Shown is an architectural rendering of the north side of the proposed new Sangren Hall.

Shown is an architectural rendering of the south side of the proposed New Sangren Hall.

Interior Rendering: Shown is an architectural rendering of the proposed interior of the new Sangren Hall.
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 and Lindsey Hashmi  
**Design & Layout by:** Lindsey Hashmi  
**Employee Focus Interviews by:** Meg Porritt

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**EARTH DAY • APRIL 22, 2010**  
**ARBOR DAY • FRIDAY APRIL 30, 2010**

**IN THIS ISSUE...**
- Office of the Associate VP of Facilities Management  
- Employee Focus  
- Planning Division  
- Engineering Division  
- Operations  
- Landscape Services  
- Building Custodial & Support Services  
- Transportation Services  
- Recycling Services  
- Power Plant  
- Maintenance Services  
- Projects Division

**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 and Lindsey Hashmi  
**Design & Layout by:** Lindsey Hashmi  
**Employee Focus Interviews by:** Meg Porritt

**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 renderings of the new Sangren Hall
With the start of a new decade, it is a good time to reflect on the changes in our Department. First, I want to thank John Goes for his 40 dedicated years of employment to WMU. His leadership with the Physical Plant organization took it to new levels. Every aspect of our campus facilities have been touched by John. We all hope to continue the great traditions established by John, which included improving our facility assets and customer service.

I’m sure everyone on campus has been informed and adjusted to the recent changes that occurred with the management of facilities at WMU. Since last April, the staff of the Physical Plant and Campus Facilities Development have come together and refined our common vision and goals to be the best stewards of our University physical assets. New web sites, processes, and synergy between groups in our large department continue to mature. I hope our campus customers have seen a positive difference.

Our Facility Management team continues to change. Retirements and opportunities to restructure how we do business due to budget pressures have become the norm. The input from our customers and employees will be very important in this process. Facility stewardship in higher education is changing and we must stay ahead of the curve in order to provide a positive impact to the mission of WMU.

There are many critical issues that face higher education and facilities management. Affordability, performance measures, accountability, customer service, technology, classroom of the future, asset reinvestment, employee changes, sustainability, energy management, and safety are areas we will focus on in 2010. More specifically, our department vision and 2010 goals are listed on our web site at: http://www.fm.wmich.edu/administration.

Each of the four FM Divisions and the six operating units will continue to share their progress in this newsletter. The good work in each area is the result of a lot of dedicated people working together. Please take some time each day to thank those who take good care of the facility assets we enjoy and sometimes we take for granted.

Regards,

Pete
EMPLOYEE FOCUS

Larry Scott

When you’ve been at WMU as long as Larry Scott, has you’re bound to see changes in University functions. When he began his career in 1988, there were no roundabouts to guide him onto campus, and Parkview was still known at the University Farm. Over the years Scott has made WMU his second home and has worked to be a part of the changes he has seen.

Scott is the Manager of Labor Relations/Transportation Services for Facilities Management at WMU. In his position he oversees Transportation Services’ purchasing decisions and helps oversee three bargaining units on campus. In his over 20 years at the university he served as a wage and salary analyst and employment representative for human resources and a supervisor/manager in the custodial department.

Scott says his job is enjoyable because of the people he comes in contact with each day. Whether it be helping a student navigate their way around campus or solving problems for a department manager, he gets a sense of pride in assisting the community he works within. Scott’s biggest mentors during his career have been Umar Abdul-Mutakallim, Director of Staff Labor Relations, and John Goes, former Director of the Physical Plant; both men have been a good source of guidance throughout his career.

Scott continues to look for ways to improve campus quality. One of the improvements he has had a chance to work on is assisting the University in their new “green” concept. With the help of Jeff Alexander, Supervisor for garage operations, Scott decides what vehicles will be purchased to promote new sustainability principals. He is also continually working on ways to improve relationships between management and labor unions on campus.

Scott feels it’s important to understand people’s needs and make them feel they’re a part of the decision-making process. He is excited about continuing the sustainability concept and seeing what campus will be like in years to come. During his time at Western he has held many roles, but no matter what department he’s in, he continues to serve those who maintain WMU’s outstanding reputation.

