



Office for Capital Facilities Newsletter



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Note from the Associate Vice Chancellor - Karren Bee-Donohoe

PPAA Conference: Thank you to all who attended the summer conference in Albany. We received many positive comments but also hope all attendees will complete the conference survey to provide valuable input on various aspects of the conference including the value of the various sessions. Your comments will help next year's conference sponsors.

APPA Webinars: APPA has increased educational webinars over the past couple of years with all past webinars available on-line at <https://www.appa.org/previously-held-webinars/>. Recent topics include envelope maintenance, the 4th industrial revolution (aka the tech revolution), fault detection and diagnostics (FDD), Total cost of Ownership (TCO), Workplace Safety, project closeout, and more. These webinars are very informative.

APPA Thought Leaders Series: Each year APPA tackles a relevant topic by gathering facilities and other higher educational professionals together with industry experts to develop an in depth report. The reports are free to download from the APPA Bookstore. The 2019 Thought Leaders Report, *Innovation in an Age of Disruption*, is available on the APPA website at <https://www.appa.org/thought-leaders-series/>

Welcome Alex Lykins: OCF is pleased to welcome Alex Lykins in the role of Clean Energy Specialist. Alex will be assisting campuses with applications and follow-through for energy efficiency grants from NYSERDA, EPA, local utilities and more. Please reach out to Alex with ideas or for help with energy efficiency grant applications.



TOOLS TRAINING COMMUNICATION

Upcoming Events

ERAPPA

Erie PA
9/29/2019 - 10/2-2019

NYCSHE Sustainability Conference

Rochester
11/13/2019 - 11/15/2019

Capital Assets Data Collection Efforts for Community Colleges - Rebecca Goldstein

SUNY is expanding the functionality of AiM for all interested community colleges ... at no extra cost! SUNY's Office for Capital Facilities will work with interested colleges to capture capital asset information, roughly two dozen data points, for each building. Although some colleges have collected similar data in the past, AiM will integrate the building condition data with SUNY's property and space data, and include a process for updates as projects are completed to provide up-to-date data for use in management of facilities.

Colleges can use this data for a variety of purposes, from tracking the replacement needs of specific building systems, to in-depth capital planning and master planning, and ultimately benchmarking against other colleges and universities. It is anticipated that this information will serve as a useful tool when discussing capital needs and multi-year planning with college sponsors and NYS Division of Budget, ultimately increasing the efficiency and effectiveness of the entire capital budget process.

Capital Program Manager Rebecca Goldstein will be in touch in the near future with information related to a kick-off webinar for this subject matter.

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Mercury Exposure from Gym Floors - Barbara Boyle

The NYS Department of Education recently advised the K-12 community about potential mercury exposures presented by mercury containing flooring. The flooring of concern is typically soft, poured-in-place polyurethane flooring that used a phenyl mercuric acetate (PMA) catalyst. This type of flooring was a popular choice in gymnasiums and multi-purpose spaces from 1960-1990. Such floors can still present mercury exposures long after installation.

The flooring is typically a single piece, but was sometimes poured in sections. It is generally rubber-like and water resistant, and may have various surface textures. It is worth noting that not all polyurethane floors used mercury catalysts; and, in those that did use mercury, the mercury content and release may vary considerably.

The State Ed letter suggests that K-12 schools test a composite of the floor to assess if there is a significant exposure potential. It then references some work conducted by the State of Minnesota Department of Health. Actual mercury levels are dependent not just on the floor composition itself, but also on its condition, the ventilation and temperature of the space, and seasonal effects. In addition to exposures to the in-place flooring, these floors

may also present disposal complications.

The State Ed letter can be found at: <http://www.p12.nysed.gov/facplan/documents/MercuryContainingFlooring.pdf>

The referenced Minnesota guidance can be found: <https://www.health.state.mn.us/communities/environment/hazardous/docs/hgflooring.pdf>



Construction Begins on Net Zero Ready Residence Hall at SUNY Poly - Donald Smith

Construction began in May for a 250-bed, net zero ready residence hall at SUNY Poly's Utica campus. This state of the art facility will be the first of its kind in the residence hall program, supporting Chancellor Johnson's energy initiatives. It will be constructed as "zero-net, carbon certified," meaning in addition to exceeding existing energy codes, the infrastructure to add future on-site renewable energy production systems will be in place. Once these systems are installed, the building will use less than or equal to the energy it can produce on-site through the renewable resource.

The \$33.5m residence hall is being constructed by Hueber-Breuer Construction Co. and is slated to open in August of 2020. The project is being managed by DASNY and is using the design-build delivery method, an alternative project delivery technique where both design and construction services are provided through a single contract to expedite project delivery and provide savings, leading to a compressed construction schedule. Unlike SUNY, DASNY has the statutory authority to enter into design-build contracts.

The new hall will include hotel-style rooms (2 beds per room & private bathroom) with additional common space for lounges, kitchens, study, and laundry areas. This additional residence hall is needed to support the campuses current capacity needs, anticipated enrollment growth, and to provide the campus with a more diverse stock of rooms.





AiM Property & Space Update - Patrick Deloughery

Parking Lot and Athletic Field data has been imported into AiM for all State-Operated campuses. Campuses provided data on all surface lots and athletic fields, which was married up with data from the 2017 condition assessment effort. In the near future campuses will receive a list of these properties from the Office for Capital Facilities for final review. Additionally, program managers from the Construction Fund will be performing condition assessments on some of these properties in the upcoming audit cycle.

