

FACILITIES NEWS

Fall 2005



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A NOTE OF THANKS

To All Staff,

In addition to updates on planning, projects, and employee news, the focus of this edition of Facilities News is energy.

Higher energy costs are likely to be with us for the foreseeable future and our budget planning processes will need to take them into account.

Did you know that, contrary to popular belief, turning lights off and on does not consume more energy? In this edition of Facilities News you will find a few useful facts that can not only be applied in the workplace but that may be useful for home

energy conservation as well. See "Employee Corner" for things that you can do to help out.

The University is taking great care to ensure that construction of new buildings, renovation of old facilities, and site utility upgrades will provide us with the most energy-efficient spaces possible. We are improving the efficiency of vehicles in our fleet, and we continue to generate a portion of our electrical needs as a by-product of the Central Heat Plant. In addition, we continue to pursue long-term contracts

that include renewable energy measures that will lower some of the volatility of energy costs.

Although these measures are headed in the right direction, they will not solve our immediate problem of reducing current energy usage. This can only be done jointly by all users on campus.

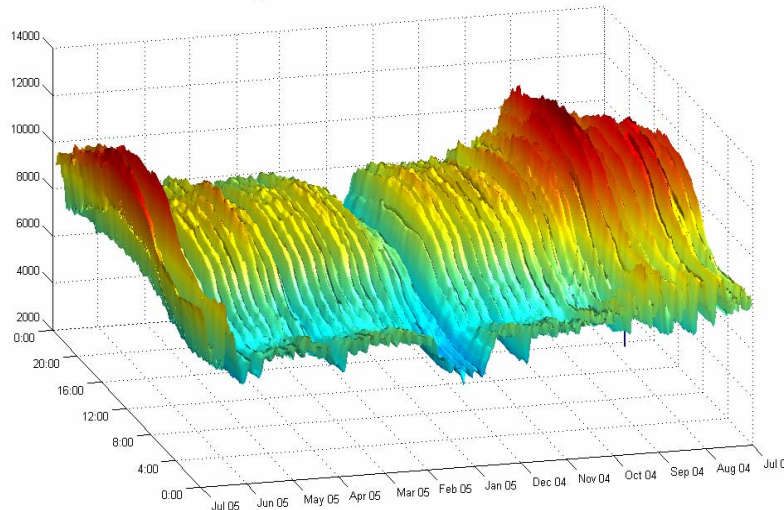
Sincerely,
 Stephen M. Maiorisi
 Acting VP Facilities

FACILITIES NEWS!

This edition of *Facilities News* includes information regarding many of the efforts underway. It has been written to provide all FM employees with information regarding Department activities across the various Offices.

If you have any suggestions for articles or would like to contribute to *Facilities News* please contact FM Administration.

Brown University Electrical Load Profile for FY2005



3-dimensional representation of Campus electrical load profile, used by FM Engineering to readily identify peak electrical load use on a monthly- and time-of-day basis. The high red areas denote peak electrical consumption during summer cooling months. The low blue areas denote reduced consumption during winter break. The vertical axis shows the kilowatt demand (KW), the horizontal axis shows the month, and the slanted axis shows the time of day.

ENGINEERING & ENERGY

Site Utilities

With energy costs rising steeply, the efficient purchase or generation and distribution of heat, electricity, and cooling on campus is of more concern today than ever before. With utility infrastructure constructed largely in the 1960's and before, only the assiduous efforts of our Operations and Maintenance staff have kept the University heated, lit, and cooled. The deferred maintenance burden, across the central utility systems, has left this infrastructure ill equipped for today's burgeoning costs.

