

Facilities Department Summer Newsletter 2011

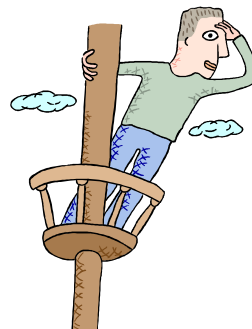
The Facilities Department is more than ready for summer to arrive after the 2 out of 5 record breaking months of precipitation and the above average seasonal snowfall Rochester just experienced. December brought us a recording breaking 46.5 inches of snow, and April brought us a record breaking 5.81 inches of rain. The entire snowfall for the season topped out above average at 127 inches. The average is 100.5 inches. Rainfall as of the end of May made this our second wettest spring on record with 13.27 inches. Second only to the 15.42 inches recorded in 1873. All this according to the National Weather Service, whose records date back to 1871!

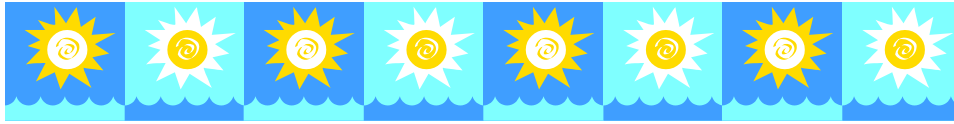
Besides the dilemma of extra work that extra precipitation brings in conjunction with trying to fit in regularly scheduled work as weather permits, Facilities is also experiencing the delicate fiscal balancing act of the budgetary crunch experienced at MCC and across New York State at-large. After careful budget considerations and the reprioritization of work, this summer promises to be another action-packed season at MCC for Facilities, albeit slightly scaled back from our original plans.

Summertime, in and of itself, necessitates repairs, improvements, reconstructions, periodic maintenance and cleaning throughout the Campus with the least amount of disruption or disturbance possible to the teaching/learning environment. It is Facilities' busiest construction time of the year.

Summertime also necessitates the need to ready accommodations for a new batch of just over 700 students at the Residence Halls for the start of the Fall Semester. Cleaning, painting, repairs, and re-carpeting as needed, all balanced and juggled in-between summer camps that also use the Residence Halls.

If you spend time on campus this summer, be on the lookout for:





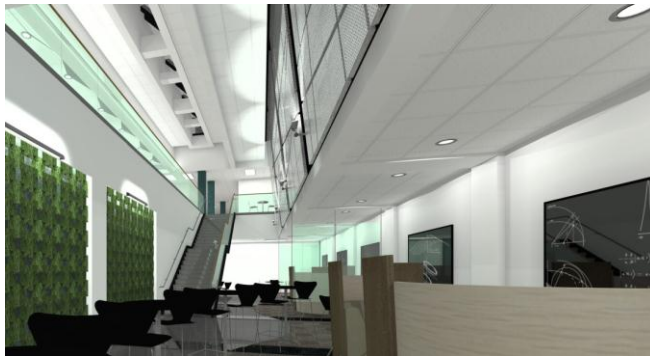
Building 9 Renovation, Final Phase

After 15 months of continuous demolition and remodeling, the final phase of the Building 9 (B9) Renovations is currently underway with completion scheduled by the end of this summer.

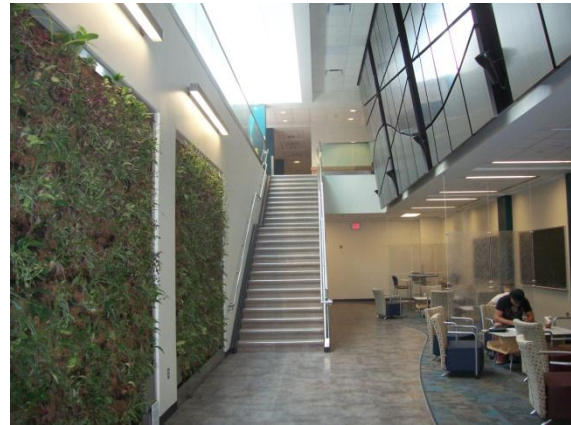
If you're not familiar with the B9 project, B9 has undergone a metamorphosis on the inside which (when done) yields 10 more classrooms, without changing the exterior footprint of the building at all. No, this is not magic but rather a better design; eliminating some storage and mechanical room spaces, and a number of corridors.

