FACILITIES PLANNING COMMITTEE

MINUTES

September 23, 2010

Members Present: Yasser Ayad; Jon Beal; Paul Bylaska; Deb Fleeger; Jack Hubauer; Deb Sobina; Tony Johns; Rose Logue; Jim Stockman

Others Present: John Massa; Rein Pold; Kim Verdone

I. Approval of Minutes – April 22, 2010

A motion was made by Kim Verdone and seconded by Jack Hubauer to approve the minutes of April 22, 2010 as presented. The motion passed.

II. Additional Agenda Items

1. No additional items were added to the agenda.

III. Old Business

1. Science & Technology

Jim Stockman said they were working out issues different parts of the building including the air conditioning. Technicians from McQuay have been here for four days to work on the situation and they found a few of the problems and worked on those. In addition to those, the chillers went out at 3 am that morning. McQuay was able to convey the fix to Dan Fleming and Bruce Johnson. One of the issues was misidentification of the chillers within the computer program which inhibited the correct functions to occur. McQuay has been fixing the problems even after the one year warranty is up. Rein Pold asked if the interface between Johnson Control and the McQuay units been part of the problem. Jim Stockman said yes it was part of the problem, but both companies have been working with the University to solve the problems.

Jack Hubauer noted that two members of the maintenance staff are currently being trained this week to work on these units (hands on training).

The autoclave service tech is to be here Friday, 9-25 to resolve the problem as to why it is not operating correctly.

Paul Bylaska noted that blinds and shades are needed in the classrooms. Dr. Ayad mentioned that some of the labs require almost complete darkness and asked if that could be considered when blinds are being ordered.
Paul Bylaska spoke about emergencies and reiterated that 911 should be called in every case of emergency, not Public Safety.

The micro turbine and solar panels are up and operational and all requirements have been met so that no back feed to Allegheny Power occurs should they have an outage including an inspection by an Allegheny Power inspector. Another permit will be required due to a change in forms (PUC).
Rein Pold asked if we would be able to monitor how much we save by the generation of power from these sources and Jim Stockman said that it would not be how much we save, rather how much we generate. Metering capabilities were also discussed. Paul Bylaska said that was being worked on.
John Massa asked if the snow would be cleared from the solar panels in the winter. Jim Stockman said no, they are too sensitive to touch. He also mentioned the bigger issue was the wind and getting enough ballast to hold the panels down but not overload the roof.

2. Becht

Paul Bylaska said the preliminary final design is 90% accomplished. We are in the process of making some adjustments. Jim Stockman noted some of the issues are: mechanical rooms and air handlers are in the basement which allows no easy access to bring in replacement motors or other large equipment, misalignment of restrooms (not stacked), emergency generator location, elevator roof, matching of windows and is asbestos in the crawl space.

Rein Pold asked when the project would be ready to bid. Jim Stockman said that it depends on the asbestos abatement. John Massa added that although the asbestos is on the 1st and 2nd floors, the actual location of asbestos random- found in some areas that have been patched over the years. The window glazing is not an issue per John Massa.

3. Tippin

Paul Bylaska stated the projected budget is $27 million but the feasibility study came in at $60-80 million so we have to go back and take another look at it. Rein Pold asked if a target number has been established, somewhere between the projected budget amount and the feasibility study amount and Paul Bylaska replied not yet. John Massa asked if the feasibility study considered practicality and cost efficient renovation -vs- replacement and Paul replied that the outcome was definitely replacement as there are too many structural problems with the building to consider renovation.

4. Parking Committee

Paul Bylaska spoke about changes to Lot 10. There is a pay station on the corner next to Eagle Commons which electronically notifies Public Safety when the time runs out on your meter. There is a glitch with use of the Eagle Dollars Card and being PCI compliant. The issues are being addressed.

Special permits for fuel efficient vehicles will be issued. John Massa asked what is considered “fuel efficient”? John is going to take it Glen Reid and report back.
This brought up a discussion on Certification for Leed Requirement. Points are awarded if certain requirements are met, for example, designation of fuel efficient parking spaces, showering accessibility to buildings so folks can ride bikes (bike racks at S&T are close to Tippin). That is the reason there are showers in Eagle Commons.

Kim Verdone asked about the email sent out regarding handicapped spaces –vs– the permit that Public Safety issues. Paul Bylaska clarified the issue in that the University cannot issue a handicapped permit – only Penndot can issue them. Also, the handicapped spaces we have on campus must meet the Penndot requirements (painted a certain way, etc.) We are authorized to put the handicapped spaces in, but we cannot issue the permits. Temporary disabled permits, which can be issued by the University qualifies you to park in any other space except the handicapped spaces.