COMPLIMENTARY LETTERS
OF APPRECIATION

Tim Holysz (Director of Landscape Services),

On behalf of the LHC I want to express thanks for the fine job the snow removal team is doing in keeping the approaches and sidewalks to the Lee Honors College as safe as possible. We appreciate what you do and although we still much more winter ahead of us, I'm confident that we will continue to receive excellent support for our students and staff.

Please extend our appreciation to the appropriate members of the team.

Nicholas Andreadis M.D.
Acting Dean, Lee Honors College

Tim Holysz (Director of Landscape Services),

I just got off the phone with Don Hepner - Congratulations to you and your fantastic staff. I'm so proud of WMU right now I Could burst!

Thank you for all you did to make the YOU program a success. Don mentioned that you were aware of the great press opportunity this is...and I was thinking the same thing. I believe the Upjohn Institute will want to the "first" to talk about the success of the program, then we can have a WMU press-release recognizing the program here.

Lynn Kelly-Albertson, Exec. Director
Career & Student Employment Services
Western Michigan University has been and continues to be an ever changing environment. From the students that come and go to new and innovative technology, WMU grows into a new and improved campus from year to year. Recently, staff and students have noticed changes in the buildings in which they work and learn each day, some of those changes are due to the efforts of one hard working woman on East Campus.

Eleonora Philopoulos works as a Planner Estimator for Projects and Construction at WMU. She graduated with an interior design degree from WMU and has been achieving great things ever since. After college she moved to Europe and began her career as a Retail Development Manager for retail giants Nike and Harley Davidson for the Balkan states, and also designed expo booths and retail spaces. When she moved back to the U.S. she began her position at WMU and has been working to reshape campus for nearly four years now.

Philopoulos is responsible for the remodeling of the Student Recreation Center lobby, Valley residence hall lobbies, Miller Plaza, and the current work on Davis Dining, just to name a few. Her work on the SRC lobby and Valley lobbies earned her national awards and recognition. In addition to working for Facilities Management, Philopoulos also taught as an adjunct professor for the interior design department in Family and Consumer Sciences at WMU. During her time teaching she was able to engage her students in a special project for the Battle Creek Foundation Board for a potentially new Battle Creek Skatepark.

Students and staff are the reason Philopoulos says she enjoys her job so much. Her biggest mentors have been her supervisors and colleagues on campus, and she is always impressed by how talented and diverse students are. Final project decisions are never made without input from students because they are Philopoulos’ biggest critics and focus. She says WMU’s strong sense of community, values and history are what make her job so well worth it.

It has always been Philopoulos’ dream to work for and specialize in Facilities Management. She enjoys overseeing the project planning for the varied buildings on campus and is excited about the future. She hopes to further her career within WMU on a path of strategic planning and management.
NEW SANGREN HALL: WMU’s NEWEST CAPITAL BUILDING PROJECT

In September, 2008, the Michigan Legislature gave approval for planning for Phase I of the Sangren Hall Renovation. Sangren Hall had been on WMU’s capital project request list since 1995, and was the first priority since 2000. Shortly afterward the university retained the architectural/engineering firm SHW Group, with offices in Berkley, Michigan, as architect of record for the capital building project. Starting in January, 2009, SHW and WMU’s Campus Planning staff have met regularly, often several times a month, with the building occupants plus the Registrar and the various facilities and technology staff connected with building operations in Sangren Hall, to create the building program and building design for the project.

All of the current program areas and functions will continue to housed in the new Sangren Hall: the College of Education and Human Development (CoEHD), the Education Library, and the Department of Sociology (of the College of Arts and Sciences), plus the Dorothy J. McGinnis Reading Center and Clinic, the Center for Counseling and Psychological Services, and the Kercher Center for Social Research.

Throughout the planning and design meetings, an important question needed to be answered: could the existing building be successfully renovated to satisfy all the requirements of a new facility in the 21st century? Today’s building codes for life and safety and barrier-free accessibility, the infrastructure needs of modern technology, energy-efficient mechanical systems, and sustainable design practices are often very difficult to accommodate in older buildings without consequences on total cost and space efficiency. In addition there were specific needs that the building had to satisfy for the university, including the specific number and type of classrooms and lecture halls that were absolutely required to maintain the university’s schedule of classes. The building had to successfully accommodate all the academic requirements of the program, departments, and clinics housed in it. Finally, the building must become once again the symbol of pride and excellence that it was in 1964.

