



Facilities Management

MONROE COMMUNITY COLLEGE

Thank You Facilities Team –

Every year at the start of a new academic year. Facilities is quite busy tending to all the details we manage throughout the summer season. The Summer of 2017 brought new challenges, and our team of dedicated and bright professionals shined!

We saw our usual summer load on top of opening a new campus. We had to finish construction, perform our seasonal-summer work, hire & train new staff, and many other work activities all happening concurrently. This took a village. I am proud to lead this terrific group, and wanted to use this opportunity to say thank you to all in Facilities, for the role that each of you played.

What a team effort!

Paul Wurster

**Associate Vice President,
Facilities**

Facilities Newsletter - October 2017



Jeffrey Ross joined MCC as the Assistant Director, Facilities overseeing all facilities operations at the downtown campus reporting directly to the Associate Vice President of Facilities, Paul Wurster. His primary focus will be customer service overseeing housekeeping, maintenance, grounds, and the stationary engineering personnel at the downtown campus. Jeff's most recent position was as a Director of Corporate Services for the Episcopal Senior Life Communities where he also served previously as Director of Facilities. Jeff has been awarded Supervisor Certification for Asbestos Remediation by the Cornerstone Group in New York State. He has proven talent overseeing millions in capital building/renovation projects as well as creating and implementing programs key to positively impacting preventative maintenance performance. Jeff's background and skills will bring great value to managing facilities for the new Downtown Campus.

Courtney Sprague has been hired as the new Building Manager for Facilities at the new downtown campus reporting to the Assistant Director of Facilities. Courtney will be responsible for the day to day management of housekeeping, maintenance, grounds, and the stationary engineering personnel at the Downtown Campus. Courtney has been serving the needs of the College since 2006 as the Campus Events Coordinator. Prior to that she was the Technical Assistant for Campus Events. Welcome to both Jeff and Courtney!

Facilities



Welcome Quent!

Quent Rhodes has been hired as the Director of Facilities overseeing our engineering operational unit. Quent will be responsible for leadership and management of the Engineering Services department using data and analytics to make informed decisions including a commitment to customer care as a focus in this role. He recently served as a Senior Project Manager in the Facilities Management Services Department at Rochester Institute of Technology (RIT). Major projects at RIT Quent managed included: Rosica Hall – an \$8M research building and innovation center for the National Technical Institute of the Deaf; Campus

Center - \$8.6M renovation of former swim pool building into three-story extension of the Student Alumni Union; Bikeways and Pedestrian Pathway Improvements; and Perkins Green Site Improvements—with each project receiving multiple design awards. Prior to joining RIT, Quent worked as a Code Consultant for T.Y. Lin International. He gained early project management experience working at R.W. Dake & Co., Inc. and Christa Construction. We welcome Quent joining the Facilities management team as a leader and independent contributor toward strategic initiatives.

Grounds

I ran into an employee a few months back who told me she saw a girl driving one of those weird stick handle mowers. She was right. The Grounds Department has added a new member to its crew. Jenna Beideck has worked for several landscape companies over the years and comes to us with a broad range of abilities. She has experience in operating all types of grounds equipment as well as snow removal. Jenna has an Associate degree in Physical Education from Genesee Community College and an Associate degree in Environmental Studies from Finger Lakes Community College. She has fit in perfectly with the grounds crew and we are happy to have her here with us. You will see Jenna driving everything from those weird stick handle mowers to our largest 16 foot mower as we teach her how to operate all the different types of equipment we have here at MCC.

So why was it so odd to see a girl driving that mower here at the college? Jenna is the first full time female to be hired by the Grounds Department in the history of the college. We have had a few female Student Aides in the past but never a full time permanent employee. I think that makes her a part of our college history. If you see Jenna driving around, please give her a wave and help her feel welcome in our college community.



Facilities

During a recent “Page Turn” meeting for the upcoming renovation of the fourth floor of the Library, the design team and Facilities were challenged with figuring out how to provide enough power to the proposed renovation area from an already overtaxed power supply. Every good option presented during the meeting added significant cost to the project; which was already over-budget. The other options presented were short-term fixes that would have required major re-work if and when the entire building is renovated in the future. The meeting ended with the designers being directed to pursue both the short-term and long-term approaches so that we could perform an in-depth evaluation of the pros and cons of each approach.

