



# Facilities Management

MONROE COMMUNITY COLLEGE

## TMA Surveys

"If you've used the Facilities Department's Online Work Order Request system in recent months you may have noticed that, upon the completion of the work requested, you've received an email from our system telling you that the works been finished. Those emails also contain a link to a very brief survey that we use to measure your satisfaction with our service. Many of you have participated in those surveys, and for that we thank you, but many do not. We welcome you all to take advantage of this feedback mechanism in the future so that we can use the results to help guide our process and improve our service."

**Paul Wurster**

**Assistant  
Vice President,  
Facilities**

Facilities Newsletter - September 2016

## Facilities

### Installation of Diversity Quilt at the ATC

Facilities created a beautiful frame to surround the final quilt that was presented to the college students and staff at ATC by The Diversity Quilt Committee. If you get a chance please stop by the Applied Technologies Center to view this work, and if you have never taken the time to see each quilt, make sure when you visit either the Brighton Campus, Damon City Campus, ATC and the Public Safety Training Center to enjoy and appreciate the hundreds, probably thousands of hours that they have participated in to create these symbolic quilts.



## Theater Renovation

One of the College's Facilities Master Plan Property Preservation Projects is currently underway. MCC's theatre closed June 10 and is being renovated through the winter 2017 session. Property Preservation Projects focus on improvements that directly impact the quality and delivery of instruction at the College, as well as the management of College operations.

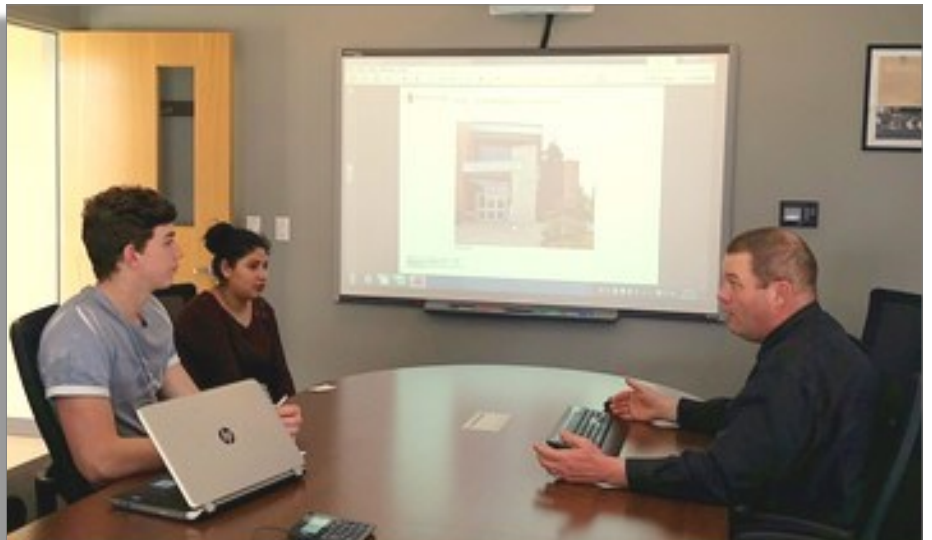


As it has been explained, use of the theatre for programs, events, etc., during this renovation is not permitted. This project will initially involve some closures of the hallways around the theatre to install new lighting and sprinklers. After the initial work is finished at the end of the summer,

the work will move completely to the interior of the theatre. Construction will proceed through both summer and fall. Completion is on track for February 2017. Included are in-progress and final projection photos of the theater. Many thanks to our Facilities Engineering Department for working with the Popli Design Group, M/E Engineering, acousticians, AV consultants, and faculty and staff from VaPA and Campus Events to enable this work to be efficiently done.

## Paul Wurster Meets with Students

As a final project, students Jacob J. Klingensmith and Diana E. Velasquez from professor Elizabeth Pierce's Professional Communications English class were working on a team proposal for the improvement of MCC's navigation and wayfinding system and the installation of multiple navigation monitors around campus for students to use and find specific locations. Their proposal was on making touch screen maps inside the College so new freshman, visitors, etc., would find it easier to navigate through the campus. They believed our current maps that just show the whole campus in two dimension are outdated. They felt if there was a touch screen that you could touch and it would say, "You are here" and then you touched where you wanted to go, then the screen would give you visual directions electronically. They met with Paul to gain insight on some information about how Facilities plans on improving our campus navigation and wayfinding system here at MCC.





## Exterior Signage and Wayfinding Study Underway

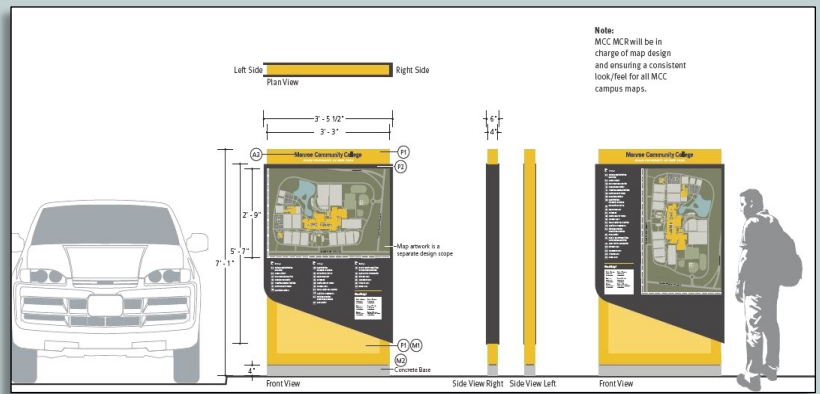
An exterior signage and wayfinding master plan project is underway to make the Brighton Campus and Applied Technologies Center more accessible and user-friendly for motorists and support a more pleasant experience for students and visitors.

