



California State  
University

C H A N N E L  
I S L A N D S

## Facilities Services

July, 2014

# NEWSLETTER

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## Events Calendar

July 25 <sup>th</sup>	Complete Move from Arroyo to Ironwood
July 30 <sup>th</sup> 1:00pm	Swap-a-palooza (Broome Library Plaza)
Sept. 18 <sup>th</sup>	Karaoke Cocktail Hour (TBD) unsponsored

## FS Newsflash

**Congratulations to the "Over-The-Line" winners:** Los Giants - Travis Thierry, Matt Tauber, Rick Gill, Nico Mendoza, Nabor Preciado & Alex Joya. Thank you to Carolyn for sending the great collage of pictures showing the participants having a good time.

## Dave's Corner

We wrapped up a busy and successful year. As the campus grows at a rapid pace, we have provided new spaces for classrooms and offices, while maintaining the campus in a proper manner. Congratulations on a job well done! I am confident we will perform even better during this year.

A word about safety. Safety is our highest priority. Please be careful, and watch out for your colleagues. Please ensure you are always working in a safe environment, and you have the proper training to do the job assigned to you. If you are not comfortable, please consult with your Supervisor and/or Manager.

I shared with you the Facilities Performance Indicator (APPA) data for FY 12-13. We operate at the lowest cost per square footage amongst all 23

campuses. In FY 13-14, I think we have performed equally well. Thank you for the excellent work you do, and for making CI FS the most efficient facilities department in the CSU system.

Providing excellent customer service is our key performance goal. We exist because the students, faculty and the staff chose to come to CI. We will conduct another customer survey during the Fall semester. Please continue to provide excellent service, and I know we will get shining scores!

Recently, we have started holding monthly events where we can get together, and have some fun. If you haven't joined these events yet, please do so next time – you will have a good time!

# Safety Corner

Safety within Facilities Services (FS) is always a top priority and FS continuously strives to improve the quality, effectiveness, and organization of its safety program. Now that Theresa Kocis has taken over as the Safety Manager, she will evaluate the progress of the changes that were implemented at the beginning of the year and make any necessary adjustments. Theresa's goal is to make safety a top priority for all FS employees by making training more relevant/shop-specific, simplifying forms and documentation, and evaluating effectiveness more frequently.

There will be several small changes taking place over the next few months related to safety within Facilities Services. Our employees will be receiving "Safety Updates", which is a monthly email (similar to the weekly project updates) highlighting recently completed, current and upcoming events related to safety.

Theresa has implemented a weekly report that includes: daily project safety, weekly training, and weekly inspection. After several suggestions from FS employees, Theresa was able to revamp a few safety forms to make them more "user-friendly" and more efficient. As Theresa continues to evaluate our safety practices, expect more positive changes over the next several months!

The "References/Links" section in the column to the right contains a click-able link to a free, search-able MSDS database.

**Photos:** The photo on the bottom left was taken during a safe and successful Crane Lift/Rigging operation at Ironwood Hall. The photo on the bottom right shows Matt Tauber participating in the Permitted Confined Spaces Training session.











## Safety in Action



## References/Links

**Safety Data Sheets** ([click here](#))

### GHS Pictograms

GHS – Hazard Pictograms and correlated exemplary Hazard Classes				
Physical Hazards				
				
Explosives	Flammable Liquids	Oxidizing Liquids	Compressed Gases	Corrosive to Metals
Health Hazards				Env. Hazards
				
Acute Toxicity	Skin Corrosion	Skin Irritation	CMR <sup>1</sup> , STOT <sup>2</sup> , Aspiration Hazard	Hazardous to the Aquatic Environment
1) carcinogenic, germ cell mutagenic, toxic to reproduction / 2) specific target organ toxicity				

## Safety Awareness

**Fire Safety Week:**  
**(Oct. 5<sup>th</sup> - 11<sup>th</sup>)**

**Prevent Heat Illness**  
**(OSHA)**

**WATER. REST. SHADE.**  
*The work can't get done without them.*

## Upcoming Trainings

**Fire Extinguisher:**  
**(TBD)**

# Department Updates

## PDC

The school year has just finished, but we continue to work furiously to plan, design and build for the campus' growth over the next decade. Sierra Hall is under construction after several delays and will be complete in time for the fall '15 school term. Once complete, this energy and resource-efficient building will provide 68,000 ft<sup>2</sup> of much needed instruction, lab and faculty office space for CI. We also hope to renovate three labs in Aliso Hall as part of this project as they move into Sierra Hall. Work has commenced on the second floor improvements in Lindero Hall which will accommodate Human Resources, Payroll and Administrative Services, freeing up space on the first floor of Solano Hall for faculty. This project should be complete later this summer.

