



A Note of Thanks

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This issue of Facilities News focuses on the tremendous amount of work that is going on around campus this summer as well as the recently completed work and activities ranging from the effort involved to address the sand contamination at the Central Heat Plant to the celebration of Commencement.

As we continue to follow-up on the Facilities positioning study completed earlier this year, opportunities exist for all to get involved—see the *Continuous Improvement Plan* update on Page 5 for more details or stop by to see John Wilson.

During these last few months, I have enjoyed attending many of

your staff meetings and I look forward to continuing the rounds in the coming months. In the meantime, if you have ideas you would like to share or concerns to express, I encourage you to take advantage of the *Open Door* sessions held on the first Monday of the month from 3:00 PM to 4:30 PM with Mike McCormick, Assistant Vice President of Planning, Design, & Construction; Carlos Fernandez, Assistant Vice President of Operations & Engineering; and me. Stop by or call to schedule a time.

It was good to see so many of you at our *pre-Campus Dance Reception* and I look forward to

celebrating the end of summer with you all at Francis Farm on August 10th for our *Annual Picnic*. I'm told there will be great entertainment and raffles again this year. Don't forget, come out and support the Facilities Softball Team.

Sincerely,

Stephen M. Maiorisi
Vice President
Facilities Management

Commencement a Success!

Brown's 239th Commencement was the biggest and best ever. Facilities Management supported, from setup to breakdown, over 400 events for this commencement. Alums returned to campus in record number and the weather was perfect.

The men and women of Facilities Management are commended for the work they performed during commencement weekend.

The custodial division turned over 3,100 beds, assisted with

setups and breakdowns for events and maintained all buildings addressing the constant activities of the weekend.

The trades worked nonstop to maintain the grounds, hanging banners, constructing stages, setting up and breaking down sound systems, supplying electrical support for events and all pitching in where they saw assistance was needed.

This is Facilities Management at it's finest!



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.

Silica Contamination



"...as preparations were made for the heating season, it was discovered, during normal measurement of the boiler water, that the amount of silica far exceeded permissible limits..."



New HTHW Piping



Pipe installation on Bowen

Normal operations at the Central Heat Plant (CHP) were affected throughout the winter heating season due to contamination of the high temperature hot water (HTHW) distribution system. The contamination involved the introduction of sand into the underground piping system, which occurred during the Utilities Systems Renewal and Upgrade project during summer 2006 construction. This will require aggressive efforts over the summer to remove. Depending on the results of these efforts, operational consequences may possibly extend into next year.

One of the major components of sand, which was used for bedding of the new HTHW pipe in the trenches, is silica, or silicon dioxide. Silica is a natural component of water. There are definite limits to the permissible amount of silica in boilers, particularly in high-pressure boilers. Our Central Heat Plant has two high-pressure (900 psig) boilers, in addition to a single low-pressure (150 psig) boiler. In October 2006, as preparations were made for the heating season, it was discovered, during normal measurement of the boiler water, that the amount of silica far exceeded permissible limits. As a result, operation of the Central Heat Plant was restricted to use of the single low pressure boiler.

To compensate for the inoperability of the high pressure boilers, which provide most of the heating for the University as well as for cogeneration of electricity, Facilities Management resorted to the use of two temporary boilers which were installed between the Central Heat Plant and the Olney-Margolies Athletic Center in November 2006. In an effort to reduce the silica contamination, the Central Heat Plant commenced vigorous "blowing down" and dilution of the boiler water. When the silica levels would not subside, it was decided to augment the capability of the Plant with a third temporary boiler in January 2007. With the conclusion of the heating season, these temporary boilers will be removed.