Community Colleges will be surveyed for Parking Lot and Athletic Field data; with the expectation the data

will be imported into AiM by the end of the calendar year.

Campuses that have opted-in to the AiM O&M implementation and have completed the implementation process will be able to assign work orders directly to these properties or to locations within these properties. A good real-world example of this would be assigning a work order to a unique court within a tennis court complex. In this example the individual courts would be unique locations within the property record.

Please reach out to the AiM Help Desk at AIM-Help@suny.edu if you have any questions.

StormReady-Congratulations UB! - Barbara Boyle

Congratulations to the University at Buffalo for becoming a StormReady campus. They join eleven other NYS campuses (including Binghamton, Brockport, Cortland, Oneonta, Oswego, Plattsburgh and Upstate) in preparing to react to extreme weather and water events. The StormReady program, sponsored by the National Weather Service, helps arm America's communities with the communication and safety skills needed to save lives and property before, during and after the event.

During regular emergency planning many SUNY campuses have already met most of the major requirements for StormReady recognition, so the application for recognition may be simple for some campuses.

To be officially StormReady, a community must:

- Establish a 24-hour warning point and emergency operations center
- Have more than one way to receive severe weather warnings and forecasts and to 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, which includes training severe weather spotters and holding emergency exercises.

To apply, see the [How to Become StormReady](#) page. Your local NWS office [Warning Coordination Meteorologist](#) will walk you through the easy application process.

OCF has posted a [SUNY-annotated application](#) that may also be of assistance to campuses in preparing applications.



SUNY Brockport Workforce Development Program - Eric Mazzone

The Office for Capital Facilities, New York Power Authority (NYPA), and SUNY Brockport worked together to secure funding from the New York State Energy Research and Development Authority (NYSERDA) to develop and implement a training program for building operations and maintenance personnel. The program is comprised of Green Professional Operations and Maintenance (GPRO O&M) curriculum, NYPA's New York Energy Manager (NYEM) program for digital energy management and continuous commissioning, and onsite energy management training provided by O'Brien and Gere (OBG).

Thus far, the operations and maintenance staff that have participated in the training include engineers, electricians, pipefitters, fire systems technicians, and refrigeration technicians. They were introduced to the more powerful and versatile features of the new NYEM

platform. The on-site training involves hands-on use of NYEM as well as building walk-throughs to identify Energy Conservation Measures (ECMs). Additionally, the building automation system, handheld measurement tools, and data loggers are being used to evaluate potential savings for ECMs.

By investing in skill development specific to energy efficiency, SUNY Brockport is expected to realize a five percent savings - \$70,000 annually. Trained facilities and trades staff are imperative to achieving energy and carbon reduction goals.

If a campus is interested in pursuing a similar effort, please refer to [NYSERDA's Workforce Training – Building Operations & Maintenance program](#) and reach out to Eric Mazzone eric.mazzone@suny.edu or Alex Lykins alex.lykins@suny.edu for further guidance.



SUNY Brockport staff being trained at NYEM



Minor Critical Maintenance Projects - Jessica R. Miller



Minor Critical Maintenance (MCM) funds are established to provide campuses with an efficient mechanism to initiate and manage qualifying MCM projects. The campus has a responsibility to ensure that the projects under the MCM program comply with the requirements of critical maintenance appropriations supported by bond proceeds. This means that projects must be capital in nature and have a sufficient useful life. In general the project scope must have an estimated useful life of 10 years or more.

MCM projects must be more than \$5,000, and less than \$150,000. Maintenance less than \$5,000 is considered an operating expense, and projects over \$150,000 must be established as a stand-alone capital project.

MCM projects are subject to SUNY's procurement requirements as defined in [SUNY Procedures 7554 Construction Contracting](#) and [7555 Construction-related Consultant Contracting](#). A construction project exceeding \$20,000, including those funded with MCM, requires sealed bids.

In certain cases of equipment installation, where the installation cost is approximately 20% or less, and little to no mechanical, electrical and plumbing work is required, the purchase and installation of fixed equipment may be considered a commodity purchase, subject to procurement requirements under Procedure 7553. For

more information on facilities procurements that can be made under Procedure 7553, see [Guidance Document CLC-13 Facilities Procurements](#).

Examples of projects that do **NOT** qualify for MCM include:

- ◆ Grouping independent or unrelated tasks together into one project;
- ◆ Cost overruns or contingencies;
- ◆ Studies;
- ◆ Routine or recurring maintenance or operational expenses when they are not an integral component of a qualifying project; including
 - ◇ Relocations and moving expenses;
 - ◇ Painting, carpeting, landscaping;
- ◆ Office remodeling to support program enhancements, adaptations or accommodations for new initiatives;
- ◆ Small scale hardware replacement;
- ◆ Disposal of hazardous waste from academic or research activities;
- ◆ Purchase of moveable Furniture Fixtures and Equipment (FFE);*
- ◆ Resealing, resurfacing and restriping parking areas; and
- ◆ Projects solely for staff charges; **

*For more information on FFE, see [Guidance Document CLC-9 Furniture, Fixtures and Equipment](#)

**For more information on charging staff to capital appropriations, see [Procedure 7302](#) and the corresponding [Construction Fund Guidance](#).



For more information regarding the MCM program and its requirements please refer to [Procedure 7563 Minor Critical Maintenance](#).