

Facilities Management

BUILDING MANAGERS MEETING 2021



Agenda

- ▶ IAVP Introduction
- ▶ Cleaning Protocols
- ▶ HVAC Protocols
- ▶ PPE, Disinfectants and Chemical Relocations
- ▶ ETEC Occupancy Protocols
- ▶ ETEC Parking
- ▶ Campus Construction Updates
- ▶ BRT (Bus Rapid Transit) Project
- ▶ Main Fountain: Enhanced Experience

IAVP Introduction

Operations Center and Other FM Changes

- ▶ \$3.6M Operating Budget cut
- ▶ From **Customer Service** to **Operation Center** ...It's just a name change
 - ▶ Location, functions and services are the same
- ▶ Please utilize the AiM portal
- ▶ Centralization of core services
- ▶ Creation of a 2nd shift shop



Cleaning Protocols

General Custodial Guidelines

The following guidelines represent the Facilities Management's broad overview of routine custodial services and the general frequency of various cleaning tasks, given current campus resource constraints. Please note that the schedule and tasks described herein are subject to change without notice based on daily staffing levels, inclement weather, and emergency matters.

All instructional spaces and toilet rooms will be cleaned and disinfected overnight, using approved disinfectants. During the day, restrooms will be cleaned and disinfected as many as 1 to 3 times, depending on whether it is a high-use location (Campus Center, classrooms building) versus typical third floor limited office locations. During the day, high-use high touch surfaces, such as exterior door handles hand rails and elevator buttons, will be disinfected 1 to 3 times. Individual offices and front-facing counters (such as mail room and financial aid) will be issued disinfectant kits for DYI as necessary, however, plexiglass barriers and queuing markers will be installed to limit touch/contact points.

The University will follow Campus-wide cleaning and disinfection protocols for classrooms, residence halls, restrooms, and other facilities, consistent with CDC and Department of Health guidance as communicated by SUNY System Facilities management.

https://www.governor.ny.gov/sites/governor.ny.gov/files/atoms/files/Higher_Education_Summary_Guidelines.pdf

<https://www.cdc.gov/coronavirus/2019-ncov/community/clean-disinfect/index.html>

<https://coronavirus.health.ny.gov/home>

General Custodial Guidelines

<https://www.albany.edu/facilities/documents/GeneralCleaningGuidelines.pdf>

I. Uptown Academic Podium; Downtown Academic Campus; Athletics; and Out Buildings

A. PUBLIC AREAS – ENTRANCES, LOBBIES, AND HALLWAYS				
DAILY TASKS	WEEKLY TASKS	MONTHLY TASKS	INTERSESSION	AS NEEDED
<ul style="list-style-type: none"> ➤ Unlock academic building main entrance doors ➤ Dust mop, wet mop or auto scrub vinyl or terrazzo floors, three days a week. ➤ Empty trash and recycling bins and replace liners ➤ Wash and disinfect water fountains ➤ Remove graffiti ➤ Wash and disinfect doors and door jams ➤ Walk off mats vacuumed 	<ul style="list-style-type: none"> ➤ Public area trash cans cleaned ➤ Carpeted areas vacuumed as needed. ➤ Windows and door glass spot cleaned as necessary. ➤ Gum removal 	<ul style="list-style-type: none"> ➤ Burnish public areas, hallways, and entrances if time/staffing permit ➤ Remove tape and stickers from walls ➤ Remove posters/paper from walls ➤ Remove dust, dirt and cobwebs from Corners and Edges 	<ul style="list-style-type: none"> ➤ Floors top scrubbed/ stripped and waxed. ➤ Walk off mats cleaned or replaced ➤ Glass display cases dusted ➤ Spot cleaning of walls ➤ Dust all vents, radiators and ledges 	<ul style="list-style-type: none"> ➤ Set up, break down, and clean up after events. ➤ Snow removal
B. CLASSROOMS, TEACHING LABS, LECTURE CENTER, AND THEATERS				
DAILY TASKS	WEEKLY TASKS	MONTHLY TASKS	INTERSESSION	AS NEEDED
<ul style="list-style-type: none"> ➤ Clean white and chalk boards ➤ Floors dust mopped, wet mopped or vacuumed, three days a week. ➤ Desks straightened. ➤ Replace white board erasers/markers as needed. ➤ Wash and disinfect table tops ➤ Sweep large debris ➤ Remove graffiti 	<ul style="list-style-type: none"> ➤ Clean trash cans. ➤ Remove dust, dirt and cobwebs from corners and edges ➤ Gum removal ➤ Vacuum carpets 		<ul style="list-style-type: none"> ➤ Top scrub/strip/wax/ burnish vinyl tile floors. ➤ Bonnet buff/extract carpets. ➤ Wash walls ➤ Wash window sills 	<ul style="list-style-type: none"> ➤ Set up, break down, and clean up after events.

General Custodial Guidelines - Focus

- ▶ Trash pick-up schedule
- ▶ Cleaning and disinfecting of high touch areas
- ▶ Sanitizer dispenser and bucket wipe locations

HVAC Protocols

HVAC

- ▶ Run bldg. air systems 2 hours prior to opening and 2 hours after closing
- ▶ Outside air has been increase where practical
- ▶ Air handler filtration upgraded to minimum MERV-11 with higher occupancy/need to higher levels as follows
 - ▶ MERV 14: Health Center, Data Center
 - ▶ MERV-13: University Library, Science Library, Husted, Humanities, Campus Center and East/West Expansions, Performing Arts Center, SEFCU, Physical Education, Lecture Center, Indigenous and State Quad Dining
 - ▶ MERV-11 All other buildings not listed above
 - ▶ 100% Outside Air – LSRB and Chemistry
- ▶ Elevator and restrooms exhaust fans will run 24/7
- ▶ Portable HEPA Filtration units provided to select Uptown and Downtown spaces with limited mechanical ventilation

PPE, Disinfectants and Chemical Relocations

Environmental Health and Safety (EH&S)

- ▶ Part of Facilities Management
- ▶ Service Oriented
- ▶ Address Safety Concerns and Issues
- ▶ Located in Chemistry B72
- ▶ Open 7:30 AM to 4:30 PM, except from 12 PM to 1 PM.
- ▶ Main Phone Number: 518-442-3495

COVID-19 Requests for Cloth Face Masks

- ▶ Office/shop/department supervisors can request one cloth face covering for each of their staff by submitting an email to **ehs@albany.edu**.
- ▶ Please list the department name, number of masks, and employee name(s). EH&S will respond via email when the masks can be picked up.



Disinfectant and Sanitizer Request Form

- ▶ If your department/office needs disinfectant spray or hand sanitizer, please fill out the request form on EH&S' website: <https://www.albany.edu/ehs/>
- ▶ The EH&S website also provides the Safety Data Sheet for Oxivir Tb disinfectant and instructions for refilling your spray bottle.



Hand Sanitizer



- ▶ To request hand sanitizer, fill out the request form on EH&S' website:

<https://www.albany.edu/ehs/>

EH&S and ETEC Move – Our Role

- ▶ Various research labs are moving from ASRC and the Podium over to ETEC beginning this fall into next year. This is a phased move.
- ▶ These labs use hazardous materials that must be packaged and moved by a qualified moving company.
- ▶ This relocation of research labs involves the decommissioning of the research labs left behind.

EH&S and ETEC Move – Our Role

- ▶ EH&S will coordinate the move of the hazardous materials to ETEC.
- ▶ EH&S will also coordinate the decommissioning of the research labs with their P.I.s, and the proper disposal of any hazardous waste generated from the decommissioning.
- ▶ Nay Gosai, Chemical Hygiene Officer and Hazardous Waste Specialist from EH&S, will be the contact for this coordination process.

ETEC Occupancy Protocols

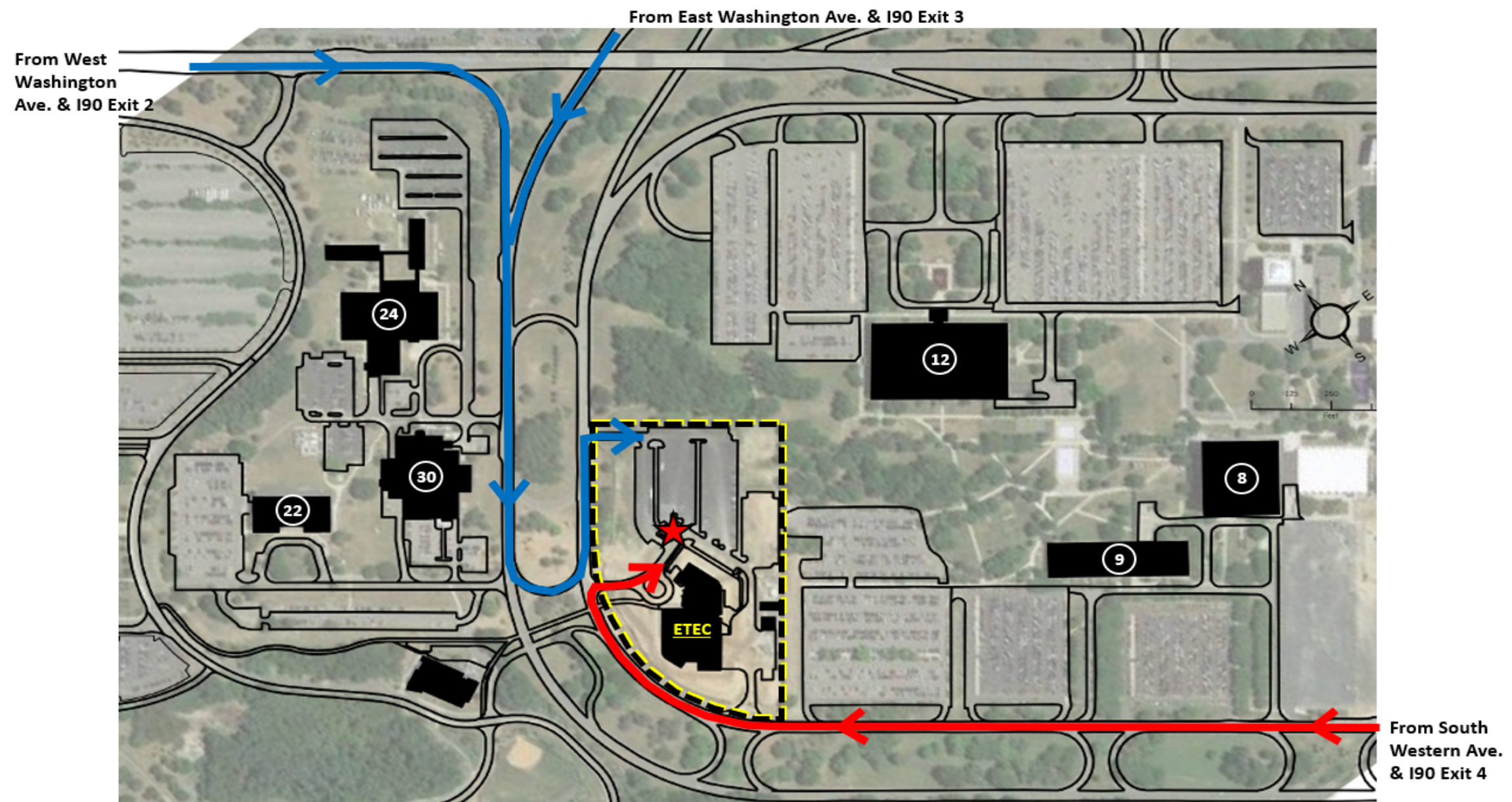
Occupancy Protocols

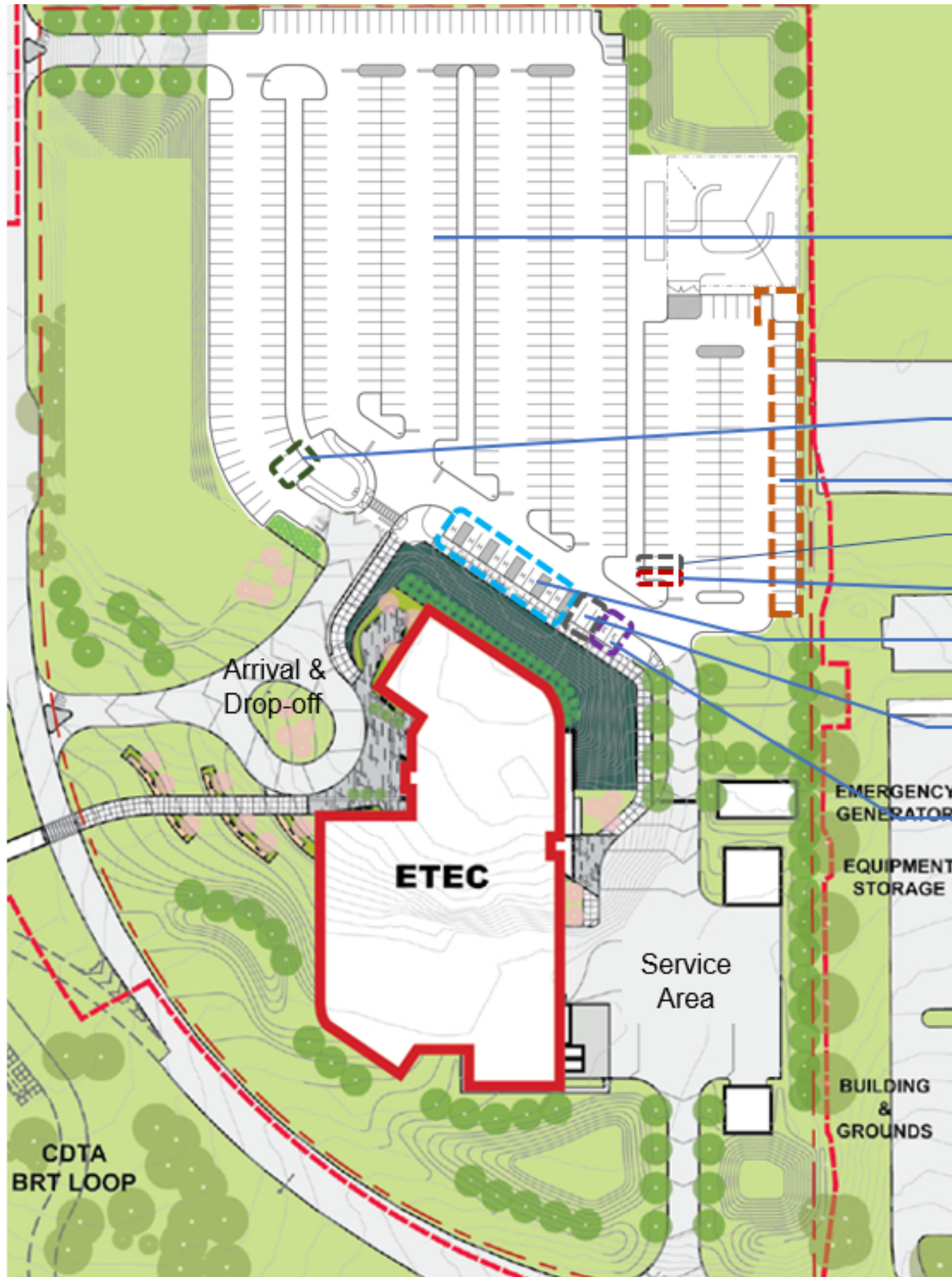
- ▶ Building Manager – Robert Nazzaro
- ▶ Assistant Building Manager – Laurie Thompson
- ▶ Operations
 - ▶ Served from podium
 - ▶ Unique blend of occupants
- ▶ Developing user manual
 - ▶ Help occupants function in a new building
 - ▶ Basic controls operation
 - ▶ How everyday operations work
 - ▶ Mail
 - ▶ Trash



ETEC Parking

Parking





ETEC Parking Summary

- Faculty/Staff and Commuter Students
- Resident Students 4pm-8am M-F
- Visitors - Pay and Display
- Reserved for SBDC Client (2)
- Reserved for NWS (26 total)
- Special Permit (1)
- Reserved for Dean CEHC & CEAS (2)
- Accessible Spaces (9)
- Special Permit (3)
- Vehicle Charging Station (2)

- ▶ UA Bus Service begins 8/23 2021
- ▶ BRT Bus Service begins Fall 2022

Campus Construction Updates



Campus Wide Energy Project

GREEN IMPROVEMENTS



Uptown Solar Panels



- ▶ Podium Solar PV-1.5MW solar array panels
- ▶ 4,800 panels are being installed on 8 podium building and LSRB
- ▶ This will generate about 60% of the anticipated electricity use for ETEC
- ▶ Completion August 2021

