. Elaine Gall has served as Building Official since February 2009 and answers solely and directly to the Board of Visitors as outlined in the Management Agreement with the Commonwealth of Virginia. As Building Official, she and her staff are charged with ensuring compliance with state and national regulations pertaining to safe and healthy buildings. Responsibilities include UVa, UVa College at Wise, and numerous other sites throughout Virginia which are owned by UVa.

The report that follows will detail the highlights of a busy and successful year. Major project completions were at record levels during the 2011-2012 fiscal year. Thus, the schedules involved with inspections and approvals were very demanding. OUBO staff also continues to be challenged by the number of plan reviews and building permits that are processed through the office.

OUBO invested significant time towards work related to strategic planning for the future. We further defined our current role at the University through the development of a Mission Statement. We also developed a Vision Statement based on how we foresee a successful transition into the future. OUBO staff jointly developed Organizational Goals to ensure we make progress towards improvements while continuing to handle our normal day-to-day activities. Finally, we participated with the Vice President for Management and Budget's Performance Assessment Initiative, seeking input from customers, benchmarking with other organizations, and implementing performance measurement models.



Figure 2 - University Bookstore Addition

Completed Projects

Numerous major projects were completed throughout the University of Virginia during the 2011-2012 fiscal year, requiring frequent inspections by OUBO staff. Many new buildings were completed during the summer of 2011 which placed challenging demands on staff to help the University meet its needs prior to the Fall Semester. As projects neared completion, staff often responded to requests for assistance and provided expertise in problem resolution. Evening and weekend inspections were also provided as needed to help meet the needs of our clients. Major projects completed included:

Housing

Alderman Road Housing (Watson-Webb and Balz-Dobie) and Ern Commons Building

Academic

Arts and Sciences Research Building
Rice Hall Engineering Building
University Bookstore Expansion
Hunter Smith Band Building
Garrett Hall Renovation
Newcomb Hall Phase II Renovations
JAG School Renovations

UVa College at Wise

David J. Prior Convocation Center
Smiddy Hall Renovations



Figure 3 - David J. Prior Convocation Center

Blandy Farm

Blandy Experimental Farm Research Laboratory

Health System

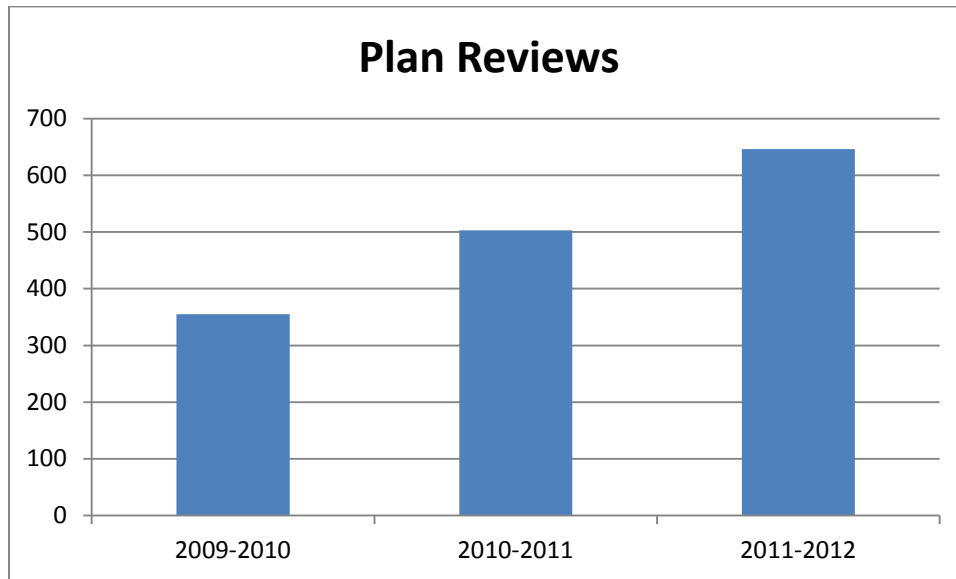
Hospital Bed Expansion – 7 levels
Lee Street Connective Elements Circulation Tower
Hospital Helipad Relocation
Outpatient Surgery Center Operating Room Additions
Microsurgical Anatomy Lab Renovation
McLeod Hall 4th and 5th Floor Renovation
SOM Cyclotron and Yeager Electron Microscope Facilities
Hospital Radiology and Heart Center – Multiple Phase Completions
Hospital Bone Marrow Stem Cell Transplant Unit
Primary Care Center Pediatric Infusion