The final phase includes finishing all remaining classrooms, 3 learning centers and associated spaces, and adding furnishings (desks, chairs, etc.)

Building 9 will be open and running at full capacity come the start of the fall semester.



Architect's Early Rendering



Actual



Architect's Early Rendering



Actual

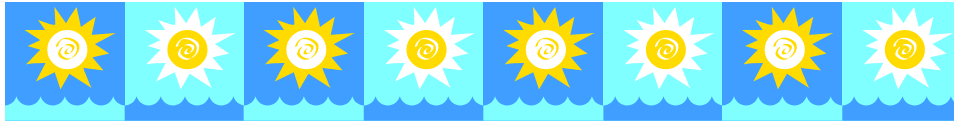


The west side of campus, which faces East Henrietta Road, will experience a facelift this summer.

The concrete and brick work is part of general maintenance and upkeep. Replacement of old, out-dated windows is part of the College's effort to reduce energy consumption, improve operating efficiency, and reduce leaks.

If your office is scheduled for window replacement, you have already been notified.





Grounds Improvements

Once the building facelift work is completed outside of B5, the front patio there will be completely ripped out and redone.

The current patio has experienced damage from previous construction jobs and some of the plants have gotten too big for their location. Additionally, we now own more equipment (saws, tampers, etc.) than when the patio was originally installed and our guys are now better equipped to do an even nicer job.

The new patio will be roughly the same size but a different shape. The current retaining wall and patio blocks will be saved and reused either on this job or another job. Plants will be changed out, some will be transplanted elsewhere. Others, such as a tree that had to be bolted together, will simply be removed and replaced.

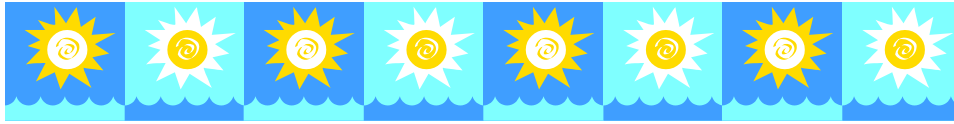


Dental Lab Renovation

Dental's clinical lab, located on the second floor of B7, is being renovation this summer.

Spurred by the donation of new dental chairs and also made possible in-part by other funding, the lab is being completely gutted; the space updated; and the layout revised.

Demolition began after the spring session's final lab in May and is scheduled to be completed by the end of August.



Electrical Substation Replacement

The electrical substation supporting B's 1, 6, & 7 will be replaced this summer. Work will begin mid-August and will run up to Labor Day weekend. There will be 2 power outages during this project. The first outage will occur when we switch from our current power source to a temporary power source, and the second when we switch from our temporary power source to our new main power source.

Upgrading the college's power sources is critical to meet the electrical demands of today's college activities.

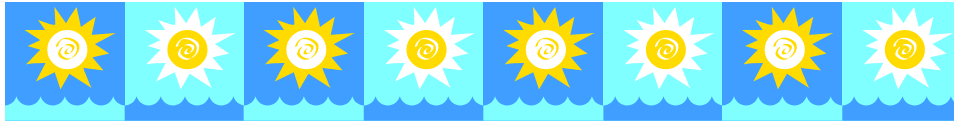
The substation that supports B's 4, & 5, was replaced earlier this year. B's 2, 3, 21, & 22 can look forward to the Winter Holiday Break for their substation replacement.



Heating Systems Preventative Maintenance

Out of sight from most of the campus community, preventive maintenance work will be undertaken on the hot water heating systems housed in the basement of every building throughout the entire campus.

Adding filtration systems to the hot water heating systems to get all the "mud" out of them will improve their operating efficiency, reduce operating costs, and extend equipment life. The timing is optimal, as the systems can be powered down for extended periods of time during the off-heating season with no discomfort to building occupants.



Elevator Rebuild/Improvements

The B5 elevator will undergo a renovation during June and July. The elevator will be rebuilt with new controls and will travel fifty percent faster when completed. The hallway buttons on all the floors will also be replaced.

The B11 & B12 elevators will also receive one-day improvements here and there over the summer, as they can be squeezed in.