A design-build team has been selected to begin work on the next phase of student housing – Santa Rosa Village – and an expansion to the Dining Commons. This project will provide 600 additional beds for incoming freshmen and much needed dining and kitchen space to the Dining Commons that will serve the entire campus. This project is expected to open in time for the fall '16 semester. The campus is just starting work with an advisory team to look at opportunities for continuing the build out of the campus using alternative financing and development strategies. Some of the projects anticipated as part of this effort include an events center, athletics facilities, additional student housing, a student health center, additional parking, and the completion of the last phase of housing in University Glen. It's an exciting and hectic time for us and we look forward to collaborating with the rest of the campus to help execute these critical projects supporting CI's growth.

## Facility Support

Facility Support, Custodial and Grounds have several new and ongoing projects.

The custodians will continue working on their ongoing summer projects that include: carpet cleaning of all classrooms, scrubbing and sealing of restroom floors, detail cleaning of classrooms and furniture cleaning. The Grounds department will work on the following projects: refresh of University Courtyard, refresh of President's Garden, ongoing campus wide refresh, and completion of Camarillo St tree safety trimming project.

## Operations

Operations completed approximately \$2.1 million in project work for the 2013/2014 fiscal year. The project workload and associated dollar amount have continuously increased over the past several years. In order to accommodate the growing workload without increasing the amount of employees, the Operations Department had to become more efficient and organized in managing projects and backlogged maintenance. Key performance indicators (KPIs) helped identify areas with potential savings and provided much of the drive behind the innovation of the current maintenance plan.

Since Ryan Freeman became the Maintenance Planner/Scheduler, the Operations Department and the Work Center have tamed the once chaotic tasks of prioritizing, scheduling, tracking, and forecasting maintenance needs. Ryan has eliminated most of the time-consuming prep work (e.g., scheduling times with customers and making sure material is available and kitted) associated with each project, which has led to significant man power savings. The saved hours allow the Operations Department to dedicate specific people to reactive maintenance needs. In the past, employees would have to pull off of scheduled projects, leading to delays in completion, to respond to reactive maintenance needs.

With a renewed dedication to preventive maintenance, reactive maintenance needs have decreased (approx. 4% in the last 3 months), customer satisfaction has increased, and providing data to support requests for funds of "end of life cycle" assets has become easier. The high level of efficiency that the Operations Department has achieved has not gone unnoticed. Dave Chakraborty, Ryan Freeman, and Tim Berndtson are currently working on an application for a CSU Best Practices Award in Facility Operations/Physical Plant Innovation and CSU Northridge recently made a visit to CI to see our practices in action.

## Sustainability

FS has completed many energy projects that have yielded an overall 31% reduction in electricity consumption over the last six years. The program is saving the Campus approximately \$650K per year by avoiding electricity utility costs!

Currently, FS is working on upgrading all exterior wall packs and replacing them with highly efficient 19 watt LED fixtures. We are also upgrading outdated, inefficient street lights along Rincon Drive and San Luis Avenue with efficient induction or LED lights. We are completing a lighting audit in the interior spaces.

As of 2013-14 FY we have reduced domestic water consumption by 29% HCF/ FTES and reclaimed water by 52% HCF/ Acre. FS has reduced domestic water consumption by converting the Central Plant Cooling Towers from domestic to reclaimed water, installing low flow toilets and low flow sink aerator replacements. Recently, we installed 31 weather based "smart" irrigation controllers, as well as 400+ low flow sprinkler nozzles that will reduce reclaimed water usage even further. The water conservation program is saving the Campus approximately \$260K per year in avoided water utility costs.



## Did You Know

**Q. Can you name the 5 youngest campuses in the CSU system (you should all get at least one of these right)**

**A. (See below for answers)**

**Of these 5 CSU campuses, CI has the HIGHEST average freshman retention rate (79%), which is an indicator of student satisfaction. It is safe to say that conditions of the facilities and grounds have a significant impact on student satisfaction... so keep up the great work!**

Answers: CI (2003), Monterey (1995), San Marcos (1988), Bakersfield (1965), Dominguez Hills (1960)

## New Employees

### Shana Tanajiraphaisal (aka Shana Tana)

Shana will be taking over Accounts Payable, RGS's and other reporting duties to help the Accounting Group move forward as the campus continues it's growth. Shana is originally from Simi Valley and previously worked in property management where she handled various accounting responsibilities. When she's not crunching numbers, Shana enjoys watching movies or playing games with friends, arts and crafts, and loves to travel. Until the move to Ironwood, Shana can be found on the 1st floor of Arroyo Hall sharing the first office on the right with Alisha.

