

Facilities Operations Summer Project Work

Summer 2019

Each summer the Facilities Operations Group schedules the extensive project work which is difficult to do during the academic school year. This summer is no exception and there are dozens of projects scheduled to take place over the next few months.

HVAC Projects

- The West Heating and Cooling Plant at Stony Brook University supports the thermal requirements of the buildings located on the academic side of the campus. The campus buildings use high-temperature hot water (HTHW) generated in the West Plant for space heating and hot water production. The existing HTHW distribution system consists of buried piping systems and tunneled piping systems that are in operation year round with the exception of a ten-day shut-down beginning immediately after commencement. All major system repairs are scheduled during this shutdown. During this year's shutdown, Boilermatic, our HTHW vendor, will perform dozens of major replacements and repairs to these HTHW systems.
- The Engineering building will have two major air handling units replaced by our HVAC contractor, Best Climate Control (BCC). These two units, AC-1 and AC-2 will be replaced.
- There are about 12 major HVAC projects taking place in the Residential buildings. These projects will be performed by Boilermatic and BCC and include the replacement of; obsolete heat exchanges, failed domestic gas boilers, failed packaged thermal air conditioning units, and failed compression tanks.

Natural Gas Project

- A fifty foot section of the 12 pound, low pressure, 4 inch natural gas main will be replaced at the southeast corner of the intersection of Circle Road and Engineering Drive by our gas contractor, Hawkeye Gas

Roofing Projects

- Facilities Operations will also be overseeing our roofing contractor, Statewide Roofing, in the repair, or full replacement, of the roofs on some seven campus buildings. The buildings roofs being addressed are; the Wang Center, Central Services, Engineering, Harriman Hall, Humanities, Pritchard Gym, and Keller Dorm.

Roadway and Sidewalk Projects

- There is some extensive roadwork being performed to a significant portion of Circle Road from Engineering Drive to North P lot. This project will entail the repair or replacement of the asphalt roadway, drains, curbs, and line striping. The work is being performed by our asphalt contractor, Parkline Asphalt.
- The deteriorating concrete plaza in front of the CMM entrance will be replaced by our concrete vendor, G&M Earthmoving.

Lighting Projects

- Approximately 150 florescent light fixtures will be upgraded to LED light fixtures in Frey Hall
- About 10 High Intensity Discharge walkway light fixtures will be upgraded to LED light fixtures at the Sunwood property

Maintenance Projects

- Some 65 classrooms will be painted in part or in whole.
- About 50 classrooms will have stained or damaged ceiling tiles replaced
- About 20 classrooms will have their tile floors replaced in part or in whole

Grounds Projects

- About 25 trees will be planted
- Approximately 10,000 flowers will be planted
- More than 1,000 trees, perennials, and shrubs will be pruned and maintained

Custodial Projects

- About 58 academic buildings will have their hallways stripped and waxed by our custodial staff
- About 62 academic buildings will have their bathrooms deep-cleaned and disinfected by our custodial staff
- About 27 lecture halls will have their table tops and seating arm tables deep-cleaned by our custodial staff
- About 45 academic buildings will have their classroom and lecture hall floors stripped and waxed by our custodial staff
- After maintenance work is performed by our trade shops, about 65 classrooms will be deep-cleaned, stripped, and waxed by our custodial staff
- All 426 recycling receptacles on campus will be power-washed by our recycling staff
- All recycling signs will be repaired and updated by our recycling staff

Parking Projects

- Significant repairs will be made to the asphalt decking and structural concrete in the Admin Garage.
- The Tabler parking lot will be reconfigured by removing existing islands resulting in 60 additional student parking spaces.
- The Douglas parking lot will be reconfigured resulting in 52 additional Faculty/Staff parking spaces.
- The Kelly parking lot will be reconfigured resulting in 47 additional commuter parking spaces.
- The Stadium parking lot will be reconfigured resulting in 164 additional Faculty/Staff parking spaces.

NYPA Projects

- Build Smart NY is Governor Andrew M. Cuomo's Statewide initiative to accelerate energy efficiency in State buildings. Executive Order 88 (EO-88) requires an aggregate of 20% improvement in overall energy efficiency throughout state owned and managed buildings by the year 2020. To help achieve these goals, Stony Brook University (SBU) elected to participate in the New York Power Authority's (NYPA) Energy Efficiency Program (EEP).
 - Melville Library – This summer, NYPA will be working within the Melville Library on all floors performing an HVAC Control Upgrade to the entire ventilation system. Implementing these measures will optimize ventilation rates, making the HVAC system more energy efficient while also improving the indoor comfort level of the buildings occupants. This measure will also modernize the current lighting with more energy efficient LED fixtures.
 - Life Science – This summer, NYPA will also be working within the Life Science building on all floors performing HVAC upgrades. The upgrades include converting constant volume to variable volume air systems as well as installing a building-wide air quality monitoring and management system, which, when operating will allow ventilation rates to be reduced in a safe manner.