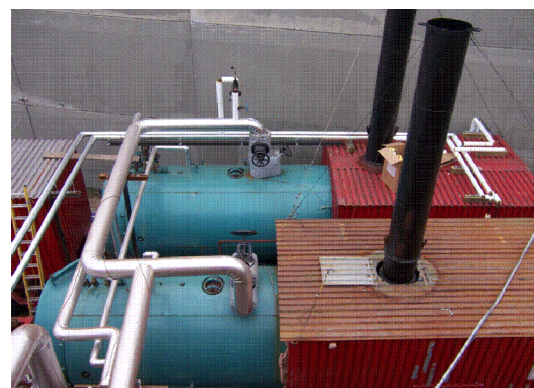
Throughout the winter, silica measurements were under close scrutiny to ascertain the effect of side-stream, or parallel, filtration of the HTHW. Unfortunately, this procedure could only filter about 20% of the total HTHW circulating within the distribution system. Although the levels of silica were somewhat reduced, they are nowhere near the levels which would permit

normal operation of the Central Heat Plant. As a consequence, segments of the underground HTHW distribution system will now be flushed out and pressure-washed. Heat exchangers in approximately 50 buildings will be disassembled and cleaned out as well. These efforts will proceed over the course of the summer.

Facilities Management staff are monitoring the situation very closely and the course of action will become clearer as the remediation effort proceeds.



Thanks should be given to Division 8 and 9 personnel, for providing the support necessary to maintain building operations until the temporary boilers were all on-line and operational. Thanks should also be given to Division 7 personnel, who, in addition to providing building support, had to endure the added responsibility of compensating for disruption of normal operations at the CHP, the challenges of operating the temporary, open-air boiler plant throughout the winter season. Division 7 personnel have made, and continue to make, continual adjustments to their operation of the CHP in order to maintain our buildings. Thankfully, there were no major heat outages on campus this past winter despite the problems caused by the silica contamination.



Temporary boilers at Central Heat

Trades' Summer Training Program

As part of the new collective bargaining agreement, union and management representatives collaborated to create a new program that will allow bargaining unit members to pursue education in the trades and participate in a summer training program whereby the employee works in a trade shop. For the employees, this will allow them to gain knowledge and skills in a trade and put that to practical use in the shops. This will prepare them to possibly move into semi-skilled positions in the

trades and even into more skilled positions. For the trade shops it will give them an opportunity to share their knowledge and experience and participate in the internal development of employees chosen for the program. We expect this to be a long-term program that will result in many bargaining unit employees gaining the necessary experience to develop and advance in their careers. For information about the program please contact Jack Wilcox at 3-9388, or any union representative.

"We expect this to be a long-term program that will result in many bargaining unit employees gaining the necessary experience to develop and advance in their careers."

Custodians to Clean Dining Spaces

Cleaning of Dining spaces began July 1st, 2007. Seven new positions and a supervisor have been added for this purpose. This shift will operate from 11pm to 7am, 7 days a week.

Equipment has been purchased for cleaning, specifically a ride on machine sweeps, washes, and buffs the floor in one pass.

Moving Peter Green House



The Peter Green House was originally constructed in 1868. Brown University purchased the building in 1966 under its previous name, the Lippit-Guild House. The building currently houses over half of the Department of History as well as a number of administrative offices. The last major renovation took place in 1999. A generous donation to fund the project was given

by Brown alumni Peter Green in honor of his late wife, Mary-Jean Mitchell Green, which resulted in the renaming of the structure.

The relocation of Peter Green House, currently located at 142 Angell Street, is taking place in order to make room for The Walk project, which will provide a connection between Pembroke Campus and Lincoln Field. In order to move the house, construction crews will first prep the building with the appropriate bracing. The structural components will then be cut and the house will be raised up until it is clear of the founda-

tion. Next, the house will be rotated 90 degrees and moved with the help of a transport vehicle to its new location at the corner of Brown and Angell Street. The structure will then be lowered onto its new foundation and attached.

Various improvements will be provided including upgrading the building to be compliant with current fire code and ADA requirements. The renovation also includes a LULA lift and a significant increase in occupiable office space especially on the ground floor.



Wriston Quad



List Art



VG Quad



Peter Green

Summer Projects



Windows for Wriston on the Division 1 shop floor, (old in the foreground, new beyond).