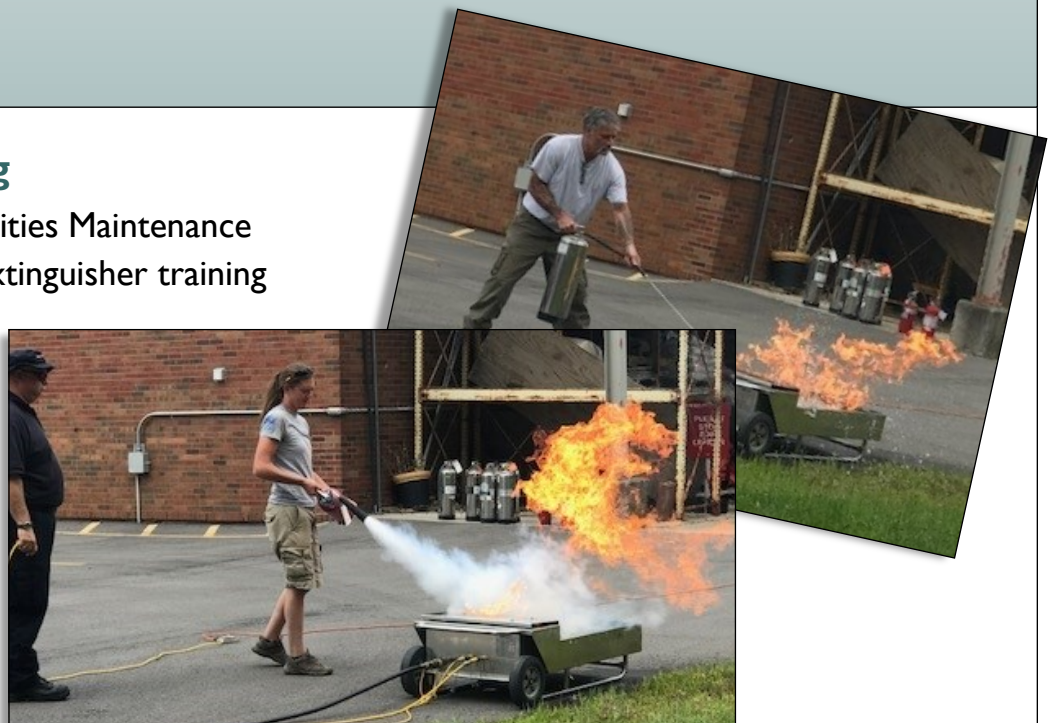
After the meeting, electricians Mark Lagana and Matt McCoy performed a field investigation to look into the viability of the options that were discussed at the Page Turn meeting. They discovered an existing pathway running from the Mechanical Room in the basement up to the fourth floor of the building. This pathway would allow us to proceed with the optimal long-term option; which was to run a new electrical feed up through the entire building, and branch off future tie-in points that would allow us to expand the system as the building is renovated in the future. The project no longer needed to incur the cost of creating the pathway. Also, Mark and Matt were now capable of pulling the feed cable through pathway and performing all of the prep work ahead of the project. The cost savings for their efforts were in \$50k-\$100k range. More than that, they gave us the ability to do the right thing (the most cost-effective, long-term solution) instead of settling for a quick fix to ensure that we could meet the budget.

The return on investment that Mark and Matt’s proactive effort provided is immeasurable. They turned a few hours at the Page Turn meeting and a few hours of field work into a major cost savings and an opportunity to implement a long-term plan for the future development of Building 2.

Great job guys! Thank you!

Annual Fire Safety Training

In the month of September, Facilities Maintenance personnel received annual fire extinguisher training outside our facilities, conducted by Ray Sabourin from the Environmental Health & Safety office. This training is required by OSHA and covers fire behavior, evacuation, proper extinguisher selection, and hands-on training with the equipment.



Facilities

Before and After Reconstruction of Living Wall

Facilities was asked to help restore the Living Wall located in the 1st floor study area of Building 9. The wall is housed under the Biology Department and Jan Peters is responsible for planting and maintaining the wall.

Joe Angora and Kevin Veaut from Facilities, were instrumental in installing the planted blocks on the wall vertically, which can be 50 lbs. a piece! They also tested the irrigation system for leaks and blockage, installed support for the new lights, and installed the moisture barrier behind the wall- just to name some of the tasks they did. This wasn't easy work! They came to the rescue whenever it was needed!



A lot of credit to Mark Lagana who installed the new lighting and Travis Sleight who engineered the new lighting. Light was an essential addition to the wall area, and now there is ample light.

Stop by and revel in the beautiful Golden Pothos.



Alumni Luncheon and Golf Classic Honoring Fred J. McCullough

Fred J, McCullough recently retired as Director of Building Services after 18 years with the college. A special luncheon and golf classic was held in July to honor Fred, by raising funds to support the Teresa C. Schottler Memorial Scholarship Fund.

This special alumni luncheon provided an opportunity to celebrate Fred's 18-year journey as the Director of Building Services and thank him for his commitment to providing a safe, clean, learning and working environment for MCC's students and staff . Included is a picture including representatives from Facilities, Purchasing and Public Safety.



