

PHYSICAL PLANT  
NEWSLETTER

FEBRUARY 2009

FACILITIES PLANNING & CONSTRUCTION  
FACILITIES MAINTENANCE  
GROUNDS/CUSTODIALFEATURED ARTICLES  
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## SAVING GREEN BY JOHN DONEGAN

Determining and potentially reducing the amount of energy expended by the University is a goal that we all should strive to achieve. We've heard this initiative called "energy management," "sustainability," "waste reduction," and "green cause," etc, etc. It really doesn't matter what you call it. It's the bottom line; and that is, we all have a moral and perhaps a fiduciary responsibility to reduce energy as we go about our daily tasks. The University has benefited from the dips in the petroleum and natural gas markets. By "locking-in" our natural gas purchase prices, for the next year and a half, we have been able to reduce our natural gas budget in excess of \$500,000 dollars annually. Our staff diligently watches the various market indexes and collectively, with the finance division, acts to commit to large purchases of natural gas as the price per deca-therm decreases.

Electricity is a much different commodity. The University does have the ability to self-generate almost one half of our regular daily use, however, this ability to self-generate electricity is contingent on the procurement of natural gas at a lower price as we utilize natural gas to operate a turbine that turns a generator. As for the remainder of our electrical demand, we are, like you a captive customer to our electrical service provider. Yes we have the ability to shop for electrical service providers, but realistically the present tariff structures make any "shopping" opportunities noncompetitive for us.

So what can you do to help EMU reduce its energy bill? You can start by turning off the lights in the area you work in when you're not occupying the space. The most efficient way to conserve energy is simply not to turn it on. Secondly, if you have a computer, turn it off when not in use. There have been many "urban legends" implying that it's more cost effective to leave your computer on...not so! Computers not only use electricity, but add heat to our spaces, which is detrimental as we try to cool a building. Lastly, if you have an operable thermostat in your area, don't be bashful in turning it down when leaving the office. Again, any reduction in heat or cooling has a direct benefit to the energy budget.

There have been many concerns expressed about how many dollars were actually saved during the "energy savings days" that the University offered over the Holiday period. The actual savings totaled \$10,608. This doesn't seem like much, but unfortunately many of our buildings do not have the necessary controls needed to properly regulate our utility consumption. The Physical Plant recognizes this deficiency and has developed a Master plan for adding these controls on campus. Fortunately, the newer buildings, Halle, Marshal, and the Student Center have these controls and we are planning to install them in both the Mark Jefferson and Pray Harrold projects, two buildings with the largest utility "foot prints" on campus.

If you have any questions regarding our energy conservation initiatives, either on the supply side or the demand side, please don't hesitate to call Steven Moore, the University's energy conservation and sustainability manager, at 7-3591.

## Introducing....

# Mr. Greenwrench

By Chad Crocker

The Physical Plant is changing the name of its work order system to Mr. Greenwrench. This is being done to improve our levels of customer service and become a little more “Green.” Over the summer, we opened up our web based work order system for all non-chargeable work requests to the entire campus. We are now opening the system up to all chargeable and non-chargeable requests. This will eliminate the need for a paper requisition requesting work. To submit a chargeable work request, all you have to do is go to our web based request system at “Mr. Greenwrench” and enter the account number for the funding source that will be paying for the chargeable work in the “account#” field. Examples of a work request which would require an account number are:

- Departmental requests for buildings or structural alterations
- Repair/service/replacement of departmental equipment or property, including non-standard coverings and surfaces
- Relocation of moveable equipment
- Relocation or installation of electrical outlets, lighting, HVAC, HVAC controls, or fire suppression systems per department request
- Installation and repair of window treatments other than originally installed
- Non-routine and decorative paintings and wall covering repairs
- Carpeting or floor tile maintenance—other than normal schedule
- Labor & equipment for special events including custodial services
- Hanging of pictures, plaques, signs, banners, etc.
- Installation of shelving and cabinetry
- Assembly or dismantling of desks, partitions, etc.
- Door lock changes, re-keying of locks or cutting of keys
- Installation of card access systems
- Installation and maintenance of duress alarms requested by departments
- Window cleaning—other than routine
- All work performed for Housing/Food Services and Athletics
- Parking lot maintenance
- Repair and maintenance of all chargeable items
- Repairs necessitated by non-authorized appliances, i.e. heaters, etc.