We find ourselves in the midst of one of the busiest summers in recent history. The summer project list, included with this newsletter, identifies 73 projects worth over \$27 million that will be done during the summer. The impact of these projects will be felt throughout campus, but especially in the core of campus (between Meeting Street and Waterman Street) as the replacement of utilities continues and we begin the renovation of Pembroke Hall, the relo-

cation of the Peter Green House, construction of The Walk, and the renovation of J. Walter Wilson.

To help manage the potential conflicts that will inevitably arise, we are developing plans for trash, recycling, deliveries, contractor parking (off-site), pedestrian movement, and handicap parking.

In addition, we will be launching the design process for several other capital projects, including the Cogni-

tive & Linguistics/Psychology Building, Creative Arts Center, Stephen Robert '62 Campus Center Project, Rhode Island Hall renovation (and a new swim center). It is shaping up to be a busy summer.

A complete list of summer projects can also be found on our website at www.brown.edu/Facilities/Facilities_Management/summer_projects.html.



Robinson- VAT abatement, new floor covering will be installed.



247 Bowen - Preparing to lay slates roof tiles.



New Pembroke - Preparations for a new coffee shop on Thayer.



Keeney - Grading for accessible ramp.



Wriston- Removing concrete to make way for accessible ramp.



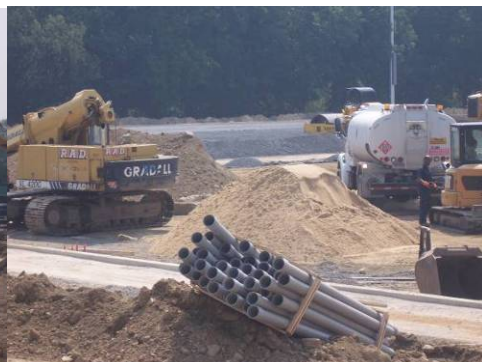
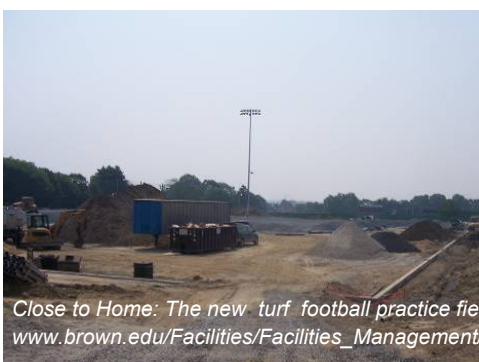
MRL - Lab alterations underway.



King House - Old cast iron stove is exposed during renovation.



Barus & Holley - Lab alterations underway.



Close to Home: The new turf football practice field.....check out progress on the live web cam at www.brown.edu/Facilities/Facilities_Management/Athletic_Feild_Webcam.html

Continuous Improvement Plan

I am writing to update you on the progress that has been made over the past several months toward addressing the recommendations for improvements as noted in the positioning study report conducted by The Friday Group for Facilities Management.

The first step taken in addressing the recommendations was to assemble a focus group of staff members that included directors, managers, and supervisors to examine the topics presented in the report and to develop a process to address them. The principal role of this focus group was to provide feedback on the proposed initiatives so that a determination could be made as to which of the suggestions outlined in the study's recommendations could be given priority consideration. The focus group met in March to establish a process to identify issues and discuss the "gap" between the methods currently used by Facilities Management and the recommended methods as described in the report. During this process, the necessary internal resources, such as funding, training, and soliciting of feedback required to affect change were identified. In April two follow-up meetings were held, which focused on continued identification of required resources to address issues and implement changes.

As the process continues to evolve, we have worked on and completed other initiatives that required minimal resources and could be accomplished in a short time frame. For example, establishing open office hours for staff to meet with Facilities' senior management, reinstating the pre-Campus Dance reception in Petteruti Lounge, and investing in new computers are a few of the initiatives that were able to be realized without delay. In addition, a plan for assignment and completion of project work for the trade's staff is in the process of being developed and a trades summer-training program is underway. Other programs and projects that have recently been carried out include the uniform rental and distribution plan, the vehicle purchase and maintenance program, website development, and weekend dormitory cleaning. Also, during the past few months, staff have been working to fill the vacant and new positions created by the reorganization.

