



The State University  
of New York

# Office for Capital Facilities Newsletter

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OCF



Editor: Jessica R. Miller

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

Real Estate is a burgeoning area for SUNY OCF. We are working with SUNY Counsel to assure that clear processes are in place, including the recently issued initiation process request which allows counsel and OCF to review proposed real estate transactions early in the process to give the campuses an initial assurance that the transaction is appropriate. Delegation for approval of many transactions has been assigned to myself and Bob Haelen, but all others require Board of Trustees' approval. It is important for early communication

with us so that we may help expedite your transactions and meet critical deadlines.

Many campuses are actively working with the Build Smart team to have building sub-meters connected into the NY Energy Manager. We look forward in the coming months to seeing measurable cost savings as a result of this effort.

G-Pro training for operations is available, at a reduced cost through a NYSERDA grant. This training helps building operators better understand how their actions

affect energy use and the environment. If you are interested in scheduling a session on your campus, please call Jodi Smits Anderson at DASNY at 518-229-3215.

OCF is currently searching for an Energy Manager to be the lead individual working with the campuses on continued progress toward EO88 goals. If you have any recommended candidates, please pass them forward as soon as possible.

- Karren Bee-Donohoe, Executive Director

## University-wide Grainger Contract - by U-Wide Purchasing Michele Feathers

In July 2013, SUNY entered into a University-wide contract with W.W. Grainger, Inc. for MRO-Maintenance, Repair and Operation Supplies and related no cost value added services. This contract includes motors, lighting, ceiling tiles, fasteners, plumbing, tools, safety supplies and other industrial equipment and tools. The SUNY/Grainger full catalog contract

provides MRO supply items at significant savings over the current OGS agreement and includes no cost value added services such as inventory management [www.grainger.com/keepstock](http://www.grainger.com/keepstock), sustainability (EO88) [www.grainger.com/educationsustainability](http://www.grainger.com/educationsustainability) and safety solutions [www.grainger.com/safety](http://www.grainger.com/safety).

In order to access SUNY contract pricing and receive MWBE credits, purchasers must use an account number linked to the SUNY/Grainger contract and access an MWBE reseller through the following site:

[www.grainger.com/SUNY](http://www.grainger.com/SUNY).

**GRAINGER HELPS TAKE COSTS OUT OF FACILITIES MANAGEMENT!!!**

## New Movement - Accessibility Icon by Barbara Boyle

To celebrate the 24th anniversary of the Americans with Disabilities Act, Governor Cuomo signed legislation in July to change the accessibility icon to one that shows a more active image (leaning forward, suggesting movement). Additionally, the word handicapped is to be removed from signs, or any other communication, and replaced with the word accessible. The new icon and words tended to emphasize

the person, rather than the disability. (For a description of the elements and history: [www.accessibilityicon.org](http://www.accessibilityicon.org).)

You may begin using the new icon immediately. Any new or replacement signs after November 22 must use the more active icon. There is no requirement to replace existing signage to simply update the icon.



## Save Time Finding Incentive and Rebate Information - by Kathleen Slusher

Are you spending valuable time tracking down energy efficiency project incentives information and requirements? The U.S. Department of Energy funds a comprehensive database of the incentives available for renewable and efficiency projects at:

<http://dsireusa.org/>

Visit this website to learn more about the incentives offered in New York. Program Overviews and summaries are provided for each of the incentive and rebate programs available; utility rebate programs are listed by utility provider. The Program Overview includes a link to

the organization offering the incentive or rebate program. In many cases this link takes you directly to the information and forms required to apply for that program. Take a look! One of these programs could assist your campus in funding an energy efficiency project.

## Vermiculite, the Continuing Saga - by Barbara Boyle

There is a new chapter in the continuing New York State vermiculite story. It can be found in the July 22, 2014 NYS ELAP program letter available online ([link](#)). All environmental samples in New York State must be analyzed by ELAP (Environmental Laboratory Approval Program) standards at an ELAP accredited lab. The letter outlines the new requirements for analysis for asbestos content in sprayed-on fireproofing containing vermiculite (SOF-V) with any level of vermiculite. The requirements were effective October 31, 2014.

Last year the ELAP program told labs that if the sample contained more than 10% vermiculite, the previous methods of asbestos analysis were not dependable. Labs were directed to report the results of samples that appeared to be less than one percent asbestos with an ugly disclaimer that basically said the method was not reliable. Now there are

two new methods that can be used for sprayed on fireproofing which will provide an analysis without the troubling disclaimer.

If vermiculite is present in a sprayed-on fireproofing sample, in any amount, the sample must be analyzed by one of the new methods. One method is proprietary, from RJ Lee; the second method will be open to more ELAP-accredited labs in the near future (Method 198.8). Both methods are much more complicated than traditional asbestos bulk sample methods, require larger samples, and are substantially more expensive. Each new method will give you percentages for asbestos types with no disclaimer. Samples will need to be sent to one of the few ELAP approved labs.

Sampling under these new methods is required for all projects that are not already in an active work mode (Phases 2A-2D). The resampling requirement

applies even if there was an existing survey based on use of the older lab methods. If the project is already in the active work mode, there is a recommendation, not a requirement, to resample with the new methods. It becomes a requirement if there is a change order to the project design.

These new methods are approved only for sprayed-on fireproofing with vermiculite. Other materials like thermal insulation systems (TSI), surfacing materials, other presumed asbestos containing materials (PACM) or miscellaneous suspected asbestos materials containing greater than 10% vermiculite must continue to be analyzed by the older method (198.6) per the July 9, 2013 ELAP letter. Attic fill or other loose bulk vermiculite materials must be treated as asbestos-containing per the same 2013 letter.

Please feel free to contact Barbara Boyle for additional information.

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## REMINDER – [emergency@suny.edu](mailto:emergency@suny.edu)

Please send an e-mail to [emergency@suny.edu](mailto:emergency@suny.edu) for serious events occurring at campuses. This information is instantly routed to several key individuals at System Administration. All NY Alerts or other emergency alert system notices are sent to [emergency@suny.edu](mailto:emergency@suny.edu) automatically.

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## Residence Hall Capital Program Update - by David Ferrari

The Residence Hall Capital program is moving full steam ahead. The operating results for the new program's first full fiscal year, which ended June 30th, were favorable. The program is currently progressing hundreds of projects, with a robust demand and capacity for future development.

The Office for Capital Facilities is focused on several Residence Hall initiatives. The capital plan process is currently being finalized. This process will conclude with the reviewed plans being provided back to campuses this fall,

which will formally communicate approval of those planned projects. This capital plan data will then be used to develop financial and operational metrics for the Residence Hall Program. These metrics will help campuses compare their Residence Hall operations to others within the SUNY system in areas such as revenues, operating expenses, and debt service on a per bed basis.

As the new Residence Hall Program moves through its second year, the Office for Capital Facilities is working to

continuously improve the communications related to DASNY charges. These charges include the direct labor, overhead, insurance and bonding fees paid to DASNY on an annual basis. Together with DASNY, the Office for Capital Facilities is working to develop new reporting related to these charges. Stay tuned for more information. DASNY is intending to present to SUBOA, and potentially other groups, to provide additional information regarding their business model and how it impacts SUNY.

