



# Construction News

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## University Student Union Update *by Brad Fenton*

The University Student Union Project, or USU, has been proceeding smoothly and on schedule ever since the President announced last year that the project was moving forward. Since then, a game plan for the design and construction of the project was developed and has been led by the Facilities Development and Management team including multiple campus committees.

In order to take advantage of the present low cost of construction, we decided to pursue the project through a Design Build delivery method. This is the same method that provided us Parking Structure 1 and CCF. The process shortlists four teams of contractors, architects and engineers based on qualifications. Once the four teams are selected, they are given a Request for Proposal (RFP) which contains all information required for the project; from the users of the building, square footages of the rooms needed, mechanical and electrical systems, how the rooms are to be used, when the building will be open and so on. The process included a program and technical committee that reviewed and developed the RFP over a six-month period.

The teams are then given three months to develop and submit a design and costs. All submittals are anonymous. Once the design is completed, the evaluating committee scores the designs and assigns points to each design. Then a cost is provided. The costs are divided by the points and *voila*, we have a winner. This team will then complete their design and build the project.

So why are we using the Design Build approach? The process has many advantages and a few disadvantages. The main disadvantage would be that the architect does not work directly for us. The University does not have complete control over the design. But, if we dig deep, lay-out all our needs and clearly describe what is required, we will have a building that meets our needs. The purpose of the RFP is to determine those needs. Afterward, the University then participates in completing the design, the same as any other design process.

The advantages are numerous, primarily it is a more collaborative process. In most traditional design-bid-award delivery methods, the architect is a liability in the sense they are our agent and any mistakes in the construction documents are our liability. In Design Build, the architect works directly for the contractor, reducing our liability, but more importantly putting the architect on the same team as the contractor. In traditional methods, the architect and contractor are

*(Continued on page 3)*

## Lights, Camera, Action!

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**Jorge Luis Delgado Hernandez, Part 2** by Cheryl Zwack

Fresh from high school, “George” began his career in earnest by joining the airborne unit of the Army. He learned how to operate and repair electronic avionic equipment and picked up Japanese. For seven years, George served primarily in Japan, Hong Kong, Korea, Taiwan, and Vietnam.

The people in the Far East were very courteous and their societies were more organized and structured. It was easy to adjust to Japan’s traditions. Stretching sessions were held at 10:00 and 2:00. Childcare, housing, and employers were all located in the same area. The employees felt tightly knit and were thoughtful of each other.

Upon George’s return to the US, he landed a job with the Post Office, maintaining mail processing equipment, and pursued a BA in Electronic Engineering simultaneously.

Unfortunately, the electronics field was saturated when he hit the job market, so he switched to maintenance, finding it paid better and provided more opportunities. For fourteen years, George worked for Sharp Mission Park Medical Centers, as a Biomed Equipment Technician, a Lead Facilities Maintenance Mechanic, a Facilities and Maintenance Supervisor, and ultimately as the General Services Manager.

By now, he was married to Carmen and had two children, Stefanie Janet and Edward Anthony. The family was comfortable in Escondido, taking on extra challenges like skydiving and running marathons. He and his brother could only tell the new family stories of their family’s Cuban origin and the road leading to North San Diego County, a story that seemed fanciful to the next generation.

Then, another hurdle arose when Sharp Mission Park Medical Center was replaced by Scripps. The new ownership consolidated and contracted out the work. Existing staff was cut back or laid off. George found himself in another tough job market, but landed a position in Facility Services at CSUSM. He was starting over again, learning about maintenance in the university setting.

Recently, his union, the SETC, rejected furloughs, and George, who had fewer “seniority points,” was given notice of his impending lay off. Fortunately, his position was restored. George is well known in the department for having an amazingly positive attitude in the face of adversity. His demeanor is easy going, flexible, willing, and he is quick to laugh with good humor.

This is the face of one employee who has been on the chopping block here at CSUSM. Each of us has a face, a family, and a history.



# Facilities Development & Management— Newsletter

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## *Construction Update Continued*

adversaries.

Another benefit is that the design is developed within the boundaries of the budget. Instead of the architect hoping their final design will be bid within budget, the architect and contractor work hand in hand to assure the best possible design and lowest cost. Some contend this relationship might cause the architect to lower their standards. This is very unlikely, as architects and engineers are bound by a code of professional ethics that prevents them from doing so.

One last reason we felt the Design Build process would benefit the University is that at the end of the RFP selection process, we will own four different designs. This will provide us multiple insights into design ideas that can be used in the final design of the USU.

By the time we go off to Thanksgiving break, the designs will be completed and a team chosen. Watch for an announcement on the PDC webpage. It will be an exciting project for us all.



## **THANK YOU FOR RECYCLING!**

On Thursday, October 21, 2010, Facility Services held the annual **Thank You for Recycling** event on the University Hall Plaza during University Hour to thank YOU for your participation in last Spring's RecycleMania contest and congratulate you for winning a sixth national title of Recycling Grand Champions! Pizza lunch was enjoyed by all and a big helping of recycling information was dished up for newcomers to campus.

