



CALIFORNIA STATE UNIVERSITY, SAN BERNARDINO  
**FACILITIES SERVICES**  
*Maintaining A Quality Campus Environment*

# NEWS & VIEWS

February 2007

A Quarterly Communication from Facilities Services Staff at CSUSB

## A Message from the Senior Director

By Tony Simpson

*Welcome Back and Happy New Year!*

With the start of a new year, Facilities Services welcomes everyone back to the campus. As part of our on-going campuswide quality improvement endeavor, we wish to make everyone aware of the process for reporting any issues or concerns that you feel should be brought to the attention of Facilities Services. This could be Custodial, Grounds/Auto/Carts, Building Maintenance, Heating and Air Conditioning, Environmental Health and Safety, or building keys and rental vehicle requests. You can submit requests by one of two ways:

(1) Web Site: <http://facilities.csusb.edu:100/request.html>  
 This is fast and available 24 hours and you'll receive a work request number as a courtesy response.

(2) Telephone:  
**Maintenance: 75175**  
**Custodial: 75172**  
**Heat/AC (Staffed 24/7): 75170**  
**Grounds/Auto/Carts 75178**  
**Health/Safety 75179**  
**Keys 75166/Rental Vehicles 75174**  
**Project Management (Major Remodels):**

Manager: Tyrone Bookman  
 75176 / Cell: 909-528-3281  
 Manager: Michael Benton  
 73536 / Cell: 909-528-3064  
 Manager: LeRoy Wilke 75169  
 Chief Engineer: Phil Westbrook Cell: 909-528-3267  
 Manager: Ruben Nunez  
 73702 / Cell: 909-528-0652  
 Director: Jon Mohoroski  
 73122 / Cell: 909-208-3990  
 Manager: Ruth Maddi  
 73109 / Cell: 909-528-3310  
 Manager: Rich Hebert  
 77200 / Cell: 909-953-0700



### Table of Contents

<i>A Message from the Senior Director</i>	1
<i>Facilities Facts</i>	2
<i>Building Walk-Throughs</i>	3
<i>Infrastructure Improvements are Underway</i>	4
<i>Facilities Services' Heating and Air Conditioning Department Reduces Energy Usage at University Hall by 14%</i>	5
<i>New Employees Welcomed to Facilities Services</i>	6
<i>Sympathies</i>	6
<i>Recent Retirees</i>	6
<i>Congratulations</i>	6
<i>Other Facilities Services Tid-Bits</i>	6
<i>Reporting Architectural Barriers</i>	7

Or if you like, you can contact myself or my Associate Director, Kevin Doyle:

Tony Simpson  
 Kevin Doyle

73323 / Cell: 909-528-3336  
 73849 / Cell: 909-528-3320

Facilities Services:  
<http://facilities.csusb.edu/main/index.asp>  
 Maintaining A Quality Campus Environment

