SANGREN HALL RENEWAL PLANS UNDERWAY

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PUBLICATION INFORMATION

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.

Editing by: Cathi Walter, Shelley Grant and Lindsey Hashmi
Design & Layout by: Lindsey Hashmi

Questions or Comments can be directed to Cathi Walter, Executive Assistant- Facilities Management.
Email: cathi.walter@wmich.edu
Phone: (269) 387-8556

On The Cover: Photo of Sangren Hall, by Lindsey Hashmi
Welcome to Facilities Management’s new combined staff and customer newsletter – Facilities Connection

The recent integration of all facility related departments at WMU provides an opportunity for us to adapt to the changing environment in higher education facilities management. We must address challenges in accountability, demographic changes, sustainability, and lifecycle cost management. The alignment of all facility related aspects into one department has created a unified approach to our stewardship responsibilities. More specifically, each division supports each other to be successful in their responsibilities for the life cycle of the facility asset. That includes planning, engineering, designing, constructing, and operating the facility asset.

As we continue on our journey to be an exemplary education facility management organization, we will stay focused on these guiding principles:

• Excellent service to the University community
• Excellence in stewardship of the campus environment
• Professional and effective communication
• High standards for professional and personal accountability
• Practicing sustainable development and management of campus resources

We look forward to supporting our customers and the mission of Western Michigan University. We will do this in a respectful manner and challenge ourselves to continually improve our organization. The feedback from our campus community is important to us so please communicate with our team members as often as you can.

I hope you enjoy reading our newsletter and learn something new about our new organization. In addition, I hope you learn more about our valued team members that make our facilities one of the best in Michigan higher education.

Regards,

Peter Strazdas, Associate Vice President
Employee Focus

When Don Slocum came to Western Michigan University in 1965 you could still get a few holes of golf in at the campus “Goat Hills” golf course, and Miller Auditorium was still a plan on blueprints. Slocum has seen a lot of changes in the University in his 40+ years and is amazed at how much campus has changed. Fresh out of high school and ready to work, Slocum got a job working for WMU’s grounds crew. He later worked repairing helicopters when he was drafted for the Vietnam War. When he returned to Kalamazoo two years later, he went back to WMU working on elevators and as an electrician. Today, Slocum is the supervisor for Maintenance Shop 2 for WMU.

“Don is very organized and detail oriented, two things that are critical to the job he has,” said Wayne Pushie, Maintenance manager of Residence Life and Auxiliary. Pushie has been Slocum’s supervisor for four years. “Don has been here for a long time. He has seen a lot and has a vast knowledge of campus.”

When he’s not working, Slocum enjoys hunting and fishing. To stay in shape he rides his bike 12-15 miles each night. When asked if he had plans to retire he said that he still enjoys what he does and it didn’t make sense to retire if he was still having fun.

“Everything I have I owe to WMU,” said Slocum, “I am close with the people in my department, and we have days when things don’t go just right like any family would, and that’s exactly what they are to me, family.”

Paul Kirk is one of the custodians to rotate through Parking Services and he always does an excellent job. He is not only professional and courteous, but always does a little extra. Most of the others vacuum and empty trash quickly and then are out the door. He takes the extra time to dust areas that are often left untouched. Anyway, my staff and I truly appreciate his work and are always please to see him walk through our door. Please express our gratitude to him for a job well done.

Captain Carol Dedow
Parking Services

Gotta tell you, the gardens by the Rec Center are awesome, especially the ones between the Rec and Read. Landscape Services has done an unbelievable job. I hope people notice it because I do every day I come to work. I met Tom today and told him how beautiful it is and I don’t think Landscape Services gets recognized enough.

Jim Lewis
Associate Professor HPER

Just wanted to put in a word of thanks for the beautiful job the physical plant has done with landscaping this year. I remember just a few years ago that the area next to Haenicke, where I work every day in summer, looked like a vacant lot, complete with 2-3 ft tall weeds (not kidding). The contrast this year is remarkable. The physical plant landscaping crew have done a beautiful job of making campus look sharp, with creative plantings that are well maintained. What a great job they are doing projecting a better image of WMU to the public!