What you can and cannot recycle is on our webpage, [www.csusm.edu/facilities/sustainability/recycling.html](http://www.csusm.edu/facilities/sustainability/recycling.html).

Get ready for RecycleMania 2011!

## **LARRY RUSSELL WINS PIE EATING CONTEST!**

*By Rosie Peterson*

On July 15th, President Haynes Staff Appreciation Picnic was a rocking good time. We ate good food, rocked out to music from 1989, had the traditional pie eating

contest and the water balloon toss. FDM's own Larry Russell took home the prize for winning the pie eating contest! Good job, Larry! I tried that pie eating stuff last year and it's harder than it looks. Who will throw their hat in the ring next year? I double dare ya!



## **CALVIN KIDD—A STAND OUT!**

Ed Johnson, Director of Facility Services, often receives emails commending his department. One recent example stands out. "...It is my pleasure to bring to your attention the quality work of Facility Worker Calvin Kidd. Calvin has truly gone out of his way, over the last school year, to make a positive and quality difference for our program, its teachers, and my fellow workers. This is evidenced by several actions that were truly going the "extra mile" to be of service to our many groups using facilities, or working here at CSUSM." -Daryl Stermon - Project Coordinator, iQUEST Project

# Facilities Development & Management— Newsletter

## UTILITIES MANAGEMENT



The role of an Energy & Utilities Manager includes hedging against utility price spikes, which require the assembly of a procurement portfolio of fixed contracts, and options on future utility purchases, goal-setting of plant and building wide targets for reducing the volume of energy required, monitoring and verification of the campus utilities, and repair and correction when energy consumption data indicate a significant deviation from expected levels. The Energy Manager is responsible for carrying out the requirements of our CSU Energy Management Policy (Executive Order 987) and ensures compliance with State and Federal regulations to address CFC (chlorofluorocarbons), demand side management, and air quality regulations. The campus Energy & Utilities Manager is always looking for ways to reduce consumption, make our systems more efficient, and ultimately reduce utility costs. The following are a few initiatives currently under consideration:

**Irrigation Water Well** - Currently we are researching to see if CSUSM owns the water rights for the campus property so that we can plan for the installation of a few strategically placed wells. The intent would be to subsidize the water we currently use for irrigation with well water.

**Fuel Cell** - We are currently looking at entering into a power purchase agreement for the install of a fuel cell at CSUSM. This would give us the ability to secure the price we pay for electricity and heat, without being subject to fluctuations in the energy markets. We will benefit from the reduced emissions, utility costs and increased energy supply reliability as well as a reduced base energy load and greenhouse gas footprint. The fuel cell would diversify our energy portfolio, help future projects attain LEED status and we would be in compliance with Executive order 987.

**Aircuity** - Labs need proper ventilation to maintain a safe environment for occupants. At the same time, it's impossible to ignore the energy consumption of labs when investigating energy efficiency measures. Aircuity offers solutions to make it possible for labs to maintain a safe and comfortable working environment while significantly improving energy efficiency and reducing the carbon footprint. What's so cool about this particular initiative is that SDG&E is offering on-bill financing -- that means no out-of-pocket expenses for the campus!

**Solar Power Agreements** - Our campus is currently under consideration for a solar power agreement put together by the State of California's Department of General Services. Under the power-purchase agreement, 15 qualified private companies will compete to finance, build, operate and maintain the solar panels for 20 years. The agreement allows the CSU to buy renewable power at or below current retail rates while avoiding the initial cost of

*(Continued on page 5)*

# Facilities Development & Management— Newsletter

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## *Utilities Management continued*

installing the system. The combined 25 megawatts of solar power on CSU campuses is estimated to reduce more than 13,000 metric tons of carbon emissions annually – the equivalent of taking more than 2,600 cars off the road or powering more than 1,600 homes!



The following is a partial list of utility conserving initiatives that were recently completed:

**Verdiem** - One of the energy conservation measures included in the ESCO project was the installation of a server-based PC energy management software system. This software, provided by Verdiem, allows IITS to switch idle computers into sleep mode. A typical PC consumes 535kWh of electricity a year. Two-thirds of that energy is wasted when the computer isn't in active use, primarily outside of business hours. By utilizing this software, the campus is reducing PC network energy consumption by up to 30% and saving approximately \$90,000 annually!

**Waterless Urinals** - The fixture looks like a regular urinal, is installed like a regular flushed urinal, and is cleaned like a regular urinal. Waste flows into the existing waste line, where it flowed before into a flushed urinal. You don't need water to transport water. The waterless urinals have saved over 2 million gallons of water and reduced our discharge to the sewer. The overall savings to the campus is roughly \$30,000 a year.

