

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

AssetWORKS: The project to replace the current Building Characteristics Inventory (BCI), Physical Space Inventory (PSI), and Building Condition Assessment Survey (BCAS) is moving along rapidly. The goal is for the new Space module to be up and running in late fall.

Training will be scheduled in the near future. Training sessions are anticipated to be held in several locations throughout the State.

Additionally, campuses need to determine the two individuals that will initially have the allocated licenses at each campus. The project team will be making a request for these names soon, so that user ID's can be established ahead of the training. The project team understands the potential need for additional licenses, and will address that in the future.

In the meantime, the hard work being done by the campuses to validate the existing data and to fill-in the gaps is very appreciated.

NYPA Master Services Agreement – Contract Number T003044 - Eric Mazzone

The Office for Capital Facilities, together with the Office of University Counsel, have executed a master agreement with the New York State Power Authority (NYPA) for Construction and Construction-related Energy Efficiency Services. The master agreement will allow campuses to more efficiently contract with NYPA as the terms of the agreement are already negotiated, and outside approvals are not required in order to initiate a campus contract under the master agreement. A copy of the agreement is available on the [Office for Capital Facilities website](#). A guidance document with additional information re-

APPA FPI: Plans to delve into the APPA Facility Performance Indicators (FPI) this year with pre-populated data for campus expenditures and building information is being hampered by the amount of effort needed for the AssetWORKS implementation. The FPI is open and campuses are welcome and encouraged to participate.

Changeover from SMRT to BI: The changeover from SMRT to BI offers campuses some excellent opportunities to create report dashboards for both operating and capital accounts. Projects in the Minor Rehab Program as well as hard dollar Residences Hall capital projects can be assembled into a single dashboard that provides allocation, encumbrances, expenditures and remaining balance.

Training sessions being held each Tuesday by the SUNY Controller's office just begin to touch on the many valuable features of the BI platform. Campuses are encouraged to have staff trained and to reach out with questions.

lated to the agreement will be developed and posted on the Office for Capital Facilities website.

The agreement is recommended for use for projects such as:

- Energy Audits and Master Plans;
- Lighting upgrades;
- HVAC improvements controls;
- CHP systems;
- Microgrid evaluation and more.

Upcoming Events

SUBOA
9/20-9/22

ERAPPA
10/17-10/19

SUNYCON
10/27-10/28

SUSTAINABILITY
11/2-11/3

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StormReady Universities and Colleges - Barbara Boyle and Al Styno

Congratulations to Binghamton University, Cornell University, SUNY Oneonta, SUNY Plattsburgh, and Upstate Medical University, who join the University of Rochester and Syracuse University, as the seven colleges and universities in New York State (198 in the country) to earn the StormReady status!

Being StormReady is about preparing campus' for increased vulnerability to extreme weather and water events. About 98% of all presidentially declared disasters are weather related, leading to around 500 deaths per year and nearly \$15 billion in damage.

The StormReady program helps arm America's communities with the communication and safety skills needed to save lives and property--before, during and after the event. StormReady helps community leaders and emergency managers strengthen local safety programs. StormReady is open to many types of communities including colleges and universities, as well as counties, Indian tribal governments, military bases, government sites and commercial enterprises.

StormReady helps communities respond to hazardous weather by providing emergency managers with clear-cut guidelines on how to improve their hazardous weather operations. To be officially Storm-Ready, a community must:

- Establish a 24-hour warning point



SUNY Upstate Medical University, November 2015, from left: John McCabe, MD, State University Hospital CEO, D. Paul Waltz, Chief, University Police Department; Christopher Dunham, MBA Director of Emergency Management; David J. Nicosia, Warning Coordination Meteorologist, NWS Binghamton, NY; Gregory L. Eastwood, MD, Upstate Medical University Interim President

and emergency operations center

- Have more than one way to receive severe weather warnings and forecasts and alert the public
- Create a system that monitors weather conditions locally
- Promote the importance of public readiness through community seminars
- Develop a formal hazardous weather plan: includes training severe weather spotters and holding emergency exercises.