Carla Koretsky
Associate Professor Geosciences

Just a quick note to say thanks to you and your good people about how nice campus looks on this, the first day of Orientation. As we did our opening this afternoon, I had more than one individual comment to me how nice the campus looks. Please convey the gratitude of the Enrollment Management unit to your staff for how nice the campus looks.

Keith
Intern Vice Provost for Enrollment Management
Cherie Neumann handles the custodial support for the Administration Building, and we really appreciate her efforts. We asked her if she would clean the office vacated by accounts payable before plant accounting moved in there. I walked through there earlier this week and was amazed to see that it looked like a brand new office. Cherie did a super job, and I wanted to take a minute and let you know.

Evelyn Winfield
University Counseling and Testing Center

I am a 1969 graduate and along with several of my classmates and friends, had the opportunity to visit Western for the 1st time in 35 years in early Oct. We were just amazed at the beauty of the campus and how incredibly well it is being maintained. I’ve been on many campuses in the last 35 years, and none, and I mean none, have been as well maintained and taken care of as Western. It was a pleasure to see and certainly something you should be proud of.

Tom Ryan
WMU Alumnus

Too often we focus on the bad and don’t take the time to appreciate the good. Today I would like a moment to let you know what an awesome job was done in room 3230. The floor looks fabulous and I feel the custodial staff needs to know how much their attention to detail means to us. I know the floor in that room hadn’t been touched in quite some time, so it is a vast improvement. Please let them know what a great job they did and how much they are appreciated.

Lori Prichard
Accounting

Lynn
Sindecuse Health Center

On another note, I want to commend your staff for a fine job of cleaning our carpet. Please let them know how much I appreciate the end result. Their work was really freshened up the halls of our office—there is a noticeable difference.

Evelyn Winfield
University Counseling and Testing Center

“READY TO RACE!”
Jeff Landers, Power Plant Journeyman and Chief Steward for the local MSEA chapter, stands in front of his dune racer he built himself. It is a modified Ford pickup that generates over 800 hp on natural aspirated gas to help propel him up the Mt. Baldy dune at Silver Lake. He has been the fastest in his class having won the title “King of the Hill” for two years in a row now. His 14 year old daughter Aubree and 9 year old son Haydn also enjoy racing alongside Dad.

Employee Focus
Adaptive reuse is the process of adapting old structures for purposes other than those initially intended.

Moore Hall was built in 1962 to serve as a women’s resident hall; named after Grace and Mary Alice Moore. Grace operated the campus school lunch room and then the Walwood Union food services until 1940. Mary taught Home Economics from 1911 to 1947. By 1970, like many universities, Western’s student demographics had changed with more students preferring to live off-campus. Consequently, Moore Hall was turned into offices and in 2005 the fourth floor was vacated when the School of Social Work moved into their new offices at the new Health & Human Services building.

For many years, there has been interest from student organization groups to follow the traditional student union model where Registered Student Organization offices are located in a student center. This student request has finally come to fruition but to enable the Bernhard Center renovation, a few departments needed to be moved. One of these departments was the Auxiliary Enterprises administrative staff offices and the fourth floor of Moore Hall presented many opportunities for them to serve their clients.

Auxiliary Enterprises departments are WMU Bookstore, Bronco Transit, Fetzer Center, Lawson Ice Arena & Gabel Natatorium, Miller Auditorium, The Oakland’s, Pilot Plants, West Hills Athletic Club and Vending & Laundry Services. Auxiliary Enterprise administrative staff provides business and contract oversight; computer software, systems and application development; and marketing and creative support services to the AE departments. Their goal is to help enhance the overall collegiate experience through their products and services available both on and off campus.

With their offices now just off center of main campus, they can serve all of their clients efficiently and effectively.