## SCIENCE COMPLEX PROJECT BY SCOTT STORRAR

Another major milestone was achieved by the Mark Jefferson Science Complex project team. Late December, the contractor, The Christman Company/Dumas joint venture, mobilized on campus to start early site work which included: the reconfiguration and striping of adjacent parking and pedestrian walkways including the installation of ADA curb cuts and sidewalks to accommodate the new access routes, installation of site fencing, screening, and access gates to secure the perimeter of the project, and the installation of a new fire lane on the east side of Mark Jefferson. As the campus community adjusts to the new access routes in and around Mark Jefferson and Strong, new signage has been installed to communicate these changes.

As the New Year gets underway and as the project progresses, we anticipate in January to start on the excavation and relocation of utilities on the west side of Mark Jefferson in preparation for foundation work associated with the new addition. Upon completion of the utility work, foundation and steel construction will follow.

## PUBLIC SAFETY FACILITY—HOYT CONFERENCE CENTER BY TRAVIS TEMEYER

Design documents were completed on November 21, 2008, and the project was sent out for bid to six general contracting firms: Clark Construction (Lansing, MI), DeMaria Building Company (Detroit, MI), Granger Construction (Lansing, MI), O'Neal Construction (Ann Arbor, MI), Phoenix Contractors (Ypsilanti, MI), and Spence Brothers (Ann Arbor, MI).

On December 17, 2008, the DPS project bids were received. The apparent low bidder was O'Neal Construction. We have been working with O'Neal in the scope review process to finalize the project scope and construction contract. The entire project will renovate approximately 12,000 SF of space on two floors of the DC-3 complex (Upper Level: 8,800 SF; Lower Level: 1,400 SF)

The anticipated schedule of events includes completing the contract and starting construction in January 2009 and substantial completion in August 2009.

## PEASE AUDITORIUM MASONRY RESTORATION BY TRAVIS

Started November 2007, significant masonry restorations have been completed at Pease Auditorium.

The Grunwell-Cashero Company actively worked, along with Quinn Evans Architects on several aspects of the façade to improve its condition and appearance. Additional work was completed on the interior to repair the main stairwells that were damaged from water leakage due to the deteriorated condition of the main façade. In addition to the masonry restoration, the roofing has been replaced by CEI of Michigan from Howell, MI.

Additional work was completed on the site as can be seen by the new pavers at the main entrance, the new boulder wall on the south side of the building, the new plaza located in front of the boulder wall, and repairs to the steps across College Place from the main entrance. The plaza area was created to serve as a bridge between the Cross Street Development and the EMU Campus. Working with the Ypsilanti Downtown Development Authority (DDA), EMU has purchased five benches to be located in the area south of Pease. Three of these benches will be located on the new plaza.

Currently in progress is an update to the exterior lighting on the building perimeter. A.F. Smith Electric will be installing new accent lighting on the south, west, and north sides of the building. The conduit has commenced and the lights are to be installed in late February 2009. The walkway lights on the east side of the building at the dock have been completed.

## INTRODUCING THE P8 TASK FORCE BY REGINA KELLEY-SPENCER



What does the P8 stand for? (*Physical Plant Party Palooza Planning for Positive People with Piazza*)

The task force was formed under the direction of John Donegan with the charge of planning events to build camaraderie and cohesiveness among the staff. The events are designed to be enjoyed by all employees and to be morale boosting or just plain FUN. The task force so far has planned a Summer Picnic which was held in July 08 at the Rec/IM lake house with food, fun, and games for everyone. A Chili Cook-off held in October 08 where Physical Plant staff awarded winning cuisine was eaten, and a Holiday Potluck held this past December.

The members of the Task Force are Kevin Abbasse, Amy Nolff, Karla Gower, Aida Beard, and chaired by Regina Kelley-Spencer.

Look forward to more P8 events in 2009. If you have ideas about activities or events, please contact Regina Kelley Spencer or see any member of the task force.