The Facilities Department, along with nationally recognized wayfinding consultant firm Cloud Gehshan Associates and local architectural firm Bergmann Associates, has been working with over 50 members of the campus community since late last year to target problem areas and determine improvements. A steering committee made up of twelve senior administrators and chaired by Paul Wurster from Facilities has been overseeing efforts. The Cloud Gehshan consultants held information gathering workshops, presentations to the President along with brown bag presentations made to focus group participants outlining the preliminary design schemes and demonstrating how their input was being addressed.

The goals for improving the wayfinding experience on campus are as follows:

- Enhance visitor information on the college website
- Clearly identify and welcome visitors to campus by marking the edges
- Establish a clear name and design strategy for all entrances
- Introduce a comprehensive vehicular directional sign system
- Identify which buildings and departments parking lots serve
- Introduce a comprehensive pedestrian orientation and directional sign system
- Improve the campus map as a major tool of campus wayfinding
- Use building names as the primary identifier instead of the numbering system

Work on the project is divided into four steps: Programming, Schematic Design, Design Development, and Final Plan. We are currently in the final stages of design. Several design concepts have been presented and we are awaiting budget projections. Results of the study will be shared with the campus community when the final plan is set.



Throughout the information gathering process, we have heard many comments regarding the need to improve our internal signage and wayfinding strategies as well. Please note, when the External Signage and Wayfinding Master Plan is complete, we will turn our attention to internal signage in Phase II.

## Completion of PAC Center Garden

Since the completion of the PAC Center the grounds department has been struggling with a garden that was built by an outside landscape company between the PAC Center and the artificial turf soccer field. This garden is the focal point for all the athletes and their families when they walk to and from the building to the athletic fields. The garden was built using poor quality fill from the construction project and it was very difficult to get plants to grow well on the site. Because of the steep slope of the garden the dirt and mulch would run off the garden and out onto the artificial turf field during rain storms.



Forman Eric Mendel designed a series of retaining walls that would lessen the slope of the landscape. The building of the walls would raise the height of the gardens leaving an area that could be backfilled with a nutrient rich soil. Horticulturist Mike Wichtowski designed a garden and included rocks and logs to help make a warmer and more natural feel to the garden. Sod was added at the base of the garden to slow runoff and keep organic matter from reaching the artificial turf field. The sod also leaves a more inviting feel so people will feel more welcome to walk up to the garden and sit on the wall.

The entire grounds crew including the garage mechanic got together to help build this garden. We are now going to replace a retaining wall in an adjacent garden so everything in this area matches. Once that is complete and the surrounding gardens are mulched this PAC center entrance will be a much warmer and inviting place to visit.



The Facilities Department has recently replaced its largest lawnmower. The old mower was a 16 foot Jacobsen and was purchased in the fall of 2001. It was an open air machine which meant the operator was in the weather when they drove the machine. Often the person running the machine would be exposed to wet weather or cold temperatures.

It's common for municipalities to re-

place this type of equipment when the equipment reaches 3000 hours on the engine. That's the time when a typical mower would start to have major mechanical problems. The mower at the college had 4700 hours on it and we were very concerned about its reliability. If the mower were to have a major problem we would have had a very difficult time trying to keep up with the mowing using our smaller machines.

The college decided to replace the mower with a Toro brand 16 foot mower. This machine has great improvements over the old machine. On top of technical improvements the machine also has a cab which protects the operator from heat, sun, and cold. The diesel engine produces very low emissions so it is much more environmentally friendly than the old machine. It is also quieter which lessens the fatigue of the operator. After much research and talking to many other schools running these large mowers we feel the new Toro is the best built machine on the market today and something we will be proud to own for the next 15 years here at Monroe Community College.



# Facilities

## Building 9A installation of New HVAC Unit

Last year Facilities took care of many calls of temperatures being out of range for Building 9A. This July of 2017, and after further studies of time and energy spent on contractor fixing the problems, we found that by our HVAC department inheriting the roof units, and maintaining the equipment ourselves, we would save large amounts of money, by taking over maintenance of the entire building. We are spending a portion of that savings on reducing the deferred maintenance on the building. This July we installed a new 18- packaged heat pump units on roof (pictures are shown here).

By taking on this work, and taking over the maintenance of 9A roof top units, Facilities has saved the college in major outside expenses. We now have a reduction of problematic room calls and know, if there are future maintenance issues, they will get done properly and within a timely fashion.



## Welcome New Employees

**Randy Wolf** - hired 8/1/16 as a Maint. Mechanic II

**Kevin Veaut** - hired 8/22/16 as a Maint. Mechanic II

**Cory Tomb** – hired 7/1/16 as Head Custodian

**Lisa Johnson** – hired 7/1/16 as Cleaner

**Kendale White** – hired 7/1/16 as Cleaner

**Dalvin J. Miles** – hired 7/1/16 as Cleaner

**Yaya Konate** – hired 7/1/16 as Cleaner

**Margaret Gwozdz** – hired 7/1/16 as Cleaner

## Good Luck

**Joe Jackson** - Senior Labor Foreman, retired 8/31/16

**Lewis Sinclair** -Heavy Laborer, retired 8/31/16

**Bob Bello** - Heavy Laborer, retired 8/31/16

**Terry Sanders** - Maintenance Mechanic I-retired 8/26/16