A typical 1960 resident hall design was a long corridor with rooms on both sides, not conducive to creative support services or computer application development which require many hours of collaborative work teams. To encourage interaction, a plan was developed to remove walls and create networking or meeting spaces but still allow the professional staff to their own private work environment. To assist with the creativity and to emphasize the meeting spaces, some decorative elements were added to the basic field carpet tile and curving bulkheads protrude into the long corridor to de-emphasize its length. The walls were painted white with some accent colors allowing Auxiliary Enterprise Marketing & Creative staff to show off their past work.

This remodeling project followed procedures for environmentally sustainable construction by donating materials to Habitat for Humanity, KRESA and the Douglas Community Association. Materials used in construction were either made with recycled content or are recyclable, paint used had a low content of volatile organic compounds (VOC) and light fixtures use a high output, low energy lamp type. Furniture specified was either re-used or if new, had LEED (Leadership in Energy and Environmental Design) point contributions for materials, recycled content and low VOC emitting materials; many products are Greenguard certified.

Auxiliary Enterprise administrative staff is extremely pleased with their new work environment and how it converted nicely from a resident hall to offices but best of all, they love being in the middle of campus.
Sangren Hall, like Wood, Kohrman, and Brown Halls, was built in the 1960s during a period of rapid enrollment growth at WMU. It was constructed to provide general university classrooms and to house the College of Education, the Department of Sociology, and the Department of Art. Unlike Wood, Kohrman, and Brown Halls however, Sangren Hall has not been renovated other than a 1998 addition that added an elevator and a barrier-free entrance. Most of the infrastructure is original and past its life expectancy. As anyone will attest who has walked its halls recently, it does not reflect the mission of a university that is preparing its students for the 21st century. In fact, most of the students that attend class in Sangren Hall come from high schools and community colleges with more modern facilities and better classroom technology.

Sangren Hall has been WMU’s first priority request for state capital funding since 2003. The total project request was for $56 million. In September 2008, the Michigan Legislature gave approval for planning for Phase I of the Sangren Hall Renovation with the intention that Phase 2 approval would follow as soon as possible. This enabled the University to start the architect-selection process and begin planning for the renovation. President Dunn directed that planning would address the entire renovation of Sangren Hall, assuming that Phase 2 would be approved in the next legislative year.

The national architecture engineering firm SHW Group, with offices in Berkley, Michigan, was selected as architect of record for the project. Planning and programming studies started in early spring and are ongoing. Planning activities have included Visioning workshops, “Town Hall” meetings, and visits to recently constructed buildings on other Michigan campuses, such as the College of Education buildings at Central Michigan and Saginaw State, and the library/media center at Jackson Community College.

A complete program and schematic design package will be submitted to the State Legislature this fall. If the submittal is accepted and approved, the project will proceed into design development and construction documents. Under the best case scenario construction would start in summer 2010 and take two years to complete.
Water infiltration

Poor lighting and teaching technology; tablet-arm seating with no space for laptops

Barrier-free access problems

Poor lighting and teaching technology; barrier-free access problems
DIETHER HAENICKE
1935-2009

PROPOSED HAENICKE MEMORIAL GARDEN
It came as quite a shock to staff and students at Western Michigan University when news had spread that Interim President Diether Haenicke had passed away in February. It was hard to believe that someone with such a down-to-earth demeanor and so much love for the University had been lost so suddenly. A man who made such a contribution to WMU could never be forgotten, but Facilities Management wanted to ensure his mark was left for everyone to see for years to come.

In March, WMU’s Landscape Services began making vast improvements to the chemistry library courtyard dedicated to Haenicke. It only seemed fitting for the area to be dedicated to him since he selected the sculpture of the students that can be seen there today, and he liked the area when the initial landscape improvements were done. In fact, Haenicke was one of the first proponents of the campus beautification project during his time as president of the University. The project resulted in the abundance of trash cans around campus to keep things clean as well as some of the beautiful landscape work everyone has come to enjoy.