By the end of the summer it was clear that the answer to the above questions was NO. In every possible scenario it was shown that a renovation would be over budget and would not meet the classroom and program requirements. At the same time it was shown that an entirely new facility would meet both program and budget. A new building would also achieve significant energy and operational cost savings for the university, and would not require a truly massive relocation effort to temporarily house 34 classrooms (400 scheduled classes!), two clinics and over 100 offices. A new building could be designed to achieve Gold certification from the Leadership in Energy and Environmental Design (LEED) Building Rating System.

In December, 2009, the university submitted a capital outlay request for Phase 2 of the Sangren Hall project, with the change of scope from renovation to new construction. In February the university announced that it was moving forward with the new construction project, to be started this summer and completed in 2012.

The new Sangren Hall will be about 216,000 gross square feet and will be located on the site of the south wing of the current building that contains four large lecture halls and the Education Library. The library/lecture wing will be demolished and these functions will be temporarily relocated to other locations on campus. The remaining, larger part of the original building will remain operational throughout the construction process. At the end of construction the rest of the original building will be demolished. The university is reserving the area just north of the original building for a proposed future campus apartment complex.

The focal point of the new building will be the central open space, or “commons” on the first and second floors. The south-side interior will feature a two-story atrium and an open grand staircase. It is designed to provide a welcoming environment for socializing, informal meetings and gatherings, and relaxing between classes. Throughout the building the corridors will be lined with seating nooks and benches. There will be conference rooms distributed throughout the building and there will be small media-equipped “break-out” rooms on each floor that can be reserved by anyone in the building for small meetings or study groups.

The Dean’s office plus all CoEHD student service functions, computer labs and technology services will be located on the second floor next to the commons. The departments, clinics and centers will occupy the 3rd and 4th floors. CoEHD’s computer labs and technology services.

In addition to being fully multi-media and technology-ready, classrooms in the new Sangren Hall will be furnished with table and chairs, similar to the new classrooms in Brown Hall. The building will also feature a tiered, 75-seat case-study classroom and a 36-seat media-intensive classroom, also known as a “learning space”.

The new building will have a reinvigorated Education Library, located in the second floor with a view of the grand staircase and the atrium. It will have study carrels, open computer stations and a computer classroom in addition to its book, journal, microfiche, and other collections.
NEW CAMPUS APARTMENTS

After nearly 50 years, Western Michigan University will be constructing a new housing facility for students. Over the last month university officials have been putting the finishing touches on plans for a new campus apartment complex.

The four building complex will be located on WMU’s main campus. Phase I site work will begin in April between Knollwood Avenue and South Kohrman Hall and construction is expected to start in July. The apartments are expected to target upperclassmen and will house more than 300 students, opening in fall 2011.

After extensive market research of on-campus housing demands, university officials made the decision to move ahead with plans to build a new housing facility. Current campus housing doesn’t offer the privacy upperclassmen desire and doesn’t have the amenities to compete with other apartment complexes in the area. Student organizations were given the opportunity to voice their opinions on the project and help make revisions to design ideas.

The three-story complex will resemble older buildings located on East Campus. Phase II of the project is expected to begin behind Sangren Hall and the Bernhard Center within the next four years and will provide an additional 500 beds to students.
SUB-METERING INITIATIVE

Shortly before the New Year, WMU Facilities Management launched Utility Dashboard, a web tool designed for departmental transparency to the public and campus community. Since its release, the Utility Dashboard has received enthusiastic feedback from students, staff, and faculty. “I’m amazed at how much money is spent on utilities in my residence hall. My friends and I spent an hour looking at all the different buildings and how much energy they use,” said Emily, a WMUK intern.

The utility consumption data at Emily’s fingertips is a result of a campus sub-metering initiative that began over five years ago, with the ultimate goal of having every WMU building individually metered for steam, electricity and natural gas consumption (water is owned and maintained by the city of Kalamazoo). The Engineering division of Facilities Management has installed more than 850 meters to track campus utility consumption, an accomplishment rare among other higher education facilities management departments.

“Sub-metering each building is essential for the energy management department to continually reduce the utility consumption of campus facilities,” said engineering student intern Todd Christie. While most of the meters automatically record the amount of each utility consumed at 15-minute intervals, some meters still need to be read manually. “The process is similar to how a utility company operates in a residential setting. An engineering student physically goes to read about 75 meters at the beginning of every month to get the utility data,” said Christie. Once all the monthly utility data has been collected, it is stored electronically in a database to allow for future data and trend analysis.