In early June, several recommendations for improvement, as noted below, were identified as priorities:

- Monty Combs, Facilities' Director of System and Services, will lead the effort to retool the FAMIS Program.
- A Client Services Program to be coordinated with building representatives will be lead by Electrical Engineer Chris Cherau.
- An Events Planning Program that will focus on staff reward and recognition, social events, and planning for interdepartmental events will also be developed.
- A Sold Service Billing Plan with a customer-service focus will be lead by David Woodward.
- Jack Wilcox will lead the effort to identify and coordinate training needs for Facilities Management staff.
- Jim Coen will lead the effort to develop a Zone Maintenance Program for the trade shops.

As we go forward, volunteers will be sought from within Facilities Management to concentrate on these priority recommendations. Additionally, feedback on these recommendations will be sought from the Brown community.



Bulletin board dedicated to communicating progress on the Continuous Improvement Plan.

The board is located on the 3rd Floor, 295 Lloyd, outside John Wilson's office.

A bulletin board, with updates, has been installed on the wall along the corridor outside my office on the third floor at 295 Lloyd Avenue. I encourage you to check the bulletin board, stop in to speak with me about any questions or comments you may have, and to provide me with your feedback.

Sincerely,

John H. Wilson

Director of Strategic Implementation

Mark your calendars...

FM Summer Picnic
Francis Farm
Friday, August 10, 2007



Cross your fingers for sunshine!

Office Clean Up Day
Friday, July 27, 2007

Reminders...

Volunteer for the Continuous Improvement Plan priority initiatives, see article to the left.

Show your support...

The Dirty Dozen, Facilities' softball team, is swinging strong through their scheduled games in the Brown summer league. Contact team manager John Colarusso if you are interested in joining in or want to show your support.



Thanks to Pat and his staff for all they do to keep campus blooming.

