



EASTERN MICHIGAN UNIVERSITY

COVID –19 Response Physical Plant

October 22, 2020

COVID –19 Physical Plant Response

Phases

- Responding To The Initial COVID -19 Crisis
- Maintaining Campus As Essential Employees While Most Of Campus Was Remote
 - > Alternating Shifts/Schedules
 - > Work Share Schedules
- Preparing For “Back On Campus”
- Maintaining “Back On Campus”

Strategy

- Safety First
- Work Together
- Accept The Dynamic & Fluid State/Constant Change
 - > Manage The Uncertainty
 - > Prepare To Pivot - Short Notice
- Stay Informed
 - > Monitor Information Daily
 - > Communicate
 - > Collaborate With Peers

Custodial & Grounds

Cleaning & Disinfecting

- Emphasizing The Difference Between Cleaning & Disinfecting
- Reprioritized Daily Cleaning Tasks
 - Concentration On "Touch Points"
- Expanded Disinfecting Protocols
 - Daily Electrostatic Disinfecting Application
 - Highly Concentrated Building Areas
- Antimicrobial Application
 - Added Layer Of Protection
 - Classrooms, Bathrooms, Common Areas
- Installation Of Hand Sanitizing Stations
- Completed Special Projects While Buildings Unoccupied

Grounds

- Reprioritized Operations To Support Other Departments While Remote
- Maintained All Campus Grounds With In-House Staff

Maintenance

Maintaining Building Systems

- Weekly Building Inspections
- Exercising Building Water Systems
- Monitoring Building Controls
- Monitoring Energy Demand/Usage (Turbine)
- Maintain/Inspect/Operate Elevators
- Proactive Mechanical Systems Work
- Prioritized Maintenance Work To Take Advantage Of Unoccupied Buildings

Emergency Work

- Downing Primary Electrical Feed Replacement
- DC-1 Steam Line Repair
- Chilled water Line Welch Repair
- Greenhouse Steam Line Repair
- Power Outages
- Storm Line Repairs
- Flooding

Capital Projects (27)

1. Properly Vacate Job Sites On Campus
 - Demobilize – Couldn't Just Walk Away
2. Keeping Essential Projects Going
 - Infrastructure
 - Energy Center
 - Electrical
3. Planning/Strategize (While On Hold)
 - Impact – Schedule, Cost, Supply Chain, Labor Availability
 - Continued Off-Site Work
 - Administration (RFI's, CO's, Accounting)
 - Design/Engineering
 - Material Handling Logistics
 - Maintain Site Security

Capital Projects (27)

4. Planning To Reoccupy The Job Sites & Campus Safely
 - Protocol Development
 - Stepped Process
 - Larger Projects First
 - Strategically Introduced Smaller Projects
5. Balance Capital Projects Needs & COVID -19 Maintenance Priorities Concurrently
 - Design For Capital Projects / Classroom & Space Analysis For Social Distancing
 - Code Review For Capital Projects / COVID -19, Ensuring Code Compliance
 - Capital Swing Space Preparation / COVID -19, Moving Logistics
 - Capital Project Daily Oversight / COVID -19, Measures Implemented
 - General Administration Requirements For Both

By The Numbers

Purchasing Department Materials

- Face Coverings: 455,000
 - > 400,000 Disposable
 - > 50,000 Reusable
 - > 5,000 Face Shields
- Sanitizer
 - > 8,000 Bottles
 - > 250 Buckets Disinfecting Wipes
 - > 500 Cases Alcohol Wipes (1,000/case)

Custodial Department

- Hand Sanitizer Stations – 385
 - > Wall Mounted – 244
 - > Portable Stands - 141
- Hand Sanitizer Bottles - 376
- Disinfectant Wipes – 256 Cases
- Disinfecting Equipment – 14
 - > Hand Held – 8
 - > Backpack – 2
 - > Mobile Stations – 4
 - > *Capability To Disinfect 136,000 SF/Hr.*
- Bonded Antimicrobial – 1.38M SF
- Cleaned & Disinfected – 3.2M SF

By The Numbers

Classroom & Space

Analysis "Back On Campus"

- Classroom Use – 104
- General Use – 97
- Building Entry – 30
- Internal Circulation
 - > Buildings – 32
 - > Stairways – 134
- Restrooms – 207
- Elevators - 148

Planning "Back On Campus"

- Zoom, Google Meet ups - Over 100
- Conference Calls – Over 100
- Emails – Over 1200

Time Frame

- Analysis To Implementation - 61 Working Days
- Implementation – 43 Working Days

By The Numbers

FPC & Maintenance Departments

Moving (92 Moving Trucks)

- Moving Companies – 3
 - DMS, Morse Moving & Corrigan
- Crew Size – 6 Per Day/Vendor
- Trucks/Vans – 4 Per Day
- Duration – 23 Days

Moved (3,852 Pieces)

- Tablet Arm Chairs – 1206
- Chairs – 2306
- Tables - 340

Plexiglass (242 units)

- Fabrication/Install Teams – 3
 - > Fixed – 142
 - > Movable – 92
 - > Custom – 8

Miscellaneous Items

- Movable White Boards – 49
- Floor Protection – 15,795 SF
- Walls – 2,200 SF
- Added Electrical Circuits - 48
- Added Outlets – 60
- McKenny Panel Utilization - 12
- HVAC Filters Changed – 4,910
- Stickers Installed – 5,940



EASTERN MICHIGAN UNIVERSITY

Physical Plant COVID-19 Response

October 22, 2020

THANK YOU