Individual consumption data for each facility enables WMU to compare buildings with similar usage types, i.e. residential, office, or classroom. Energy management staff can then quickly recognize deviations from average consumption levels and can identify areas for potential saving, as well as possible leaks. Energy reduction projects are prioritized and implemented where the greatest potential savings exists. After a project is complete and newly automated meters are installed, the energy savings information further allows the department to show positive returns on energy reduction investments.
WMU’s Facilities Management Department and Residence Life joined together to sponsor Eco-thon. Running the entire month of February, residence halls will be competing to save energy.

Student are able to utilize the Utility Dashboard to monitor their hall’s progress. The winning hall will receive the grand prize including; an awards ceremony the third week of March, a hall celebration, a tree planted outside the winning hall, a commemorative plaque. For those who join the Eco-thon Facebook group and become a “fan” will be entered to win totes filled with goodies valued at over $100.

"Engaging students in sustainable initiatives like the Eco-thon not only raises overall sustainable awareness and encourages good stewardship practices in our residents, but also saves the University money in utility costs. It’s a winning combination for our students, the University and the environment." - Anand Sankey, Director of Engineering and Maintenance.

To find more out about Eco-thon please visit our website with the complete details.

http://www.fm.wmich.edu/engineering/energy_management/ecothon
PODCAST FEATURING:
LANDSCAPE DIRECTOR, TIM HOLYSZ

Tim Holysz, director of Landscape Services, was recently featured in a podcast by Maintenance Solutions Magazine. He discussed WMU’s snow and ice removal procedure featuring an eight section plan known as the snow book. The snow book has been around since the late 80’s and has been adapting and changing to Michigan weather. Holysz talked about the pre-wet salt procedure to make salting more effective for sidewalks, parking lots, roads, etc. Also mentioned was the use of beet juice in the pre-wetting process. Last year was the first complete season where pre-wetted bulk salt was used and was “pretty amazing,” says Holysz. Holysz was asked about the effects of snow and ice removal on that of landscaped and turf areas. He stated that there are several measures taken to prevent as much damage as possible such as plow markers and silt fences. Also areas most susceptible to damage are examined with the help of groundskeepers as well as university architects and changed to reduce adverse impacts on plantings and surfaces. Finally Holysz discusses the importance of preventative maintenance (PM). He states, “At the end of the winter season, all our equipment is examined and needed upgrades and repairs are addressed. This practice allows our fall PM program to be a matter of routine with no surprises.”

STEPS TAKEN TO DETERMINE CLOSURE AT WMU

• Tour Campus between 4-4:30 am to evaluate snow removal operations
• Review weather forecast and current conditions
• Communicate with Western DPS for additional information about local/outlying road conditions per State, County, and City Police Departments
• Check with the City of Kalamazoo Field Service Manager, who is in charge of city roads, on their efforts and challenges
• Report all available information to VP Lowell Rinker
• The goal is to make the decision to close by 5:30am at the latest, however, this is not always possible due to vagaries of weather, equipment, etc.
STREETS

Campus streets have continuous coverage for snow removal. Contracted heavy equipment operators are scheduled to accommodate 24 hour coverage, seven days a week, throughout the snow season.

Coverage of the streets is prioritized, with ring roads given first priority and all interior roads next, thus opening the heavily trafficked roads first.

PARKING LOTS

Covered by the same contracted staff and equipment as the streets, lots are divided into five priorities:

A. Faculty/Staff parking lots.
B. Primary visitor lots.
C. Dining Service loading docks and courts.
D. Student commuter lots.
E. Campus Apartments and Residence Hall lots.

WALKS AND STEPS

The campus is divided into three regions for purposes of sidewalk snow removal, as well as for landscape maintenance throughout the year. During the snow season, seven employees work in these regions operating light equipment, i.e. 4x4 with front plow and sander, skid loaders, and tractors.

These light equipment operators work weekdays from 3:00 a.m. to 11:30 a.m. There is additional coverage during weekday afternoons, as well as during day-shift hours on weekends.

The remainder of the regional crews is responsible for clearing access ramps, steps, and other areas which are inaccessible for light equipment. They work Monday through Friday, 6:00 a.m. to 2:30 p.m.