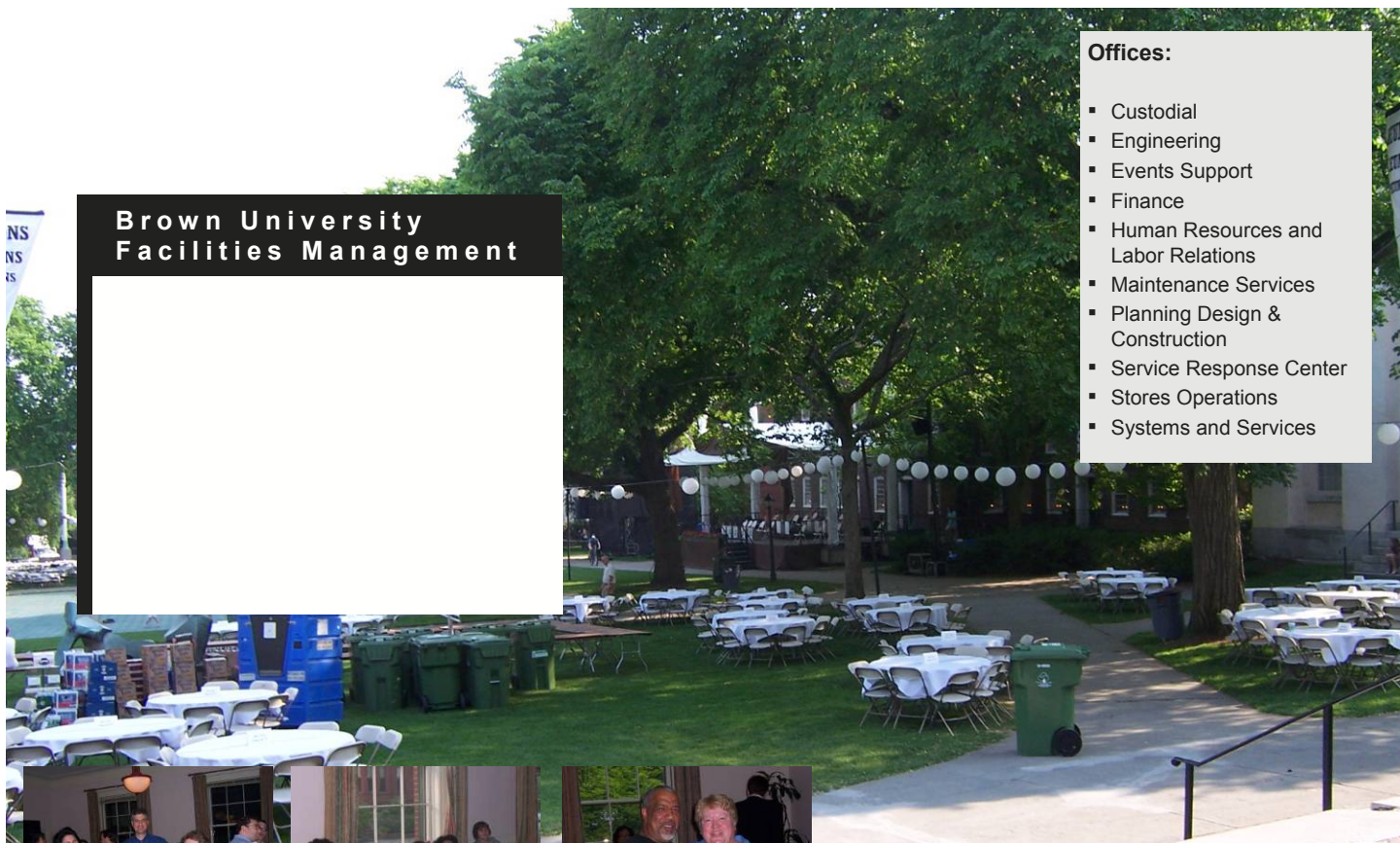


Summer Projects List

No.	Building	Project Description	Completion Sched-	Project
1	Andrews Hall	Exterior Paint & Window Repair	Aug-07	LaPlante
2	Andrews House	Treatment Rooms Renovations	Aug-07	Meyer
3	Angell 195	Replace rusted lavatories	6/1/07 - 8/17/07	Barra
4	Angell Street 154	154 Angell Street - New Building	Feb-10	LaPlante
5	Barus & Holley	5th Floor Lab (Narain) Renovations	Jul-07	Parker
6	Barus & Holley	6th Floor Lab (Stein) Renovations	Jul-07	Parker
7	Barus Holley	Cycle Painting and Flooring 08 - Paint 3rd floor hallways	7/1/07-7/30/07	Martins
8	Benevolent 5	Replace Hot Air Furnaces	5/15/07-5/20/07	Belmore
9	Bio Med	Provide Project Support	05/31/07-06/30/07	Germano
10	Bio-Med	Replace Condensate Tank	07/01/07 - 08/01/07	Wade
11	Bio-Medical Center	CiT / Cingular Antennae	Jun-07	Parker
12	Bio-Medical Center	Air Handler Replacement	Aug-07	Young
13	Blistein House	Exterior Paint	Aug-07	LaPlante
14	Bowen Street 247	Slate Roof Replacement	Aug-07	LaPlante
15	Bronson	Replace Condensate Tank	07/01/07 - 8/01/07	Wade
16	Brook 333	Cycle Painting and Flooring 08 - Paint & Flooring	7/1/07-7/30/07	Martins
17	Brown 111	Replace brass pipe throughout building with copper	39301	Barra
18	Brown 91	Replace Boiler	06/15/07-06/30/07	Belmore
19	Brown 93	Replace Hot Air Furnace	06/01/07-6/15/07	Belmore
20	Campus	Miscellaneous Boiler Replacements: 91 Brown, 277 Brook, 25 George	Jun-07	Belmore
21	Campus	Accessibility Improvements - Sitework Pembroke Campus, Keeney Quad, VG Quad B	Aug-07	Cooke
22	Campus Sidewalks	Sidewalk & Masonry Repairs	Jun-07	Martins
23	Campus Utilities (Many Areas will experience electrical shutdowns)	Piping in New Pembroke, Alumnae, Smith B, Pem- broke, Sidney Frank Hall, JW Wilson, Underground Pip- ing, Lot 32, Lot 14, Lot 16, Lot 17, Lot 30, Meeting Street, Hope Street, Angell Street, Brown Street, Olive	Fall-08	McCracken
24	Central Heat Plant Many locations will experi- ence electrical shutdowns	Inspect Turbine	08/1/07 - 10/01/07	Wade
25	Charlesfield Street 108-	Accessibility Improvements - 110 Charlesfield	Aug-07	Bengtson
26	Dormitories	Accessibility Improvements in Barbour, Buxton, Diman, Goddard, Harkness, Marcy, Olney, Sears and VG Quad B.	Aug-07	Bengtson
27	F.M. Tank Insp.	Drain all domestic hot water tanks so FM can visually	06/01/07- 08/17/07	Barra
28	Faunce House	Interior Paint, Carpet Replacement, Furniture	Oct-08	Parker
29	Fox Point Day Care Cen- ter	Fire Code Upgrades	Aug-07	Gaudet
30	Gardner House	Interior Renovations and Fire Alarm Upgrade	Aug-08	Saltonstall
31	George 25	Replace Boiler	5/31/07-6/15/07	Belmore
32	George 67	Exterior Paint	6/15/07- 8/1/07	Martins
33	J. Walter Wilson Labora- tory	Adaptive Reuse for Student Services	Aug-08	Bourcier
34	John Hay Library	Interior Renovation to create Seminar Room	Aug-07	Parker

