



# Office for Capital Facilities Newsletter

Editors: Jessica R. Miller & Amanda Harbinger

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TOOLS  
TRAINING  
COMMUNICATION

## Note from the Executive Director - Karren Bee-Donohoe

As the summer comes to an end we are starting preparations for the upcoming budget submission. At the end of June 2016 the additional procurement authority we have enjoyed for the last 4 1/2 years is scheduled to sunset. SUNY and the Construction Fund are working with Government Relations to maintain the current authority.

Advocacy for capital will be a large part of the budget agenda supplementing SUNY's focus to continue tuition setting authority.

The Build Smart team has finalized the Operations and Maintenance Acceleration

Program (OMAP) Grant process. These grants are designed to provide funding to advance energy savings actions that are not typically eligible for other types of funding such as capital. Applications are due October 1. OCF is working with the Build Smart team on an FAQ document to help clarify the program.

This summer saw a Legionella outbreak in the Bronx which has led to new State regulations requiring registrations and bacterial testing for cooling towers by September 16, 2015.

AutoCAD purchasing continues to be a challenge for facilities offices as a result of major changes to Autodesk's rules. SUNY OCF and IT departments continue to work with Autodesk to find a cost effective solution for facilities departments.

Similarly all-SUNY access to NFPA standards, which has been extremely well received by campus staff, is being threatened by changes in NFPA policy. SUNY is working to maintain all access for campuses.

Karren Bee-Donohoe – Executive Director

## Memorandum of Understanding for Campus Let Contracts - Jessica R. Miller

A revised MOU between the Fund and SUNY was recently executed by each campus president. These MOUs designate each campus as a letting agency, and enable campuses to continue to administer campus let contracts.

The updated MOU incorporates changes to rules, regulations, policies and procedures governing capital which have been made since the MOU was last issued in 2006. The

updated MOU also eliminates reference to specific projects.

In essence, the MOU requires the campus, as a letting agency, to adhere to all applicable laws, rules and regulations related to use of the Fund's capital appropriations, including:

- ◆ Obtaining Division of Budget and Executive Chamber approval to let campus-administered design and construction con-

tracts and related Minority and Women-Owned Business goals. (DOB Bulletin 1184)

- ◆ Providing the SUNY Controller's Office with closeout information necessary to capitalize the asset.
- ◆ Completing and certifying accuracy of the annual non-governmental (private use) survey detailing the percentage of private use in each campus facility.

## Upcoming Events

OMAP Grant  
Deadline 10/1

Sustainability  
Conference  
Stony Brook  
10/5-10/7

SUNYCON  
10/29-10/30

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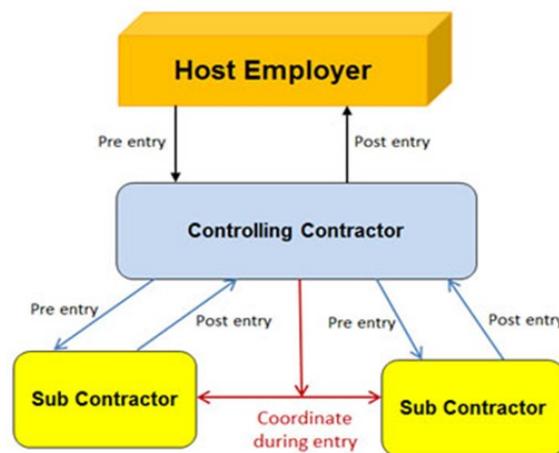


## Confined Spaces Standard- Barbara Boyle

OSHA passed a new rule concerning confined spaces in construction, effective August 3, 2015 and available at <https://www.osha.gov/confinedspaces/index.html>. The new rule specifically addresses *construction work* (including work done by a campus that is construction-like). It requires employers to determine what kinds of spaces their workers are in; what hazards could be there; how those hazards should be made safe; what training workers should receive; and how to rescue those workers should anything go wrong. It also clarifies the required communication between the host employer (e.g., owner), the employer who controls the space (controlling contractor), and any other employers at the worksite who may create new hazards, or who may be exposed to hazards in the space (entry employees).

The rule makes the controlling contractor, rather than the host employer, the primary point of contact. The host employer must provide information it has about permit spaces at the work site to the controlling contractor, who then passes it on to the employers whose employees will enter the spaces (entry employers). Likewise, entry employers must give the controlling contractor informa-

tion about their entry program and hazards they encounter in the space. The controlling contractor passes that information on to other entry employers and back to the host. The new requirements also include more detailed provisions requiring coordinated activities when there are multiple employers



at the worksite. It holds the controlling contractor responsible for making sure employers outside a space know not to create hazards in the space, and that entry employers working in a space at the same time do not create hazards for one another's workers. This will ensure hazards are not introduced into a confined space by workers performing tasks outside the space.