To apply see the StormReady page at <http://www.stormready.noaa.gov/>

Your local NWS office Warning Coordination Meteorologist will walk you through the easy application process. Additionally, Al Styno in the Office for Capital Facilities will gladly be of assistance in the process. Please contact him if you are considering applying at: allen.styno@suny.edu



New Clean Energy Standard

A new Clean Energy Standard (CES) for New York public utilities and load serving entities, including the SUNY Energy Buying Group, was ordered by the New York Public Service Commission on August 1, 2016. This new standard supports the Governor's goal to achieve a 40% reduction in greenhouse gas (GHG) emissions from energy generation, by the year 2030. The societal benefits of this GHG reduction initiative include mitigating climate change, reducing the negative health effects of air pollution, and encouraging the use of a diverse and renewable energy supply.

The CES program sets annual goals for the amount of renewable energy to be purchased in New York. The renewable energy standard is organized into three tiers. The first tier addresses new renewable energy resources, the second focuses on maintaining the use of current renewable energy resources, and the third focuses on zero emission credits related to nuclear power plants. The New York Energy Research and Development Authority

(NYSERDA) has primary responsibility for implementing the program.

Tier 1 will require the purchase of Renewable Energy Credits (RECs) in specified quantities. Beginning January 1, 2017, all utility supply companies, including the SUNY Energy Buying Group, must begin purchasing RECs based on a prescribed percentage of the electricity supply. Over the first five years of the program, SUNY will be required to purchase approximately 87,000 MWhs of RECs, at an estimated cost of \$3M. Micro-grid operators and co-generation plants are the only entities exempt from the REC requirements; all direct customers of the wholesale market must participate.

Tier 2 is a continuation of incentives for existing renewable energy sources, such as offshore wind and hydro-electric power that was in place prior to January 1, 2003. Financial incentives are required to keep these renewable energy sources in operation. While SUNY has no direct compliance requirements for Tier 2, funding for this program will be included in the fees collected for the

Clean Energy Fund which have long been part of all electricity supply bills.

Tier 3 creates a new instrument, the Zero Emission Credit (ZEC). Energy prices in NYS are primarily driven by the price of natural gas. With the current low price for natural gas keeping the cost of electricity low, nuclear generators are not able to recover their operating costs at the current market value for natural gas generated electricity. However, these nuclear facilities help avoid over 15 million tons of carbon emissions and are vital to meet the carbon emission reduction requirements. The new CES requires each company supplying power to end users, including local utilities, supply companies, wholesale end users, and the SUNY Energy Buying Group to purchase ZECs at a rate of \$17.48 per MWh. This requirement will cost SUNY approximately \$9M per year beginning in April 1, 2017. The Zero Emission Credit program will assist nuclear facilities to maintain operations. The rate will be re-evaluated every two years.

Is 911 Your Confined Space Rescue Plan? - Barbara Boyle (continued on page 5)

Adapted from OSHA Fact Sheet 3849. View the entire Fact Sheet at: <https://www.osha.gov/Publications/OSHA3849.pdf>

OSHA has developed a standard for Confined Spaces in Construction (29 CFR 1926 Subpart AA) for any space that meets all of the following criteria:

- Is large enough for a worker to enter;

- Has limited means of entry or exit; and
- Is not designed for continuous occupancy.

One provision of the standard requires employers to develop and implement procedures for summoning rescue or emergency services in permit-required confined spaces. An employer who relies on local emergency services for

assistance is required to meet the requirements of §1926.1211- *Rescue and emergency services*.

OSHA recognizes that not all rescue services or emergency responders are trained and equipped to conduct confined space rescues. When employers identify an off-site rescue service, it is critical that the rescuers can protect their employees. The emergency services should be

Water, Water and More Water - Barbra Boyle

These days many campuses are dealing with water - mists from cooling towers, lead in drinking water and stormwater pollution prevention plans.

Cooling tower use is now regulated in NYS to prevent Legionella concerns by a Department of Health (DOH) regulation that requires registration of towers, development and implementation of maintenance plans, annual certifications, bacteriological and Legionella testing, and potentially notification to the local health department and the public of certain conditions. The registration comes with a requirement to regularly notify the DOH of certain maintenance milestones. The current regulation went into effect July 6th and replaces a series of emergency temporary regulations. More information on compliance can be found via the EH&S webpage at <http://system.suny.edu/capital-facilities/environmental-health-and-safety/>. The regulation has special

sections for hospitals. New York City facilities are also regulated by separate NYC regulations as well.