Priority is given to access ramps and entries. Weekend and evening snow removal of ramps, steps and walks inaccessible to light equipment is covered for emergency and on excessive conditions, additional staff are called in on an overtime basis.
GREEN CLEANING

What is Green Cleaning? I am sure that you have seen this question before and think that you know what it means. Simply put “Green Cleaning” is the method of cleaning that is done in such a way as to ensure health and is not harmful to the world around us. The world around us is not just the great outdoors but also the space that we occupy during work and everyday living. The world around us is considered our environment. The environment that we live, work and play in can be affected by the chemicals that are use to clean as well as the ones that are used by the custodial staff wherever you may be. Think of all the places that you come in contact with during the course of your life, your work place, the place you shop, the Dr.’s office, all of these places are cleaned by someone. Are they “Green” you have no way of knowing.

Historically chemicals were harsh and acid based, they cleaned very well but could cause damage to the surfaces being cleaned. They could also cause harm to the people using them and the people who used the spaces that were cleaned. Surprisingly the roots of the “Green Cleaning” movement began over the concern of the use of DDT as a pesticide and the development of the EPA (Environmental Protection Agency) in the 70’s. After that the idea of protecting and saving the environment gained momentum, until we have what we have today which are standards of “Green Cleaning”.

“Green Cleaning” encompasses many different aspects in a building from how a product is packaged, how far it has to be shipped, how it is used, and the types of machines that are used all the way through to how the containers are disposed of. So “Green Cleaning” has a much larger scope than what most people understand. Manufacturers’ have to meet certain guidelines and criteria in order to have Green Seal approved chemicals and products. Certain criterion has to be met in order for machines used in cleaning to meet the standards of “Green Cleaning”.

We at Building Custodial and Support Services are committed to continue our use of Green cleaning methods and to keep abreast of the ever changing machine, chemical and methods that will maintain Western Michigan University as leader in “Green Cleaning”.

BUILDING CUSTODIAL

The Light Bulb Pilot Program employs two M-4 Project Specialists: Leon Coleman and Valerie Armstrong. Leon and Valerie have over 50 years of combined service time at WMU. They will address all lighting-related issues in nine buildings. The following buildings are involved in this pilot program: Bill Brown Football Center, John Gill Press Box, Lawson Ice Arena, University (Read) Arena, Sangren Hall, the Seelye Center, the Student Recreation Center, Waldo Library, and Wood Hall. The program will run until April 30, 2010, the end of spring semester.

The Light Bulb Crew will respond to specific requests for service received from the Facilities Management Service Center, as well as requests received from the custodians who are assigned to the pilot buildings, and they will address lighting needs on a survey basis. If they encounter issues they are unable to resolve, or if the issue requires more than replacing a lamp in a particular fixture, Maintenance Services has assigned an electrician to the pilot program to facilitate.

The dedicated Light Bulb Crew will help custodians in the pilot buildings to focus more of their time on cleaning maintenance tasks. Additionally, they will document all work via the Facilities Management work order system, which will create a more specific database of lighting-related issues. The information will be useful to help update lighting catalogs as well as identify any energy and material trends for the specific pilot program buildings.

During the first week of the pilot program (1/11 – 1/15), the Light Bulb Crew received more than 90 requests for service. Their first five days were very productive as they were able to address almost 30 requests, replacing close to 200 bulbs in the process. Leon and Valerie are licensed lift operators, which allows them to change lights that are at a height greater than 20’.

The Light Bulb Pilot Program is another opportunity for BC&SS to explore ways to improve service for the University community. Thank you to the zone crews working in the pilot program buildings for your assistance with identifying, documenting and reporting lighting issues. Stay tuned for more updates on the Light Bulb Pilot Program.
When replacing vehicles within the University’s fleet, Transportation Services takes into consideration a number of alternatives. Some of these alternatives include the current and changing price of fuel, the changing political environment and other “Earth Saving” considerations. Although there are many environmentally friendly fuels and vehicles in the future, at this time we are limited by what vehicles and fuels are available within the current market place and by what funds we have allotted for vehicle replacement/ investment.

Some of the newer fuels are available include biodiesel, ethanol and electrically charged batteries. Our fleet currently includes two vehicles that are totally run by batteries and emit no gas fumes or other environmentally hazardous chemicals. In addition, we are making every effort possible to “downsize” the size of the replacement vehicles we are purchasing. The attempt is to pursue purchasing vehicles that are durable enough to match our needs in transporting goods and materials around and throughout campus.

