

Office for Capital Facilities Newsletter

Editors: Jessica R. Miller & Ashley Brainard

Issue 20 - December 2017



Note from the Associate Vice Chancellor - Karren Bee-Donohoe

PPAA Winter Conference: The Winter PPAA conference is coming up at the end of January. Results of the Executive Budget will be shared including proposed budgets for capital, operating and special programs.

Additionally, updates on various projects will be included along with code training, SCUP training, Energy Buying Group, birds of a feather, and new this year, a triage/training room for AiM throughout the morning of the last day.

AiM: Work is continuing on finalizing the scope of work for the AiM Operations and Maintenance contract with Asset-WORKS.

Soon OCF will reach out to participating campuses looking for volunteers for the various committees that will be needed for the implementation process.

NY-Alert Update - Barbara Boyle

Improvements are coming to NY-Alert. New York State has awarded a new contract for support to Everbridge. SUNY Information Technology and the Office for Capital Facilities have been working with NYS Office of Information Technology to make the transition for SUNY campuses to the Everbridge platform as smooth as possible.

The details of the transition are still being developed. As more information becomes available, it will be shared with the campuses. NYS will continue to offer the NY-Alert service to SUNY without cost to SUNY campuses. The change-over will occur in early 2018, and training will be made available for those who will use the service to send out alerts. For campuses who currently upload data to the current

Campus participation in the implementation is critical to assuring that the program will meet campus needs. We are also cognizant of the need to address the different staffing levels at smaller campuses as compared to the larger campuses.

We are in the process of searching for a Project Manager for the implementation. The job description may be found on the [SUNY HR Website](#).

Retrofit NY: Binghamton and Oneonta are in the running to be a pilot for this net zero energy project. Expansion to other campuses in the future is planned.

EO88: Overall SUNY needs significant additional work to reach the 20% Executive Order 88 goal. OCF will be working more closely with campuses to find additional means to improve campus EUI and the overall SUNY EUI.

NY-Alert program via System Administration, the initial data transfer process will appear unchanged. After an initial period there will likely be opportunities to modify data transfers and allow campuses to upload directly to Everbridge, potentially enabling new functionality.

Everbridge is a major player in the emergency notifications field. Their new products may enhance the use of NY-Alert. We have been told that new features, including group notification capabilities, will become available. The Everbridge templates used to compose and send messages appear to be straight forward and intuitive. Everbridge will permit tracking of messages and selection of mode of communication.



TOOLS
TRAINING
COMMUNICATION

Upcoming Events

Board of Trustees
1/22-1/23/2018

PPAA Winter
1/29-1/31/2018

SUBOA
1/31-2/1/2018

Inside this issue:

Note from Associate Vice Chancellor	1
NY-Alert Update	1
Workforce Development	2
Community College Capital	2
Potential Rate Increases	3
Revised DEC Solid Waste Regulations	3
RetrofitNY & SUNY Residence Halls	4
Declare Your Emergencies	5
Updates on AiM—SUNY's New Property & Asset Management	5



Workforce Development – Eric Mazzone

SUNY Brockport has been awarded a grant of up to \$400,000 from the New York State Energy Research and Development Authority (NYSERDA) for an Energy Management, Operations and Maintenance Training Program.

A major goal of the training is for facilities employees to learn how they can make a significant difference in reduction of energy use intensity and greenhouse gases, as part of their routine job duties.

The innovative program will develop training plans and techniques, over a two-year period, with a goal of producing a program that may be scaled to other campuses.

The program will include NYPA’s support to train more than 20 operation, maintenance and energy management personnel to better understand and use the tools provided by the New York Energy Manager (NYEM) program.

NYEM is a web based energy data management portal, housed and managed by NYPA. NYEM provides relevant and visually accessible energy data to building operators across New York State.

Through the use of detailed building data and analytics, energy managers may identify area of energy waste, and use the information to perform continuous commissioning.

Additionally, SUNY Brockport will work with NYPA to incorporate GPRO | the Urban Green Council’s Green Professional Building Skills Training curriculum into the facilities planning and operation and maintenance of the campus.

As a comprehensive national training and certificate program, GPRO teaches the people who build, renovate and maintain buildings the principles of sustainability, combined with trade-specific green construction knowledge.



Community College Capital – Rebecca Goldstein

Each fall, SUNY submits a capital request to the NYS Division of Budget (DOB) seeking state appropriation in the upcoming budget.

The State supports up to half of the capital costs for the community college capital projects, with the other portion funded through the local sponsor.

The capital request represents a continued multi-level strategic effort to ensure that facilities are in good working order with appropriate academic, administrative and student services space.