Plan Review and Building Permits

OUBO reviewed 646 sets of plans this year. Plan submittals breakdown as follows:

Academic	230
Athletics	28
Health System	251
Housing	32
College at Wise	17
Others	88

These numbers include multiple submittals for a majority of projects. Most projects include shop drawing reviews for fire protection systems such as fire alarm and suppression systems. More significantly, because of our ability to provide reviews for phased work, more projects have utilized this method of decreasing construction schedules. This continues to increase the workload on review staff. The following chart illustrates the increase in submittals over the past 3 years.



While we saw a record number of plan reviews and completed projects during the year, building permits remained steady. 170 building permits were issued in 2011-2012. This is similar to numbers of the previous two years, in which we issued 174 and 172 permits. The breakdown for fiscal year 2011-2012:

Academic	90
Athletics	12
Health System	26
Housing	15
College at Wise	0
Others	27



Figure 4 - Alderman Road Housing and Commons

Mission and Vision

Office of University Building Official (OUBO) staff worked together this year to create a meaningful Mission Statement that defines our role at the University of Virginia. The statement is as follows:

The Office of University Building Official promotes a high quality, healthy, safe and accessible built environment for the U.Va. community by means of our on-Grounds technical expertise and professional, courteous and timely service.

This statement reflects our intent to ensure new buildings and newly renovated buildings meet the highest standards set by the Commonwealth of Virginia, federal regulations, and the University's values. Health, safety, and accessibility are our highest priority. We accomplish this by working cooperatively with our clients and providing accurate and timely expertise to those with whom we work.

OUBO staff also developed a Vision Statement that portrays how we foresee our role for the future which is:

To be a valued and creative partner in the ongoing physical development of the University of Virginia.

This speaks to our desire to strengthen existing partnerships and explore new cooperative relationships to assist the University with plans for future development. We believe we can contribute our experience and expertise to the University in seeking creative but practical development for future space needs.



Figure 5 - Hunter Smith Band Building

Organizational Goals

While OUBO has continuously explored ways to improve each year, the process was formalized this year in the form of Organizational Goals. At the start of the 2011-2012 fiscal year, we set goals that we felt would enhance our services and increase efficiency. Those goals related to the following categories:

1. Development of Mission and Vision Statements
2. Benchmarking
3. Improved Efficiencies
4. Inter-Departmental Coordination

Within each of these goals were several individual strategies developed to accomplish the overall goal within the organization. In addition, Organizational Goals were incorporated into employee performance plans to ensure a cohesive effort was made throughout OUBO.

Progress was monitored throughout the year and a year-end analysis showed that a majority of goals had been accomplished. Some goals call for ongoing work that has been carried over into the current fiscal year. As noted in the previous section, development of mission and vision statements has been completed. OUBO's other accomplishments include:

1. Ongoing development of an independent website which is now undergoing final testing.
2. Updated informational guidelines for use by architects and engineers involved with project design at UVa. Also developed and published a checklist for use by contractors preparing for inspections related to accessibility requirements.
3. Hosted meetings with various stakeholder groups to gain input on the Facilities Design Guidelines.
4. Provided training to Facilities Planning and Construction personnel.