Building Services

Team News

Geoff Goodrell has been promoted to Head Custodian where he joins Joe Jackson in managing the night crews. Geoff started the assignment by helping designate and staff a project crew that focuses on preventative maintenance which involves monthly, quarterly and annual tasks such as heavy scrubbing of tile, carpet extraction, stripping and waxing of hard floors, and polishing terrazzo. This new crew has been catching up on deferred maintenance and now is working on scheduled work current to this month. Typically we will be working in the public, and teaching spaces in the summer, and offices and non-teaching spaces during the school year.



Housekeeping is Like Family

Recently Jerry Genaro's father passed away in California. The last-minute tickets for a flight to California cost over \$1,200 dollars. A sympathy card was started for him and over \$500 was donated by his fellow staff members to defray the cost of his trip.

Our Struggle

Over the past several months our team has been stretched to a thin ribbon on both days and nights. We have managed to fill all the slots on days just this week. Naturally, shift preferences took their toll on the night shift. As was recently explained to the Faculty Senate, the opening of the downtown campus, retirements, promotions and long term illnesses have challenged us to find enough people to clean. Here's why –

Each night on the Brighton Campus we clean:

The equivalent of 695 Rochester homes! That's 19 houses per cleaner when fully staffed.

7,781 Pieces of Glass

6,156 Desks

2,760 Trash and Recycling cans to empty

701 Toilets

A portion of the 998 Whiteboards and chalk boards, and a few more things: stairs, halls, railings, furniture.

To do this we have 44 routes, or zones, to clean. We currently have 15 full time permanent openings on the staff. We have found 6 temporary workers, but have 3-4 out on long term illness or workers comp. Allowing 2-4 people on vacation at any given time usually means we are understaffed by approximately 13 people per night.

Our solution has been to prioritize rest rooms, food service areas, and teaching spaces. We skip office areas as the last resort. Our goal is to not skip the same area two nights in a row. However, we have had to do that when the staffing is not available. On Friday nights we place a priority on removing as much trash as possible to reduce problems over the weekend.

To address this challenge we are hiring more temporary help, and working overtime each night and weekend. We're also posting openings and interviewing as fast as we can. But this will take some time. But you can help us now – by doing two simple things. If you could pull your trash and recycling containers out from under your desk and place them beside your desk at the end of the day, it would save us a lot of time. And if you could dump liquids down a drain, rather than in the waste basket it would save us more time and reduce our cleanups at the end of the day. Both of those things would give us more time to get to the areas that are being skipped.

Facilities

Chili Cook-Off Brings Heat to a Fundraiser for the Eric Hanson Scholarship

Pictured, are contestants from the Chili Cook-Off Fundraiser that helped to raise \$330 for the Administrative Services Homecoming 5K Team. The team walked in honor of Eric Hanson, a retiree, who passed away in 2016. The team has raised \$1020 towards a scholarship in his



name. The winner of the Chili Cook off was Blaine Grindle, second place went to Dolores Pasto-Ziobro, and third place to Travis Sleight. Thank you for your donations for scholarships and student success.

New Employees & New Positions

Quent Rhodes - Director Facilities started 6/19/17

Jeff Ross - Asst. Director Facilities started 6/19/17

Courtney Sprague - DTC Building Manager started 5/29/17

Joseph Gary -Asst. Stationary Engineer started 8/7/17

John Zeifel-Promoted to Maint. Mech. III on 9/1/17

Mike Gibson-Promoted to DTC Maint. Mech III on 8/1/17

Jeff Goodell-Promoted to DTC Head Custodian on 6/29/2017

Robert Shufelt-Promoted to Motor Equipment Operator on 7/10/17

Nate Richardson-Promoted to DTC Motor Equipment Operator on 3/21/17

Madgie Mack-started as Cleaner on 6/19/17

Tim Johnson-started as DTC Cleaner on 6/29/17

Wyman Rector started as cleaner on 2/25/17

John Hughes started as cleaner on 2/28/17

D'Andre Mays started as cleaner on 3/6/2017

Alisha McCoy hired as DTC Custodian on 8/10/17

Colin Morey hired as DTC Custodian on 8/18/17

Osei Parker hired as DTC Custodian on 8/31/17

Robert Rodriguez hired as DTC Custodian on 8/18/17

Kevin Barnes hired as DTC Custodian on 8/18/17

Gregory hired as DTC Custodian on 9/5/17

Kudos

Facilities' Joel Kaplan and Dave Ladiges have both completed their NYS Backflow Prevention Course this month and are now certified backflow testers, along with Scott Geitner and Chris Doles obtaining their recertification.