Rehab Toilet Rooms for ADA Compliance

Rehab Toilet Rooms for ADA, Phase 2, 3 & 4



Scope:

- ▶ Rehab 79 restrooms in 14 buildings on the Uptown and Downtown campuses;
- ▶ Provide 19 All Gender restrooms in 14 buildings
- ▶ Provide 5 Lactation rooms in 5 buildings

Schedule:

4 Phases with construction to be completed around by Fall 2024.

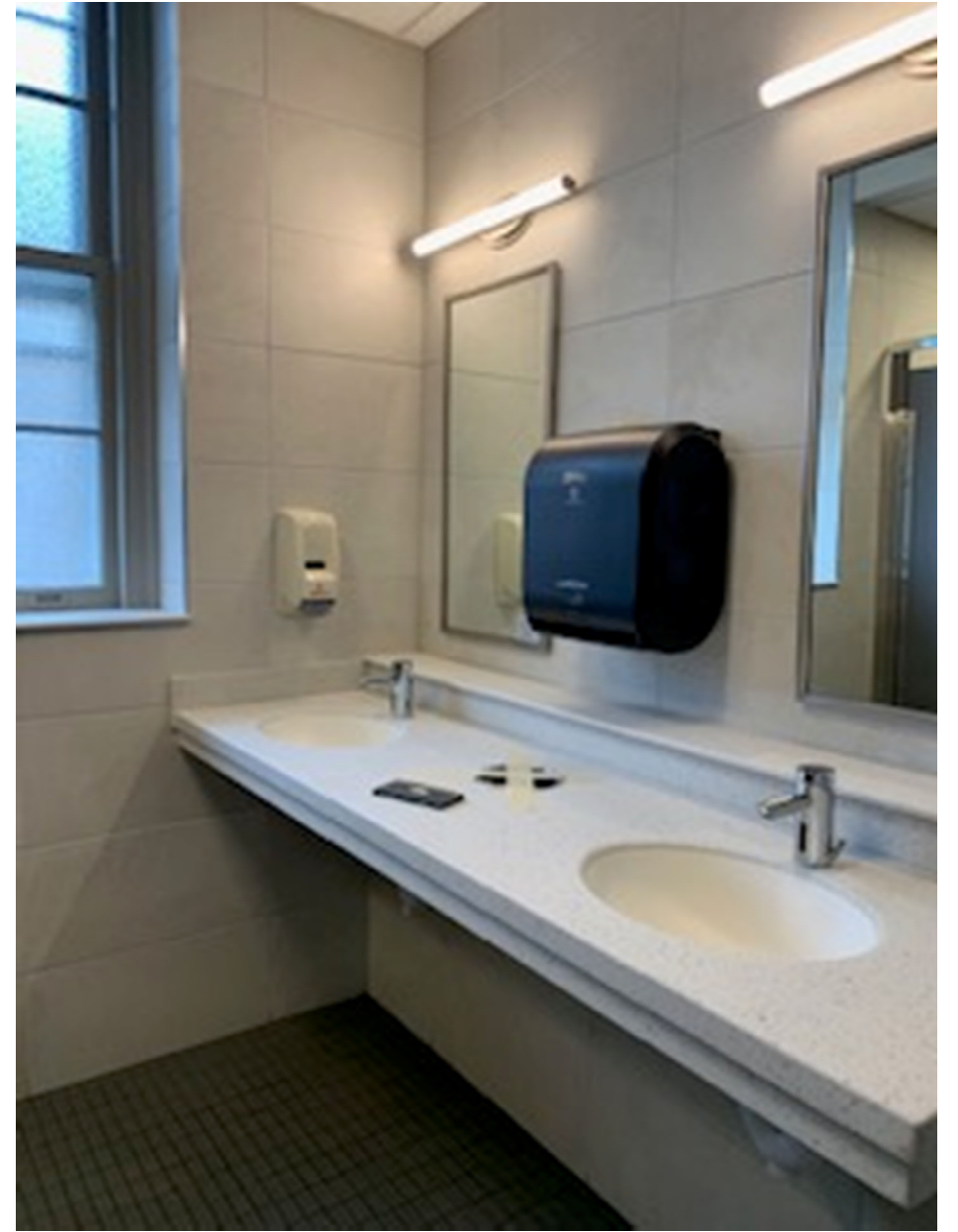


Before



After







All Gender



Lactation

Single Occupancy Restrooms – New Signage



Blue Light/Emergency Phones

UPDATES



Blue Light Emergency Phones



Scope:

- ▶ Remove emergency phones from 46 restroom, Universal and lactation room locations;
- ▶ Install emergency blue light phones in 16 new; basement and 1st floor locations in 8 buildings.

Schedule:

1. Removals by June 2021
2. Completion is yet to be determined.

Lecture Center Renovation 4 + 5

RENOVATION AND ADA COMPLIANCE



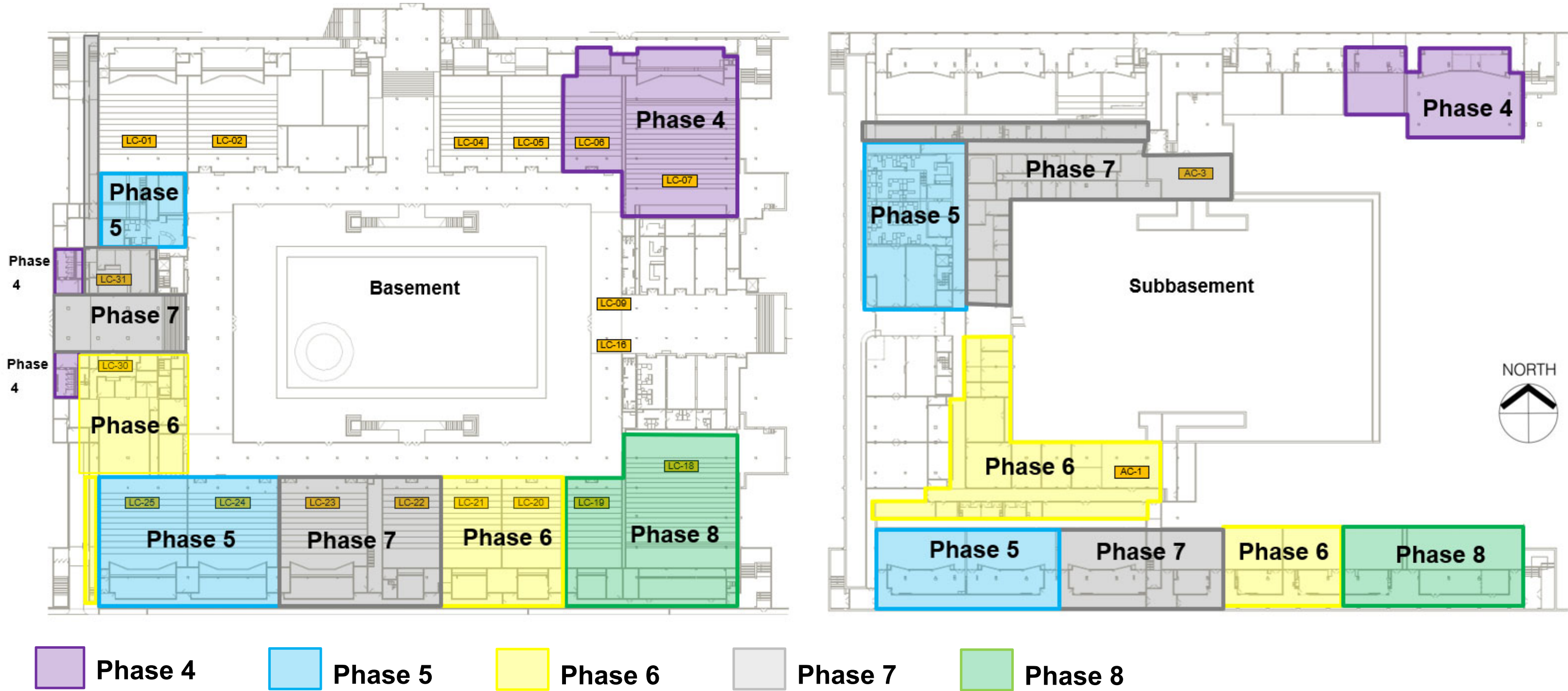
Lecture Center Renovation



- ▶ Lecture Center Renovation Phase 1,
Completed
- ▶ Lecture Center Renovation Phase 2,
Final Construction (exterior)
- ▶ Lecture Center Renovation Phase 3,
In Construction
- ▶ Lecture Center Renovation Phase 4,
In-Design

Lecture Center Renovation Phasing Plan

8 PHASE PLAN







Red fire alarm pull station

EXIT

SUNBELT RENTALS Z-30/20N RJ

10066430

SUNBELT RENTALS

SUNBELT RENTALS 1-800 No Sweat

QUICKRETE

QUICKRETE



AC16-44
2879

ACSI
AOW
HFC

6 LDR







Taconic Building

BUILDING 35 REFRESH



Taconic Building



Scope

- ▶ Refresh throughout, with offices, classrooms, and new high tech huddle rooms.

Schedule:

1. Construction: In-progress
2. Occupancy: July 2022



UNIVERSITY OF CALIFORNIA

FDC
Public
Library



Earth Science & Mathematics

BUILDING 30 RENOVATION



Earth Science & Mathematics



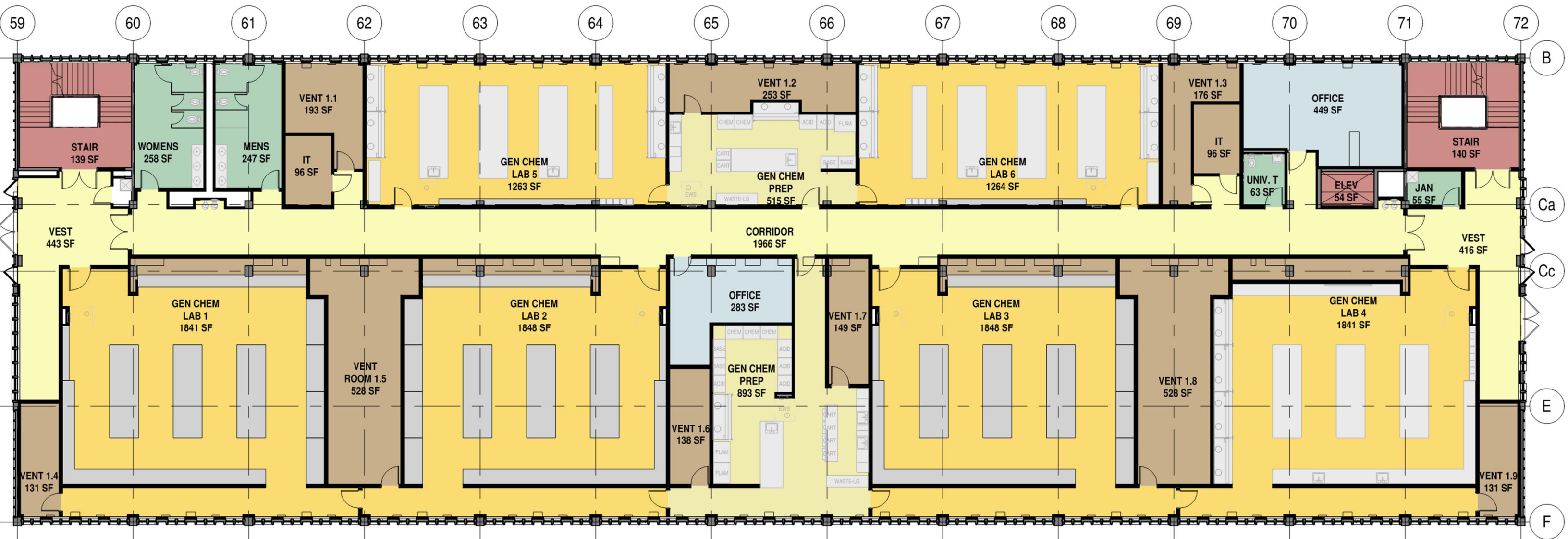
Scope


- ▶ Provide new lower division class labs, classrooms, and support space.

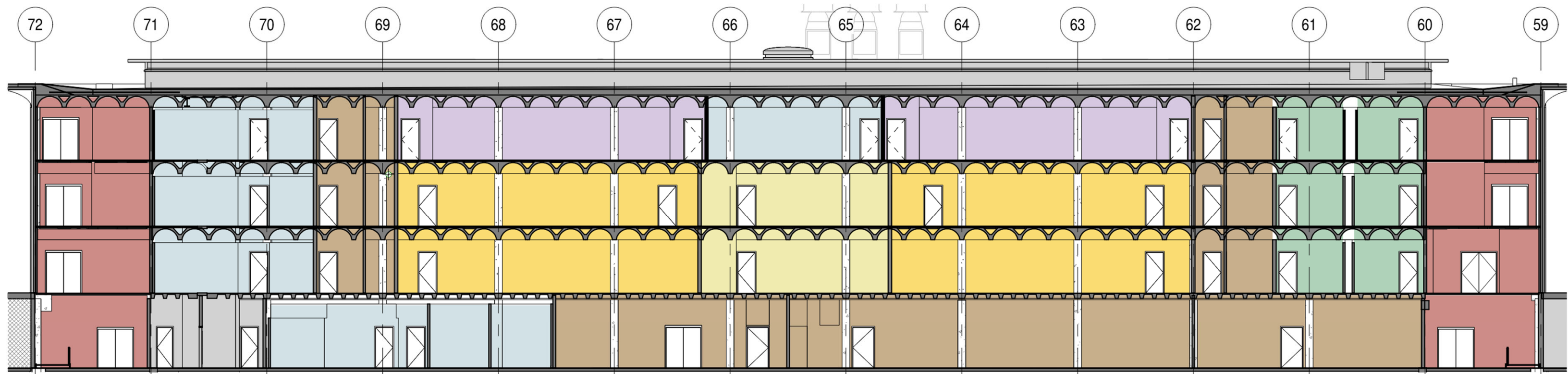
Schedule:










1. Bid: July 2022
2. Occupancy: July 2025





- | | | |
|--|--|--|
|  Circulation |  Prep Spaces |  Utility / Mechanical |
|  Vertical Circulation |  Offices | |
|  General Chem Labs |  Support Spaces | |



- | | | |
|--|--|--|
|  Vertical Circulation |  MEP Only |  Support Spaces |
|  Classroom |  Prep Spaces |  Utility / Mechanical |
|  General Chem Labs |  Offices |  No Work |

Colonial G + H

RENOVATION



Colonial G+H



Scope:

Gut rehab converting the basement kitchen/dining area into a 17,000 sf Fitness Center, rehabilitating the (2) 94 bed residential units into 2 suites and studios each with restroom and shower facilities.