## JEAN PARSONS CENTER FOR THE STUDY OF ART & SCIENCE BY TRAVIS TEMEYER

In spring 2001, the EMU departments of Art, Biology, and Psychology were invited to submit a proposal to receive the property of Jean Noble Parsons in Lake Ann, Michigan. After being granted the property, trust, and receiving Board of Regents' approval in September 2001, the Parsons' governing board was established to develop a process for meeting the goals Jean Parsons established for the use of her trust assets. These goals are:

- Establishment of a research center and wildlife sanctuary
- Creation of integrated artistic and scientific programs for graduate students
- Use of the dwelling and property for intellectual discussion by researchers, professors, and scientists
- Nature walks for observation and identification of flora and fauna
- Public seminars on a range of artistic, environmental, and spiritual topics



In 2004, EMU contracted with Sunstructure Architects of Ann Arbor, MI, to design the center. In 2008, Hallmark Construction of Traverse City, Michigan was contracted to perform construction services. Construction began in late October 2008. Construction would consist of three new buildings: a dining hall, a classroom/lab, and a sleeping lodge, along with a new parking area and miscellaneous site work.

Currently, the dining hall foundation is almost complete with the final slabs being prepped for completion. The dining hall basement is complete and rough framing has begun over this area. The classroom/lab foundation is in progress with all of the footings being completed and the walls are in progress. The sleeping lodge rough framing is in progress and almost complete. The roof framing was being completed during a site visit on January 9, 2009.

The anticipated schedule is for construction to be complete this summer in preparation for classes to be held for the fall semester.

## EMU FEATURED IN NATIONAL MAGAZINE BY STEVE MOORE



HPAC Magazine, a national engineering magazine, recently featured EMU's Halle Library in its December issue due to energy savings efforts at the building. The air handlers at Halle Library ran 24 hours per day until a recent change allowed the fans to be shut off at night. The fans are powered by large motors, which use belts to turn the fans. Unfortunately, the belts could not be relied upon to stay on their pulleys when the fans were shut off and turned back on. This forced the fans to always be on, using energy when no occupants were in the building. The solution to this problem came by installing a new type of belt from Optibelt Corporation. These belts allow the fans to be turned off and on as needed, saving energy in the process. The projected savings are over \$140,000 per year. The cost for the installation was about \$16,000 resulting in a payback of less than 2 months!

## 1ST ANNUAL PHYSICAL PLANT CHILI COOK-OFF

On October 30, 2008, the P8 (Jazz Hands) hosted a Chili Cook-Off for all Physical Plant employees. All staff were invited to participate. There were 18 entries consisting of: meat, non-traditional, and vegetarian. We also had a plumber's chili (see photo)!

Winners by category were: Meat (George Varney and John Pribik), Non-traditional (Roy Rose), and Vegetarian (Aida Beard). This was the 1st event of its kind. Hopefully more will follow!



The famous plumber's chili! See John Donegan for the recipe.



From left to right: Winners John Pribik, and George Varney



From left to right: John Pribik, Aida Beard, Roy Rose, and George Varney

## HALLE LIBRARY REFRESH BY AMY NOLFF

After a recent holiday break completion of interior finish upgrades, the entrance of Halle library now greets you with a low-maintenance eye-popping floor. The existing vestibule Pedimat system was replaced with new walk-off mat entry tiles. Three new coordinating loose-laid walk-off mats were placed over the entry's existing porcelain tile. The center mat is highlighted with a green EMU 'E' logo – *note: the manufacturer is replacing the mat with the correct logo.* Just beyond the mats, a vibrant pattern of walk-off mat carpet tiles were selected to coordinate with the existing finishes and inset to replace the existing worn carpet. The combination of the vestibule walk-off mat entry tiles, the loose-laid walk off mats and the walk-off mat carpet tiles will assist in stopping walked in dirt and moisture, help reduce maintenance and enhance the life span of the building's other floor-coverings.



New tablet arm lounge seating was installed in the reference desk lounge area creating a warm, comfortable space for students to congregate. The reference desk sconce lighting fixtures were replaced with closed lens fixtures to eliminate the glare the librarians were experiencing.



The flooring was replaced in all of the main stairwell/elevator lobbies with carpet tile. A different color carpet tile border and coordinating accent paint color was installed on each floor to create a way-finding system. This color was selected to coordinate with the color of the bookshelves on the respective floor.



## (CONTINUATION) HALLE LIBRARY REFRESH BY AMY NOLFF

The alcove adjacent to the Paradox Café received new no-wax vinyl enhanced tile flooring with an inset EMU 'E' logo. A majority of this flooring material was generously donated by LG Floors to allow EMU to evaluate the no-wax feature and determine if it would work in other locations on campus.

