



Facilities Management

MONROE COMMUNITY COLLEGE

Quarterly Newsletter - June 2014

Building 21 Addition

Work Order Deadline: June 18

As stated in the April 21, 2014 memo from Heze Simmons, CFO and VP, Administrative Services, Re: Fiscal Year 2014 Cut-off Dates, in order to accommodate and complete work order requests before the Fall Semester, you must submit them online, to the Facilities Office no later than June 18, 2014.

Work order requests received after this date will be scheduled following the completion of all work orders received by the previously referenced deadline.

Paul Wurster
*Assistant Vice President,
Facilities*



Building 21 Project

Beginning June 9th, work will begin on bringing new electrical service cables to the building. This work will involve a long trench from building 21 to the north west entrance of building 3. This means that the sidewalk that runs from Canal Hall, and building 21 up to and behind building 12 will be closed for approximately 6 weeks. As we get closer to warm weather, signage will be put up warning of the construction and directing traffic around the construction.

Campus Drive Progress

Starting May 27, and running through the end of August, we will be changing the entrance at the Brighton-Henrietta Townline Road. Work at the new entrance will entail a new roundabout in place of the "T" intersection with Campus Drive. The roundabout will help relieve the traffic congestion at this entrance and be much safer by reducing the speed of cars entering and exiting campus.



Grounds Update



Spring has finally arrived after a long winter season for everyone especially the Grounds crew. This is the time of year that we switch gears from snow removal/salting the campus to enhancing the campus grounds. All of our seasonal equipment is ready to embark on maintaining and beautifying the appearance of our campus which entails some 135 acres. Enhancing the campus includes the daily tasks of trash/litter removal campus wide which takes ten staff members two hours a day to complete...that's 100 man-hours a week.

We have recently completed the aeration program of 115 acres of grass areas to prepare for the application of fertilizer which entails applying 220 - fifty pound bags of product which will be applied in early May. We also are maintaining some 25 landscape gardens throughout the campus which at this time will include planting, mulching, and edging. The seasonal mowing of some 115 acres of grass on campus and Applied Tech takes about 3-4 days to complete with six commercial mowers ranging from 5-16 foot cutting widths. The weed eating around light poles; sign posts; trees; fences; culverts/ditches; ponds and anything that's stationary is a continuous task, along with the seven athletic fields which require mowing, edging, in-field grooming, lining and other various field maintenance items.

We are also working on repairing/re-seeding various locations where lawn damage occurred from the winter season. Spring for the Grounds crew is a welcomed time of year. Winter is over and we get to see our efforts from last season start to bloom in the plants and trees. Hopefully with our efforts all our staff, students, and guests enjoy the appearance of the M.C.C. campus as much as we do.

ADA Study

The majority of the Brighton Campus academic buildings were constructed in the early 1960's, although most have undergone more recent renovations. Monroe County, along with SVBR Architects, is undertaking a comprehensive study to identify accessibility issues in and around the academic buildings of the Brighton Campus. The scope of the study will include all of the campus' academic, office, sporting and events facilities, and the parking lots, sidewalks site amenities and athletic fields that support them.

Existing conditions that are out of compliance with current New York State and Federal standards will be photographed and written up into a report. Recommendations including estimated correction costs will be included, along with priorities for correcting the issues. A draft of the report should be completed this summer.

Building Services

Recurring Summer Maintenance Projects for the Brighton Campus:

Refinishing and Reconditioning of the gym floor and the racquetball floor.

Furniture Shampooing throughout campus common areas; Gilman Lounge will get a minor upholstery refurbishment. Floor, carpet, window and lounge area cleaning periodic kitchen duct, filter, and fan cleaning.

Outside Windows washed on all floors, throughout the campus.

Kudos

One of our Stationary Engineers, **Chris Harris**, was doing preventative maintenance and preparation for starting and running chillers. He noticed problems with pressures and noises that didn't seem right. Chris was right in his suspicions; there was a serious problem inside the chiller. The division plate (500+ lbs.), had been pushed up and out of place by the internal water pressure. The brackets that were holding it in place had rusted away and caused it to shift. The effect of this is that the condenser second pass was reduced to around 30% of its design capacity. It's not unreasonable to think the efficiency of this chiller was reduced by 50-60% in this case.

On a chiller of this size operating at about an average of .4 kw/ton, the seasonal cost to run this would be about \$37,440 in order to produce the chilled water for Kodak and Carestream if we had to run it alone. At a reduced efficiency of only .6 kw/ton we wouldn't have been surprised to see an electricity bill of \$56,160 to produce that same chilled water (a conservative estimate.) At the cost of \$2,500 to open the chiller, and \$4,600 to repair it, Chris has potentially saved a great deal of money in operating costs for this chiller as we expand our needs and run it more often.



Steve Roberts has built a great team of skilled engineers who have our best interest in mind. It appears that this situation went unnoticed by Kodak's outsource maintenance provider. Their interest was to cut maintenance costs wherever possible. Our interest is to provide 100% uptime and do everything possible to operate the plant efficiently.

KUDOS to Chris and the whole Stationary Engineering Team!