Tentative Schedule:

- ▶ Construction Starts: May 2022
- ▶ Construction Completion: May 2024
- ▶ Occupancy: Fall 2024



Former Albany High School (FAHS)

RENOVATION



Former Albany High School, Phase IV



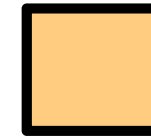
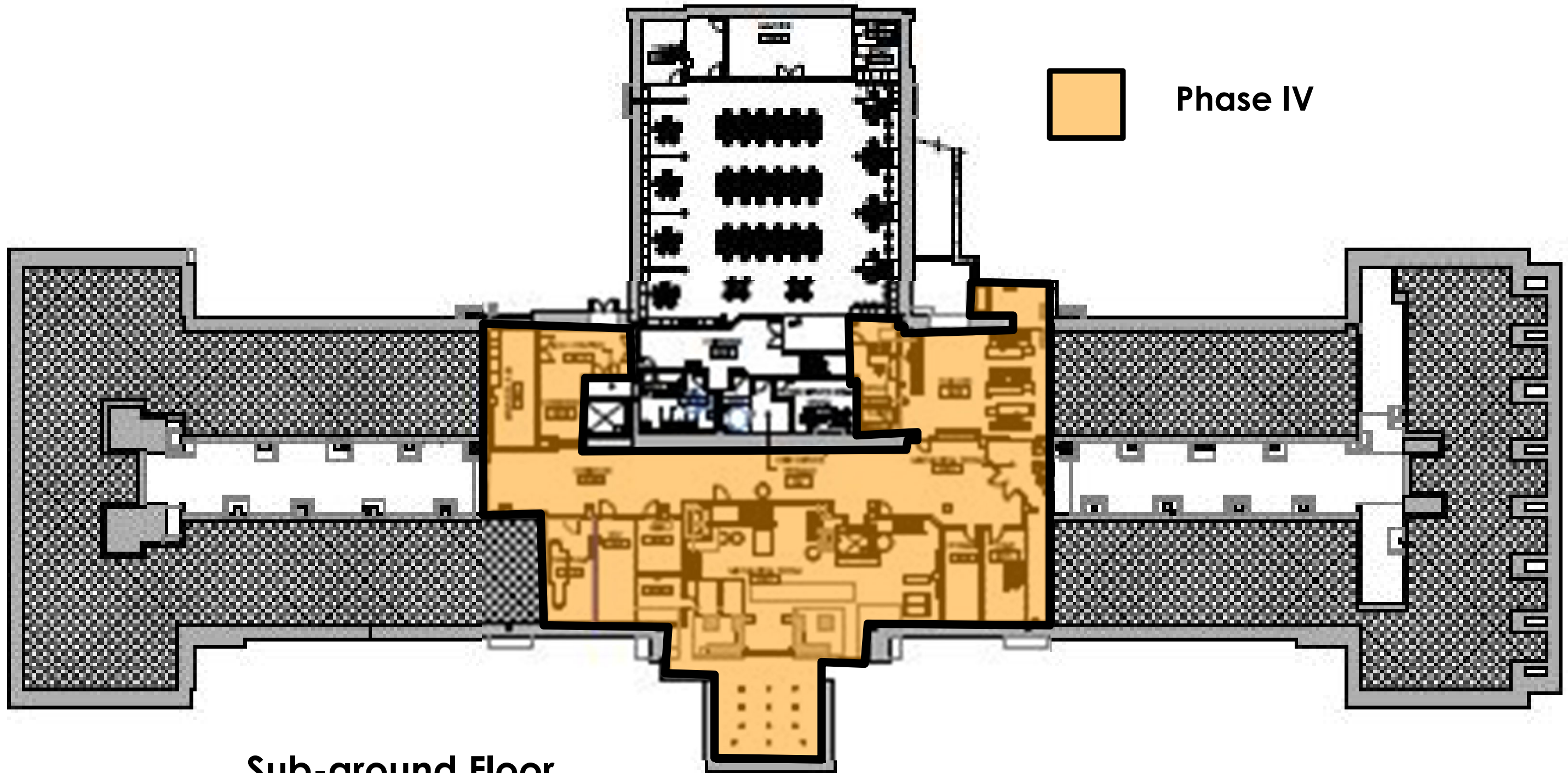
Scope

- ▶ Gut rehab of the South Wing to provide ~ 33,000 NSF of occupiable space, including MEP's, furniture and AV.

Schedule:

1. Construction Start: July 2021
2. Construction Completion: March 2023
3. Occupancy: June 2023

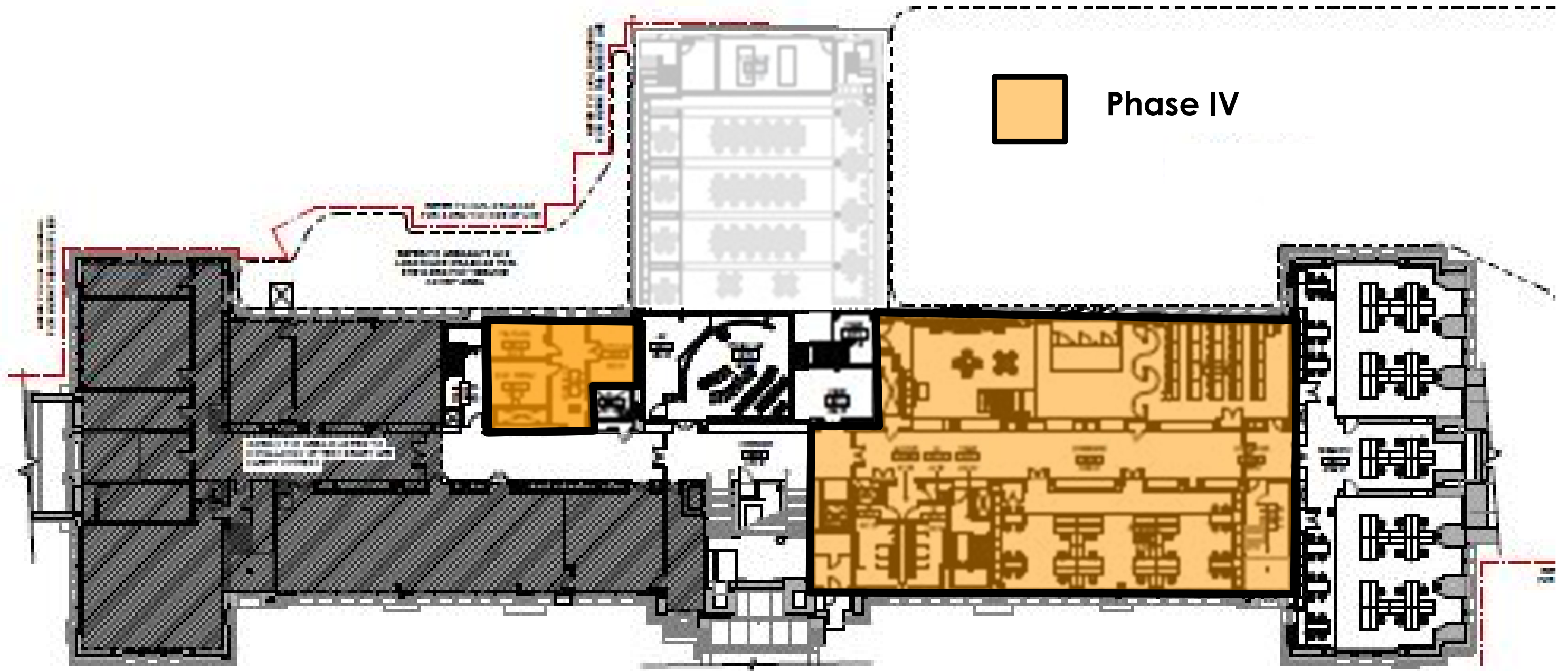
Former Albany High School, Phase IV



Phase IV

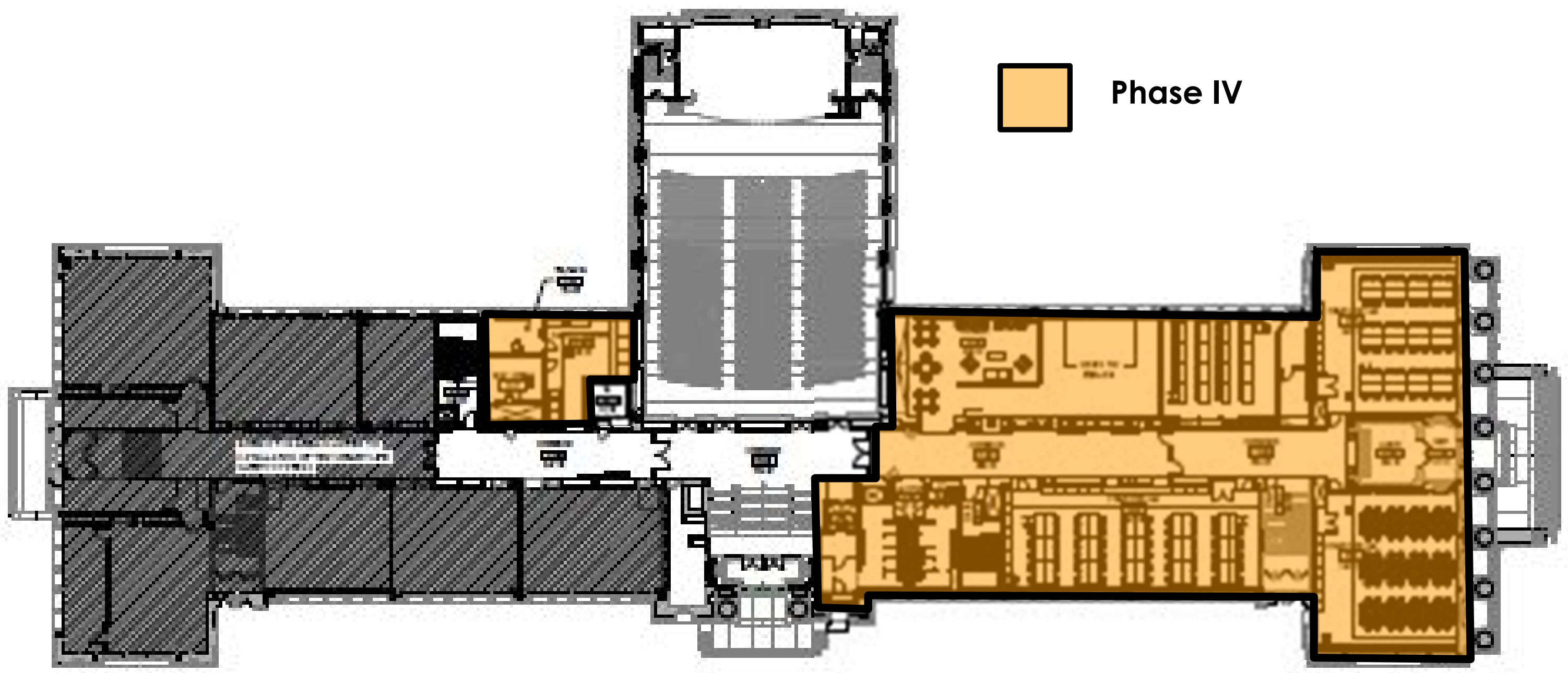
Sub-ground Floor

Former Albany High School, Phase IV



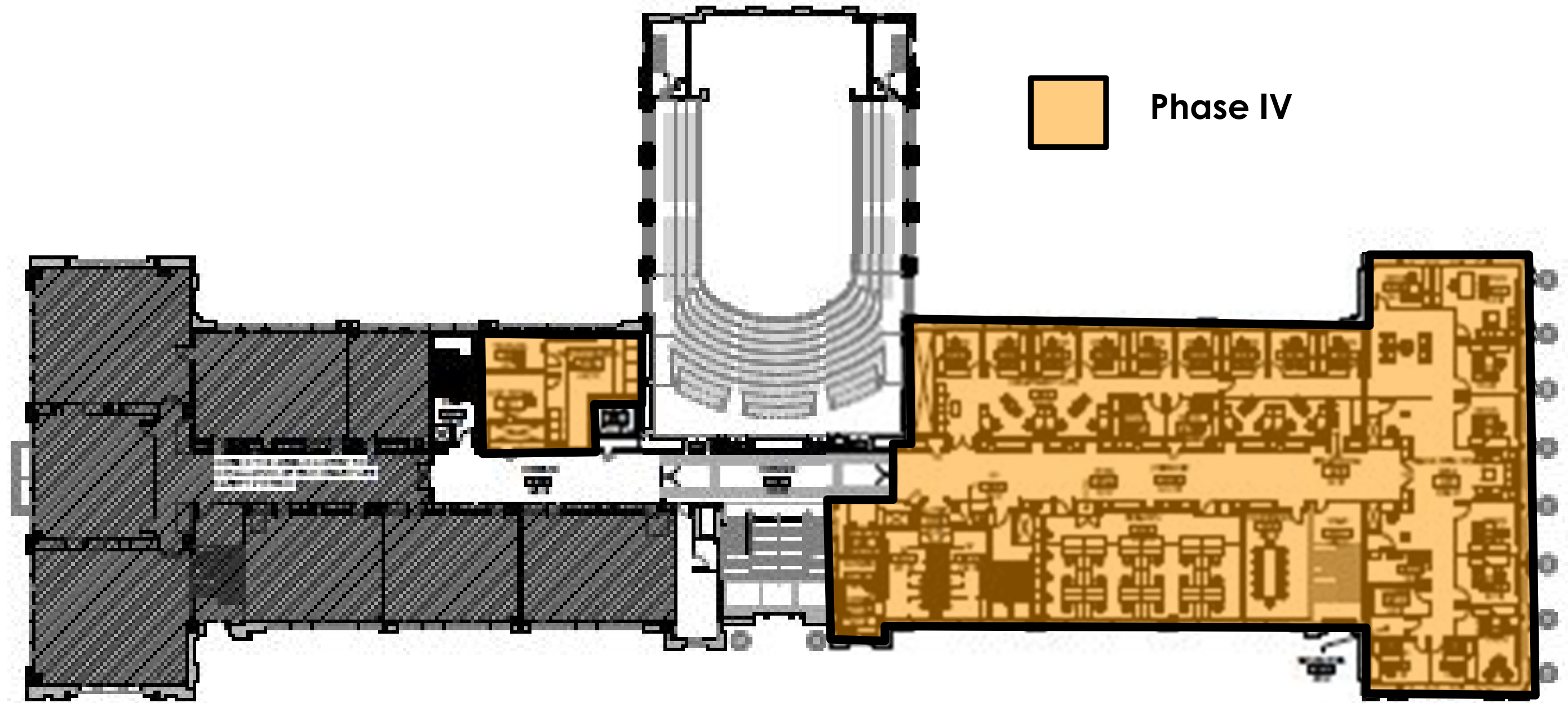
Ground Floor

Former Albany High School, Phase IV



First Floor

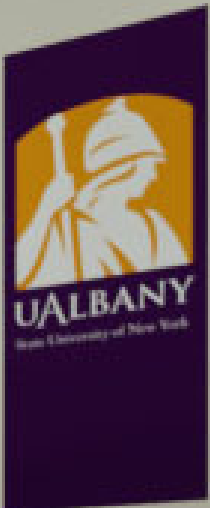
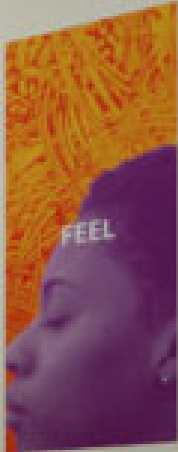
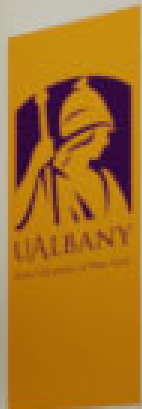
Former Albany High School, Phase IV



Second Floor



*College of
Applied
and Professional
Studies*















UAlbany
School of Engineering &
Applied Science

Maker Tinker Space



Maker Tinker Space



Diagram of a sphere with radius R and mass M . The sphere is divided into four quadrants by a vertical line (North-South) and a horizontal line (East-West). A small red arrow points from the center towards the right edge of the sphere.