All of the carpet tiles include a minimum of 36% post-industrial recycled content with some including as much as 48%. Low-voc (volatile organic compounds) adhesives were used in all applications. Miscellaneous painting was done throughout to help refresh the library atmosphere. To complete the renovation, a faux-wood panel and molding wall protection system was installed in the lobby below the existing LCD screens and the carpet treads were replaced in the main entrance vestibule Pedimat system. The project was complete December 29<sup>th</sup>.



## TIS THE SEASON BY AMY NOLFF



The Physical Plant Christmas Party, sponsored by the P8 Task Force, was held on December 17, 2008 in the Physical Plant Main Conference Room. Everyone enjoyed a delicious potluck lunch and the opportunity to donate to a great cause. This year the Physical Plant participated in the Adopt-an-Apartment program sponsored by the SOS Crisis Center. Donations were collected throughout the months of November and December. All staff had the option of donating a dollar to wear jeans on the day of the potluck to further contribute to the cause. The Plant raised a total of \$533.00 which enabled us to purchase all of the items under the tree in the above photo. Thank you to all who participated in the potluck, assisted with set-up and clean-up, and to those who donated to the Adopt-an Apartment Program.



## CUSTODIAL & GROUNDS NEWS BY DIETER OTTO

**Custodial** - We start another winter semester and it's been interesting. With all of the snow I'm sure a lot of the custodians feel like Grounds persons. We have been a little short on staffing and management as we have held 3 custodial positions and 1 supervisor positions since last September. There have also been a couple of changes in our operations, caused by the new science building project. I'm happy this project is finely underway. On a good note, we were able to get a floor machine for McKenny. It does both tile and carpet flooring. I'm aware that we still have several equipment issues and in our current economy it's very important that we take care of what we have. Also it is important to take care of each other, it's important when times are tough to help each other out.

**Grounds** - Now we move from our Pattern Language project to snow removal and this winter started out to be a tough one. We have already exceeded our yearly snow fall averages and temperatures have been below average. One of the plow trucks was returned to the State because of maintenance issues before the snow started falling, and the replacement is do in before the end of January. Grounds have had a couple of new challenges with start of the construction of the new science building, but these problems are quickly being resolved. Grounds department is also committed to reducing the amount of salt used on campus. These challenges have all been compounded by the below average temperatures. The Grounds staff has started to move toward a broader operational plan, and I'm looking forward to seeing how everything works out.

**Waste Management**— EMU hosted a Washtenaw Environmental County Clean-Up Day. EMU provided the venue, student volunteers, staff and survey support, a long with the food. This was a successful event, with 438 cars attending the event diverting many household hazards from our landfills.

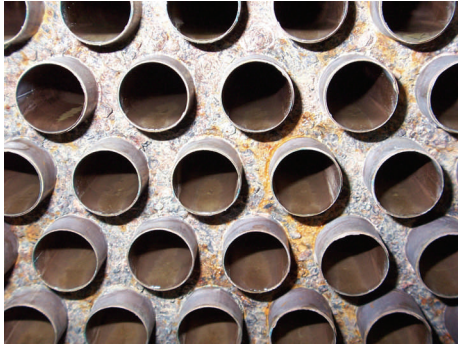
Ted Coutilish the AVP of Marketing is looking into placing recycle containers throughout the grounds on campus. These containers would be paid for by advertising dollars and would help promote recycling on campus.

Diane Lynn-Veals is chairing an AQIP committee on recycling. The University is reviewing recycling as a strategic initiative.

I have a little bad news on the recycling front. With the down turn of the economy we are no longer receiving money for our paper and cardboard recycling. We actually have to pay for its proper disposal. I'm anticipating this to be a short term problem.



## TRADES SHOP NEWS BY BILAL SARSOUR

**HAVC/R Shop by Mark Monarch/Bilal Sarsour**

The HVAC/R Shop is actually working on the air conditioning! With temperatures as cold as they are most people are not worried about their air conditioning; however, the HVAC/R Shop has a lot to do to prepare for the next cooling season. One of the many tasks involves cleaning and eddy current testing (checking integrity of the tubes) a couple thousand tubes in the large absorbers and chillers.

