We would like to thank everyone who contributed articles, photos, and elements of this newsletter. Your contributions are appreciated and are imperative to the future of Facilities Connection.

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On the Front Cover: Photo of Bistro3 by Lindsey Hashmi
Bistro 3 Sponsored by: Division of Student Affairs
On the Back Cover: Photo of The Oaklands by Tim Holysz
A Message From...
THE ASSOCIATE VICE PRESIDENT OF FACILITIES MANAGEMENT

Greetings...

It is well known that universities foster change and greater knowledge in our society. That is also true for the Facilities Management at WMU. Change in our organization is more evident now than ever before. In this Facilities Connection edition, you will read about significant changes with our human resources and physical assets across campus.

Over the past year, the Facilities Management Department had 29 people retire. These FM team members had a cumulative total of 968.5 years of dedicated service to WMU. That is an incredible amount of human capital and institutional knowledge leaving our department and institution. I want to thank all of them for their hard work and many years of service. As you can see, the average length of employment for the FM retirees is 33 years. That is a clear indication of the mutual long term relationship between WMU and its FM employees.

Change continues to be evident with our physical assets across campus. One just needs to walk across campus and you will see two major construction sites, upgrades in many of our buildings, and improvements to our landscape. We are pleased to start construction on the new Sangren Hall and continue the planning of the adjacent West Michigan Avenue mall. It’s been decades since WMU built new student housing. The four new apartment buildings coming out of the ground this summer on the west side of campus is the start of the transformation with WMU’s housing portfolio. Renewal of building systems was evident inside many of our buildings. Davis Dining, Ellsworth, University Arena track, Bernhard Center main floor, and many entryways, restrooms, and classrooms were upgraded this summer. We received many compliments for the design and sustainable elements used in every project.

Of equal importance are the changes seen in each of the operating units and their accomplishments over the summer months. The Power Plant unit has been busy replacing significant components at the Beam and ERC plants. Transportation continues to work on transforming our service fleet with fuel efficient Transit Connect vehicles and soon-to-be electric vehicles. We see new stainless recycling bins across campus and sustainability programs enhanced. The Custodial, Grounds, and Maintenance units have collaborated on several joint programs from relamping to adjustments in how the athletic and recreation assets are maintained. All units have placed a focus on sustainability, efficiencies, and customer service.

President John F. Kennedy once said: “Change is the law of life. And those who look only to the past or present are certain to miss the future.” The entire Facility Management team is changing for the better and looking forward to a bright future.

Regards,

Peter Strazdas
Peter Strazdas, Associate Vice President
Facilities Management
Throughout the years the employees of the Facilities Management Department have shown dedication and efforts to keep WMU operating and looking its best. The Facilities Management Department would like to congratulate all of the retirees on their years of service to our fine institution. You are a positive representation to all of those who continue to work hard and those who have just begun here at WMU.

Together **WE** make **WMU** great! Congratulations!

Over **960** years of service...Congratulations Retirees!
PROJECTS & CONSTRUCTION
Fred Schulz 40 YEARS
Joe Odehnal 39.5 YEARS
Jo Morrisson 24 YEARS

PLANNING
Rose Hathaway 26 YEARS

BUILDING CUSTODIAL
Caroline Smith 33 YEARS
Eva Blades 33 YEARS
Carolyn Kitchen 32 YEARS
Fern Stewart 25 YEARS
Nancy Watson 25 YEARS

LANDSCAPE SERVICES
Paul MacNellis 41.5 YEARS
Gary Morehouse 40 YEARS
Jeff Decker 40 YEARS
Dave Blowers 36 YEARS
Nancy Sluss 35 YEARS
Jan Clevenger 31 YEARS
Tom Swihart 30 YEARS

MAINTENANCE SERVICES
Don Slocum 45 YEARS
Doug Blowers 40 YEARS
John Satterfield 39 YEARS
Dave Schneider 38 YEARS
Jim Amos 38 YEARS
Ed Manion 37 YEARS
Joel Jones 37 YEARS
Trudy Carr 33 YEARS
Polly Graham * 25 YEARS
Ron Joyner 23 YEARS
Barney Stockwell 22 YEARS
Rob Fedorchak 21 YEARS