Residential Operations Summer Project Work

Summer 2019

The consistent demand for university housing has presented unique challenges for facility support. High occupancies, limited down time and a growing deferred maintenance backlog have encouraged aggressive and creative facility management strategies. Reduced occupancies during the summer months provide access and opportunity to complete both maintenance and project work. The following is a brief summary of our plans for Summer 2019:

HVAC Projects

- Continued upgrade and replacement of HVAC equipment which is past its useful life. This includes critical heating and domestic hot water systems components in Tabler Quad, gas fired domestic hot water boilers serving Mendelsohn Quad, and 500+ individual PTAC units in both Yang and Lauterbur buildings. In addition we are installing new heating system chemical by-pass feeders throughout the residences.

Roofing Projects

- Residential Operations will be overseeing a full roof replacement at the Keller building with work starting immediately after commencement and completed prior to Fall occupancy. The Schomburg Apartments Commons building will receive a new roof which will complete the project to replace all Schomburg Apartments building roofs. In addition we will continue the slate and gutter repair at Mendelsohn Quad. Each of these projects will be completed by Statewide Roofing.

Roadway and Pedestrian Pathway Projects

- There is an extensive amount of roadwork and pathway repair throughout the residential footprint. This work will include roadway and pathway asphalt repair, storm drain and basin repair, curb and curb cut repair, and line striping. This work is being performed by our asphalt contractor, Parkline.

Plumbing

- Continue the improvement of site drainage to divert water from the West Apartments buildings. This includes topography regrading, thinning of plant material, installation of new drain basins, and replacement of perimeter French drains. This project is intended to aid in the reduction of water infiltration contributing to moisture problems within the building structures.
- Partial replacement of domestic water risers in Tabler and Roosevelt Quads.

Maintenance Projects

- We will be replacing the main lounge storefronts in both Mendelsohn and H-Quads, upgrade and replace main entrance external handicap ramp at Roth Café, and installing new external benches and garbage/recycle cans throughout the residence halls.

Energy Conservation Projects

- We will continue to pursue potential energy conservation opportunities. We've partnered with Guth Engineering and New York Power Authority to identify, design and implement projects which will help the university achieve consumption reduction outlined under the Governor's Executive Order 88. Phase 1 of this project was recently completed and included the upgrade of 20k + lighting fixtures and

installation of new HVAC building management controls throughout the residence halls. We are currently in design for the 2nd Phase of this project. The scope includes additional lighting upgrades, insulation and weather-stripping installation, PTAC controls within West Apartments and exhaust fan upgrades throughout the residence halls. We are hoping to complete design this summer and begin work immediately afterward.

Elevator Projects

- Upgrade controls and power unit on hydraulic elevator in Tabler Quad.

Summer Maintenance and Custodial PM Program

- Approximately two thirds of the 10k+ residential population vacate the residence halls at the end of May. Staff then immediately implement an aggressive inspection process followed by a thorough cleaning and maintenance program, all of which must be completed within a 55 day window.
- In addition to our annual PM program, several residence halls must be immediately flipped for both summer session housing, camps and conference rental housing. Buildings which will be used this summer include Chavez and Tubman, West Apartments, Mendelsohn and H-Quads. Once these summer occupants vacate, they must then be immediately flipped again for Fall occupancy.

FSA Projects

- Renovation of Bob's BBQ, Corner Cafe & Oasis at West Side Dining >>> reconfiguration of cooking & serving equipment at selected platforms within West Side Dining. This renovation will allow for more dine-in menu flexibility, less food waste and increased serving efficiency. Scheduled June 3rd >>> August 16th
- Renovation of Seawolves Marketplace @ SAC >>> demolition & rebuild of SWMP to include installation of three new retail foodservice concepts. This buildout will provide additional on-trend retail dining offerings in the center of campus, will satisfy staff & student requests, and will represent highest & best use for this site. Scheduled June 3rd >>> September 13th
- Renovation of Global Flavors / Stir Fry @ SAC >>> moving stir fry from its current location across the servery to the space currently occupied by Global Flavors. Renovation involves new equipment, new casework, new sneezeguards and the reconfiguration of existing electric. This project will allow for quicker service and a better finished product at Stir Fry which has been a recurring issue.
- H Quad / Benedict Commissary Renovations >>> this project has multiple facets. Work is being performed by CPDC. Scheduled to be completed mid-Summer 2019
 - Decommissioning / demolition / removal of steam-generating equipment in Kitchen Storage 007
 - Replacement of steam-powered kettles in commissary with gas-fired kettles
 - Replacement of main kitchen gas regulator in Kitchen Storage 007. Re-piping of main kitchen gas manifold as needed to equipment specs.
 - Installation of dedicated DHW heater & tank with associated piping in mechanical room 006. This will all the commissary to remain operational year-round, independent of any HTHW shutdowns.