## Facilities Facts

*From the ADA Accessibility Guidelines*

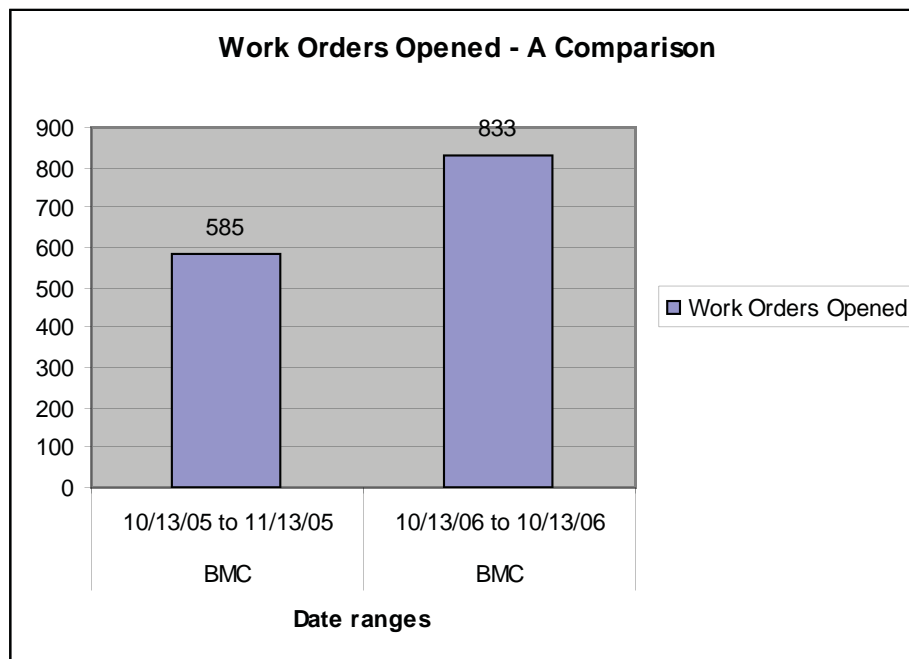
**Door and Gate Hardware.** Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 mm) maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.



Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

Door hardware that can be operated with a closed fist or a loose grip accommodates the greatest range of users. Hardware that requires simultaneous hand and finger movements require greater dexterity and coordination, and is not recommended.

**Door and Gate Opening Force.** The maximum force pertains to the continuous application of force necessary to fully open a door, not the initial force needed to overcome the inertia of the door. It does not apply to the force required to retract bolts or to disengage other devices used to keep the door in a closed position.

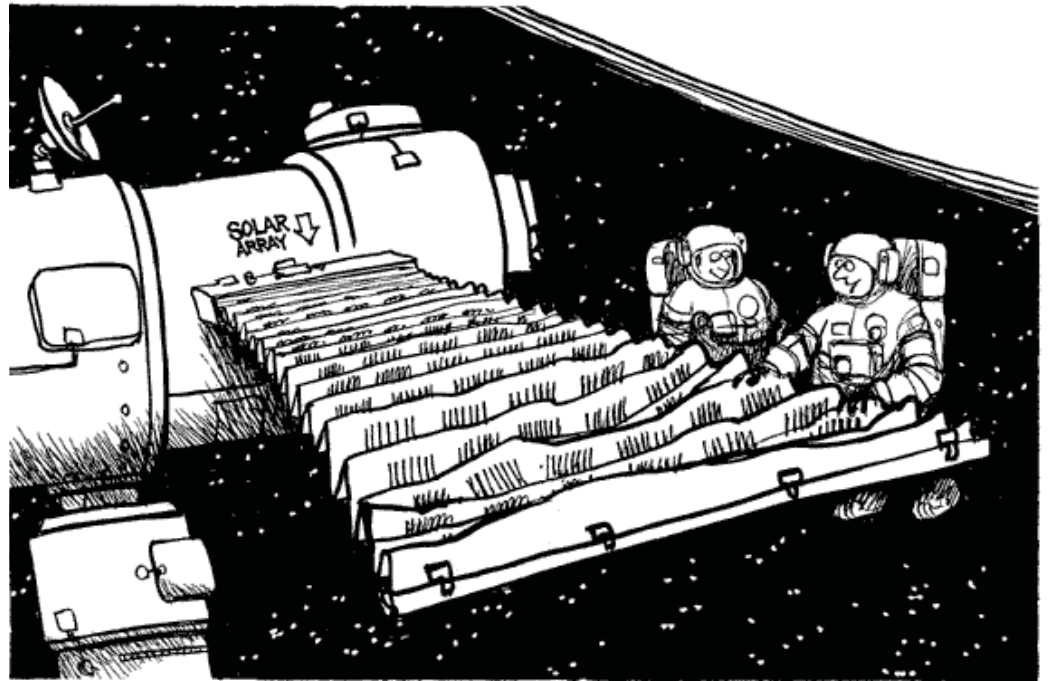


*The October 2006 storm dramatically increased the number of work orders opened.*

## Building Walk-Throughs

Each year typically between February and May, a team of Facilities Services personnel visit each building to walk all areas and speak with occupants regarding such things as Custodial Services, Heating and Air Conditioning, maintenance needs and so forth. Notification of an upcoming building walk-through will be sent to all building occupants.