FACILITIES MANAGEMENT LEADERSHIP
John Goes 39.5 YEARS

TOTAL OF 29 RETIREES
*Extension granted

TOTAL YEARS OF SERVICE
968.5

Wishing you all the best in the future. Go Broncos!
MANY NEW LOOKS AROUND WMU THIS FALL

Article by: Carin Wiedmeyer, Student Intern

In the Midwest it has been said that there are only two seasons: the winter and construction season. Western Michigan University most definitely participated in the construction season this past summer with the start of some new major projects, and the wrap up of others. Structures have been torn down, new buildings have started to be constructed, interior spaces have been remodeled, and other areas have undergone drastic facelifts. With so much new construction and remodeling on campus, hopefully both new students and returning, along with new and returning faculty, will appreciate the updates.

The most drastic change was the demolition of south Sangren Hall, which took place the middle of July. The new Sangren Hall will be completed by the fall of 2012. Phase one of the new campus apartments has also started on the west side of campus, with the first four buildings opening in the fall of 2011. Davis Dining is another major project which included the complete renovation of the space and will be ready for students and faculty to enjoy by the beginning of the upcoming fall semester.

These three major projects are just a few that have been worked on over the summer months. The renovation of the Bernhard Center started back in February, which entailed two phases. Phase one included the renovation of the main entrance, along with updating the main stairwell. A new ceiling, wall coverings, railings and etched glass inserts, updated light fixtures, carpet and a flat screen TV were all installed. A History Wall was also installed at the top of the main stairwell.

Phase two of the renovations started in April and included the remodeling of the lobby, lounge area, President’s Dining Room, bathrooms, corridor, and other meeting rooms on the main floor. A new ceiling was installed, architectural structures were added, new flooring was installed, the men’s and women’s bathrooms were completely remodeled, and light fixtures and wall coverings were replaced with new ones. The renovations will be complete before September 7th. A look at the new lobby entrance is pictured.
More renovations took place this past summer across the way from the Bernhard Center in Ellsworth Hall. The first floor of Ellsworth was completely remodeled in order to house the Center for Academic Success Programs (CASP) at Western. The space received a colorful upgrade, with newly painted walls, new ceiling, architectural features, new carpet, and new furniture. The renovation was completed at the end of August, and CASP was able to move in before the school year started. The picture below shows the newly upgraded space.

Student athletes, as well as fans of the WMU Broncos will appreciate the other two major projects on campus. The University Arena received a new track for its athletes to use and also installed new bleachers at the ends of the basketball court. The new track is a Mondo track that comes in rolls for easy installation and maximum performance.

Hyames Field also received some new construction this summer, as well some needed landscaping. The construction of the new press box for the baseball stadium started the beginning of June and was completed at the end of August. The press box includes two bathrooms, a media room, a concession stand, and two suites. The outfield fence was replaced and landscaped, a brand new upper concourse fence and retaining wall was installed, and the infield was graded.

Now that summer is coming to an end, and students and faculty will be returning to campus or arriving for the first time, the work accomplished on campus reflects progressive growth aimed at the student body and the entire Western Michigan University community. Whether looking at a completed project like Davis Dining and the Bernhard Center, or visualizing future buildings like Sangren Hall and the Campus Apartments, this summer’s projects brought about many positive changes on campus.
SUMMER WRAP UP
By: Shelley Grant, Director

This has been a great summer with lots of changes and new challenges. Five employees retired, the Recreation Sports Region was reorganized, and our new supervisor came on board. In addition, we have numerous projects and detail work happening throughout campus.

The Rec/Spo Region, as it used to be called, has been broken down and redistributed in order to provide better service. The grounds and fields portion has moved to Landscape Services and is now called Landscape Services – Athletic Grounds. We lost 6 Athletic Grounds Specialists and 1 supervisor to Landscape. They will be greatly missed. The custodial portion of what used to be called Rec/Spo is now called Custodial – Athletics. Ken Randt still supervises the majority of this zone. The rest of it is supervised by our new supervisor, Rudolf van Balen.