At this time, we have no vehicles are using biodiesel or ethanol, but that is not to say within the next few months or years, you won’t see them on campus. When such new changes are implemented, there is such a learning curve within the industry that sometimes it is best to not “jump in” at the initial stage(s) until some of the “bugs” have been worked out of the system, and there is more assistance and technology available to assist with resolution of problems and/or challenges.

Biodiesel fuels are those produced from typical feedstock such as canola, sunflowers, soybeans or peanuts. In addition, this fuel can be produced from non feedstock products, including used cooking grease and even cotton. The advantage to being able to use biodiesel is that the biodiesel mixture added to petroleum is replaceable through farming, whereas petroleum is depleted when it is used.

Electric vehicles are those which can be plugged into a standard electrical outlet when not in use. They use a series of batteries and at this time are better suited for short-range and slower speed driving. Top speed on these vehicles are around 40 - 45 MPH, and the charged driving distance varies with the speeds and distances traveled.

Lastly there are hybrid-vehicles which automatically alternate from combustion to electric use, depending on the driving requirements. These vehicles automatically sense when power is or is not needed. When the vehicle stops at a traffic light, for instance, the combustion part of the engine switches off and the electric takes over when the vehicle starts to move. If the vehicle reaches a certain speed, such as 40 MPH, the combustion part of the engine will again engage in order to provide the power required.

At this writing, our fleet does not include hybrids; however, we are exploring fuel efficiency with the addition of 17 Ford Transit Connects within the Maintenance division. These vehicles have an EPA estimated 22 city/25 highway MPG, and quality cargo management for around campus use.

Each of these futuristic fuel sources has its own pros and cons as well as associated costs. However, we must begin to explore and utilize all available sources in order to determine what will best fit our needs and at the same time, be earth friendly and economical.
Recycle Mania 2010

It’s Recycle Mania time again. Each year WMU participates in the nationwide Recycle Mania competition to see who recycles the most or generates the least amount of total waste. WMU has participated since 2003, when 8 schools competed. Last year there were 500 schools in the competition and it’s expected to increase again this year.

WMU consistently scores well in the Waste Minimization competition which measures the total amount of waste and recycling generated, on a per capita basis, coming in 21st out of 148 schools in 2009. We generated an average of 2.8 pounds/person/week, compared to a national average of 4.5 pounds/person/day. Since not generating waste in the first place is the most cost-effective and environmentally-preferred waste management option, this is great!

We tend not to rank as high in per capita recycling as you can’t have low per capita total waste and high per capita recycling. We use the recycling percentage to gauge our recycling ability. Last year we recycled about 27% during the competition. This number should be much higher. A rate of about 40% is reasonable. With everyone’s effort this is a realistic goal.

We have expanded our rechargeable battery recycling program. WMU will now accept any rechargeable battery for recycling, including those from home. We have a free program and would like to encourage everyone to handle their batteries appropriately. The batteries may be dropped off at either 210 Physical Plant or in the Roe-Comm store in Bronco Mall. Each battery must be placed in a plastic bag to avoid terminal connections that may cause a fire. Cell phones may also be dropped off in these locations.

R&WRS will continue to expand recycling opportunities. If you have a material you think should be recycled, please contact us and we will look for those markets. Updates will be available on the website at www.fm.wmich.edu/rs.

New Programs

Recycling and Waste Reduction Services (R&WRS) continues to expand and improve the recycling programs available to the community. Since we can only recycle what we can find a market for, the list of recyclables changes over time. Recently we added a material and expanded collection of another.

Plastic bags can now be recycled. The bags MUST be kept separate from other recyclables, in a clear plastic bag. (A bread bag is clear enough.) Any plastic bag or film is acceptable, including bread bags, water softener salt bags, those bags of air used for packaging (please puncture to save room), bubble wrap, shrink wrap, etc. All bags must be empty before recycling. Contact R&WRS at 387-8165 or carolyn.noack@wmich.edu to arrange for a pick up.