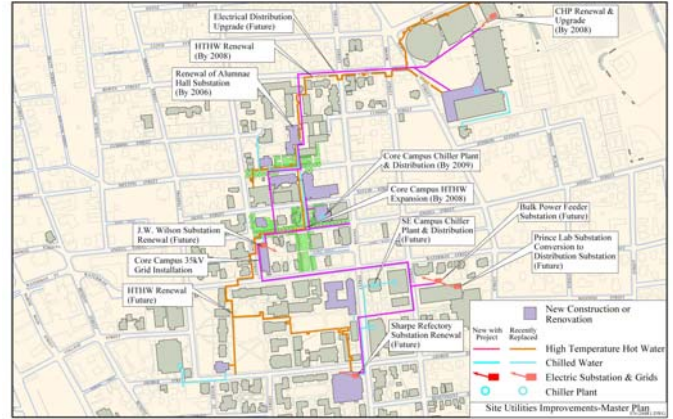
To address these needs, the site utilities master plan was developed, and Brown has committed \$27 million dollars to the most urgent projects to renew and expand its central utilities. The bulk of this money is earmarked for renewing and upgrading both the Central Heat Plant (CHP) and the underground high temperature hot water (HTHW) piping

system. The electrical substations and high voltage distribution system are also being substantially renewed and expanded. The balance of the funds are committed to continue to shift from single building cooling to district chilled water plants serving multiple buildings.

Electric Upgrades

A number of electrical utility projects have been funded and work on them will continue over the next several years. Last summer, new underground duct banks were installed to Alumnae Hall electrical substation. The electrical switchgear and cabling at this substation will be replaced within the next few months. The long-sought 4th utility feeder project is nearing completion. This feeder, and associated campus distribution improvements, will serve the Life

Key projects performed to date or funded for execution in the next 3 years.



Sciences Building and future loads nearby.

Other upcoming electrical distribution projects will replace and upgrade vintage 4.16 KV and 11 KV underground distribution cabling and switchgear, as well as the existing switchgear in the

J. Walter Wilson and Sharpe Refectory substations. A new 35 KV underground distribution "backbone" will also be installed to better serve the increasing loads of the campus electrical distribution system.

PLANNING

As most of you know, Brown has added another building to its roster: 121 South Main Street. Through the summer, the Planning Office led the due diligence study and space analysis, which eventually led to the purchase of this Class A office building, but the University will occupy space as current leases expire - up to 50,000 sf within the next two years. We are now working with the Provost Space Committee and the Division of Biology and Medicine planning for the Program in Public Health to occupy most of this space. The purchase of 121 South Main Street is in keeping with the ongoing planning for Strategic Growth, an effort now being led by Rebecca Barnes (the University's

Director of Strategic Growth) and supported by the planning firms SMWM Group and Hamilton Rabinowitz and Alschuler.

On *The Hill*, the University has committed to another new building: the Creative Arts Center. It will house a variety of spaces to be used by the creative arts departments as collaborative space. The site of the new building will be adjacent to



Creative Arts Center illustration

The Walk and Waterman Street - lots now occupied by 86 Waterman and Norwood House. Further study is required to determine if the existing houses will be demolished or relocated. Fundraising for this project is well underway, but not yet to the point where architect selection is merited. We will continue programming, budgeting, and planning in preparation for this project.

As we enter into the final phase of the Institutional Master Plan approval process, the engineering firm VHB is finishing up a campus-wide traffic study, analyzing existing and future conditions and suggesting improvements. We have

Rendering of "The Walk," (a mid-block connection between the historic Brown Campus and the Pembroke Campus), architect Todd Rader + Amy Crews



also been working with the neighbors and the administration on several options to deal with campus-wide parking issues and are finally settling in on a proposed solution.

PROJECTS—BUILDING, LANDSCAPE, INFRASTRUCTURE

The Design and Construction office is wrapping up work from projects completed this past summer and gearing up for a very busy fall and winter preparing for the next round of construction projects.

Fire code upgrade work was completed in 48 dormitory buildings and staff are now working on the design of fire code upgrades that will be ongoing next summer in nine

of our apartment buildings. Preparations are also underway for the installation of a new fire alarm system in Hunter Lab, which is scheduled to be completed this winter.

Progress has been made on the design for capital project construction for the Jonathan Nelson Fitness Center, the Susan P. and Richard A. Friedman Study Center in the

Sciences Library, Sidney E. Frank Hall, and renovations to Grant Fulton Hall and Pembroke Hall projects.