The request for the 2018-19 budget is currently \$99.8M in State support, when leveraged with local funds, will finance \$199.7M in capital initiatives. Roughly two-thirds of the request is to advance 61 critical maintenance and infrastructure projects, with the

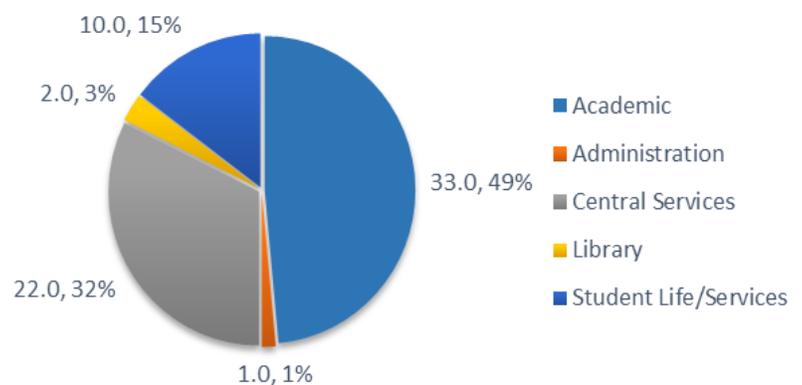
balance for seven projects related to new academic program needs. The budget request will be finalized on December 15th.

The Governor’s executive budget, due to be released in mid-January, will be the first indication as to which projects will receive State funding.

The next step in the process is the negotiation between the NYS Legislature and the Governor, which results in an enacted State budget due April 1, 2018.

Any new State appropriation will be accessible after that date upon submission of required paperwork.

CC Capital Request by Space Function - State Share (\$99.8M)





Potential Rate Increases – Daniel Russ

Earlier this year, National Grid and Central Hudson Gas & Electric (CHG&E) filed new electric and gas rate cases with the Public Service Commission (PSC). The proposed rate increases filed by both National Grid and CHG&E are significant.

National Grid proposed a 23% increase in annual electric delivery revenues and a 22% annual gas delivery revenue increase. Some of National Grid’s reasons for the increase include system modernization, enhancement for customer engagement through new technology and infor-

mation, economic and environmental development, and promotion of technologies to support New York’s Reforming the Energy Vision (REV) initiatives.

Central Hudson Gas & Electric proposed a 13.5% increase in annual electric delivery revenues and a 18.5% increase in annual natural gas delivery revenue. CHG&E’s proposed increases correspond with modernization of electric and gas systems, IT investments, increased O&M expenses, and their Return on Equity (ROE).

SUNY is actively engaged, through Multiple Intervenors, in protecting SUNY’s interests related to the National Grid and Central Hudson Gas & Electric rate cases.



Revised DEC Solid Waste Regulations – Barbara Boyle

The NYS Department of Environmental Conservation has recently adopted a comprehensive revision to the State’s solid waste management regulations. The changes came into effect on November 4, 2017.

The changes reorganized the existing solid waste regulations into groups of similar activities. The old Part 360 series was replaced with new Parts 360, 361, 362, 363, 365, and 366. The reorganized and revamped regulations flow more smoothly, will be easier to navigate, and include many of the existing policy documents that had been developed since the last major reorganization.

The new regulation also reflects technological changes since the last revision, and provides clarity in the regulatory process (e.g., adding a registration status for some small activities rather than requiring a full permit). The effort attempts to make recycling and reuse more easily accomplished.

Part 360 General Requirements contains definitions, general exemptions, general permitting provisions, and provisions to petition for beneficial reuse determinations.

Part 361 Materials Recovery Facilities sets forth the requirements for recyclables handling and recovery facilities, land applications, mulch processing, C&D (construction and demolition) debris handling, waste tires, and used cooking oil use.

Part 362 Combustion, Thermal Treatment, Transfer and Collection Facilities restricts the use of combustors or thermal treatment facilities for sources-separated recyclables. It also allows for transfer facilities and handling facilities to increase recycling.

Part 363 Landfills require horizontal gas collection systems and submission of greenhouse gas reduction plans for landfills. It also clarifies the responsibilities of owners after closure.

Part 364 Waste Transporters increases the maximum amount of waste such as C&D that can be transported without a permit from 500 to 2000 pounds. Regulated medical waste (RMW) will still need a tracking form, but there is an exemption for RMW that is transported by emergency responders.

Part 365 Regulated Medical Waste and Other Infectious Wastes brings together the DEC regulation on RMW as well as the management of other biological hazardous materials (such as those generated during the Ebola responses).

Part 366 is Local Solid Waste Planning, and 369 is State Assistance Projects.

The DEC webpage with the new regulations, including summaries of each part and response to public comments, can be found at

<http://www.dec.ny.gov/regulations/81768.html>



RetrofitNY & SUNY Residence Halls- Don Smith

RetrofitNY is a NYSERDA sponsored program attempting to revolutionize the way buildings are renovated in New York.