Carol Haenicke said the garden was a wonderful surprise to her and her family. She was pleased with the design and layout, and was able to help choose different plants and conifers that would be placed in the garden for her late husband. “Diether was such a nature lover and was very close with the people at Facilities Management. The fact that they put the garden plan together would have meant so much to him,” she said. Haenicke and her family are excited to see the results of the finished space. “The garden is very meaningful to my family because it recognizes Diether as a nature lover,” she said, “I am so grateful that he will be remembered in such a wonderful way.”

The courtyard will feature unique evergreens for year-round interest as well as annuals and perennials to add touches of color throughout the seasons. A varied group of dwarfed to miniature sized conifers have also been included in the proposed planting. A bench chosen for its appropriateness with the architecture of the Chemistry Building will be placed in the garden with a nice view of the three planting beds.

Maintenance Services is currently working on installing accent lighting that will highlight different features in the garden such as the sculpture of students and different plantings. Once the lighting is complete, Landscape Services will work on the installation of a water feature, memorial plaque, additional plantings, and detail work. All main garden features should be done this fall and the final touches will be added in spring 2010.

Landscape Services feels it is an honor to design a memorial garden for a man that represents the spirit of Western. Whether you’re a freshman setting foot on campus for the very first time, a returning student back for another year as a Bronco, or a staff member making your way to work, Dr. Haenicke’s spirit will live on to welcome you to your home away from home.

LANDSCAPE SERVICES
We are concluding a great summer! Not only does the entire campus look wonderful but we have been able to accomplish a great many things here in Building Custodial. Thank you and congratulations to all of you on the front lines everyday doing your jobs. Your being here is greatly appreciated.

Some of the major accomplishments of the summer include; window washing, washing all the seating areas in the University Arena, Lawson, and the seating in the suite areas of Waldo Stadium (see pictures). The stadium was power washed again this summer. This makes two summers in row that this has been accomplished. Congrats to the Project Specialists, Dining Service, Youth Opportunities Unlimited (YOU) program workers, and best of all our own Custodial employees on all the great work accomplished this summer in every building on campus.

With a slow start due to administrative glitches on the part of the YOU organization, the department was able to accomplish a great deal with our YOU participants. Our regular first shift employees were able to accomplish more floor work this summer due to the additional . The two participants on second shift we had working with the refreshing crew worked diligently scraping gum from tables and desks. They also filled in when regular employees were on vacation.

Overall the experience with the YOU participants was a positive one, even though it was a lot of extra tracking for Mrs. JoAnn Marcilous, the coordinator from our department. I would like to thank JoAnn and all the supervisors that participated in giving these young people a helping hand and imparted some basic custodial skills to help them become wage earners in the near future. For a lot of these young people it was their first experience in any type of a job, so we hope they had a positive experience here at WMU.

Again, thanks to everyone who made this a great summer at BCSS.
GREEN Machines

The Strive Rider™

RODI
Reverse Osmosis Deionizing System
Window Washing Equipment

GOgreen
Western Michigan University
BUILDING CUSTODIAL & SUPPORT SERVICES

KaiZen

EcoSoft™
Paper Products "Green Seal Certified"
Transportation Services has taken steps to protect our environment while washing university vehicles. This project is performed by a company here in Kalama-zoo.

Getting this project started was a long and painstaking task for the garage supervisor who was in touch with many different companies gathering much needed information, and also with our Environmental Safety and Emergency Management Department making sure the power washing companies interested in taking on this task had all the correct licenses required by the state, city and county.

Being committed to protecting our environment and underground water, the vendor had to be in compliance with an approved Department of Environmental Quality (DEQ), method of water collection and disposal. A Material Safety Data Sheet was also required on any chemicals used to clean the vehicles. All chemicals had to be approved by our WMU Environmental Safety and Emergency Management Department.