### Kurt Nachazel

Kurt Nachazel has joined Planning, Design & Construction as a construction project manager. Kurt has over 30 years of experiencing working in construction in the region, most recently at HMM Constructors, Inc. He has led the construction team on several projects on campus, including Islands Café Remodel (completed in 2007), Solano Hall Second Floor Improvements and Madera Hall (both completed in 2012). This experience will help Facilities Services achieve our mission of completing capital projects on time and on budget. Kurt is managing the Lindero Hall Second Floor Improvements and Arroyo Hall Elevator projects, and is supporting the campus construction management team on the West Hall project. He will manage the upcoming Student Housing Phase III/ Dining Commons Expansion project, which is just starting design work.

## Staff Kudos

### Carolyn Shamowski

Kudos to Carolyn Shamowski for always going above and beyond to make sure the day to day functions of the FS Work Center run as smoothly as possible. Carolyn is a perfect liaison in the Work Center as she delivers great customer service to the campus while effectively communicating with Facilities Services staff. Last year Carolyn set up 397 event work orders with the shops providing their outstanding support in making every event a success. Carolyn also runs and sets up Preventative Maintenance and helped organize many of the monthly FS team events (bowling, horseshoe, etc.). Carolyn's warm and friendly demeanor are contagious and help make FS a more

enjoyable place to work.

On a personal note, Carolyn was born in Pennsylvania and grew up on the East Coast and moved to California in 1986. When asked what Carolyn's favorite vacation spot would be, she said by the ocean. The ocean provides peace and tranquility to her heart and soul. In regards to her favorite music question, she responded in saying that it relates to instruments and her favorite instruments include the saxophone, piano and guitar, and therefore, her favorite genre is Smooth Jazz. When she was asked what would be her first purchase if she won the lottery, she responded, "to pay off the mortgages of everyone I care about."



# Campus Recognition

## Custodians Featured in Current Magazine

The latest edition of “Current Magazine” will include an article highlighting our outstanding custodial staff. The article recognizes the hard work, great customer service, and support that the custodial staff provides to create an ideal learning environment. It's the people, not just the work performed, that make the custodial staff a special group. Chris Yanez is quoted as saying,

***“Everyone is on the same level. It doesn't matter what group you interact with. Everything is a team effort. That's one of the great things about working here.”***

The strong interpersonal relationships among the custodial staff foster collaboration, efficiency, and an enjoyable work environment. Thanks to Raudel and the custodial staff for representing Facilities Services so well and enhancing the CI experience for students, faculty, staff, and visitors.



## Praise for Installation of Irrigation Controllers

Facilities Services (FS) received a rebate check for \$9,900 for the 28 evapotranspiration irrigation controllers installed throughout campus. These devices, which cost \$14,000, contain probes that collect soil data and determine the optimal amount and frequency of watering required. FS expects a minimum of 20%/year reduction in water usage (approx. \$18,000/year savings, with the possibility of as much as a 40% reduction). Special thanks to Jason Hughes and Austin Eriksson for installing the controllers and pursuing the rebate.

***“These are the types of action-oriented steps we can all take to support our commitment to efficiency and innovation.” – Ysabel Trinidad***



## Commencement Ceremony - FS to the Rescue

Once again, Facilities Services' staff came to the rescue and pulled off another successful commencement ceremony. All of your hard work “behind-the-scenes” led to a memorable and special day for graduates and their friends and families.

***“You're all awesome in serving our graduating students and their families and friends! Thank You!” – Ysabel Trinidad***





# Employee Events

## Chili Cook-Off

The "Chili Cook-Off Event" was a tremendous success thanks to plethora of delicious chili and the great turnout! Everyone's chili was tremendous and those who attended had a great time. Thank you to all the chefs that took the time and effort to make such fantastic chili and for the event and thank you to the "Judges" for scoring and rating all the great options. Congratulations to the winning chefs:



1<sup>st</sup> Place



2<sup>nd</sup> Place



3<sup>rd</sup> Place



People's Choice



Loren Fleming

Marty Jones

Jesse Gonzales

Wes Cooper

## Easter Festivities

The "Easter Festivities" included a potluck, Easter egg hunt, egg on a spoon relay race, and egg toss. All who attended had a great time and those who were not able to attend were greatly missed. Please enjoy the photos of the event taken by student assistant Tyler Nichols.



## HORSESHOE TOURNAMENT

The winners of the Horseshoe Tournament are as follows:

**1<sup>st</sup> Place** - Hammer Time, which consisted of: Jim Walsh, Dan Gerrard, Kurt Nachazel, and Wes Cooper/Jeff Millott (Wes played the first round of the competition & Jeff took over for him in the later rounds)

**2<sup>nd</sup> Place** - R & J Plumbing, which consisted of: John Naylor & Ron Lopez

**3<sup>rd</sup> Place** - Compadres, which consisted of: Marco Navarro & Miguel Magana

Congratulations to the winners & well done to everyone who came out and participated in the event.