Drinking water quality concerns have made the news recently. Lead has frequently been a major concern. While there is not a regulation that requires most colleges and universities to test their drinking water for lead content, many of them are considering doing it as a best practice to allay community fears.

Recently in NYS, the Governor signed a bill to create a new DOH regulation that requires Public Schools and BOCES to test drinking water at their facilities for lead. The new regulation does not apply to most colleges and universities, but does provide one approach that campuses can consider. OCF has developed an outline of some of the concerns associated with drinking water testing and placed it on the website at [http://system.suny.edu/capital-](http://system.suny.edu/capital-facilities/environmental-health-and-safety/)

[facilities/environmental-health-and-safety/](http://system.suny.edu/capital-facilities/environmental-health-and-safety/).

The DEC recently updated their guidance, *New York State Standards and Specifications for Erosion and Sediment Control*, on developing stormwater pollution prevention plans (SWPPPs). This guidance provides standards and specifications for the selection, design and implementation of erosion and sediment control practices for the development of Erosion and Sediment Control Plans for the SPDES General Permit for Stormwater Discharges from Construction Activity. It was updated July 2016 to address the EPA's Effluent Limitation Guidelines, advancements in technology and issues that were identified by stakeholders who use the document. It can be found at

<http://www.dec.ny.gov/chemical/29066.html>.

Please contact [Barbara Boyle](#) to discuss any of these programs.

Community College Capital Upcoming Activity - Rebecca Goldstein

Capital Budget Process

In July, SUNY OCF sent the annual *Capital Request* to community college business officers requesting an outline of the capital projects needing State support in the 2017/18 NYS Budget. College specific materials and procedures were disseminated, with preliminary information due August 31st and final plans due September 30th. All Sponsor resolutions and supporting documents are due to OCF no later than December 15th.

Capital Reports

In October, community colleges will receive *Capital Reports* which include current and future projects with existing appropriation as of September 30th. Colleges are requested to:

- Review project schedules, and amend if necessary;
- Review project reimbursements balances as posted September 30th; and
- Initiate/request SUNY Project Approval Forms for any applicable projects.

Certification of Tuition and Instructional Fees 2016/17 School Year

In October, community colleges will also receive the annual *Certification of Tuition and Instructional Fees* form. Please complete the form and return it to OCF. This information is required to be kept on file in order to abide by Public Authorities Law Section 1680.

Campus Visits

Please keep an eye out for the campus visit survey coming out this fall. Rebecca Goldstein is looking forward to visiting community colleges this year! The survey responses will help OCF to assess campus needs and plan campus visits.



Is 911 Your Confined Space Rescue Plan? - Barbara Boyle (cont. from page 3)

familiar with the exact site location, types of confined spaces requiring permits, and the necessary rescue equipment.

Calling emergency responders to provide rescue services can be a suitable way of providing for rescues in a permit-required confined space.

Pre-planning will ensure that the emergency service is capable, available and prepared.

Prior to the start of the rescue work operation, employers must evaluate prospective emergency responders and select one that has:

- Adequate equipment for rescues, such as: atmospheric monitors, fall protection, extraction equipment, and self-contained breathing apparatus (SCBA) for the particular permit-required confined spaces;
- The ability to respond and conduct a rescue in a timely manner based on the site conditions and is capable of conducting a rescue if faced with potential hazards specific to the space. Such hazards may include: atmospheric hazards (e.g., flammable vapors, low oxygen); electrocution (e.g., unprotected, energized wires); flooding or engulfment potential; poor lighting; fall hazards; chemical hazards; and
- Agreed to notify the employer in the event that the rescue team becomes unavailable.

Employers should also:

- Invite emergency service workers on-site to perform a practice rescue inside a manhole;
- Inform emergency responders of potential hazards

that may be faced when called to perform a rescue at the worksite; and

- Provide emergency responders with access to all permit-required confined spaces. Such access may include information on access routes, gates or landmarks; a project site plan if necessary; and GPS coordinates if in a remote location.

Additionally, employers should ensure that:

- The most efficient means to contact emergency responders is available;
- Any changes to the project site conditions are communicated to the rescue service; and
- Emergency responders are willing to visit the site and conduct a joint training exercise with the employer.



Photo: Oregon OSHA

Emergency service workers perform a practice rescue inside a manhole.

Pre-rescue planning, communication, and effective coordination of rescue activities are critical in the event that a life-threatening incident should occur.