It is based on the EnergieSprong initiative launched in the Netherlands in 2013, which has resulted in thousands of deep energy retrofit solutions being implemented throughout Europe.

NYSERDA is looking to bring this cutting edge energy savings initiative to New York and is targeting the affordable housing market along with SUNY residence halls as potential candidates for this program.

The goal of RetrofitNY is to create standardized, scalable solutions that will not only improve the looks and functionality of residential buildings

but also dramatically improve their energy efficiency.

The ultimate goal of this program is to create "Net Zero" buildings, meaning the total amount of energy used by the buildings on an annual basis is roughly equal to the amount of renewable energy created on the site.

To achieve this, the renovation process can include, but is not limited to, new building envelopes (siding, windows, roofs etc.), new HVAC systems and controls, and various power generation solutions.

To help offset energy consumption, these power generation solutions can often include solar arrays, geothermal heat sources, along with other renewable solutions.

SUNY is very excited for this opportunity to work with NYSERDA and

DASNY on this program. The Office for Capital Facilities believes the potential of achieving "net zero" energy usage in residence halls not only helps support SUNY's ongoing energy saving goals, but also provides campuses with an exciting opportunity to improve the overall living learning experience for students, all while lowering the operating costs of facilities.

While still in the exploratory stages of this venture, several state operated campuses have already expressed interest in this program.

In the coming months OCF will be working with NYSERDA and DASNY to select a pilot campus to advance a Retrofit NY project, with the goal the pilot will provide the framework for future expansion of this program.



Net Zero Energy in Oud Vossemeer. By Volker Wessels/Stadlander <http://energiesprong.eu/country/the-netherlands/>

Declare Your Emergencies - Jessica R. Miller

It is a phone call no Facilities Director wants to receive - the water main blew, the storm took off a roof, or flood waters put the lab in the basement underwater.

As the response begins, and amidst the seeming chaos, it is important to remember to **complete a declaration of emergency**.

Making the declaration does not lock a campus into any particular path. The campus may still choose to handle the emergency as a campus let, as a Fund managed project, or as an OGS managed project. Whichever path, an approved declaration of emergency provides the ability to expedite the procurement process.



What is the process?

The campus notifies SUNY System Administration with a simple email

message to emergency@suny.edu. If a non-residential facility of campus infrastructure is involved, the Fund Program Manager must also be notified.

If the emergency involves a residence hall, DASNY must also be notified, for insurance purposes.

The campus documents the emergency and the completed declaration of emergency is submitted to the Fund or OCF (primarily for residence halls) for review and approval as a "construction emergency".

If the campus chooses to handle the emergency procurement, the requirements in Procedure 7554 Construction Contracting Procedures apply, though, the campus can submit to the State Comptroller a request for exemption from advertisement and competitive bidding. When seeking this exemption it is imperative that the campus has an approved declaration of emergency.

What is an emergency?

New York State Public Buildings Law defines a "construction emergency" as: damage to or a malfunction in buildings or property of the State of New York caused by an unanticipated, sudden and unexpected occurrence which involves a pressing necessity for immediate repair, reconstruction or maintenance in order to permit the safe continuation of a necessary public use of function, or to protect the property of the State of New York, or the life, health or safety of any person. [PBL §9]

While statute states the emergency exists until the facility is operational, in reality, for cases of severe damage, it is often better to manage the reconstruction of the facility as a new capital project. Doing such allows for the greatest flexibility in making upgrades to the building layout and features . <http://system.suny.edu/capital-facilities/emergency-information/>

Updates on AiM - SUNY's New Property and Asset Management Software – Patrick Deloughery

SUNY has fully implemented AiM's Property, Space, and Asset related modules (Phase 1) and OCF is excited to see so many users actively managing their data in AiM. There has been a noticeable increase in activity among users system-wide.

An acreage survey was recently completed with a 100% response rate; thank you for your responses! This valuable data will be loaded into AiM once validation is complete.

The first YouTube tutorial is being finalized and will be available on OCF's AiM Resources webpage in

the near future; additional videos will be posted as they are completed. Please send any ideas for short tutorials to the Help Desk.

Please continue to send any AiM related questions you may have to the AiM Help Desk at AiMHelp@suny.edu. The backlog has been reduced and in most cases users should be receiving responses with 1-2 business days. OCF is more than happy to walk you through using the software to perform searches, create queries, and build reports.

OCF also has the ability to send short

customized video files geared toward more specific scenarios. Webinars can be scheduled for one-on-one training, upon request.

In addition, suggestions regarding AiM are important. OCF presents suggestions to the software vendor, AssetWorks, for consideration in future updates of the software.

For easy access to the AiM Production environment, as well as other AiM related resources, add the AiM Resources webpage to your bookmarks or favorites!

[Capital Facilities AiM Resources](#)