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Check Out Our Website!
COGENERATION AT THE ROBERT M. BEAM POWER PLANT

As part of a multi-million dollar major equipment upgrade beginning in late 1994 when WMU took over operation of the power plant from the Kalamazoo Psychiatric Hospital, a “cogeneration” system consisting of gas combustion turbines and heat recovery steam generators (i.e., “boilers”) were installed. This system was utilized as an environmentally friendly (lower pollutants and carbon emissions), cost effective and energy efficient alternative to the coal fired system that was in place at the time Western took over operation of the plant.

Cogeneration is generally defined as the production of two usable sources of energy from one energy source. At the Robert M. Beam Power Plant, the energy source of high pressure natural gas is used to fire a gas combustion turbine which is configured in such a way to generate both electricity and waste heat. This waste heat is then captured or recovered and utilized to generate steam, hence the “cogeneration” aspect of this system. This simultaneous production of steam and electricity increases the overall “firm” capacity of the power plant as well as offsetting a major portion of the electrical energy having to be purchased at a higher cost from Consumers. For example, last calendar year nearly 60 million kilowatt-hours of electricity was produced as well as over 500 million lbs of “free” or cogenerated steam.

The cogeneration system consists of two 5,000 kilowatt class gas combustion turbines of an aero-derivative design (i.e., “jet engine”) that are configured such that they turn a power shaft at nearly 14,000 rpm, which in turn is connected to a generator that converts this mechanical energy to electricity at 13,800 volts. This electrical energy is fed into the power plant electrical buss system that supplies electrical energy to the campus and hospital. In addition, rather than sending the 1,000 degree F exhaust gas generated by the turbines up the stack, the energy from this waste heat is sent through a heat recovery steam generator (i.e., “boiler”) where it is used to generate steam at 200 lbs pressure to provide steam to the campus and hospital buildings for heating and in some cases cooling. In addition, further efficiencies are achieved as some of this steam is fed into a steam powered turbine that generates additional “free”, or cogenerated electricity.

These systems have now operated successfully for over 12 years providing many benefits to the campus community in the form of lower costs and emissions.
STUDENTS FIRST

In the last Facilities Connection, we gave a brief overview of our “Students First” and “Classroom First” initiatives. In this edition we will go a bit deeper into “Students First.” We will feature “Classroom First” and the Classroom Condition Analysis in future issues.

“Students First” means we will provide a first response to most maintenance issues in the residence halls and apartments within 24 hours of receiving a request. We started this initiative in January 2008 after working with the staff in the Division of Student Affairs (DOSA) to teach them how to submit requests online, how to reach the Service Center for emergencies, and how to contact Maintenance Services after hours. The DOSA manager, Wayne Pushie, and the Service Center supervisor, Kris Kenz, provide refresher training for the hall directors and RAs each summer and offer opportunities for them to let us know their needs so we can continue to improve our service. These face-to-face sessions have improved overall communication. In turn, the students receive up-to-date information on how to submit requests and learn more about who is here to help them. Fliers are passed out and notices are posted in the residence halls and apartments with information on regular hours for Maintenance Services, contact information for after-hours, and what to do in the case of a maintenance emergency.

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Every student on campus is able to submit Maintenance requests online through Bronco Fix-It. Students tell us they appreciate being able to tell us, in their own words, what is wrong with their room. They have also expressed surprise and gratitude that, “Bronco Fix-It really works!” Again, the personal contact between the students and the maintenance staff improves communication and customer service.

We believe in education outside the classroom, and through Students First, our students are learning about maintenance issues they will face when they leave campus and move into their own homes. One very important lesson is: report it early! A small leak is much easier and less costly to repair than a leak that is ignored for days or weeks.

“The Students First Initiative has been an overwhelming success since its inception. Residents are sometimes surprised by how fast of a response they receive when they submit a maintenance issue. Communication between maintenance and housing is almost instantaneous and continuous throughout the day to insure all requests are handled in an expeditious fashion.”

Doug Carney
Assoc Director Residence Life

http://www.fm.wmich.edu/fixit
Students at Western Michigan University have been dining at Davis Dining for many years. Since its construction in 1954, the dining hall has never seen a major renovation, but that’s all about to change very soon. Starting March 1, WMU plans to start work on making Davis Dining a new dynamic place for students to gather and interact while they enjoy more dining options than ever before.