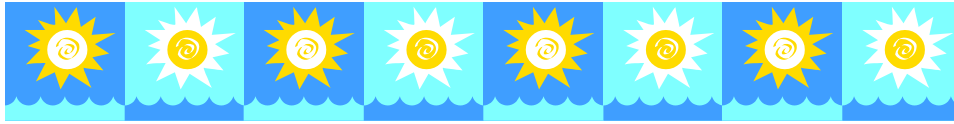
Annual Parking Lot, & Catch Basin Repairs

Still dependant on budget dollars, tentative plans for this year's annual parking lot and catch basin repairs include: sealing, coating, and striping Lots S, T, M, M1 and P; and associated drainage repair.



Roof Replacement

This summer's roof repairs/replacements consist of the bridges that connect to B's 11 and 12.



Window Shades

Solar Weave window shades are replacing current, and often breaking, vertical blinds in B's 9A & 2.

These new shades are: energy efficient, by blocking radiant heating sunlight; functional, by improving visual performance of computer monitors and overhead projectors; and they are aesthetically pleasing.

Bird Netting

Folks that work on, or receive goods through, the B3 loading dock will appreciate the installation of bird netting on the ceiling at that dock.

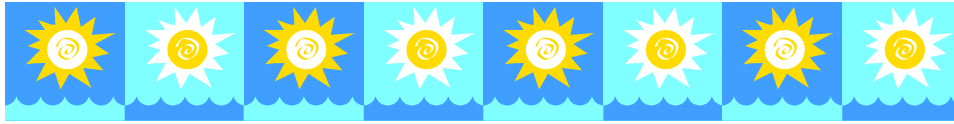
The netting will prohibit birds from using the ceiling pipes, fans, and ledges as roosting or nesting areas, and alleviate the bird droppings, feathers, and nesting materials which have become most unpleasant at that location.



Restroom Partitions

Tired of seeing the vast quantities of graffiti on restroom partitions? Imagine having to clean and paint those partitions, almost monthly.

New graffiti resistant partitions will be installed in select men's rooms in B's 11 & 12. The partitions should help keep the restrooms from appearing unsightly, as well as be a more efficient use of our resources.

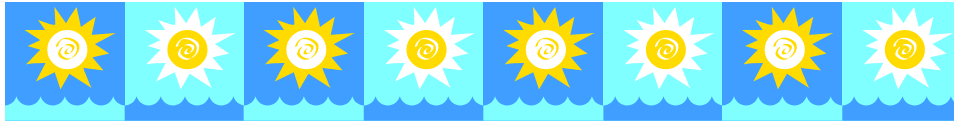


B10's Locker Room Floors & Restrooms

For those keeping score from last year's newsletter, or for those occupants in B10 looking forward to the anticipated locker room floor improvements and the renovation of the restrooms near the B9 connection – we are sorry to report that the restroom renovations has fallen victim to the budgetary crunch and the locker room floor refinishing is hanging by a thread.

However please rest assured; these jobs have not dropped off our radar. We hope to still proceed with work when funding permits and are cautiously optimistic that the locker room floors may be a go for this summer.





Additional Summer Improvement Projects

1. Completion of the daycare playground renovations and improvements that started last fall with the installation of a new fence will conclude this summer. Remaining items to-do include the landscaping and installing the play elements.

Recurring Summer Maintenance Projects

Brighton

1. Concrete repair – Our brutal winter put an extra beating on concrete surfaces; repairs are necessary at various locations around campus
2. Carpet replacement – VAPA offices in B6; three classrooms in B6; and the brick lounge area on the first floor of B1
3. The gym and racquetball floor refinishing
4. Furniture shampooing throughout campus common areas
5. Usual floor, carpet, window and lounge area cleaning
6. Periodic kitchen duct, filter, and fan cleaning
7. Outside windows washed on all floors throughout campus

DCC

1. Common area furniture shampooing

Residence Halls

1. Cleaning
2. Painting
3. Repairs
4. Carpet replacement, as needed and as determined once the rooms are vacated and inspections are complete

Thank you for taking the time to read our annual newsletter. As you can surmise, there's always an abundance of projects on campus. Making our campus the best in the country is our goal and our highest priority. To assist us, please call us at ext. 2813 or ext. 2814 for maintenance repairs, and at 2593 for cleaning needs, whenever you see something that needs our attention.