Rudolf van Balen has had many years of experience working in a union environment in a supervisory capacity. He has also supervised many different cleaning crews. He brings a breath of fresh air to BC&SS. Rudy immigrated to the United States 20 years ago from the Netherlands. He is working 3rd shift, Sunday through Thursday. His areas of responsibility included Bernhard Center, Children’s Place, Student Recreation Center, and Cash Operations – Dining Service. Rudy is eager to learn and is a great addition to our team.

We have had a great group of Dining Services employees working with us. We appreciate their dedication to helping us detail our buildings and prepare for students to return. Sometimes it can seem like these employees are bounced around from building to building and supervisor to supervisor. The gap that they fill during the summer months makes a significant difference in our operation. Even though they may not realize it, they are valuable to our summer operation.

As usual, there are many projects going on throughout campus. Vestibules and restrooms have been remodeled. In some cases, whole floors or sections of the building were remodeled. Ellsworth 3rd floor and the BC are either getting ready to come back online or have come back online. Of course, the demolition to Sangren has been the biggest change. We have had to move equipment and change closets. This project has required a quick response for urgent requests as the project moves forward. It takes a lot of coordination between Projects and Construction and BC&SS.

Of course, our summer started with a bang, preparing for Kalamazoo Central’s graduation with special guest President Obama. We have steadily been working to detail the buildings we are responsible for. As summer once again comes to a close, we are ready for the students to return. We look forward to another great school year and many new challenges to overcome. Hopefully this will be a great football season. GO BRONCOS!
In our recent reorganization, Brian Beridon and I have teamed up with the Floor Refinishing Crew and the Carpet Crew. In the past, Brian has supervised the Refreshing Crew and the Carpet Crew. I supervised the Floor Refinishing Crew along with Bernhard Center, Children’s Place, and Cash Operations – Dining Service. With the addition of Rudolf and the Custodial – Athletics changes, I am now supervising both the Floor Refinishing Crew and the Carpet Crew. Brian supervises the Refreshing Crew and he is scheduling all of the work from the Floor Refinishing Crew and Carpet Crew.

I would like to focus on my experiences with the Floor Refinishing Crews, and the associated observations I have made following their progress through the campus.

The first statement I wish to make is that almost without exception, the buildings we enter are in a state of cleanliness and order that is truly exceptional considering the level of custodial staffing and the high level of square footage that we as a department are responsible for. This level of cleanliness, in my opinion, shows a level of professionalism that both the front line custodians and their direct supervisors can be proud of. While truthfully it can be said that improvements can always be made, you should all be commended for your current efforts.

The second statement I wish to make is that your input as professionals is necessary to assist us in our jobs in hard surface floor care and refinishing. For instance, if you notice that the floor in a room or rooms, or a hallway in a part of an area of your responsibility is worn or damaged in such a way that it merits more or less immediate attention, please call the office and notify us so that we can take steps to rectify the situation as soon as our schedule permits. This will help prevent untimely damage to floor surfaces, and, in some cases, prevent hazardous situations from developing.

When we work together like this it makes everyone’s job easier and improves building appearance with less need effort on all our parts.
The summer months in Recycling/Waste Reduction are as busy as the academic year. We don’t usually get much of a break, except in the educational part of the job. This year we had the added challenge of numerous retirements due to the early retirement incentives. With retirements come office clean-outs. Many of our retirees have been here 30, 40 or more years. If they hadn’t changed offices in awhile, they probably had a LOT of paperwork that was unnecessary. We got all that out for recycling.

In addition to retirement clean-outs, we washed many of the recycling bins, especially in the classroom buildings. All of the bins collect dust and toner from the paper that is recycled. In some areas, there is a contamination problem. Coffee cups, soda cans and cups, and other food related items soil the bins. Since the paper bins do not contain plastic bags, the liquids and food cause problems. The bins in Schneider Hall, Dunbar Hall, Sangren Hall, Knauss Hall and a few others are now clean and ready for the new academic year.