The Grant Fulton and Freidman Study Center designs have both been approved by the Corporation Committee on Facilities and Design. Preparations are being made to begin construction during the Spring of 2006.



Life Sciences Building Progress Photos.



FACILITIES EFFORTS UNDERWAY

Each of the offices in the Administrative and Business Services group have achieved recent success in completing high priority tasks.

In the Finance Office, the recent focus has been on finalizing all fiscal year 2005-2006 budgets. Recognizing the strain that increasing fuel costs have on balancing the budget, numerous budget review sessions have been

conducted with division directors to review all expense items. We are now nearing completion of our fiscal year 2006 spending and staffing plans.

Information Technology staff, along with FAMIS Task Force members, continue to focus on finalizing the FAMIS implementation. Completing the FAMIS inventory control, purchasing and utility modules

has been an ongoing process, which we expect to finalize in 2006.

Stores Operations anticipates distributing the new uniforms in November to all custodial, grounds, and trades personnel. The new look should be a welcome change; many employees have offered their input on the color and design.

PHYSICAL PLANT & SERVICE OPERATIONS

As we wind up our transition from the cooling to the heating season and completion of summer projects, Physical Plant staff have re-focused efforts towards reducing energy and efficiently responding to energy-related service requests.

Highlights of recently completed projects are:

Structural—working with the Physical Plant Project Coordinator—exterior painting of the John Hay Library and installation of card access throughout Barus & Holley, new carpet installation and painting in many areas across campus.

Plumbing—sink replacements in various laboratory spaces and replacement of the hot

water tanks in Caswell as well as re-plumbing shower valves in Keeney Quad and working with the City of Providence to replace water meters with automatic readers.

Electrical—working with the Design and Construction staff—smoke detector upgrades in the Grad Center, Vartan Gregorian Quadrangle, New Pembroke, and Littlefield residence halls. In addition, completed various upgrades to outside security lighting.

Central Heat Plant—staff, with Design and Construction, have overseen rebuilding of Boiler No. 1 and are busy keeping the campus heated.

HVAC & Controls—Building Automated System upgrades were completed at 180 George and in Sayles Hall as were system upgrades at various locations throughout campus.

Custodial—On-time preparation of residence halls for student arrivals was no easy feat this year particularly given the number of projects that took place over the summer.

Grounds—Preparing the fields for numerous Athletic and campus activities have kept the Grounds staff on the ball.

Service Response Center—keeping up with electronic and telephone service re-

Facility Facts

Did you know that

- For every 1,000 computers that are enabled with power management features, the EPA estimates that over \$50,000 in annual electricity costs can be saved compared to those computers and monitors running all the time.

- If the electrical lighting at Brown is used just one hour less per day, the University can reduce electrical costs by over \$500 per day.

- For every one degree Fahrenheit the thermostats are lowered in the heating season or raised in cooling season, the University can reduce heating and cooling costs by approximately \$200,000 per year.

quests and issuing work orders as they arrive, as always, has been the focus.

Events—Supporting the Boldly Brown Campaign kickoff, Parents' Weekend, and numerous other events has been the mission for Events staff.

Check Out The Facilities Web Site

www.Brown.edu/Facilities/Facilities_Management

Brown University

Name label



Brown Facilities

BUILDING AND MAINTAINING THE CAMPUS

EMPLOYEE CORNER

Welcome New Employees

- David Fletcher, Plumber
- Karen Passeroni, Financial Assistant
- Edward Znosko, Custodian

Position Vacancies

We are recruiting for the following positions:

- Executive Assistant, Design & Construction
- HVAC Refrigeration Mechanic
- Manager, Mechanical/Electrical
- Mechanical Engineer
- Service Response Coordinator
- Service Response Coordinator—Third Shift
- Project Manager
- Stationary Engineer Mechanic
- Vice President

Recently Retired

- Richie Baron
- Mary Dupont

Reminders

Holiday Breakfast—December 16th, 9:00 AM at 295 Lloyd, 3rd floor.

Safety Shoes—If you are required to wear safety shoes and will be making an outside purchase, you must do so before December 31st in order to receive reimbursement.