Summer Projects List

No.	Building	Project Description	Completion Schedule	Project Manager
35	King House	Accessibility Improvements - King House	Aug-07	Bengtson
36	Machado House	Accessibility Improvements - Machado	Aug-07	Bengtson
37	Machado House	Repair tub drains, install trip wastes to reduce clog calls	6/1/07 - 8/17/07	Barra
38	Main Green	Main Green Fence Repair	Aug-07	Bourcier
39	Main Green & Lincoln Field	Lighting, sidewalk & signage improvements	Fall-07	Bourcier
40	Medical Research Lab	3rd Floor Lab Renovations (Sun)	Jul-07	Fox
41	Medical Research Lab	3rd Floor Lab Reno (Webster)	Jul-07	Fox
42	Meehan Auditorium	Fire Code & Mechanical Improvements	Aug-07	Gaudet
43	Minden Hall	Replace toilets/flush valves, retrofit parts that are no longer available	6/1/07 - 8/17/07	Barra
44	Minden Hall	Repair Boiler	06/01/07-06/20/07	Belmore
45	New Pembroke	Install water meters by request of Rental Properties	6/1/07 - 8/17/07	Barra
46	Pembroke Hall	Renovations and Cogut Center	Fall-08	Guglielmo
47	Playing Fields	New Turf Football Practice Field	Aug-07	Cooke
48	Rentals	Rentals Interior Allowance 2008	Aug-07	Martins
49	Robinson Hall	Exterior Paint and interior lobby paint.	Aug-07	LaPlante
50	Robinson Hall	Cycle Painting and Flooring 08 - VAT abatement, new VCT	6/1/07-6/15/07	Martins
51	Rochambeau	Cycle Painting and Flooring 08 - Paint & Flooring	7/1/07-7/30/07	Martins
52	Rockefeller & John Hay Libraries	Provide Project Support	05/31/07-06/30/07	Germano
53	Rockefeller Library	Air Handler Replacements	Nov-07	Parker
54	Rockefeller Library	Graduate and Undergraduate Study Cluster Upgrades	Oct-07	Saltonstall
55	Sciences Library	Elevator Modernization	Dec-07	Parker
56	Sharpe Refectory	Replace Condensate Tank	06/01/07 - 7/01/07	Wade
57	Slater Hall	Exterior Paint	Aug-07	LaPlante
58	Smith Swimming Center	Exterior Envelope Investigation	tbd	Saltonstall
59	Summer Paint	Touchup Paint 48 Dorms	6/1/07-8/15/07	Martins
60	The Walk	Peter Green House Relocation	Fall-09	LaPlante
61	Utilities	Environmental Compliance 08	Jun-08	Coen
62	Various Buildings	Elevator Code Compliance - BOB, Grad E, GeoChem, Maddock, OMAC, Nightingale Brown	Jul-07	Coen
63	Various Buildings	Energy Conservation Lighting Upgrades - BOB, John Hay, List, Prince, CIT	Jul-07	Cooke
64	Various Buildings	Cycle Painting and Flooring 07 - Robinson	Jun-07	Martins
65	Various Buildings	Cycle Painting and Flooring 08 - Robinson Hall, Rochambeau House, 333 Brook, Barus & Holley	Aug-07	Martins
66	Various Buildings	Event Space 08	Aug-07	Martins
67	Various Buildings	Roof Inspections	7/1/07-11/1/07	Martins
68	Verney Wolley	Carpet replacement & cleaning	5/15/07-5/16/07	Martins
69	Waterman 125	Renovations for Visiting Scholar Housing	Mar-08	Bourcier
70	Watson CIT	Lighting Upgrades to First Floor Lobby Areas	Sep-07	Cooke
71	Wilson Hall	Exterior Renovation & Roof Replacement	Sep-07	Cooke
72	Wilson Hall	Classroom Finish 08 - Replace 67 Tablet arm chairs	6/15/07-6/16/07	Martins
73	Wriston Quad	Replace deteriorated windows - Phase I	05/01/07- 08/31/07	Colarusso