In cleaning the vehicles, we had to take into consideration the location for the power washing, time (due to various shifts), day of the week/week-end, and the weather. During the winter months, the cleaning had to be done when temperatures were above freezing to prevent frozen locks and doors, etc.

During the process of choosing a vendor, the vendors provided demonstrations on power washing a few vehicles, how they secured the drains so no suds/contaminated water escapes and gets into the underground water system.

Transportation has worked with our present vendor for about a year. In the beginning there had been more than a few issues that needed to be addressed, parking lots had to be changed due to the need of a better water cleanup, the responsibility of keys being taken to the Department of Public Safety for the vendor to pick up for their week-end cleaning, the notification/e-mails to the departments to have their vehicles to the designated lots and the billing process.

Western Michigan University has added a new addition to its fleet of campus vehicles – a trendy new trash truck. WMU replaced its old clunker with a truck that has more efficient features like a new top-of-the-line Heil compacting system and an automatic garbage collector. The truck’s glossy white exterior is smaller and sleeker than the older model and can hold 26 compacted cubic yards of trash. Last year WMU hauled 7,220.7 cubic yards of trash from campus; that’s over four miles of garbage! Let’s try to lighten the load this year by recycling more and wasting less.
In today’s age of technology, there are countless gadgets that need some kind of battery to run. The average household has about 25 battery powered appliances. Unfortunately, many people don’t really think twice about throwing their batteries away after the battery dies and going out to buy new ones every time. Every year, 15 billion ordinary batteries are thrown away to take up space in landfills and sometimes leak heavy metals into the groundwater. An easy way to avoid spending extra money and producing unnecessary waste is to make the switch to rechargeable batteries.

Many of the same companies that produce the one time use alkaline batteries that most people are used to also carry some kind of rechargeable batteries. Today, the best kind of rechargeable to buy is undoubtedly the hybrid nickel-metal hydride (NiMH) battery. This type typically comes precharged and has neither the memory problems of the nickel cadmium (NiCd) batteries, nor the high self-discharge rate of the earlier NiMH batteries. These improvements make the hybrid NiMH satisfactory for both low-drain devices like flashlights and high-drain devices like digital cameras. NiMH batteries and chargers can be found at any local Meijer or office store. The initial purchase is somewhat more costly than one-use alkaline batteries but the savings over time are substantial.

To understand the full scope of the money that could be saved by purchasing rechargeable batteries, there are some simple calculations. On Amazon.com, one of the highest customer-rated rechargeable battery brands is the Rayovac hybrid. One four-pack of these AA batteries costs $13.99 (Rayovac), plus $10 for a charger (Tenergy) and the total loss to one’s wallet is $23.99. That cost seems uncomfortably high when compared to a four-pack of Energizer AA regular alkaline batteries, priced at $5.54 (Energizer). Now take into consideration that hybrid NiMH batteries (like the Rayovacs) can be recharged 500-1000 times. If a new pack of alkaline AAs had to be bought 500 times, the total would amount to $2,770. The more economical choice is obvious.