Equations on the whiteboard:

$$V_{\text{rot}} = \frac{2\pi R}{T_{\text{rot}}} = \frac{2\pi \cdot 6371 \cdot 10^3 \text{ m}}{86400 \text{ s}} = 463,31 \frac{\text{m}}{\text{s}} \quad V_{\text{rot}} = 1668 \frac{\text{m}}{\text{s}}$$
$$V = \frac{2\pi R}{T} = \frac{2\pi \cdot 6371 \cdot 10^3 \text{ m}}{5060,236 \text{ s}} = 7910,73 \frac{\text{m}}{\text{s}} \quad \boxed{v = 28479 \frac{\text{m}}{\text{s}}}$$

Angular velocity calculations:

$$\omega = \frac{v}{R} = \frac{7910,73 \text{ m/s}}{6371 \cdot 10^3 \text{ m}} = 0,00124 \text{ s}^{-1}$$
$$T = \frac{2\pi}{\omega} = \frac{2\pi}{0,00124 \text{ s}^{-1}} = 5060,236 \text{ s} = 1,4056 \text{ h} = \boxed{1 \text{ h } 24 \text{ min } 20 \text{ s}}$$

Mass and radius values:

$$\begin{cases} M = 5,974 \cdot 10^{24} \text{ kg} \\ R = 6371 \cdot 10^3 \text{ m} \\ \omega = 6,67384 \cdot 10^{-11} \frac{\text{m}^3}{\text{kg} \cdot \text{s}^2} \end{cases}$$

Additional equations at the bottom of the whiteboard:

$$v = 463,31 \frac{\text{m}}{\text{s}}$$
$$v = 1668 \frac{\text{m}}{\text{s}}$$
$$v = 7910,73 \frac{\text{m}}{\text{s}}$$

Visualization Lab



PE Building Renovation

PE Building Renovation

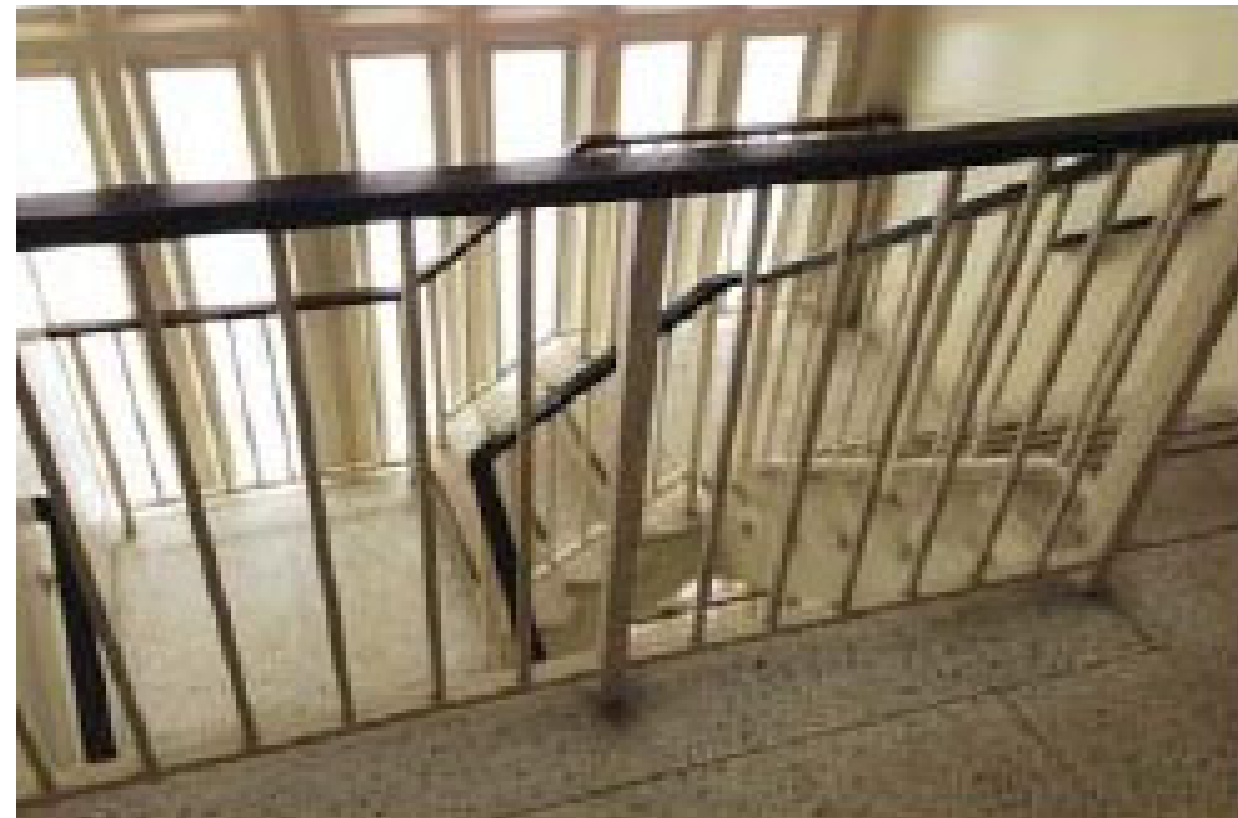


Scope:

- ▶ Renovate Gym & Infill Pool – *in-progress*
- ▶ Phased Renovation – *next 6-10 years*

PE Building Renovation



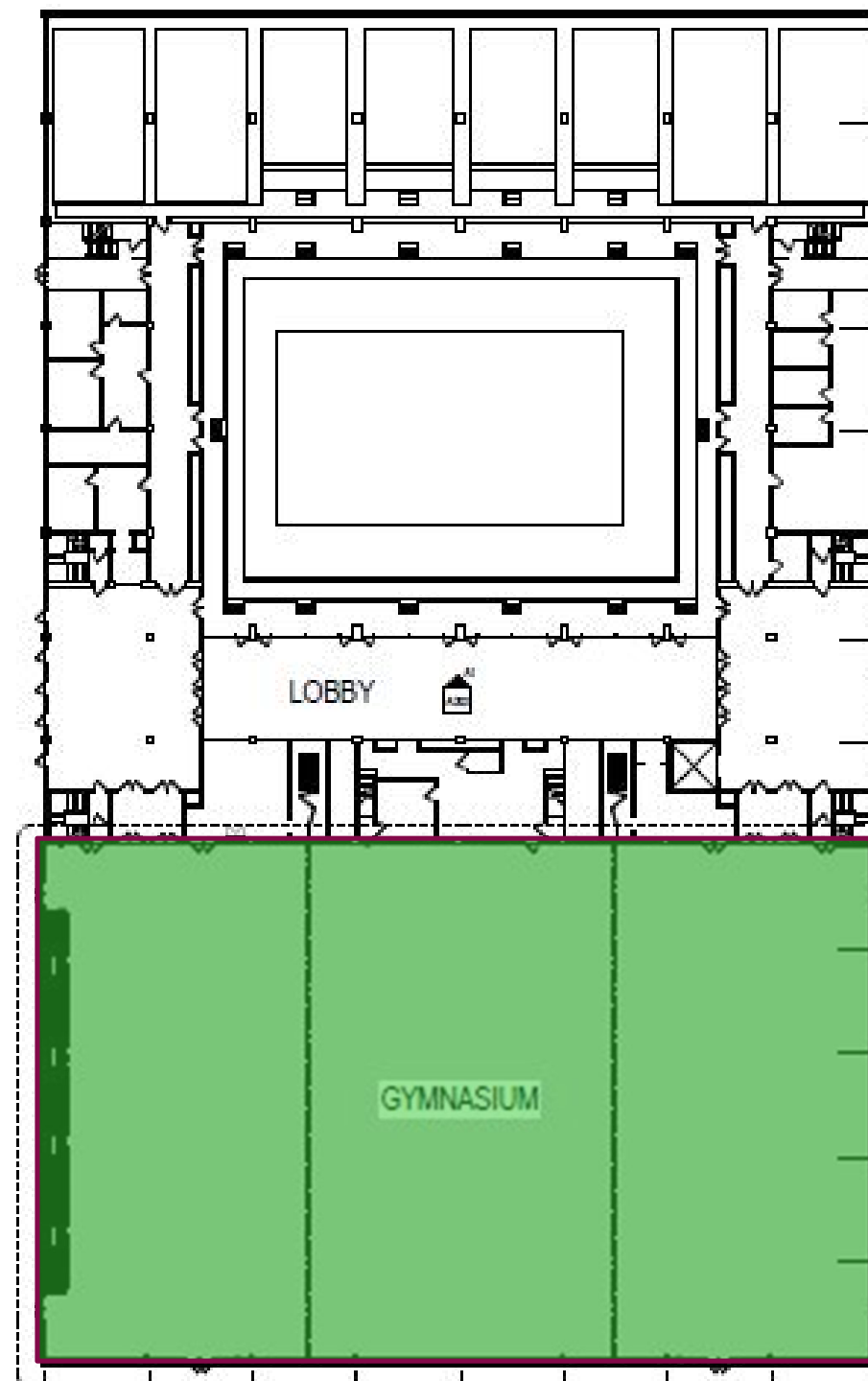
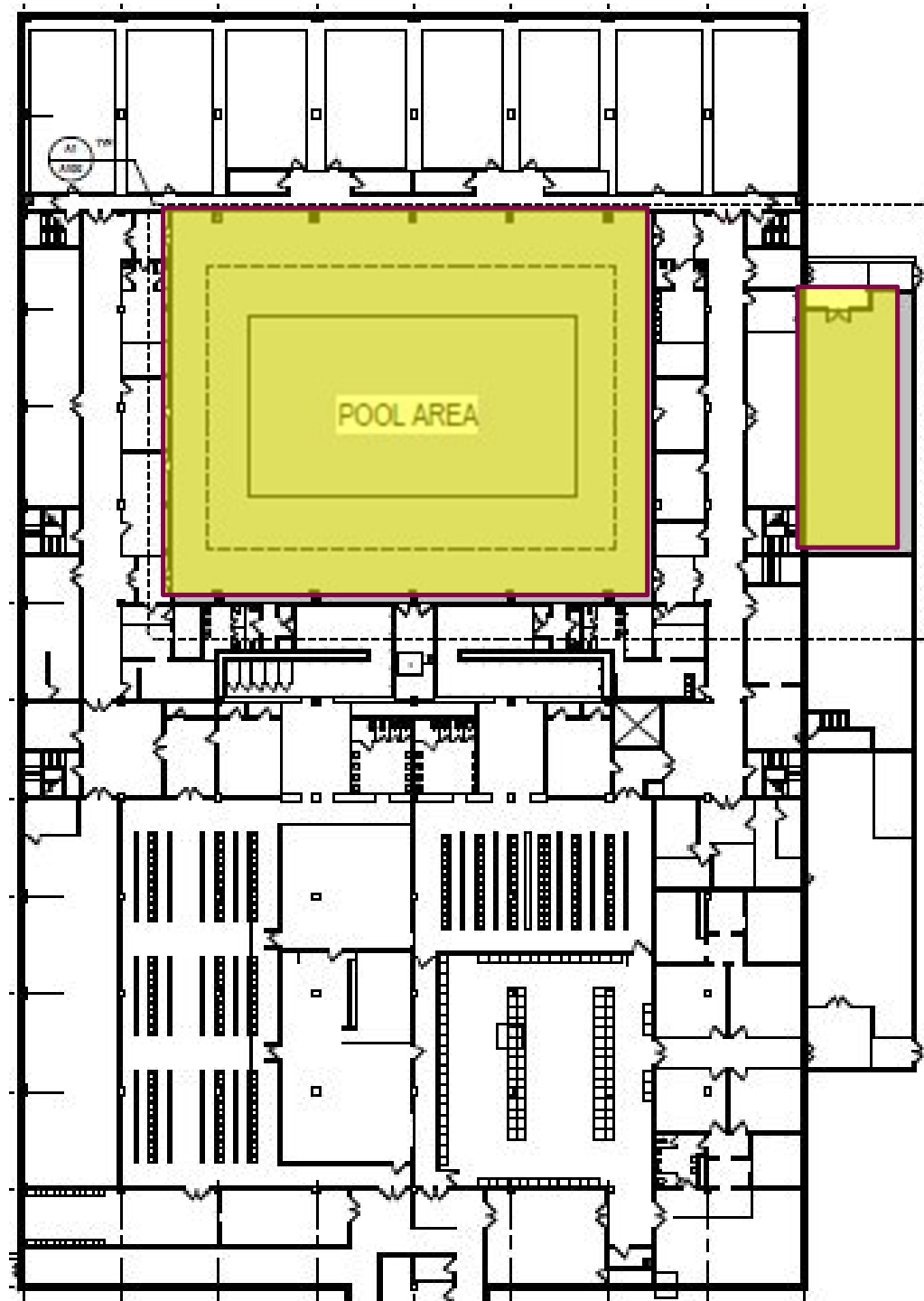




Swimming Pool

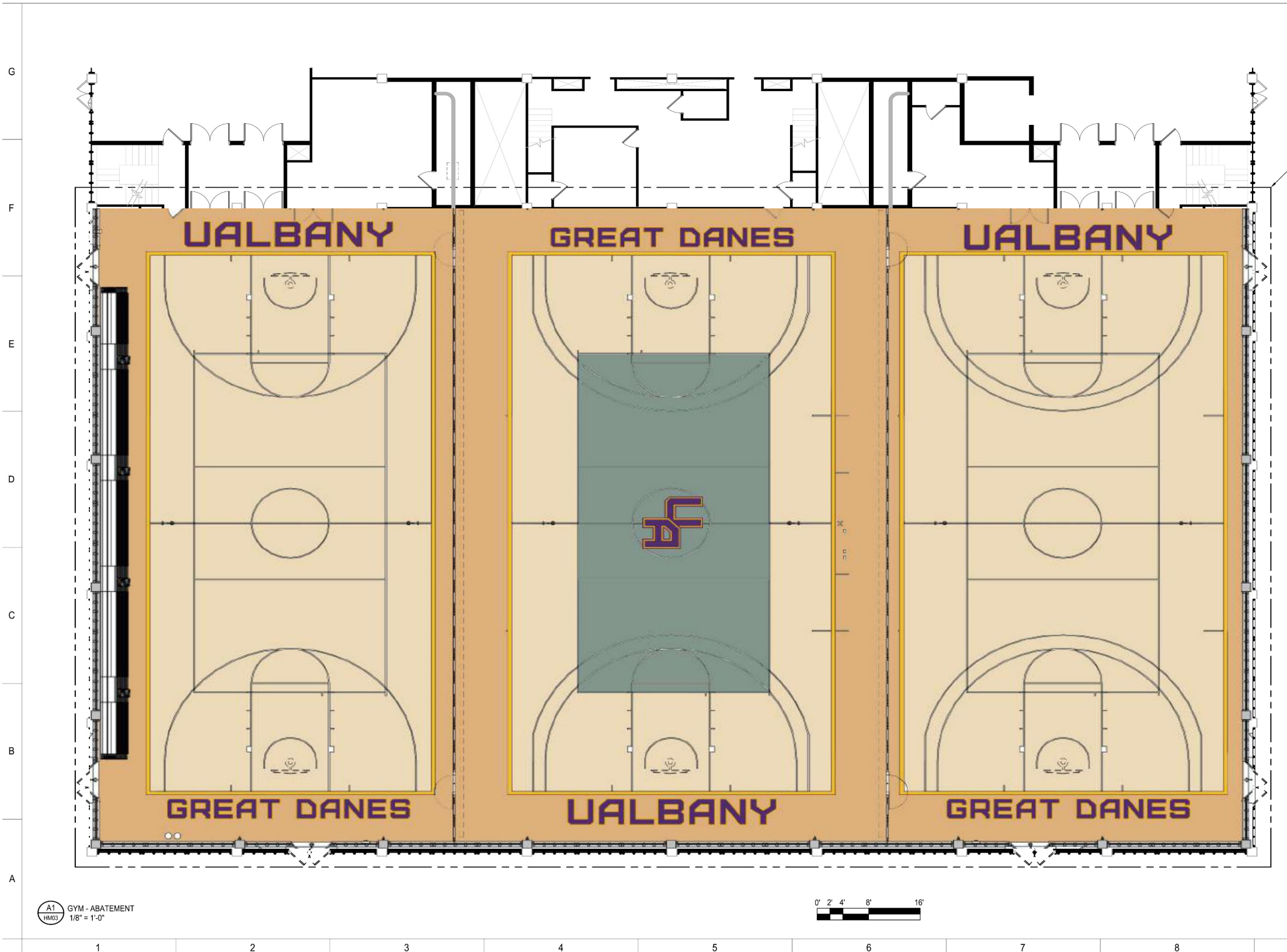


Renovate Gym & Infill Pool – PE Building



-  Complete by Summer '22
-  Complete by Spring '23

Renovate Gym & Infill Pool – PE Building



Gymnasium Scope:

1. Install new sports floor
2. Remove old bleachers and install new south side bleachers
3. Install new basketball backboards and hoops
4. Install new scores table, sound system and score boards
5. Replace finishes on portable partitions
6. Install new branding for Women's Varsity Volleyball venue

Renovate Gym & Infill Pool – PE Building



Project Schedule:

1. Design Docs out to bid: end of September 2021
2. Construction Starts: end of December 2021
3. Construction Ends: end of December 2022