Brown University Facilities Management

Offices:

- Custodial
- Engineering
- Events Support
- Finance
- Human Resources and Labor Relations
- Maintenance Services
- Planning Design & Construction
- Service Response Center
- Stores Operations
- Systems and Services



Reviving a favorite tradition - Facilities Management Campus Dance reception.



Manny Barreira's retirement party.

Employee Corner

Welcome New Employees

- Angell, Jamie - Custodian II
- Carlin, Don - Lic. Plumber, 2nd Shift
- DeBarros, Daniel - Custodian II
- DeSousa, Alain - Custodian II
- Gibau, Angela - Custodian II
- Goulden, Lisa - Administrative Assistant in the Vice President's office
- Harris, Ernest - Lic. Plumber
- King, John - Mechanical Engineer
- Paiva, Rose Mary - Custodian II
- Tavares, Lucia - Custodian II

Promotions

- Calabro, Cindy - Executive Assistant
- Cherau, Chris - Director of Engineering

- DiPaola, Michael - Head Building Cust.
- Grewer, Lichen - Assistant Planner
- Meyer, Allyson - Project Manager
- Piacitelli, Louis - Lead Electrician
- Rapoza, Karen - Utility Analyst
- Rose, Henry - Head Building Custodian
- Znosko, Ed - Equip. Mechanic, Div. 1

Position Vacancies

- Database Administrator
- Systems Administrator
- Programmer/Analyst
- Director of Facilities Services
- Executive Assistant, AVP for Facilities Operations and Engineering
- Preventive Maintenance Supervisor

- Service Response Coordinator
- Custodian II
- HVAC Mechanic
- Head Building Custodian

Recently Retired

- Almeida, Joe—Custodian II
- Barreira, Manuel Equip. Mech., Div. 1
- Coyle, Bill - Pipefitter
- DeMelo, Manuel – Custodian II
- Nichols, Kenny – Supervisor, 2nd Shift Trades
- Pereira, Leonardo – Head Building Custodian
- Pereira, Maria – Custodian II
- Williamson, David Electrical Supervisor