Facilities Services' is committed to "maintaining a quality campus environment."



Maybe we should call Facilities Services instead of NASA to help us . . .



*A Saturday morning campus ice garden.*

## Infrastructure Improvements are Underway

*As reported in the Green Campus Newsletter*

CSUSB Facilities has contracted DMJM Harris Energy & Power Services to implement the following infrastructure improvements:

- Central Chiller Plant Expansion and Optimization to service the new College of Education Building and support future campus expansion: a new, more efficient cooling tower and condenser water pumps with variable frequency drives will save tremendous amounts of energy.
- New Thermal Energy Storage Tank with 1,000,000 gallons chilled water capacity will be added, allowing CSUSB to cool water during off-peak hours when energy costs are less and circulate it around campus to cool buildings during the day.
- New Photovoltaic System (solar panels) on Rooftop System for the PE and HP&E Buildings. These panels convert the sun's energy into electricity, eliminating the need to purchase energy produced by burning fossil fuels.
- Direct Digital Control Updates. A completely digital ventilation control system, which adjusts ventilation based on current occupancy, will be installed on the area in the Health and Physical Education Building. The system will only kick on when the building is occupied.
- High Efficiency Lighting Retrofits. Significant energy savings will be achieved by converting all older T12 and T8 fixtures with magnetic ballasts to the latest T8 lamps with electronic ballasts, installing LED exit signs, placing occupancy sensors in applicable areas, changing out all incandescent fixtures to compact fluorescent ones and changing 32 watt bulbs to 25 watt bulbs. Dimming fixtures and dimming ballasts will also be installed in some of the stairwells on campus.
- Personal Computer Energy Management System. The personal computers (PCs) on campus consume about 4-5% of the school's total electricity usage. This software will safely shut down staff computers after work hours and make PC power options easy to access and control remotely without interrupting the PC users' activities.
- Water Conservation Measures. The installation of more efficient, low consumption domestic water fixtures throughout the buildings on campus will result in saving water, reducing sewer expenditures. A well will be drilled on campus to supply irrigation and cooling tower make up water instead of drinking quality water provided by the City of San Bernardino.



# Facilities Services' Heating and Air Conditioning Department Reduces Energy Usage at University Hall by 14%

By Tony Simpson, Senior Director

Facilities Services Heating and Air Conditioning Department along with Cogent Energy were the retrocommissioning providers for University Hall at California State University, San Bernardino. This highly collaborative project between Cogent Energy and the University received incentive funding under the UC/CSU/IOU Energy Efficiency Partnership Program. The building, constructed in 1991, is served by variable air volume air handlers with DDC controls at the central air handler level, but never went through a formal commissioning process during construction. Working closely with the University, Cogent Energy identified and implemented several low-cost improvements, and provided training and diagnostic tools to help ensure the persistence of the significant savings realized through the project.

## Building/Project Summary

138,830 square feet

Annual Energy Savings:

303,000 kWh electricity

30 kW electric demand reduction

15,800 therms natural gas

Project Economics:

\$57,000 annual energy cost savings

\$98,000 project cost

1.7 year simple payback period

Greenhouse Gas Reductions:

382,000 lbs/year of CO<sub>2</sub>



## Measures Implemented Included:

- Repair of frozen and malfunctioning economizer dampers.
- Repair of chilled water and hot water valves.
- Optimization of supply air discharge temperature control.
- Installation and commissioning of isolation dampers to eliminate conditioning of unoccupied spaces.
- Reduction in air handling unit operating schedules.
- Reduction in lower limit of supply and return fan VFD speed.
- Tuning of valve and damper control loops to eliminate hunting.
- Implementation of static pressure reset controls.