Other projects included planning for Fall Welcome and move-in. The many activities for our new students include food and beverages. With proper planning, much of the waste can be eliminated early. For the waste that we do generate, it’s important to be sure it can be recycled. Fall Welcome reduced the amount of plastic bottles by using pitchers of water and plastic cups that can be recycled. They also provided locations of the events so proper recycling facilities are available. During move-in, about 75-85% of the “waste” is cardboard or polystyrene foam (Styrofoam). The more we collected for recycling, the less goes to the landfill and reduces our carbon footprint.

These are just a few of the many projects. We keep busy helping WMU meet its goal “to advance responsible environmental stewardship”.

Ready for another great year

By: Carolyn Noack, Recycling Manager

College of Health and Human Services (Photo by Lindsey Hashmi)
NEW BOILER FOR ENERGY RESOURCE CENTER

By: George Jarvis, Power Plant Manager

On August 5th a new 23 ton, 600 horsepower fire tube (heating fire in the tubes and water outside the tubes) Cleaver Brooks boiler was moved into place in the Energy Resource Center (ERC) at the BTR Park as part of an overall project to increase the reliability of the steam supply for the Paper Pilot Plant and College of Engineering. This one 600 hp capacity boiler (equivalent to 20,000 pounds of steam per hour) replaces two 400 hp water tube (you guessed it - water in the boiler tubes and fire outside) both of which had become quite unreliable with a history of tube leakage problems. The installation of this new boiler was done in conjunction with the installation of a new 300hp Cleaver Brooks gas burner on an existing fire tube boiler in the same facility. Together with a 400 hp fire tube Cleaver Brooks boiler installed in 2005, this gives a total boiler steaming capacity for ERC of 1300 hp or nearly 45,000 lbs of steam per hour. For comparison, this represents about 1/7th the total steaming capacity of 322,000 lbs/hr at the Robert M. Beam Power Plant serving central campus.

The installation of this boiler is now in progress under a partnering arrangement with the low bid mechanical contractor for this project, in this case W. Soule & Co. Under this arrangement a "division of responsibility" was defined that spells out those areas and tasks WMU Power Plant staff either self performs (such as installing various piping, conduit and wire), or works alongside the contractor on those items they can partner on. This allows the boiler installation to be completed in a cost effective manner as well as providing valuable training and experience for plant staff on the intricacies of the boiler installation. Our experience here bears out the old axiom that if the person doing the install knows he’s the one responsible for maintaining it in the future, then shortcuts are avoided and a better overall product is achieved. This firsthand knowledge of the boiler installation is invaluable for helping them to subsequently operate and maintain the boiler. This approach also embeds the employee with a genuine pride of ownership for the entire installation as it is something they have been intimately involved with from planning through construction and is largely their responsibility.

The cost savings and greater operational reliability from this approach are impressive. This particular project alone has been virtually funded through documented "partnering" savings generated by power plant staff through the installation of Boiler 10 completed last fall in the central power plant. A very recent example is a $20,000 credit received by Western for the efforts of the plant staff in totally self installing the new burner for Boiler 3 that was completed this past May. When the installation of Boiler 5 is completed in October, the CEAS and Paper Pilot Plant will have an adequate, reliable source of steam for years to come.
This summer was busy for Landscape Services as projects were seen all around campus. Sidewalks, steps and curbs were restored or replaced, flowers and over 90 trees were planted, and mulch was spread. In addition, Asylum Lake received a new parking area, CHHS has a new seating area with relocated tables, and some of the campus signs and art/sculpture pieces were also relocated. Landscape Services looks forward to a great fall season and beginning the preparation for winter.
1. Rood Hall Bus Stop
2. West Michigan Avenue Roundabout
3. Miller Auditorium Loading Dock
4. Miller Auditorium Peacock Flowers
5. Gilmore Theatre Complex Entrance
6. Amphitheater Steps
7. Chemistry Building Tables
8. CHHS Curbing
In the summer of 2010, the Maintenance Services Student Condition Analysis Team conducted its fourth annual audit of all non-resident buildings on campus to assess the state of classrooms, corridors, restrooms, and vestibules. On a scale of one to five the team used to determine the rating of each interior space. A space that is rated a five indicates that it is pristine, which would mean a space rated a one meant the condition was poor. This summer, spaces that rated poor received the necessary improvements to meet the expectations of WMU students.

