

Customer Update

A bulletin for Facilities' customers

February 2007
Volume 10 Issue 1

Virginia Tech Facilities: Construction*Maintenance*Utilities*Renovation
www.facilities.vt.edu Customer Service 231-4300

Capital Design and Construction (CDC)

Vinod Ghoting, Director vghoting@vt.edu

INSIDE THIS ISSUE

- 1 Capital Design and Construction
- 1 Utilities
- 2 Physical Plant Operations
- 3 Renovations
- 4 Campus Energy Conservation

- ◆ Favorable bids for the Steam Distribution Piping project were opened on January 31, 2007. WACO of Sandston, VA will be the General Contractor. Construction on the steam piping improvements is anticipated to start in March 2007.
- ◆ Hughes Group Architects of Sterling, VA has been hired to do a concept study including programming, site alternatives, and cost validation for the 43,000 GSF addition to McComas Hall. This project will expand McComas Hall to meet the growing demand for student counseling, clinical and recreation/exercise space for the university community.
- ◆ Clark Nexsen of Charlotte, NC will design the renovations to Ambler Johnston Hall, which includes new HVAC, electrical, sprinkler and fire alarm upgrades. A programming, scope, and budget validation study is anticipated to start in the spring.

Please see *Capital Design and Construction* on page 2

Utilities

Ben Myers, Director almyers@vt.edu

Virginia Tech Electric Service (VTES)

- ◆ By April 2007, the electrical transfer switch vault at Derring Hall will be relocated to above ground, mirroring the work that was recently completed at Wallace Hall. The Derring Hall switchvault relocation is significant, as it is located in a flood prone area. During 2004, the switches in the underground vault at Wallace Hall failed when the vault flooded due to a broken waterline. When the flooded switchgear failed, the buildings served by the original underground transfer switches at Wallace Hall completely lost power.

Please see *Utilities* on page 3



New Transfer Switches at
Derring Hall

Physical Plant Operations (PPO)

John Beach, Director jbeach@vt.edu

- ◆ The roof on Veterinary Medicine - Phase I will be replaced this summer. This will be a large and complicated project. Coordination meetings have been underway with the building occupants for some time to address concerns relating to the work.
- ◆ Major building envelope repair work on Holden Hall is scheduled for the coming spring and summer to address concerns with leaks and deterioration of the building exterior.
- ◆ Now that winter has “really arrived” in Blacksburg, frozen pipes in buildings are of increasing concern. Customers can help prevent costly and disruptive property damage associated with freezing pipes by making sure that all windows in their workspaces are closed and secured every night.
- ◆ Energy conservation should be an increasing priority for every faculty member, staff employee, and student on campus. A Campus Energy Committee was established approximately 18 months ago and composed an Energy and Water Policy (5505) that was recently approved by the senior administration. The policy calls for temperature targets in occupied facilities of 68° F in the winter and 74° F in the summer. The implementation of these target operating temperatures will begin during the coming summer.

Capital Design and Construction from page 1

- ◆ The architecture and engineering firm, Smith Group, has been awarded the ICATAS II project. The programming effort is well underway on this new 77,000 GSF research laboratory building to be located adjacent to the Virginia Bioinformatics Institute off Washington Street.

Campus Renovation Services (CRS)

Lynn Eichhorn, Director eichhorn@vt.edu

- ◆ The Virginia Tech Biology Department has a greenhouse added to the ESL facility that was originally constructed in 1978 as a laboratory. Work began in February 2006 and was substantially complete in October 2006.

The addition is a pre-engineered, pre-manufactured articulated roof greenhouse modular structure consisting of pre-finished metal structural components (posts/columns beams, trusses, roof and wall framing) and glazing units for the wall and roof. The roof panels are hinged at the gutters and move easily from a fully closed position to a number of partially open positions to a fully open position, all controlled by a facility computer system for climate control. There are thermal screens in all bays to provide shade from the sun during the day, retard heating loss in the night, and reduce the amount of required conditioned air in the cold (heating) season.



New Greenhouse added to ESL Facility

This project will provide the Biology Department with a new technology greenhouse facility that will enable active pursuit of its mission of academic and research excellence. In addition, this facility will allow the Biology Program to attract upper-level research faculty, assist current well-recognized faculty research as well as assist in expanding student education and research programs.

Please see *Campus Renovation Services* on page 4

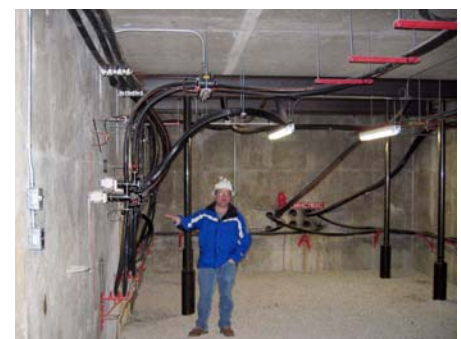
Utilities from page 1

- ◆ The underground space at Derring Hall will soon resemble the underground cables at Wallace Hall, feeding the aboveground switchgear. This space was once filled with approximately 400 SF of large units housing metal clad switchgear.
- ◆ The VTES team is in the planning stage to move a third and final underground transfer vault on campus located at Squires Hall to an aboveground location next year.

Mechanical Utilities

- ◆ Work on the chiller and cooling tower winter maintenance program has continued.
- ◆ Favorable bids were received on the new steamline near Dietrick Hall. Work is expected to start in early March.

Please see *Utilities* on page 5



Underground Cables at Wallace Hall

Campus Renovation Services from page 3

- ◆ Work began in August 2006 to combine Seitz Hall rooms 103, 104 and 105 into one 1,215 SF multi-media classroom for students to implement design projects. The renovation involved removing adjoining room walls along with complete replacement of all fixtures, rewiring to incorporate two drop-down electrically operated screens and installing a ceiling projection system. Lighting consisted of fluorescent fixtures with multiple light level controls and three-zone lighting to allow several teaching areas depending on department/class requirements.

*Seitz Hall gets a
multi-media
classroom.*

*Utilities from page 3**Central Steam Plant*

- ◆ The Central Steam Plant continues to see ever-increasing demands due to experiencing the coldest days of the year so far. The plant's two largest boilers are seeing upwards of 75% steam load on a regular basis.
- ◆ The Central Steam Plant's steam turbine is operating nearly continuously at 100% output in conjunction with the high steam demand of the campus.
- ◆ The new Air Pollution Control System for Boiler No. 7 is now operational.
- ◆ The steam pressure reducing stations are continuously in service supplementing steam from the turbine.



Steam Turbine



New Air Pollution Control System



Steam Pressure Reducing Station

Campus Energy Conservation



If there are exterior lights on during the daylight hours, please notify Customer Service at 231-4300 or vtrepairs@vt.edu so they may be inspected for defects. This will help conserve energy.



Virginia Tech Facilities
Bill Elvey, AVP for Facilities
 112 Sterrett Facilities Complex
 Blacksburg, VA 24061

Phone:
 540-231-6291

Fax:
 540-231-4745

Website:
www.facilities.vt.edu