Performance Management

OUBO participated with other business units of the Vice-President for Management and Budget (VPMB) in developing methods of evaluating our units' performance and benchmarking with other organizations. Through work with the VPMB Performance Assessment workgroup, staff performed a Core Functions Analysis to determine the key services we provide. Based on those, performance measures were developed to assist us in evaluating our work effectiveness and timeliness. The office also evaluated current levels of governance as well as possible methods of raising involvement of our customers in determining how they are best served. Finally, we asked for feedback from our

internal customers through participation in VPMB's Customer Feedback survey in April. We were very pleased with the positive results. However, results have been analyzed with an eye towards continuous improvement and an action plan has been implemented to address issues noted in the survey.



Figure 6 - Egress Inspections at Hospital Helipad



Figure 7 - IMRIS Operating Room

Staff

Sathish Anabathula, PE

B.S. in Electrical Engineering, Jawaharlal Nehru Technological University, Hyderabad, India

M.S. in Electrical Engineering, Louisiana Tech University, Ruston

M.B.A., Louisiana State University Shreveport

Sathish joined OUBO as Senior Electrical Engineer in January 2010. Prior to joining UVa, he worked as Staff Engineer for LSU Health Sciences Center for 6 years. He has over 8 years of professional electrical engineering design, safety and code compliance experience in higher education/ health care environment. At OUBO, he reviews plans and specifications and participates in inspections for electrical and fire alarm systems. He also serves as in-house consultation for electrical and fire alarm systems, and value management studies.

Sathish is a registered Professional Engineer in Virginia and Louisiana and holds Virginia DHCD and ICC certified Electrical Plans Examiner and Commercial Electrical Inspector licenses. He is NICET certified in fire alarm systems design.

Sathish is Senior Member of International Electrical and Electronics Engineers (IEEE) and Member of Illuminating Engineering Society of North America (IES)'s committee on Education Facilities lighting.

James Frater, PE

B.S. in Mechanical Engineering, Arizona State University

M.B.A., Arizona State University

James joined OUBO as a Senior Fire Protection Engineer in November 2010. Prior to joining UVa, he spent five and a half years at the City of North Las Vegas Fire Department in Fire Prevention culminating in holding the position of Assistant Fire Chief / Fire Marshal. He has over 19 years of professional experience including design, code compliance, plan review and inspections. His experience includes serving as a Fire Marshal and Fire Protection Engineer and in private practice at a code and fire protection engineering consultancy. At OUBO, his primary responsibility is plan review and consultation related to fire safety provisions including fire suppression, egress and fire-resistance rated construction.

James is a registered Professional Engineer in Virginia, Arizona and Nevada and holds Virginia DHCD Certification as a Fire Protection Plans Examiner. In addition he is International Code Council certified as a Certified Building Official, Certified Fire Marshal, Fire Code Official, Fire Plans Examiner, Fire Inspector I & II, and Uniform Building Plans Examiner. James is a member of the Society of Fire Protection Engineers.

Elaine Gall, PE, CBO, CFO

B.S. in Mechanical Engineering, Virginia Tech

M.E. in Fire Protection Engineering, University of Maryland

Elaine was appointed University Building Official in 2009. She joined the University of Virginia in 2006, serving first as Senior Fire Protection Engineer. Prior to joining UVa, Elaine worked for the Virginia State Fire Marshal's Office as Regional Engineer for a 20 county area in Western and Central Virginia. She also served as Building Commissioner for Roanoke County. Elaine has 28 years of professional experience in construction, code enforcement, and fire protection engineering. She has been actively involved in code development on both the state and national levels throughout her career.

Elaine's current role involves the administration of the code compliance program for all construction projects at UVa, including UVa College at Wise, Blandy Farm, and UVa's various other properties throughout the state. She is also actively involved in inspections and provides technical guidance to staff and clients.

Elaine is a registered Professional Engineer and is a Certified Building Official. She is also a Certified Fire Official and holds certifications in Mechanical, Building, and Fire Code Plan Review and Inspections. Elaine serves as a Governor-appointed member of the Virginia Fire Services Board and represents that Board as a member of the Virginia Board of Housing and Community Development.