By making the switch to rechargeable batteries a good deal of money would be saved and a huge amount of waste prevented from entering the landfill. Of course, even rechargeable batteries eventually die and when that finally happens, it is still possible to recycle them. If any student on campus finds him or herself in possession of dead batteries, he or she can have them picked up by calling WMU Recycling and Waste Reduction Services at (269) 387-8165. The batteries will be recycled and perhaps made into new rechargeable batteries, thereby closing the loop.
New Boiler 10 was moved, or perhaps better put, "pushed" into place on June 30, 2009. The newest boiler addition to the Robert M. Beam Power Plant, a 92,000 lb. unit manufactured by Cleaver Brooks/Energy Recovery to replace old, coal fired boiler no. 5 which had been demolished several years ago, arrived on site in late July. It was lifted and set into place utilizing 6 compressed air powered dollies each capable of supporting up to 50,000 lbs. After the floor was specially prepared with sealed, steel plates, the boiler was set on these dollies and literally pushed into place by plant staff in conjunction with the contractors. The entire process from preparing the floor to lifting the boiler off the truck into the building and setting in place took less than 4 hours - truly amazing. The new boiler is identical to three other boilers in the plant with similar output steaming capacity of 65,000 lbs/hr and will enable the power plant to meet its firm capacity requirements for many years to come.
Maintenance Services, a unit within the Operations division of the Facilities Management department, is responsible for operating and maintaining utilities and building mechanicals on campus. We are a team of highly skilled trades persons and management staff with the shared mission of providing quality service in an efficient and professional manner to ensure building safety and comfort. Over 100 Maintenance Services employees work from shops in eight different zones located around campus. Each shop is responsible for both the “do-it-now” work orders and planned maintenance for buildings within their zone. The staff of Maintenance Services address and complete over 22,000 work orders each year. The building attributes serviced by Maintenance Services include electrical, plumbing and HVAC systems; water sanitation; carpentry; and carpet and tile issues. We also monitor and repair storm, steam, and condensate systems as well as many food service appliances. Our technicians are either certified or licensed, and attend continuing education sessions to maintain their skills.

Maintenance Services works to ensure building safety and comfort for students through two specific on-going programs. The “Students First” initiative focuses on student needs in the residence halls and campus apartments. We provide a first-response to student maintenance requests within 24 hours, and we send an email notification when the work is complete. We believe giving priority to student requests contributes to retention, one of the University’s major goals.

We also send a team of students each summer to inspect every classroom on campus. Through the “Classroom First” initiative, we rate the furniture, equipment and specific room attributes (windows, flooring, ceiling tiles, etc.). Repairs are accomplished through our work order system, and recommendations are made for future classroom improvement projects. This year, the Classroom First initiative generated 200 work orders to improve classroom environments for our students.

The Maintenance Services website is www.fm.wmich.edu/ms. The specific units within Maintenance Services will be featured in future newsletters.
The Engineering division of the Facilities Management department responds to a broad spectrum of issues within the scope of electrical and mechanical engineering. It is the vision of Engineering to “build facility excellence through innovation, state of the art technical support, expertise, and collaboration.” The 10 full-time employees, joined each semester by a team of student interns, investigate, develop, and facilitate projects across campus. Engineering division responsibilities include overseeing the construction of new infrastructure and utilities; managing outside contractor projects; maintaining fire protection systems, electrical geographical information systems (GIS), and all campus utilities (electric, gas and water service); and managing energy use.

“Careful management of energy resources on campus is critical to keeping the University fiscally sound and to being good stewards of the planet,” states Anand Sankey, director of Engineering and Maintenance Services. “Every year, WMU spends over $22 million on energy usage, so we must identify and implement strategies to save energy and model responsible sustainability across campus.”

When creating new buildings, renovating existing buildings and updating utilities, our engineers work closely with technicians, outside contractors and student interns. We follow state-mandated LEED (Leadership in Energy and Environmental Design) certification guidelines in the construction of great learning spaces and offices on campus. One of our newer campus buildings, WMU’s College of Health and Human Services, is the first building in Southwest Michigan to receive the LEED gold-level certification for existing buildings.

Pictured above is the College of Health and Human Services photographed by Lindsey Hashmi.
MISSION STATEMENT

It is our vision to design and deliver superior projects through creative problem solving, knowledge, expertise and effective project management.

ENGINEERING UNITS

BUILDING AUTOMATION SYSTEM

CAMPUS COMMISSIONING GROUP

CAMPUS UTILITIES

ENERGY MANAGEMENT

FACILITIES DOCUMENT ROOM

FIRE PROTECTION

GEOGRAPHIC INFORMATION SYSTEMS (GIS)

• CAMPUS MAPS & BUILDING

• GOOGLE EARTH/VIRTUAL EARTH
WMU DAY AT THE CAPITAL 2009