The new rule also expands the role of the competent person, requires continuous atmospheric monitoring

whenever possible, and requires continuous monitoring for engulfment hazards.

In addition, OSHA has added provisions to the new rule that clarify existing requirements in the general industry standard, on which most campuses base their confined space programs. For example, employers who rely on local emergency services must now arrange for those responders to provide the employer advance notice if the emergency responders will be unable to respond for a period of time, such as when they are responding to another emergency or attending department-wide training, or some other event.

### Defining Spaces

A **confined space** has limited means of entry and/or exit, is large enough for a worker to enter it, and is not intended for regular/continuous occupancy. This would include spaces such as sewers, pits, crawl spaces, attics, boilers, and other similar spaces.

A **permit space** is a confined space that may have a hazardous atmosphere, engulfment hazard, or other serious hazard, such as exposed wiring, that can interfere with a worker's ability to leave the space without assistance.



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## State Energy Plan and Case Studies - Eric Mazzone

SUNY's commitment to energy and sustainability is crucial to the success of the recently released [2015 New York State Energy Plan](#).

According to the Plan, buildings consume roughly 60% of total energy used in NYS. SUNY operates more than 3,000 buildings with more than 95 million square feet of floor area, and annual utility costs in excess of \$250M per year.

SUNY has the opportunity to significantly impact the state's total energy usage through implementing energy efficiency measures. SUNY campuses have already aligned themselves with several of the Plan's key objectives including: Executive Or-

der 88 (EO 88); Reforming the Energy Vision (REV) College and University Challenge; and NY Prize, a competition to create Community Microgrids.

The Plan emphasizes implementing cost effective clean energy solutions. In practice, this means implementing energy efficient solutions that: include renewable power sources; lower green house gas emissions; and take advantage of new technology to further displace the load on the grid. Many SUNY campuses have already be-

The Office for Capital Facilities would like to showcase your campus energy efficiency projects!

gun implementing some impressive energy efficiency projects.

In order to highlight the exciting and challenging work being done, and to promote sharing best practices, OCF will be posting case studies on its

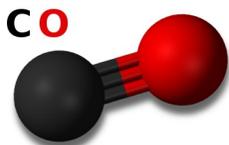
website that showcase the success of specific campus projects.

The first such case study highlights an innovative [Ice Storage Project at Jefferson County Community College](#).

To share a project or develop a case study, please contact [Eric Mazzone](#).

## Carbon Monoxide Alarms - Barbara Boyle

Carbon monoxide is an odorless, tasteless, potentially deadly gas that mixes well with air and often results from an incomplete combustion process; a fuel source (diesel, gasoline, wood, etc.) is burning but can't get enough oxygen. The oxygen-starved conditions lead to carbon monoxide production.



Most campuses will be impacted by new regulations, effective June 2015, requiring carbon monoxide detectors in most buildings. These new rules are retroactive, supplementing the carbon monoxide alarms already in place under Amanda's Law by extending requirements to non-residential occupancies. The Department of State directs building owners to come into compliance as soon as

is practicable. There is however, a transition period. During this time, which will end June 27, 2016, it will not be considered a violation if the building owner can certify that they are making a good faith effort to come into compliance.

The carbon monoxide alarms must be placed in every detection zone, roughly each floor, where there is a potential for carbon monoxide. Carbon monoxide sources can be fuel-fired appliances and equipment, for example: boilers; heaters; fire places; water heaters; stoves; ovens; Bunsen burners; kilns; dryers; etc. Other sources are carbon monoxide producing HVAC systems, or certain motor vehicles and garages. Building owners can chose to meet the requirements by installing self-

contained carbon monoxide alarms, or by installing carbon monoxide detection systems tied to alarm panels. If self-contained alarms are used, they must generally be powered by the building power and have battery backups. In existing buildings, alarms on ten year batteries may be acceptable. If the detection system is used, separate carbon monoxide alarm signal and notification devices must be used.

The new regulations, 19 NYCRR Part 1228.4, and the slides from a Department of State webinar on the rules can be found at: <http://www.dos.ny.gov/DCEA/noticadopt.html#COAlarm>.

Please feel free to contact Barbara Boyle at 518.320.1879 or [barbara.boyle@suny.edu](mailto:barbara.boyle@suny.edu) if you need additional guidance.