Paul spoke about the request for more crosswalks on Greenville Avenue. The borough and Penndot both said no.

The handicapped spaces along Payne Street will be going away since there is now handicapped parking between Tippin and the Science & Technology Building. Chief Reid is to assess the new spaces.

We are going to have a Public Safety officer ticketing those illegally parked in the handicapped spaces between 4pm and midnight.

Dr. Ayad asked about ticketing before 8 am and Paul Bylaska replied that this is not being considered as yet. The handicapped spaces along Payne Street will be converted back to staff parking.

Paul Bylaska noted the recommendation to raise the cost of parking tickets from $10.00 to $15.00 per occurrence and late fees from $1.00 to $5.00 after 30days. At some point in time this will be taken to the PEC. Discussion centered on repeat offenders and penalties. John Massa explained the “habitual offender list” and anyone on the list who receives a ticket will have to pay more. A vehicle has a boot put on it when there are unpaid tickets. The boot fee is $175.00. John Beal suggested a steep graduated scale fee for offenders (1-2 a lower rate-$10.00 while 3-5 range higher rate -$20.00, $30.00, $40.00). Every year they start over again with a clean slate. Deb Sobina asked how Public Safety knows what the offender’s status is. John Massa said the electronic “Ticket-trak” system used on Clarion Campus creates the data base.

Paul Bylaska said there is a recommendation from the Parking Committee to change half of Lot 14 below Gemmell and North of McEntire to resident parking.

Deb Fleeger noted the borough meters on Wilson Parking are being re-metered to allow less time for the money.

Dr. Ayad asked if there were standard terms of how much of parking is required to be handicapped. Jim Stockman said he thought it was 20% of total parking.

5. Venango

Deb Sobina reported a September 13th meeting was held on the Nursing Simulation Lab which is now in the final design phase. No major issues exist now that scheduling conflicts between several of the course offerings have been worked out. She and Steve
Selker were making a trip to Penn State Behrend to look at their simulation lab. The component that transmits the simulation back to the classroom is of particular interest and the main reason for the trip. $200,000 in funds has been raised so far but they need an additional $550,000.

Ms. Sobina asked if there were any guidebooks available. She would like one to go by to develop a guidebook for Venango Campus.

A problem with Simplex-Grinnell System auto dialer was dialing to Public Safety at 2111 instead of 911 was addressed and corrected. Now 911 is dialed first and the second call that is dialed is Public Safety.

Two more light poles were installed in the lower driveway of Montgomery Hall. One was installed on the new stairway which maintenance completed this summer. So the lighting project is complete.

The No Smoking Policy is being addressed with signage and common sense training and other ideas; however, there is a concentration of smokers in certain areas including building entrances. Signs read, “No Smoking Within 25 Feet of This Entrance”. Painting a line on the sidewalk was one suggestion. John Massa suggested the ashtray/receptacle be moved farther away from the entrance of the building. Ms. Sobina said they would need help moving the 300 lb. moving the receptacle as they have no lift gate vehicle.

Parking issues – more handicapped spaces are needed, particularly near the library.

Pond issues – the Game Commission trapped out all the muskrats, 13 Canadian geese have been chased out and the White Ingram carp are on order.

6. Boiler Plant

Jim Stockman reported that the project is well underway. #4 boiler has been completed, #3 boiler was fired up today (9/23) and once it checks out, work will begin on #2. Energy enhancements have been put in including preheats on boilers #2 and #3 and energy efficient controls. We are looking forward to completion of the project so we can start measuring use, output and being able to have an energy analysis. Paul Bylaska proposed a tour of the boiler plant be scheduled to run in conjunction with a Facilities Planning Committee meeting. John Massa asked if there was a projection on savings expected. Paul explained since there is no good data to establish a baseline, and Rein added the only immediate savings we can measure will be in the use of natural gas. Paul added that by prudent gas purchases, Rein saved over half a million dollars in natural gas costs last year.

7. Rhea Lumber

Paul Bylaska noted many of the old structures are gone. The next step is to put parking in and figure how to renovate the block building into art facilities with the available funding. Payback of extension of the steam line to Rhea Lumber would be 15 to 20 years and therefore is not really feasible.

IV. New Business
1. **Facilities Tour/Orientation**

   The Trustees toured Venango Campus and they learned about the Nursing Simulation Lab and a possible property acquisition for the Venango Campus. The Verizon property across the street from the campus is for sale. However, the water/drainage issues around the campus must be taken care of prior to the simulation lab being put in.

2. **Key 93**

   There is no more Key 93 money.

The meeting adjourned at 4:15 p.m. **The next meeting of the Facilities Planning Committee will be held on Thursday, October 28, 2010.**