2nd Annual Safety Fair—will be held on January 10, 11, and 12 at Alumnae Hall.

Environmental Health & Safety, the Insurance Office, and Emergency Medical Services will participate with Facilities Management.

Gaspar/Arzoomanian 2005 Award—This year's award program campaign will begin in mid January, with the award presentation scheduled to be held on March 2, 2006 in the Chancellor's

Dining Room in the Sharpe Refectory. Now is the time to start thinking of the Facilities Management Union employee that you would like to nominate.

University Holiday Bazaar—All members of the community are invited to celebrate the season at Brown's 29th annual Holiday Bazaar & Winter Dessert Social, December 1, 12:00-2:30 PM in Sayles Hall.

... More on Reducing Energy

Thermostats—Report any energy-related problems (i.e., too hot, too cold, broken lights, etc.) to Service Response at x3-7800). All offices and other workspace must be set to achieve 68 degrees during heating season and 78 degrees during the cooling season.

Mission Statement

The mission of Facilities Management is to support the University, by enhancing the quality of physical facilities. We do this through planning, designing, constructing, and maintaining in a responsive, service-oriented, effective, and environmentally conscious manner.

Offices:

- Service Response
- Physical Plant
- Stores
- Events Support
- Planning
- Design & Construction
- Engineering
- Resource Management
- IT
- Business Support
- Administration

Electric heaters are not allowed and will only be issued in the event of a system malfunction.

Lights—Turn off unused or unneeded lights and use task lighting where possible. Do not light whole rooms if you do not need to.

Computers—Turn off when not in use and be sure to power down your whole system when you are away, especially at night and on weekends. Enable power management features on laser printers and power them down whenever possible, particularly on evenings and weekends. For more information go to: <http://software.brown.edu/support/powerset.html>

A WORD ABOUT ENERGY

from Kurt Teichert, University Energy Resource Manager

Provost Zimmer and Executive Vice President Huidekoper recently issued a memo to all University faculty and staff, and Vice President Greene issued a similar memo to students, declaring the University's new energy management policy for campus. The policy includes an occupied building temperature range of 68 degrees during winter months to 78 degrees during summer months; restrictions on the use of electric space heaters; and the requirement that students and faculty turn off lights, computers, and other equipment when they leave their desks and go home at night. As a result of this policy, we will be able to operate our facilities more efficiently, provide clearer direction to designers on energy-use goals for new building construction and renovation projects, and anticipate being able to count on members of the Brown community to do their part in reducing energy use.

The primary responsibility and burden for energy management falls on all of us in Facilities Management. In the short run, the policy has placed a greater demand on all areas of Facilities Management, particularly the Physical Plant, Engineering, and IT staff. Staff have been working hard to improve our Facility Asset Management Information System (FAMIS) information in order to better diagnose and handle "too hot" and "too cold" calls and to better identify and correct system deficiencies.

A University Energy Task Force, Chaired by Facilities Management Director of Engineering Carlos Fernandez, has been charged by President Simmons to develop energy reduction ideas and implementation plans to address consumption. The goal is to reduce utility expenditures which may otherwise lessen the University's ability to fund important components of the Plan for Academic Enrichment. The Task Force includes representatives from large energy consumers such as the Division of Biology and Medicine, Computing and Information Services, Libraries, Dining and Athletics, as well as student and faculty representatives. The goal of the task force, this fiscal year, is to develop and implement plans that will result in a 10% reduction in energy consumption compared to previous projections for FY '06.

Although there has been some resistance, overall the feedback on the Energy Policy has been positive. There is much work to be done to improve our customers' (students, faculty, and staff) comfort as we all adjust to the temperature policy. Your assistance is needed in reporting problems that need to be addressed. You can do so by telephoning Service Response at x3-7800 or by completing an online work order.

As we diligently work to reduce consumption, please keep in mind that key energy savings will occur by making energy efficiency an integral part of all of our capital projects, maintenance operations, and daily service to our customers.

IMPROVING FACILITIES—Do you have a suggestion for saving Energy?

E-mail energy@facilities.brown.edu