Davis Dining is a stand alone dining facility which primarily serves three residence halls on Western’s campus: Davis, Zimmerman and French Hall. Since the existing layout of the dining space is largely comprised of one open seating area with two main linear serving lines, it has fallen behind the current times and is in desperate need for a new image and mission. As one enters the space, the outdated 1950’s look is evident in every view, from the concrete block walls with surface mounted conduits and bland fluorescent lighting, to the old classic high school cafeteria-style serving lines that hide behind block walls where students patiently line up to see what food is available. Currently, the majority of food preparation takes place in the ‘back of the house’ (the kitchen) and is brought out to the serving lines which makes food preparation not visible to the students. One of the driving missions for Dining Services is to have fresh healthy choices for students that are prepared in front of the students. Taking this mission to heart started the journey that helped reshape the new design concept for Davis Dining.

As Project Manager and Interior Designer for Facilities Management in the Projects and Construction Division, Eleonora Philopoulos was challenged to focus on addressing both the functional needs with the concerns and ideas of what students prefer. During the planning phase, an intense student survey was conducted in the dining space that engaged students to participate in an interactive survey for design aesthetics and functional preferences. The survey was a unique display that consisted of eight different themed design boards that allowed students to place sticker dots on the preferred design look. In order to understand further needs, a detailed questionnaire was geared to gain feedback on dining preferences that students felt to be important. The quantitative results helped feed into the design equation that directed the design approach achieved today. Student design intern Laura Syth also played a distinct role in the student survey, as well as throughout the project phases and generated 3-d design graphics that helped enhance the student connection. By implementing the ideas from students who use the space most, the hope is to create a dining area that will positively impact recruitment and retention, and provide an exciting dining experience that will attract students to campus living.
Through intense food service design and planning, The Baker Group, who specializes in food service hospitality design, was engaged to deliver a state-of-the-art food venue with a dynamic micro-restaurant design layout for the new space. Their strategic planning and design solutions along with a strong design team of engineers from Comprehensive Engineering and support from WMU engineering, architectural design from Architecture One, and interior design from WMU, all contributed to a collaborative design solution that worked very closely with Judy Gipper, Director of Dining Services, Doug Carney from Residence Life, and their team of dedicated colleagues.

The new micro-restaurants will now cater to the tastes of many. Students will be able to see their food while it is being cooked in front of them. Such as the grill venue will have fryers in the area where food preparation is only a glance away from the serving area. Another area high in view is the new stir fry where the fire and ice range will have fresh vegetables/meats and the gas cooking range is front-and-center as one enters into the dining area. Sizzling presentations will be highly visible with well lit counter tops that will highlight food display that will ultimately entice any student coming to dine. A new café and bakery area will allow students to have the luxury of coffee and snack options from cappuccinos to hand-dipped ice cream cones. And it doesn’t end there; a new pizza/pasta/deli/soup/salad venue will also be another destination with options for students to create their own personal pizza or pasta bowl and can cook it in an oven right then!

Other added features desired by students are a new three-sided gas fireplace and lounge seating for a warm ‘home-like’ atmosphere. Also voiced by students was to have a varied assortment of seating options which led to the design of having multiple seating types with flexible arrangements. The new plan is designed to have booths, stools, chairs, and non-fixed tables and chairs to accommodate both small and large groups at a time.

A newly designed dish room is strategically located where it is concealed from the dining area yet easily accessible by all. It will be equipped with a new dishwasher and conveyor unit that will allow students to simply place their plate and utensils on the conveyor belt and walk away. Other small details addressed will impact students’ dining such as electrical outlets at seating locations for laptop use and a public restroom.

Ultimately, throughout the project sustainability was taken into account when choosing products and materials for this renovation and when deciding to go tray-less. Low energy fixtures were selected to meet University codes and guidelines, recycled finishes were selected, a hydration station was incorporated, and new equipment that require less water and energy are just a few of the items that were part of this process. Sustainability combined with durable materials will maximize long life cycle of product and help minimize operation costs to the University.

With construction scheduled to commence during spring break, Davis Dining is expected to be completed by the end of this summer, and will be open for the 2010 fall semester.
DAVIS DINING RENOVATION OPENING IN FALL 2010

EXISTING DISH DROP OFF
EXISTING SERVING AREA
EXISTING BEVERAGE STATION

NEW DAVIS FLOORPLAN AND NEW MICRO-RESTAURANT VIEWS

BLAZIN BRONCO GRILL
COFFEE/BAKERY
CHEF’S TABLE
DELI/PIZZA/SALAD/PASTA