Katherine Grove, AIA, LEED AP

B.S. in Architecture with Minor in Architectural History, University of Virginia

M.A. in Architecture, Syracuse University

Katherine joined OUBO as Senior Review Architect in April 2012. She has 22 years of professional experience in architectural design including 15 years as a Director/Project Manager specializing in sustainable design/consulting and construction of institutional, mixed-use and residential projects. She has been Project Manager for multiple LEED certified (Gold and Platinum) projects, has presented at the national AIA and Greenbuild conventions, and maintains a licensed architectural practice specializing in sustainable residential design.

At OUBO, she provides review and in-house consultation for architectural documents with regard to code compliance, constructability, ADA compliance, and compliance with UVa's Facilities Design Guidelines. She also conducts progress inspections for code and ADA compliance as well as inspections for occupancy as required.

Katherine is a registered Professional Architect in Virginia and is registered to complete Virginia Code Academy Training Sessions towards achieving certification as a State Building Plans Examiner. Katherine is a member of the American Institute of Architects (AIA) and is a Leadership in Energy and Environmental Design (LEED) Accredited Professional.

Ben Hays, PE, SE, LEED AP

B.S. in Civil Engineering, Virginia Tech

M.S. in Civil Engineering, Virginia Tech

M.A. in Theology, Fuller Seminary

M.A. in Architectural History, University of Virginia (2013)

Ben joined OUBO as Senior Civil / Structural Engineer in November 2011. Prior to joining UVa, he worked as a civil and structural engineer in both Virginia and California. He has over 10 years of structural engineering design, management, and review experience. At OUBO he reviews plans and specifications and conducts inspections related to civil and structural engineering. He also provides in-house consultation for structural engineering related projects and participates in large-project value management studies.

Ben is a registered Professional Engineer in Virginia and California as well as a registered Structural Engineer in California. He is also an ICC certified Commercial Plans Examiner and a LEED Accredited Professional.

Ben is an associate member of the American Society of Civil Engineers (ASCE), a member of the National Trust for Historic Preservation, and a past member of the Structural Engineers Association of California, where he authored several papers and presentations on structural engineering and preservation. In the spring of 2013 he will complete a Master's degree in Architectural History here at UVa and is presenting a paper on the Guastavino Construction of UVa's Old Cabell Hall at a conference at MIT this fall.

Ron Herfurth, PE

B.S. in Mechanical Engineering, Virginia Tech

Ron joined OUBO as Senior Mechanical Engineer in 1991. He joined the University of Virginia in 1988. At OUBO he reviews mechanical and plumbing plans and specifications and participates in inspections of mechanical and plumbing systems. He also serves as in-house consultation for mechanical systems and value management studies. He is a standing member and chairman of an interdepartmental Facilities Management HVAC Committee.

Ron is a registered Professional Engineer in Virginia and holds DHCD certification as mechanical plans examiner, plumbing plans examiner, commercial mechanical inspector, and commercial plumbing inspector.

Ron is a member of American Society of Heating Refrigeration and Air-Conditioning Engineers.

Robert Waite, AIA

B.S. in Architecture, University of Virginia

Bob joined OUBO as Senior Review Architect in December 2008. He has over 25 years of professional experience in architectural design, project management and code compliance inspections. He has experience in all types of building uses including health care facilities, residential and dining facilities, athletic facilities and classroom and laboratory facilities.

At OUBO, Bob manages and distributes the reviews for all projects that the office reviews. He coordinates with Project Managers and helps them schedule the reviews for their projects. He assigns the processing of all building permits. He provides ADA compliance inspections and expertise when needed and assists in reviews for architectural code compliance, constructability, ADA compliance, and compliance with UVa's Facilities Design Guidelines. He also assists the University Building Official on an as-needed basis.

He served with the US Army as a 1st Lieutenant with the 101st Airborne Division in the Republic of Vietnam. Bob is a registered Professional Architect in Virginia and holds certification as a State Building Plans Examiner.

Bob is a member of the American Institute of Architects (AIA).



Figure 6 - OUBO Staff at Pavilion IX