LeRoy Wilke and all his team should be proud of this accomplishment and they have already moved onto the Chemical Sciences to retrocommission that building.

Great job HAC.

## New Employees Welcomed to Facilities Services

### ADMINISTRATION

Robin Heim, Project Assistant, started December, 2006.

### NO LONGER IN FACILITIES SERVICES

Ryan Wellshear, Custodial Services, January 2007  
Paul Murphy, HAC, February 2007



*A not so welcomed visitor at Facilities Services*

Facilities Services offers sympathies to all of the families who have lost a loved one.

### Recent Retirees

Marvin Newman, BMC, retired December 2006.  
Faliu Lualemaga, Grounds retired December 2006.

### Congratulations



*December 2006:*

- \* Tony Simpson was promoted to Senior Director of Facilities Services.
- \* Phil Westbrook was appointed to the position of Interim Chief Engineer.
- \* Jon Mohoroski was promoted to Director of Environmental Health and Safety.

### Other Facilities Services Tid-Bits

Kathy Edmonds, Administration, received an award on January 28, 2007 from the San Bernardino and Riverside Counties Blood Bank for donating 16 gallons of blood and blood products. Kathy began donating blood in the early 70's when a fellow employee needed life-saving blood after a bad car accident. The event honors donors, donor clubs, corporate sponsors, blood drive chairpersons and other outstanding individuals. It is the Blood Bank's largest event of the year.



## Reporting Architectural Barriers

Accessibility/Architectural Barrier?

LET US KNOW!

Reporting architectural barriers is fast and easy by using Facilities Services' work request web site. Just click on: <http://facilities.csusb.edu:100/home.html> and follow the user friendly prompts. It's fast, easy, and available 24 hours a day. You will receive a work request number as a courtesy response.

Architectural barriers may also be reported by:

- \* Telephoning Facilities Services' Work Control at campus extension 75175 (off campus: 909.537.5175).
- \* Advising the Office of Services to Students with Disabilities (SSD) at campus extension 75238 (off campus 909.537.5238).
- \* Completing the Accessibility/Architectural Barrier Notification form available from SSD and submitting it to that office for processing. The forms are also available on our Disability Management Web Site: <http://facilities.csusb.edu/DMS/DMS%20Main%20Menu.asp>

# iFS WORK REQUEST

California State Univ-San Bernardino

- Select your Facility
- Select your Building
- Submit your Request

**Select Facility**

Please select your Facility:

>>

- OR -

Enter your phone number:

>>

**If this is a Heating and Air request, please call them directly at x75170**

If this is an emergency please contact  
Facilities Services at (909) 537-5166

Cal State San Bernardino  
Facilities Services  
<http://facilities.csusb.edu/main/index.asp>

## FACILITIES SERVICES GENERAL INFORMATION

**Automotive:** 537-5181

**Building Maintenance:** 537-5175

**Custodial:** 537-5172

**Environmental Health & Safety:** 537-5179

**Front Office & Keys :** 537-5166

**Grounds:** 537-5178

**Heating & Air Conditioning Requests:** 537-5170

**Recycling:** 537-5180

**Vehicle Rentals:** 537-5174

**Work Requests:** 537-5175\*

*\*Please use the web page for work requests:  
<http://facilities.csusb.edu:100/home.html>*



Please visit our web page at:  
<http://facilities.csusb.edu/>

For comments and questions regarding this issue  
please contact Deidre Kobziff at 909/537-3124.

*February 2007*

### NEWS & VIEWS

A Quarterly Communication from  
Facilities Services Staff at CSUSB

Facilities Services:  
<http://facilities.csusb.edu/main/index.asp>  
Maintaining A Quality Campus Environment