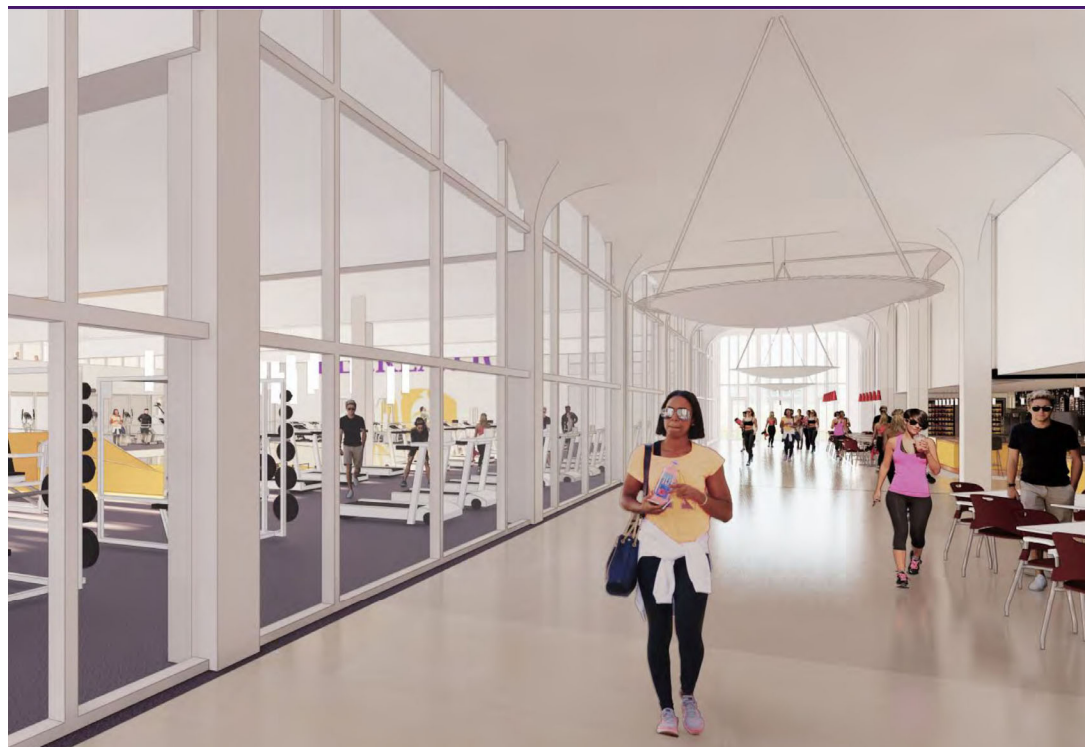


Rehabilitate PE Building

**Envisioning a
Recreation
Fitness Center**



Rehabilitate PE Building

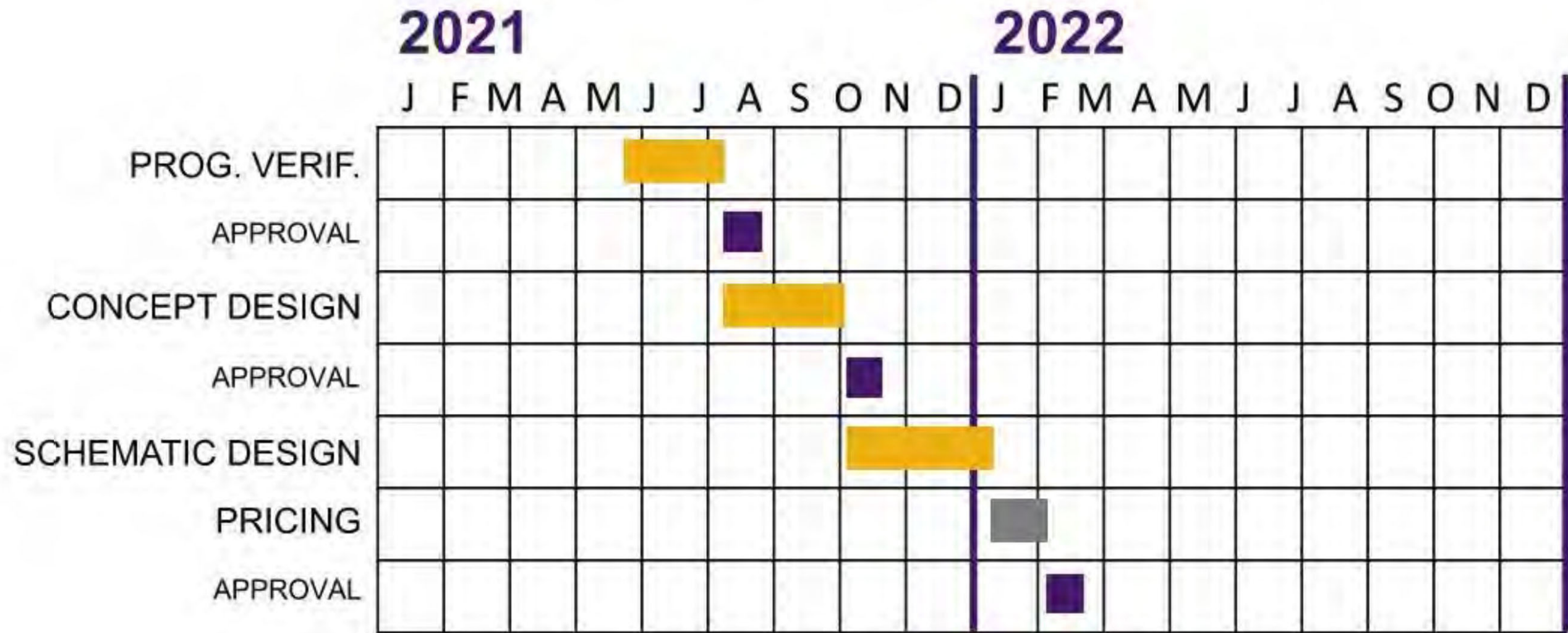


**Possibilities
for the
Main
Corridor**

Project Scope:

1. Rehab all mechanicals, electrical, plumbing & windows.
2. Separate building into cores for Athletics and Recreation.
3. Provide for Recreation Programming including 13,000 sf Fitness Center, multi-purpose gym and group exercise spaces.
4. Provide for Athletics Programming including locker rooms, strength & condition and sport's medicine spaces.
5. Meet energy and carbon reduction goals.

Rehabilitate PE Building Phase II



Schedule

ATHLETIC COMPLEX

Athletics' Priorities

1. SEFCU Arena
2. Air Structure (Indoor Practice Facility)

SEFCU Arena

- ▶ Enhancements and amenities to greatly improve fan experience
- ▶ Rotates court to allow for more arena-like bowl seating
- ▶ Various seating options - from bleacher seating to high-end plush seating
- ▶ Increases ADA seating availability
- ▶ Combination of both fixed and retractable seating to continue to allow for increased floor area for non-gameday activities.
- ▶ Current budget estimate is \$9.2M but will increase due to new change requests.
- ▶ Construction starts still undetermined but anticipate at least 12-month project duration.







STONY BROOK
MEN'S BASKETBALL

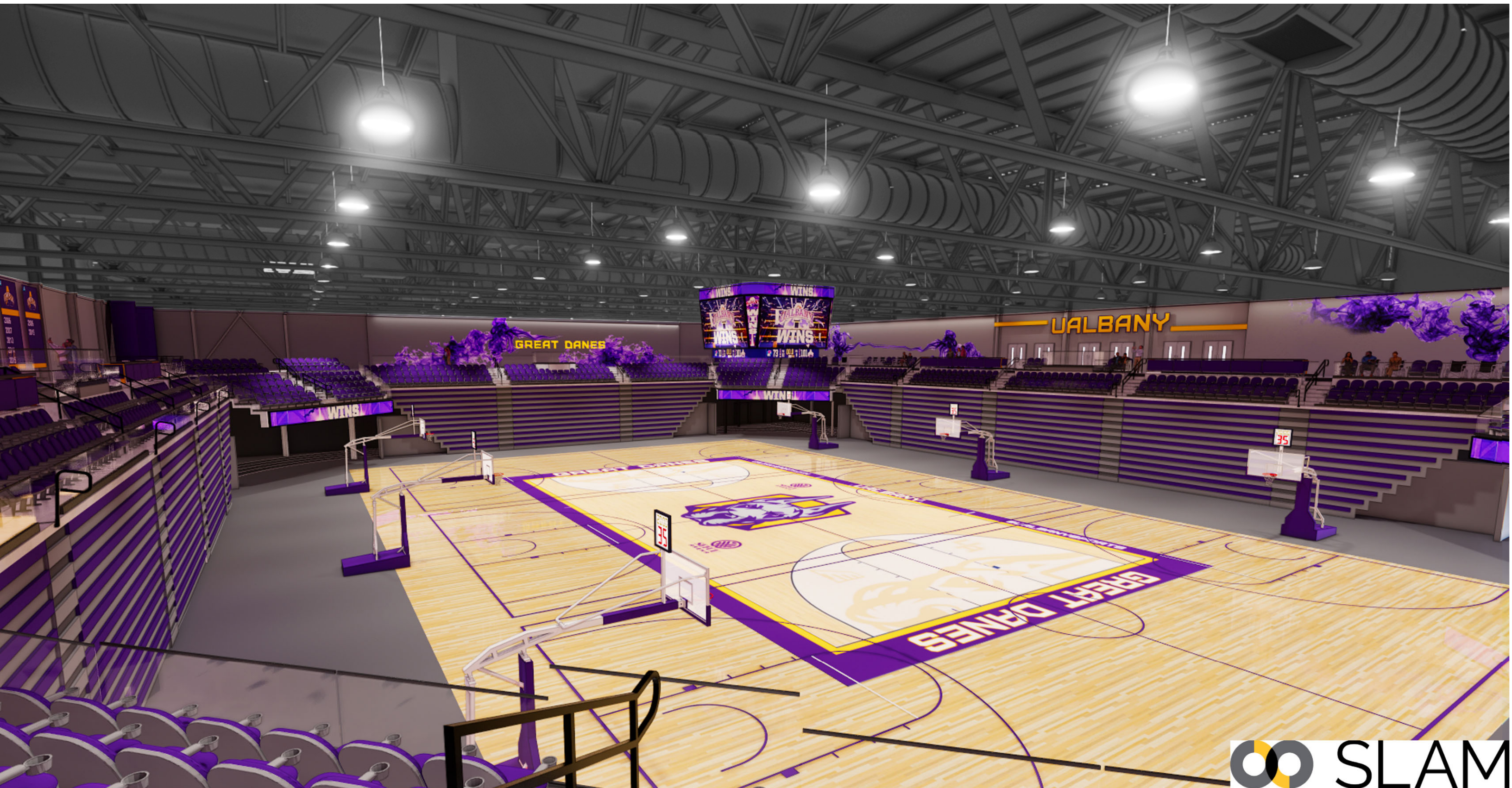
VS

ARE YOU ONE SHOT AWAY FROM
**20K SHOT
CHALLENGE**

MARCH 3RD - 2PM - PRITCHARD ST

IMPORTANT INFORMATION:
• The 20K Shot Challenge is a fun and exciting way to celebrate the start of the basketball season.
• The challenge will be held on the court during the game.
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• The challenge will be held on the court during the game.

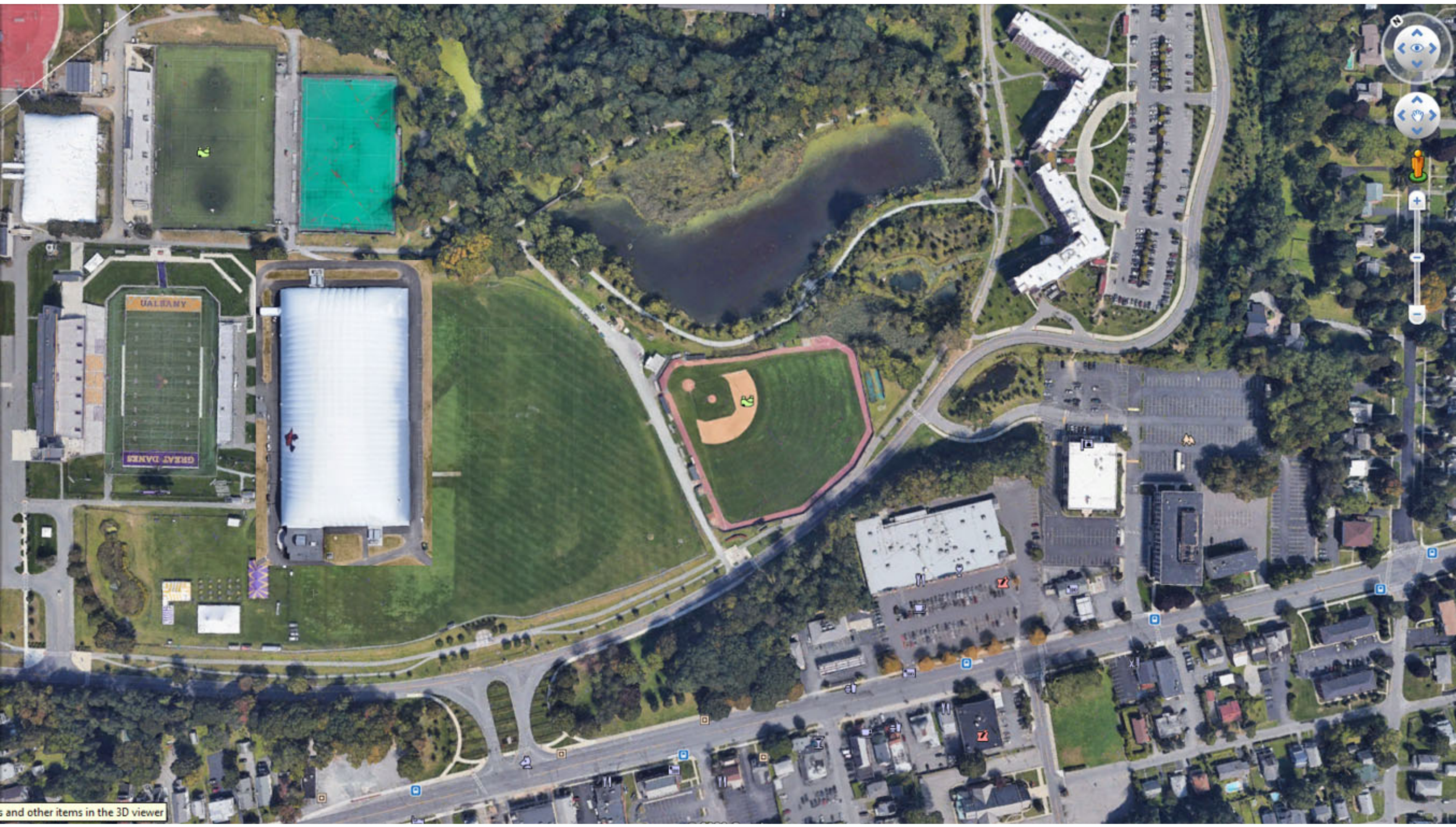




Air Structure Replacement (practice facility)

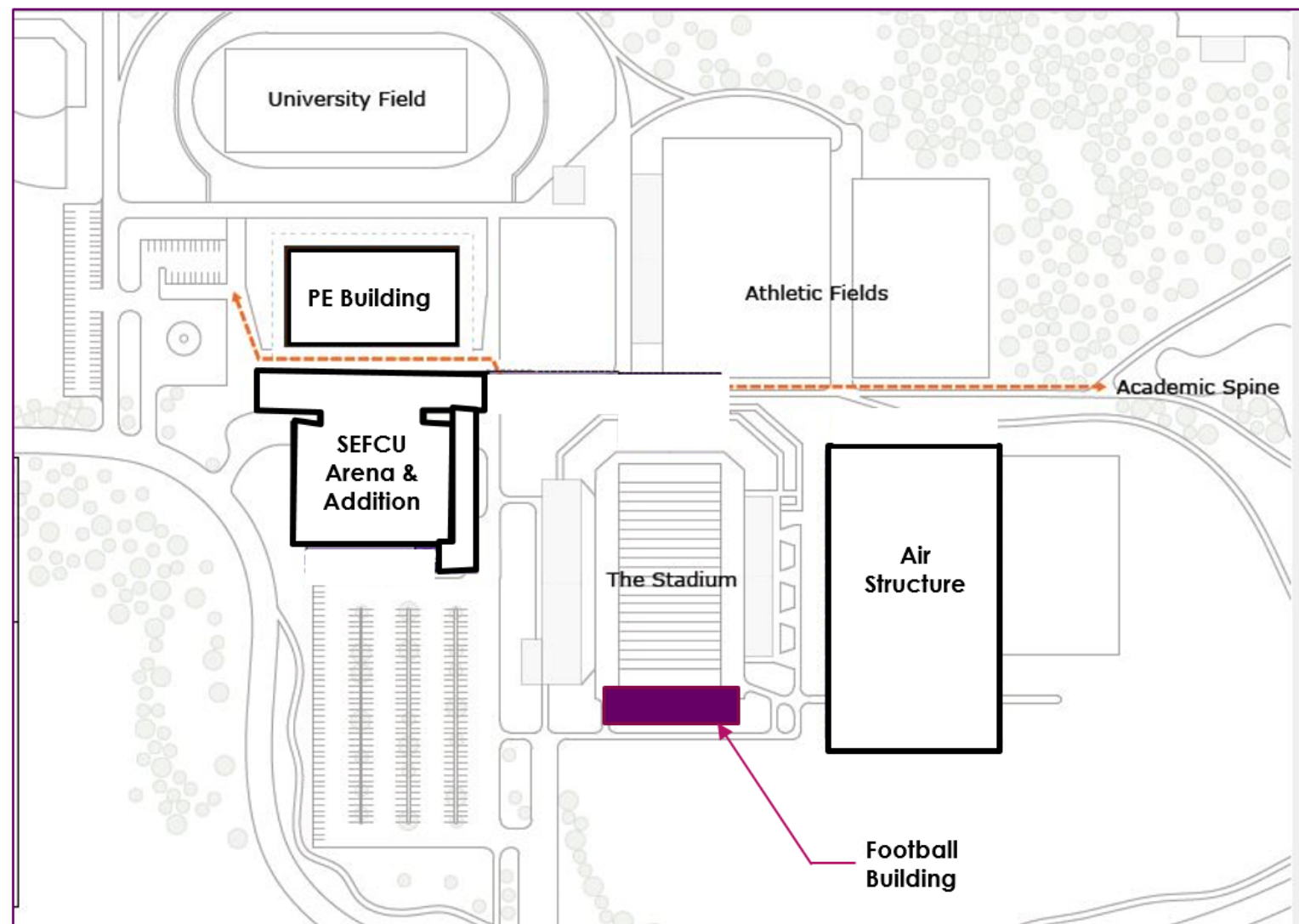


- Size based on current installation at Utica College (roughly 136,000sf, 4x bigger than former bubble structure)
- Cost estimated at \$4-6M depending on amenities
- Would house synthetic turf field (80% reg football field), NCAA-compliant indoor track, other amenities as space allows
- Small ancillary building structure may be included (budget dependent) to house toilet rooms, team facilities & coaching offices



s and other items in the 3D viewer

Football Building



Scope:

- ▶ ~25,000 SF
- ▶ Includes:
 - ▶ Football Offices
 - ▶ Football Locker rooms
 - ▶ Strength & Conditioning

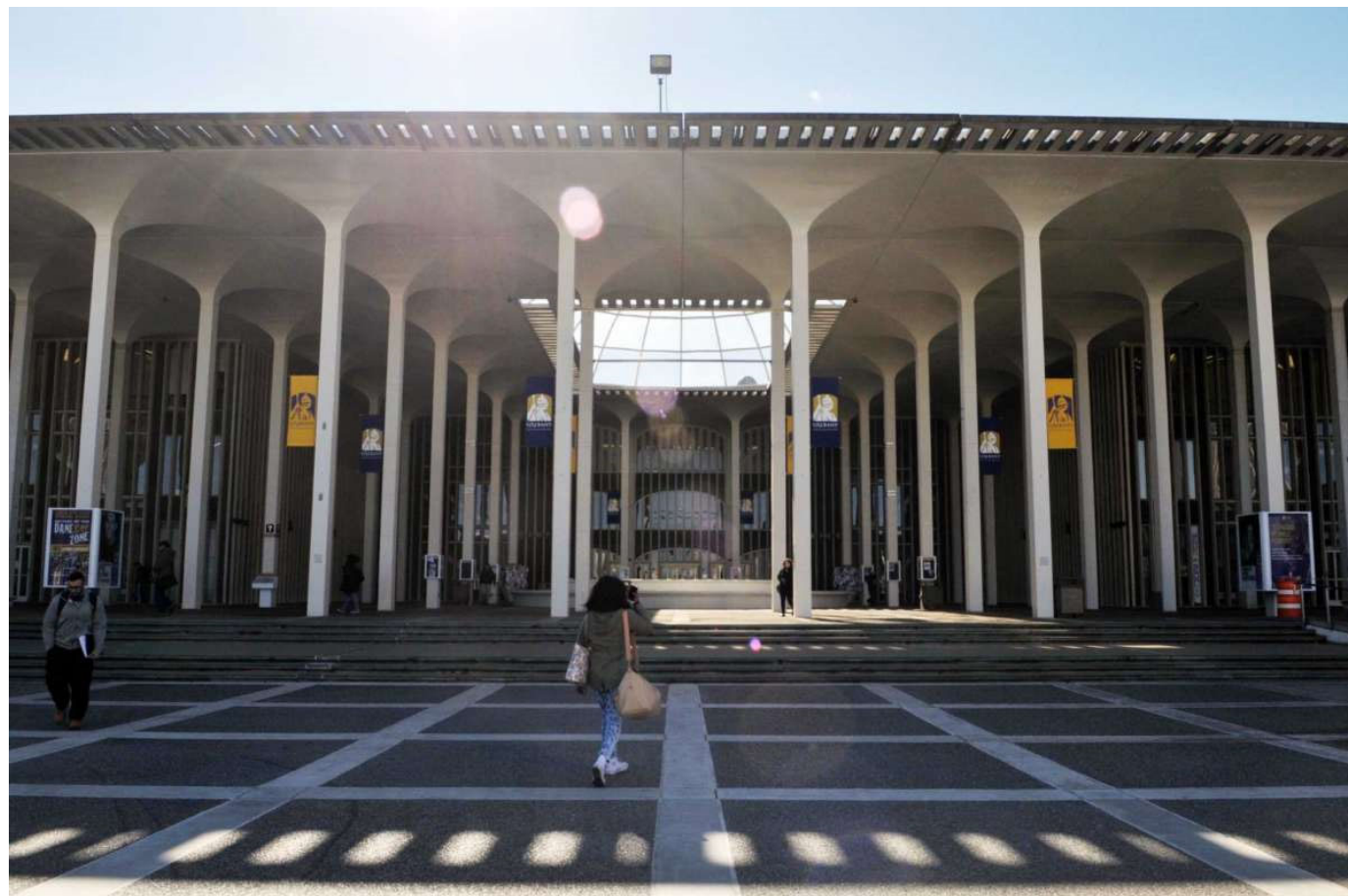
Schedule: > 10 + Years

Campus Center Roof

RENOVATIONS



Campus Center Roof



Scope

- ▶ PCB removal, removal and replacement of existing EPDM roofs, and repair and paint of existing skylights.

Schedule:

- ▶ Bid process start on September/October 2021
- ▶ Construction start May 2022
- ▶ Completion Fall 2022.

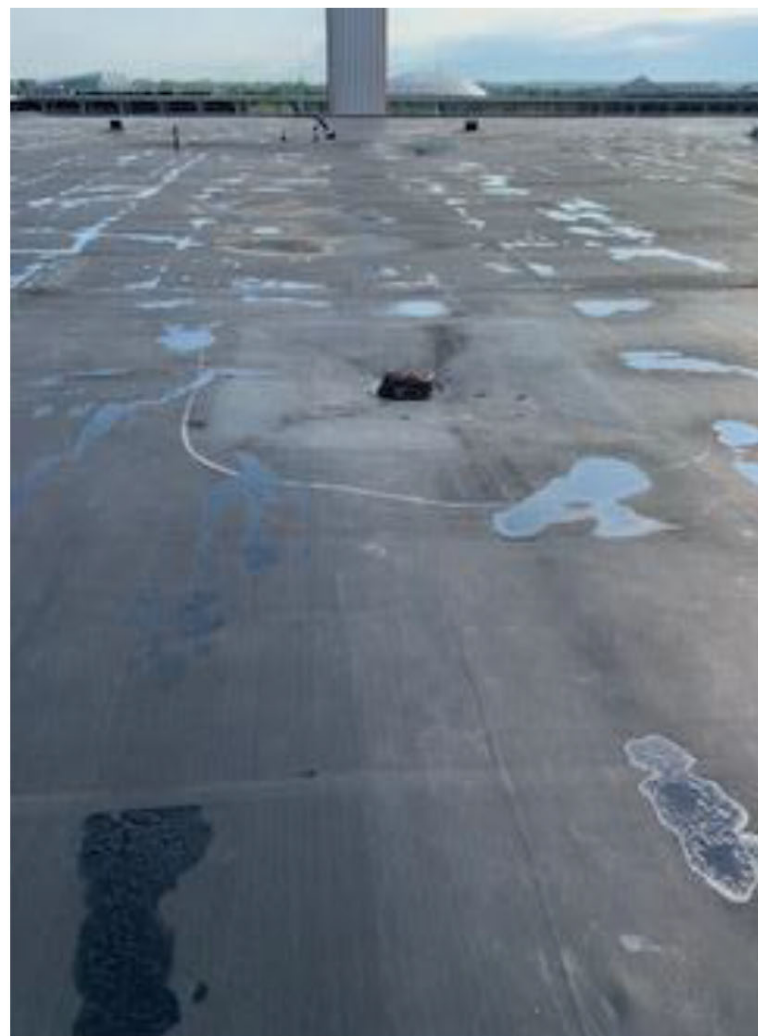




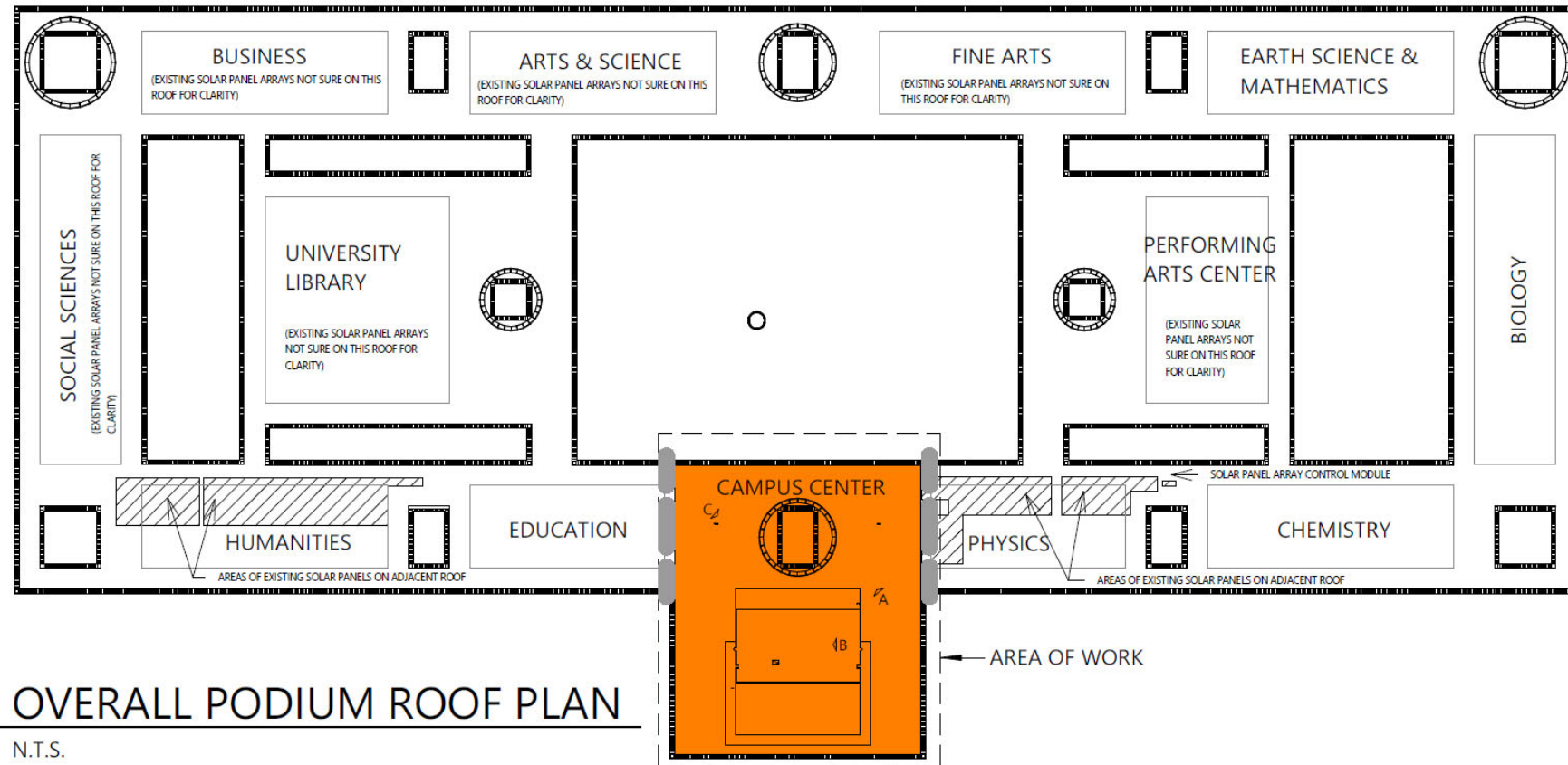
PHOTO A



PHOTO B



PHOTO C



OVERALL PODIUM ROOF PLAN

N.T.S.

P-1190 CAMPUS CENTER RE-ROOF PROJECT

SCOPE OF WORK

1. REMOVAL AND REPLACEMENT OF EPDM ROOF SYSTEM AT CAMPUS CENTER
2. REPAINTING OF SKY DOME STRUCTURE AND REPLACEMENT OF VISION PANELS AT SAME SKY DOME
3. PCB REMOVALS ASSOCIATED WITH REPLACEMENT OF EPDM ROOF SYSTEM