**Plumbing Shop, from the desk of Dennis Paul/Bilal Sarsour**

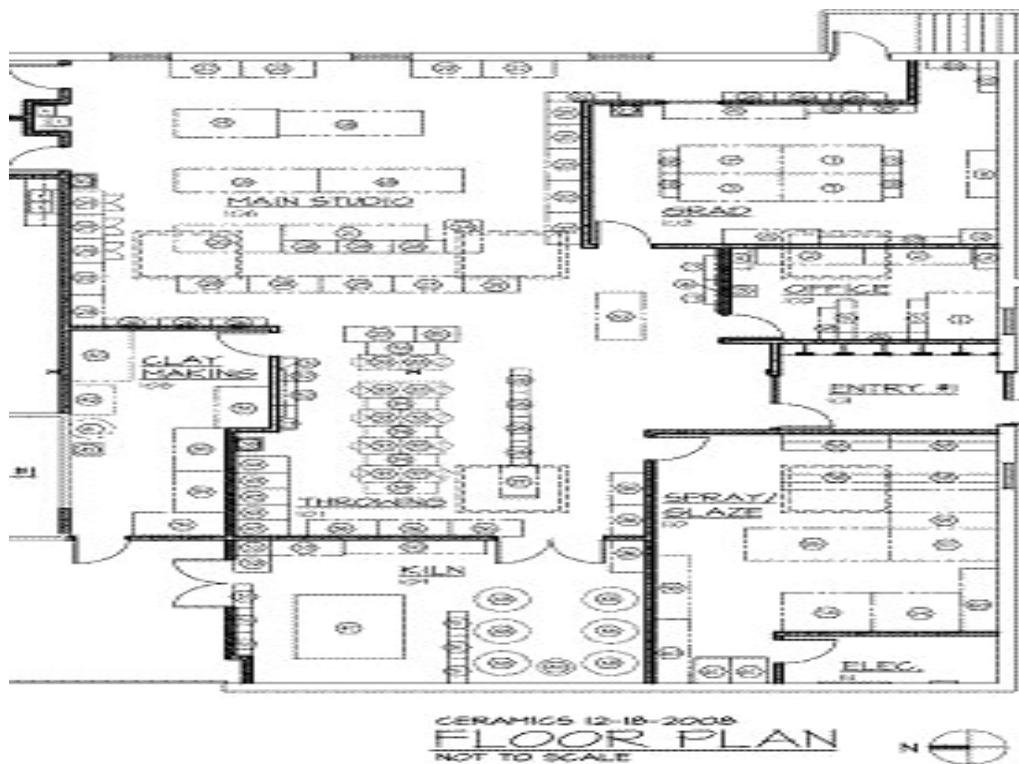
Over the Holiday break the pool filtration system serving the Jones pool was renovated to comply with Department of Environmental Quality requirements. New pumps with variable speed drives and approximately one hundred feet of new piping were installed. The new system should be easier to operate and be more efficient to run.



## WOODSHOP RELOCATION BY KAY SEKARAK

The project includes relocating the woodshop presently in Goddard to Sill Hall. A series of moves and building modifications will take place in order to make this happen. Starting in January, Central Receiving and the Mail Operations currently located in Central Stores, will consolidate and shift to the north side of the building making room for ceramics to occupy the south side. Ceramics will be vacating their current location in Sill Hall.

Once the shift is complete, modifications will begin on the south side of the building to accommodate the needs of the ceramics program. Ceramics will have its own entrance and will be close in proximity to the sculpture studio and the outdoor kilns. Once ceramics is in their new space at Central Stores, the woodshop portion of the project will begin.



The planning and drawing phase for the woodshop's new home in Sill Hall is scheduled to begin this February with construction starting in May. The estimated completion for the entire project is June 2009.

Architecture by Design will be providing design/project management services.

## PREVENTING FROSTBITE BY KEVIN ABBASSE

For anyone who has to work outdoors or in unheated buildings with limited warm areas during the winter months, frostbite and hypothermia are an ever-present hazard. Frostbite is the result of ice crystals forming in the fluid and soft tissues of the skin. It is readily distinguishable by a white or grayish-yellow skin tint and the lack of pain or feeling in the affected skin tissue area. Blisters often appear. The areas of the body primarily affected are the fingers, toes, ears, cheeks, and nose. A person who has frostbite once is more apt to get it again than someone who has not had it before. The injured part of the body may become sensitive to cold and must be protected from further frostbite.