The largest interior space to receive an upgrade was in North Kohrman Hall. New plaster and paint was applied to the corridor walls. This upgrade is a vast improvement over the existing appearance of the walls, which had the original wallpaper from when building was constructed in 1966. The redesigned walls have a modern feel that corresponds with the style in Central Kohrman.

The vestibules of various buildings on campus also were in dire need of improvement due to large amounts of traffic. The goal was to make the vestibules look more professional by removing taped rugs and also to replacing aged carpet. Additionally, Sangren Hall vestibules received new carpet making them more inviting.

The restrooms in Schneider Hall were updated with new tile additions and partitions. The new partitions are a solid plastic material that is scratch, dent, graffiti, and rust-free. These partitions will be simple for our custodial staff to maintain. Corridors in Schneider Hall were also given a fresh coat of paint. Furthermore, 24 classrooms in North Kohrman Hall received a new coat of paint. Two classrooms in Dunbar Hall received new tables and chairs, making them more comfortable for our students.

In the end, the goal is to continue this type deferred maintenance every summer to upgrade interior spaces and improve buildings for current and future students, faculty, and staff.
THE POWER OF STEAM
By: Greg Roseboom, Utility Manager

We’re all familiar with steam from the teakettle, shower, or last night’s pasta boil. Western Michigan University also relies on the power of steam to heat and cool most of the 151 buildings on the Kalamazoo campuses.

The Engineering Division in Facilities Management oversees the steam distribution and condensate return systems on our campuses. Steam is produced at the Robert M. Beam Power Plant and delivered through nearly 14 miles of buried and tunnel distribution lines at 50 pounds per square inch (psi) of pressure. This steam is utilized to provide heat (heated air) and domestic hot water (the hot water from the tap) and to run absorption chillers for air-conditioning. The condensate return system returns the condensed steam in the form of water to the power plant to be re-heated and sent back through the steam distribution system. Steam is delivered in five closed loop zones that have cross-tie capability between them. Both the steam and condensate systems utilize buried and tunnel piping systems that thousands of us pass over every day.

Over the summer, staff of the Engineering Division undertook a project to replace 1,690 linear feet of 10-inch steam and 4-inch condensate line adjacent to Read Fieldhouse and the Student Recreation Center. The project was critical to our ability to provide uninterrupted steam service through our cross-tie systems. The pipe to be replaced was one of the main lines for the central part of campus. The original pipe was installed in 1993 as part of the Read Fieldhouse and SRC renovations.

Due to issues with high ground water in the area, the lines had deteriorated to the point that they had been shut down for over a year. During that time, steam service was relayed from another steam zone to provide service to Sangren Hall, the Bernhard Center Complex, SRC, and Read Fieldhouse. With construction work on Sangren Hall, replacement of this failed line also was necessary in order to provide steam to those same buildings during construction. The project included installing a more water-resistant conduit piping and insulation system, as well as raising the lines by 30 inches to keep them out of ground water. The insulation used is a form of foam glass that does not break down in water as the previous fiberglass insulation did. Also, the conduit pipe is coated in a water-proof rubber coating. A sub-surface de-watering system also was installed to help ensure that groundwater stays off the new lines in the future.

The project was overseen by Campus Utilities Manager, Greg Roseboom. A Master Plumber when he came to WMU, Roseboom is a 27-year veteran of Facilities Management. Along with his father, Gerard Roseboom, who is a former director of WMU’s power plant, the Roseboom’s have overseen steam distribution for WMU continuously since 1957.

“Utility managers bury their best work. The replacement of these systems will ensure the quality of utility services to campus buildings into the future. WMU does everything possible to complete these replacements with as little impact as possible on the campus community, though projects of this magnitude often carry some short-term inconveniences. We appreciate the patience our campus community showed during this project.”

-Greg Roseboom

Steam Line Construction (Photos by Greg Roseboom)