SCHEDULE

250 CALENDAR DAYS

BIDDING TO OCCUR IN SEPTEMBER/OCTOBER 2021

CONSTRUCTION BEGINS IN MAY 2022

Downtown Academic Roofs

REPLACEMENTS

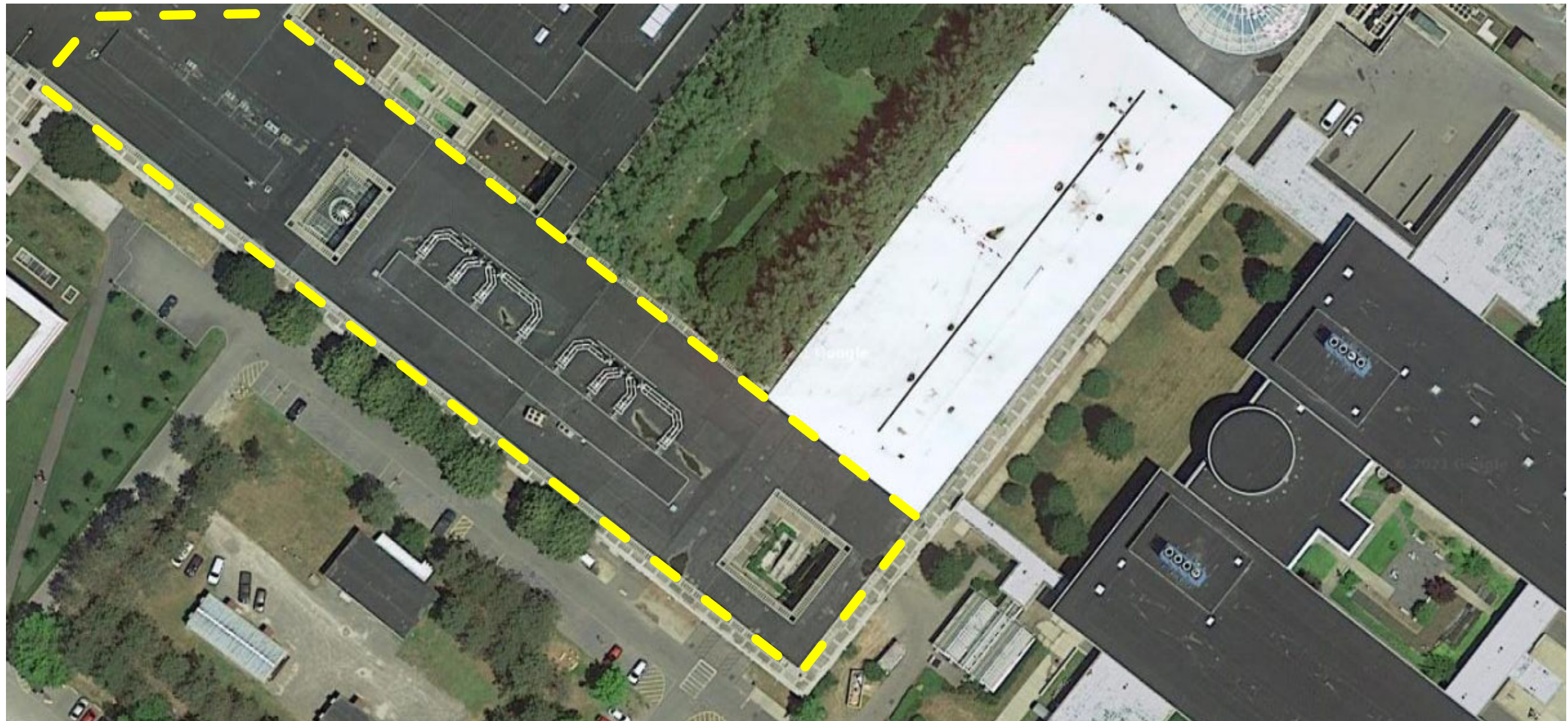


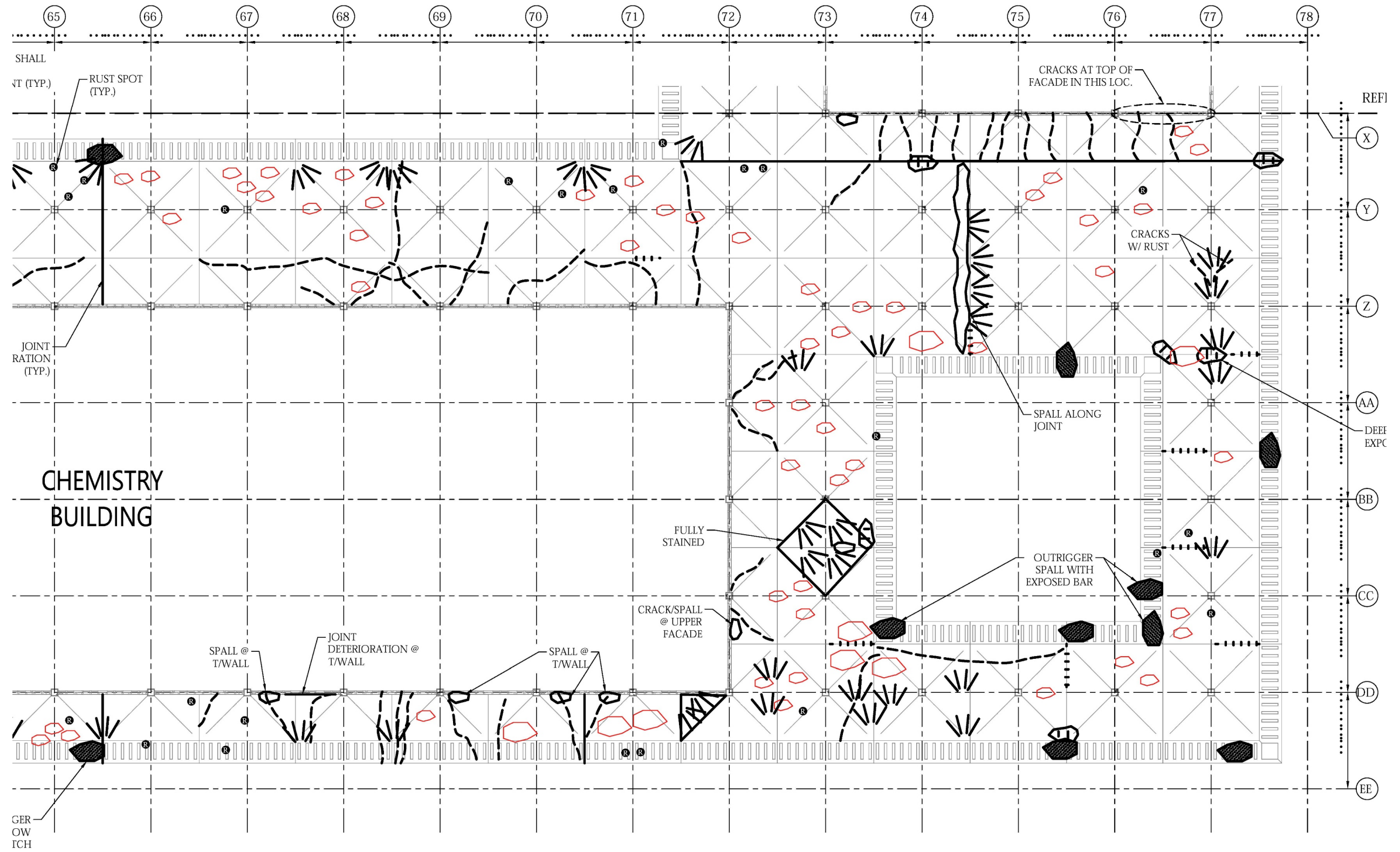




Podium Canopy Repair

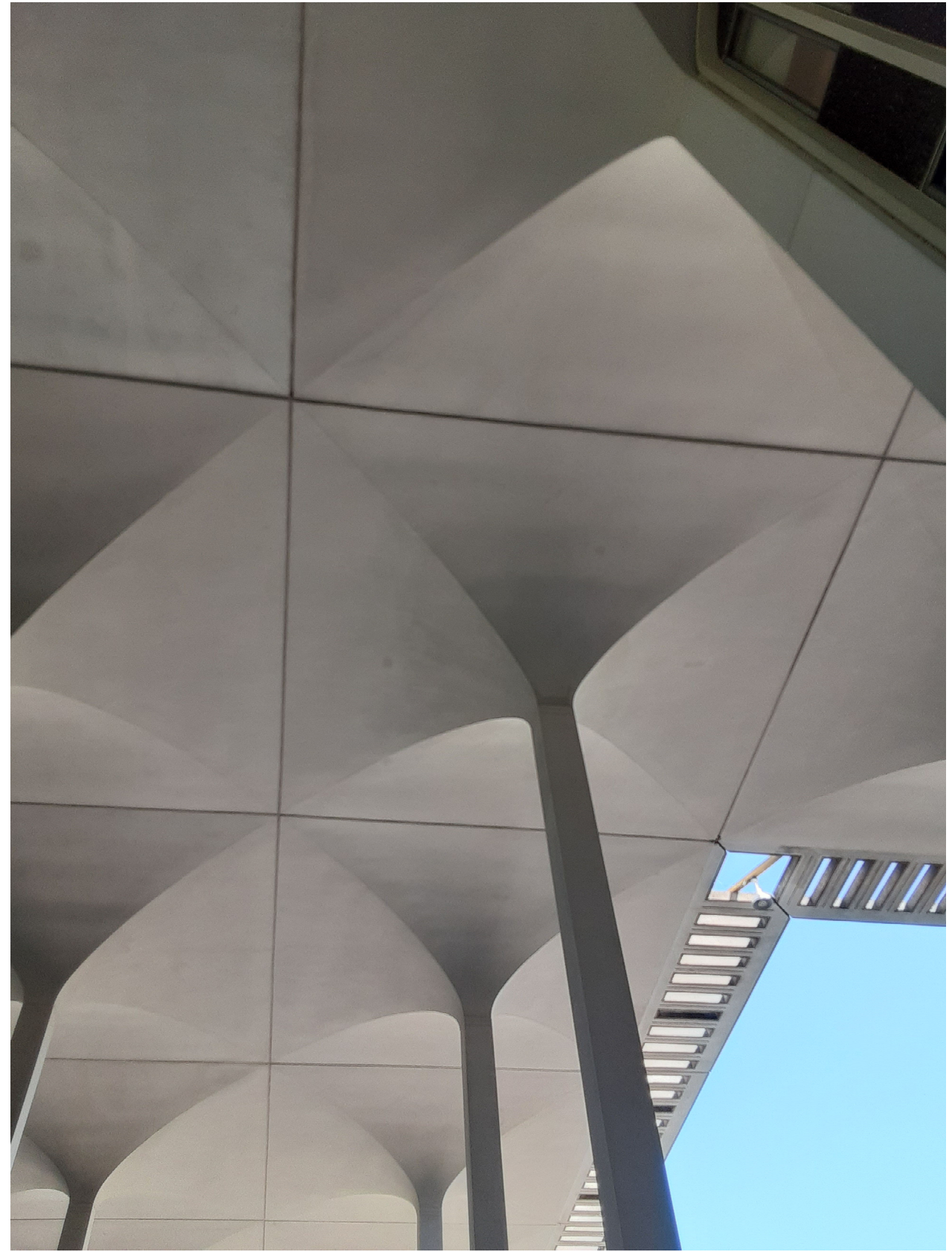
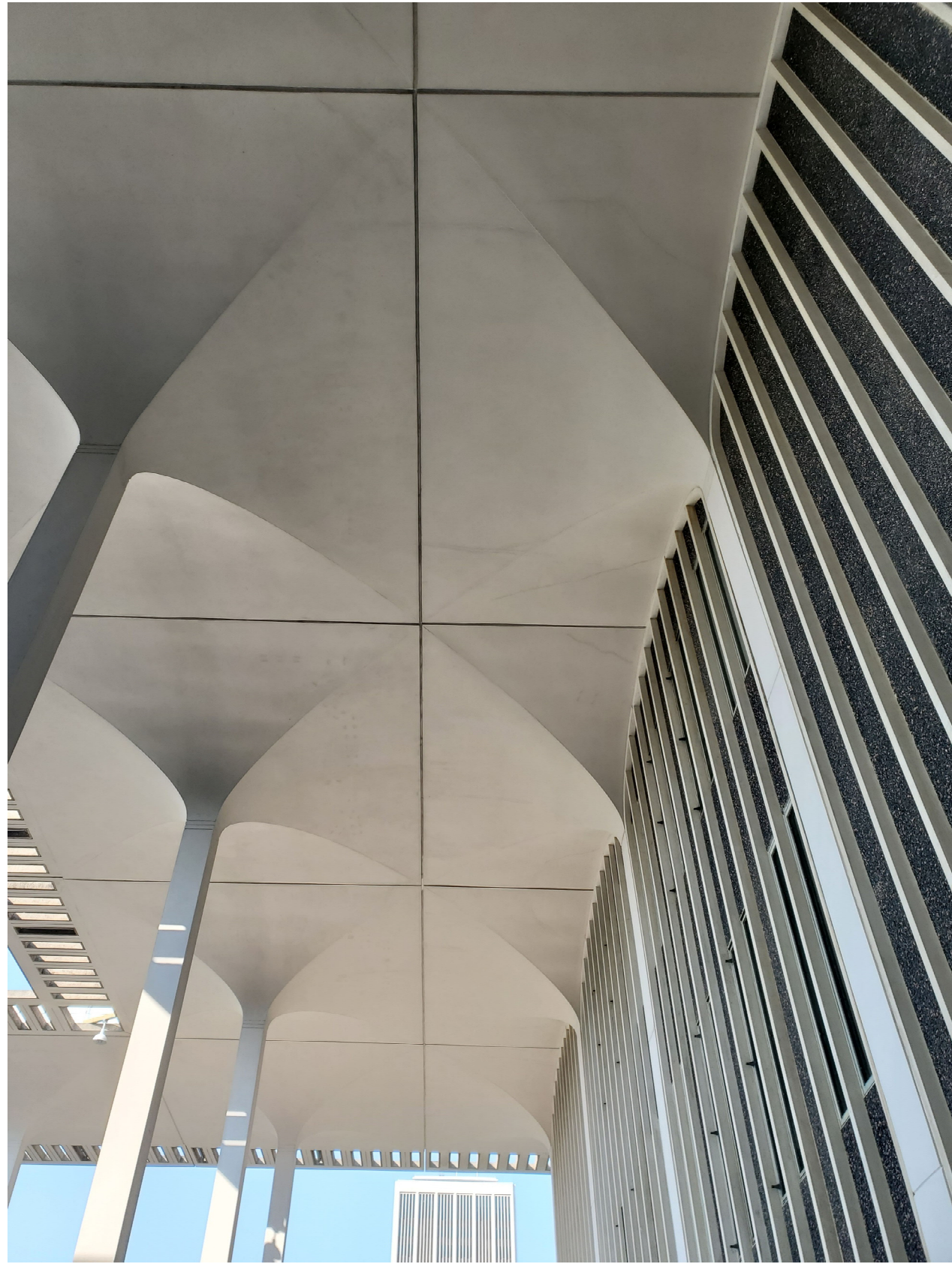
Canopy Repair





1 CANOPY REFLECTED CEILING PLAN - AREA R
 S100 1/16" = 1'-0"





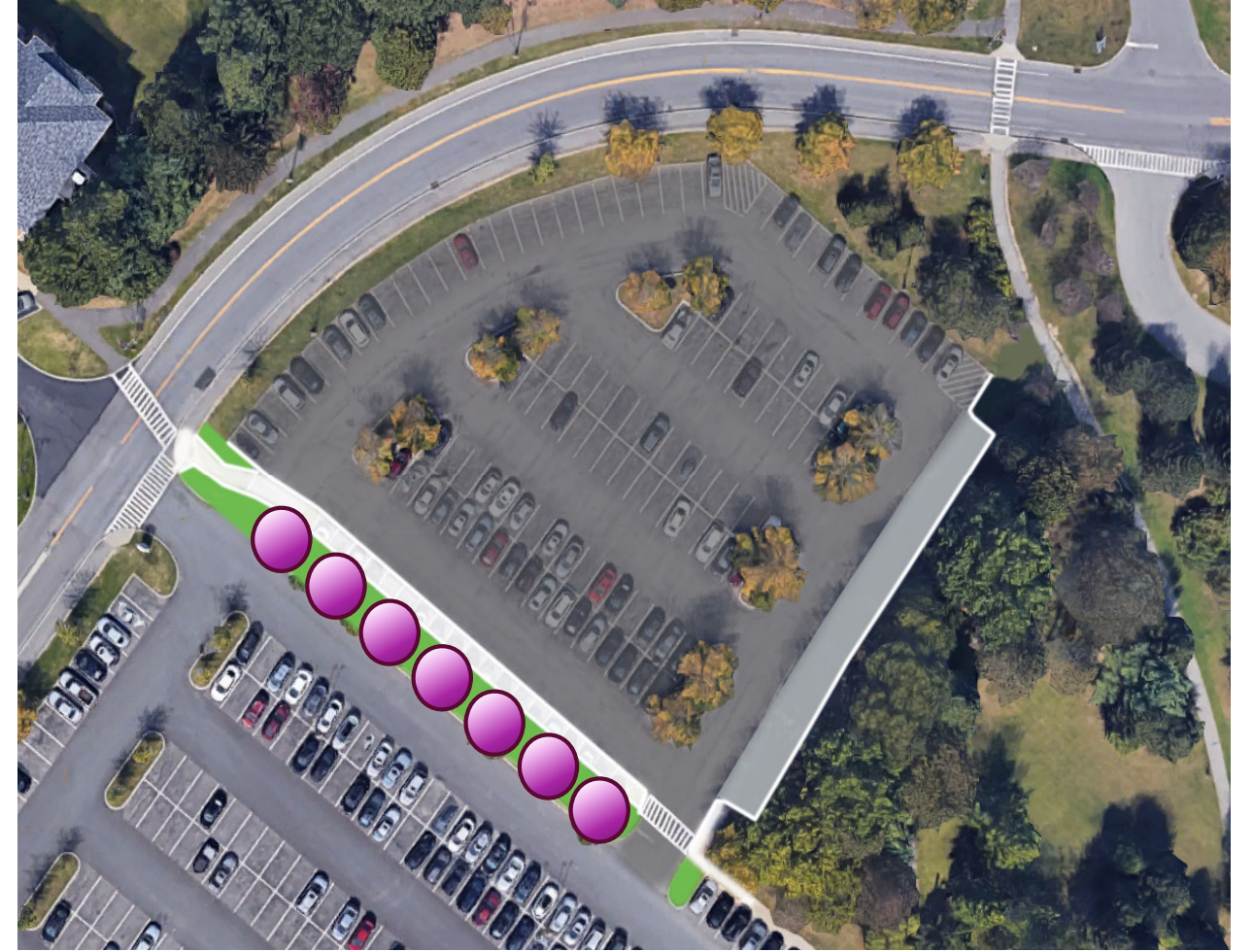
Colonial Parking and Pedestrian Improvements

Colonial Parking and Pedestrian Improvements



Project Summary

- ▶ Relocate existing parking from south side to east side
- ▶ Reduce lot to one entry
- ▶ Reduce vehicle and pedestrian conflicts between Empire Commons, Colonial Quad and Podium
- ▶ Resurface and stripe parking lot
- ▶ Associated landscape and lighting improvements