### Preventing Frostbite

To prevent frostbite, you should:

- Wear several layers of loose-fitting, natural fiber clothing
- Particular attention should be given to protecting the feet, hands and head areas through the use of wool socks, gloves and/or mittens and ski mask or other head protection
- Earflaps and muffs add protection for ears and neck against cold, and a face mask should be worn against windy weather.

Do *not* consume alcohol, because alcohol increases body heat loss.

### Treatment

Whenever frostbite is detected, the following immediate action should be taken:

- Protect the affected area from further injury until the patient can be moved indoors.
- Wrap or cover the patient with blankets, clothing, or other warming materials.
- Submerge the affected area in warm water (100-105 degrees Fahrenheit).
- Provide patient with warm fluids-*never* alcoholic beverages.
- Obtain medical assistance as quickly as possible.

Do *not* rub the affected area or apply a hot water bottle or heating lamp.

## WE'VE GOT MAIL!



### **Custodial & Grounds:**

**Aida**, I would like to thank the crew that cleaned/waxed my floors and re-caulked the tub in my bathroom. It looks great, was completed very quickly around my availability. Please pass on that they did a wonderful job. It is the hard work and the dedication your employees have that keep Eastern looking great.

Jason Taylor, Area Complex Director

### **Trades:**

Hi, **Dennis**, Thank you for taking care of the water leak in Room 129 Sill. I appreciate you handling it right away. At 6 a.m., it's not a great way to start the day.

Jerry Bidlack, Custodial Supervisor

**Dennis**, Thanks for the help on Saturday. Steven and you made a great response time and was able to help with the issue. Is there anything that I need to do or know about the temporary set up to help out and/or keep from screwing it up? I will be doing a backwash on Thursday night, which should not effect it but just want to be sure.

Tim White

**Dave**, Just wanted to let you know the promoter of the (Killers concert) was very happy with the service that Greg and Dennis provided for the concert last night. They were asked for extra power and spotlights and both came through for us. Service like this goes a long way in helping us get the next show. Thanks!

Mark Monahan, Convocation Center

## NEWS FROM WITHIN!

### **HAPPY BIRTHDAY TO YOU!**

February Birthday Celebrations: Sean Braden, Paula Doan, Robin Piach, David Jaworski

### **MORE GOOD NEWS:**

On January 8th Laurie Novak of custodial services, had her 30th anniversary with EMU. Congratulations, Laurie!

Before the Christmas break, Danara Bryan of custodial services had a little boy. Congratulations, Danara!

After the Christmas break, Genevieve and Jimmie Forster of grounds services had a little girl. Congratulations, Genevieve and Jimmie!

Dennis Paul is a proud grandparent. Aurora Ann Barnier was born January 10, 2009.

### **New Clinic for Work-Related Injuries—Effective Immediately**

MWorks, the University's designated health care provider for work-related injuries will be permanently closed as of Friday, January 30, 2009. Midwest Health Center (located in Romulus, approximately 20 minutes from main campus) was chosen to service the needs of the University. Please notify your staff and employees about this change, effective immediately. You can access forms and maps of the center locations at <http://www.emich.edu/hr/hrforms/index.html> or contact Risk Management & Workers' Compensation at 487-1357.

### **MIAPPA (Michigan Association of Physical Plant Administrators) 2009**

**WHERE:** EASTERN MICHIGAN UNIVERSITY CAMPUS

**WHEN:** JULY 13TH, 14TH, AND 15TH

[www.physplant.edu](http://www.physplant.edu)

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The Physical Plant newsletter is produced by staff of the Plant. Its purpose is to inform Plant staff and the University community of activities, accomplishments, and information about our organization and the work we perform.

The mission of the Physical Plant Department is to efficiently construct, renew, maintain, operate, and service the campus infrastructure, facilities, and grounds to provide a safe, clean, healthy, functional, and attractive living, working, and learning environment.

The main areas of responsibilities under the direction of the Physical Plant are facilities maintenance, facilities planning and construction management, custodial services and grounds operations.

**The Regents of Eastern Michigan University:**

Floyd Clack, Flint; Gary D. Hawks, E. Lansing; Mohamed Okdie, Ypsilanti; Francine Parker, Ypsilanti; Thomas W. Sidlik, Ypsilanti; James F. Stapleton, Ypsilanti; Roy E. Wilbanks, Ypsilanti

PROVIDING THE ENVIRONMENT FOR  
EDUCATION FIRST