**Irrigation Controllers** - Calsense provides an easy-to-use, powerful field controller. The system includes point-and-click water management software, weather monitoring devices, flow meters and master valves. With the controllers in place we can identify underground leaks that were traditionally not seen, reduce or eliminate watering based on the weather, and run reports that show performance of the system.

**MBCx** - Monitoring Based Commissioning identifies a prioritized list of savings opportunities based on continuous analysis of the buildings operations. The process has been completed in Craven Hall, University Hall, and Kellogg Library. The combined savings of the three buildings resulted in savings of 30% in electricity, 53% reduction in heating hot water use, and 11% reduction in chilled water usage. The measures being implemented should improve building services such as thermal comfort, indoor air quality as well as system maintainability and reliability. The savings are being obtained primarily through low- or no-cost "tune-up" type measures.

## **ESCO**



Over the past couple of years, you may have heard of the ESCO project and you may have wondered what it is. ESCO simply stands for Energy Savings Company, and the ESCO project was a way for the campus to significantly reduce energy consumption by improving chiller operations and water systems, retrofitting HVAC systems, replacing campus-wide lighting, installing occupancy sensors and PC shut down software, and other additional services. The campus was guaranteed a 25% reduction in energy consumption. The idea was that lower consumption would result in lower utility bills and these savings could be used to pay back our initial investment. Essentially, it's a project that funds itself over time. And, as utility rates increase, the campus avoids even more costs!

*(Continued on page 6)*

# Facilities Development & Management Employee of the Year

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## *Utilities Management continued*

In fiscal year 08/09, campus utility costs were \$3,164,173 (electricity, gas, water, sewer, and waste disposal). In fiscal year 09/10, costs were \$2,085,696. That's a savings of \$1,078,477 in one year! Now keep in mind that the ESCO project was not fully completed until half-way through the 09/10 fiscal year, which means that we should realize even more savings in FY 10/11 when our energy conservation measures are in place for a full year. Keep in mind also that the McMahan House was completed in FY 09/10 – so that means we added a capital improvement project to our utility load and we still saved over \$1M!



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## Melinda Meyers-Thurmond

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### **Congratulations FDM Employee of the Year, Melinda Meyers-Thurmond!**

The announcement was made and awards presented at the 3rd Annual FDM Department Meeting on October 1st. Melinda Meyers-Thurmond was selected as FDM Employee of the Year. Pat Simpson, Steve Holbrook, Mui Sullivan and Bryan Fisher were also nominated for the award.

Melinda, Project Coordinator, Planning, Design & Construction, has worked in various positions here at CSUSM since 2000. Brad Fenton, Director, Planning, Design & Construction, says, “In the last year, Melinda has gone above and beyond her normal duties to help the department. She implemented several new Prolog procedures and even trained other CSU campuses on the process. She was given the task to manage the CSUSM at Temecula project with a very short deadline and limited budget. She also assumed the construction management duties for the Public Safety Building project.”

One co-worker says, “Melinda can multitask like no other! She can manage people, manage budgets, manage time and do it all smiling! Melinda is a pleasure to work with.”



Pictured left to right: Pat Simpson, Steve Holbrook, Mui Sullivan, Melinda Meyers-Thurmond, and Bryan Fisher



# The bulletin board

Fall Issue

2010

## FDM Newsletter

Hi Facilities,

We really appreciate all you do to keep our bathrooms clean!

Maria Valko  
Literature and Writing Department

Yesterday, near the end of the shift, a call came in for cleanup of a restroom. The staff person assigned said he was unable to complete the task. I called upon Jim DiMartino for help and without any hesitation he immediately addressed the request. This area was not in his zone but as in the past, I can always count on Jim to help out when necessary. He is a prime example of commitment to the job and team work in action. I am grateful for his service to the university. Kudos to Jim!  
-Patti

Scott,  
Thanks for the good news. It is a pleasure to work with such a professional. Your attention to detail is very confidence inspiring.  
Ian Lyne  
O'Connor Construction

Doug has saved the day and fixed our door. Thanks Doug!!!  
Jane Cross  
(Director, Payroll Services)

Mike Geck,  
I just wanted to send a quick email to inform you of the great customer service I receive from Ashley Einbeinder whenever I call Facilities. She is always helpful, pleasant and knowledgeable in whatever my needs/requests are at the time. She is a great reflection of the overall department.

Thanks  
Marilyn J. McWilliams



-----Original Message-----

From: Katy Rees  
Sent: Sunday, May 16, 2010 12:57 PM  
To: Rosie Peterson  
Cc: Linda Hawk; Gary Cinnamon; Candace Bebee; Cheryl Zwack  
Subject: Re: FDM Spring Newsletter

What a fantastic newsletter! Such great writing and informative. Cheryl - I LOVE your article about George. You are an excellent writer. Thank you all for sharing this with us.

Time Elapsed:

Total Recipients:

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