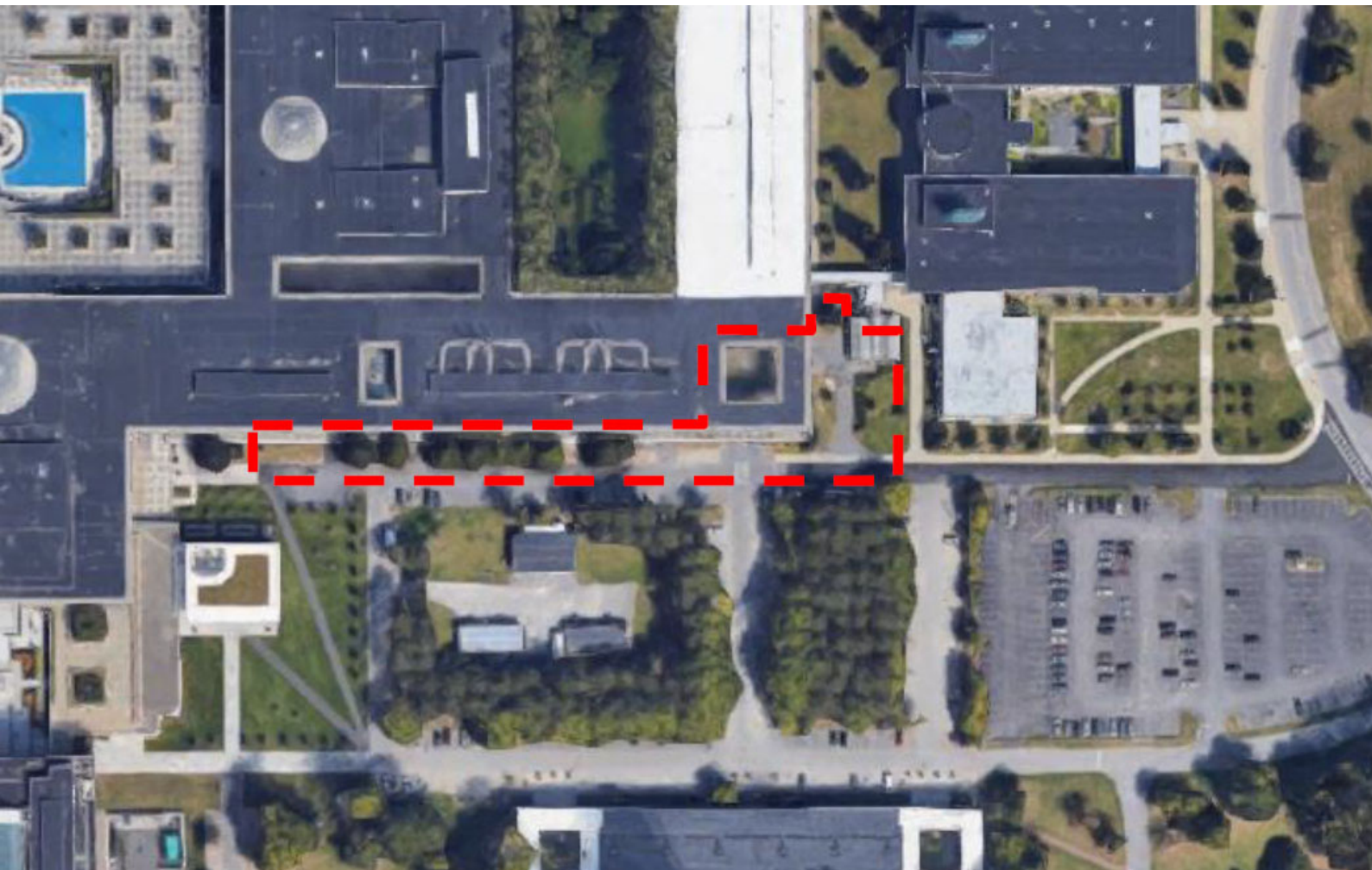
SE Podium Entry

PLACEMAKING

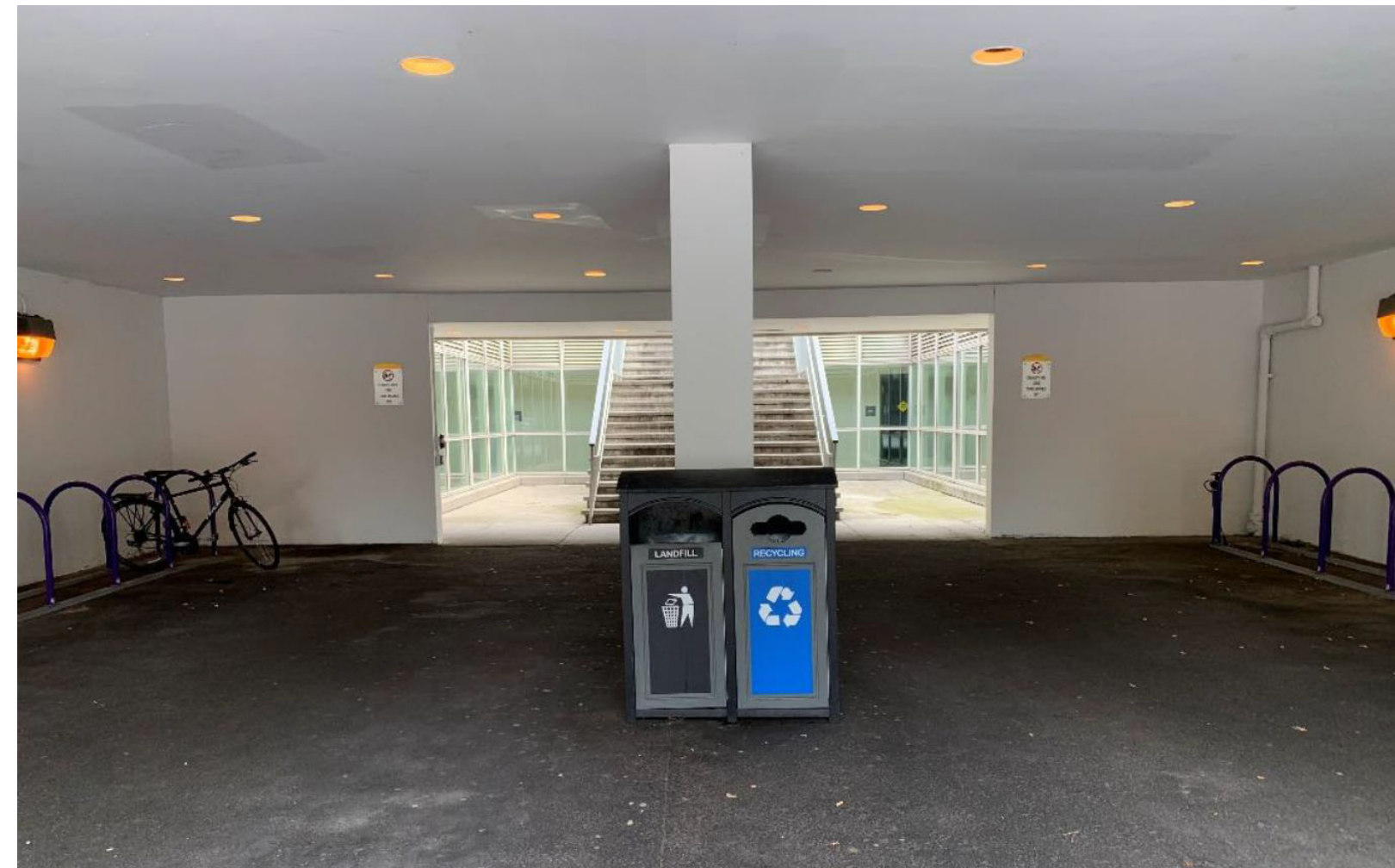


Entry Renovation

Primary entry to Academic Podium from new ETEC Pedestrian connector walkway



Cleaned area with new LED lighting, concrete pavement, wall coating refresh and landscape



Entry Renovation



BRT Project

BUS RAPID TRANSIT



BRT



Scope

Develop a connection through campus to downtown

Project Status

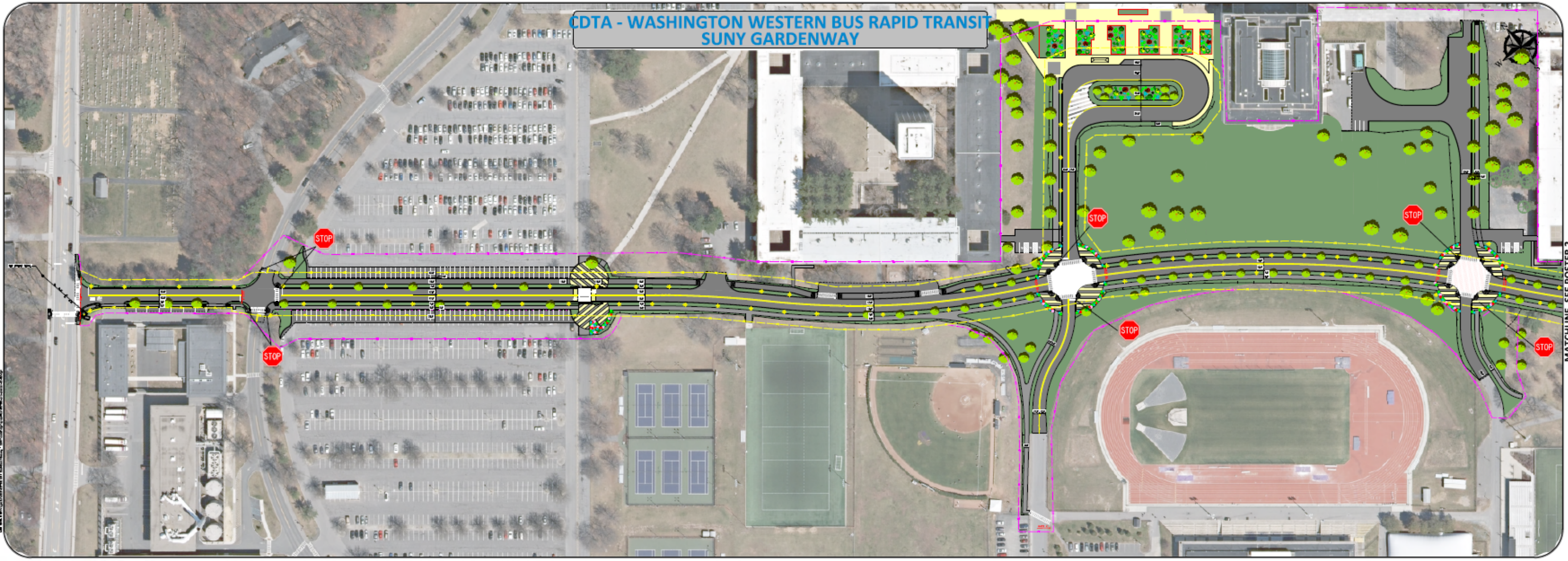
- ▶ Easement
- ▶ Maintenance Agreement
- ▶ MOU
- ▶ Schedule

Schedule

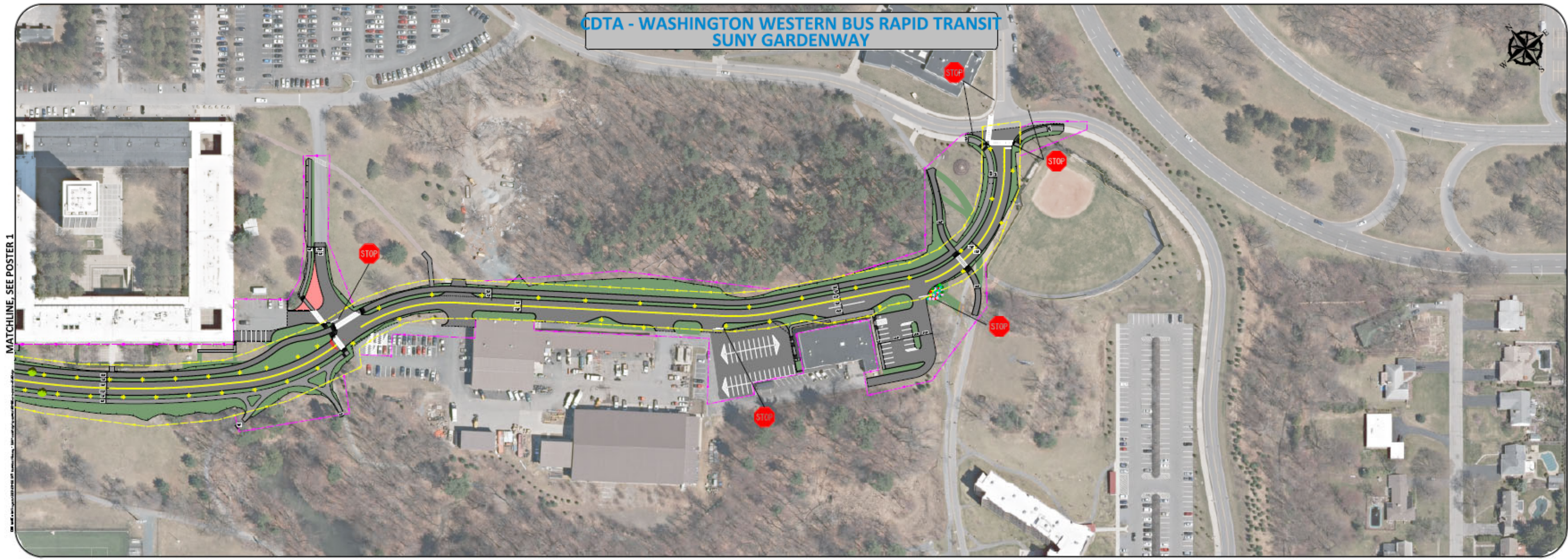
1. Bid June 2020
2. Construction to begin summer 2021
3. End 2022



Connector From Boor Studio to ETEC



Fuller Road To Indigenous Quad



Indigenous Quad to Boor Studio









Main Fountain: Enhanced Experience

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Enhanced Experience



- ▶ PHASE 1 – Spring 2021
 - Furniture

- ▶ PHASE 2 – Summer 2021
 - Lighting
 - Planters
 - Glass Graphics
 - Asphalt Art

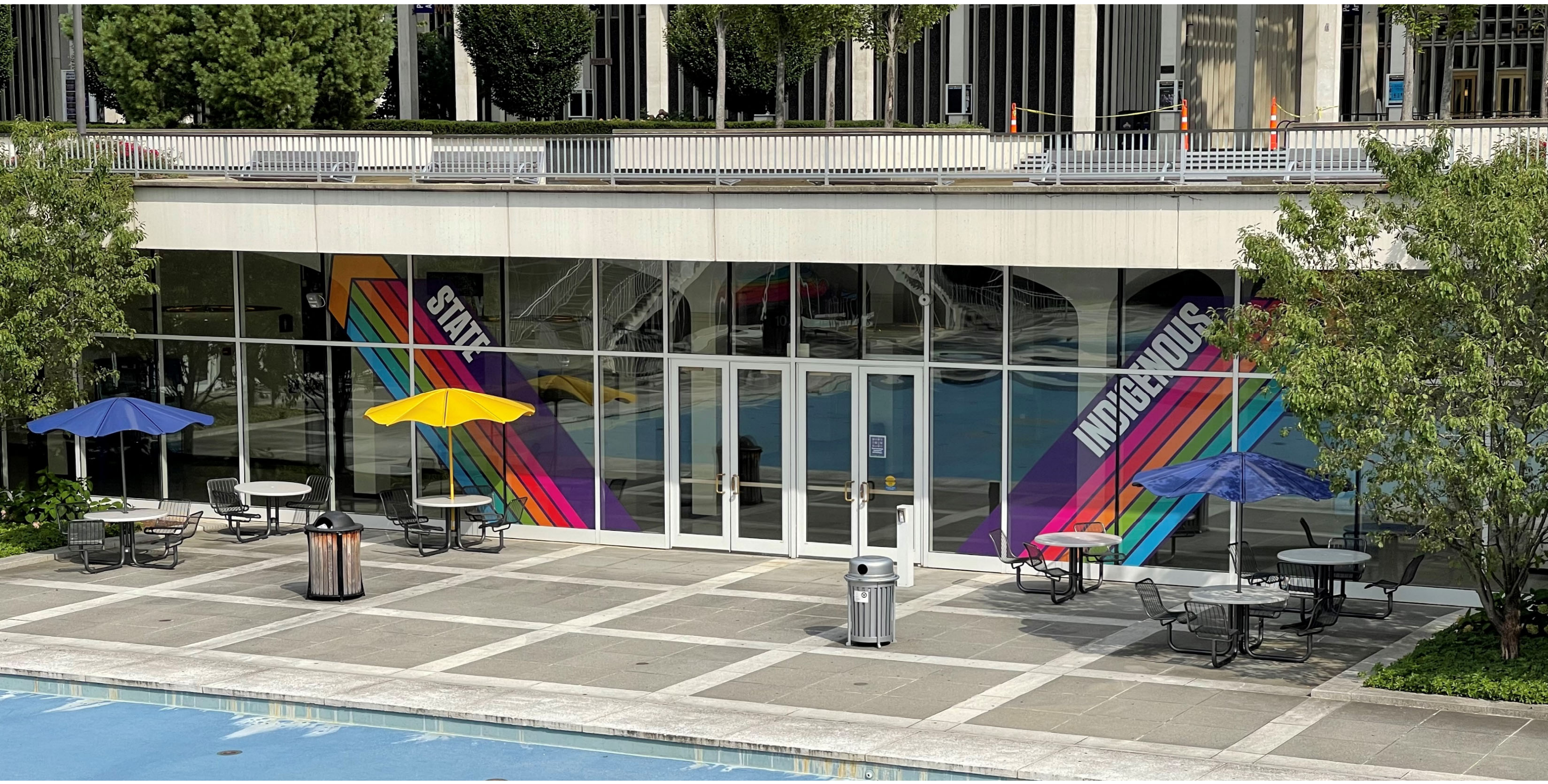
SIMULATED VIEW



ACTUAL VIEW



ACTUAL VIEW







THANK YOU

OFFICE OF FACILITIES MANAGEMENT

