INTRODUCTION FROM RON NAYLER

In an effort to encourage enhanced communication within Facilities Management, we're publishing a quarterly Facilities Management Newsletter. This newsletter will highlight and share initiatives from departments within FM.

My hope is that this newsletter will serve as a bridge between departments and provide everyone with an enjoyable forum to better understand what we're working on and the progress we're making as we serve the University community. Each section will contain a link to more information on our recently revamped and much improved Facilities Management website (http://www.northwestern.edu/fm/index.html).

Please enjoy this newsletter. You can provide feedback or suggestions for upcoming newsletters to fmnewsletter@northwestern.edu.

Thanks,
Ron

DESIGN AND CONSTRUCTION

There are a number of projects under construction this quarter, including Chapin Hall, and the Physics laboratories in Tech. The Feinberg School of Medicine is being renovated and is undergoing a new construction project. Both Kellogg School of Business and the Boat House are in the architectural design phase.

PLANNING

The long-anticipated, Kresge renovation is driving many projects in FM Planning. A great deal of swing space needs to be created on campus for the period when Kresge will be under construction. Among related projects is 2020 Ridge backfill with Developments move to 1201 Davis. This freed up space on the third and fourth floors of 2020 Ridge.

The Real Estate office has been assisting new faculty that will be living in Northwestern's rental houses. This includes, among others, the new Dean of the Medill School of Journalism.

Major landscape projects include a new green space at the east end of the reconfigured University Place road and conceptual planning for the new Visitor Center landscape on the south edge of campus. Evanston has felt the burn of recent drought conditions, and landscaping is coordinating necessary tree and shrub removal. Ash trees and American Elms have been hit especially hard by disease and drought. Other projects include a number of new bike rack areas around campus, and helping the student-directed Wild Roots garden eliminate the “world’s worst weed”—the invasive Nut Sedge—using environmentally friendly techniques.

Lastly, the Space Information Management System (SIMS) team has rolled out its renovated FM:Interact site. The new version includes better screen fit for laptops, linear path and area measurement tools, as well as printable PDFs of floor plans.

WELCOMES AND PROMOTIONS

Wellbe Bartsma
Architecture Intern, FMP

Michael Bochenek
Maintenance Engineer, FMO

Michael Czarnecki
Maintenance Engineer, FMO

Irene Jaramillo
Accounting Asst., FMFA

Timothy Lukasik
Engineer Helper, FMO

Erin McCain
Real Estate Asst., FMP

Timothy Peterson
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Architecture Intern, FMP

Allison Poteiger
Communications and Outreach Intern, Office of Sustainability

MaryPat Pyles
Customer Service Representative, FMFA

Justina Quarshie
Accountant Asst., FMFA

Michael Saba
Engineer Helper, FMO

Andrew Sehnal
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Britni Stensen
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Elliot Stevenson
Designer-Drafter, FMP

Todd Voigt
User Support Lead, FMIT

Megan Weiland
Archive Digital Production Asst. Coordinator, FMP

Carrie West
Senior Planner, FMP

Karen E Willoughby
Web Communications Coordinator, FMIT

Priscilla Wojtowicz
Customer Service Representative, FMFA
HUMAN RESOURCES
Open enrollment will take place from October 22-November 9. To learn more, check out the HR benefits website (www.northwestern.edu/hr/benefits).

The new absence management program has launched as of September 1. Don’t forget that exempt employees need to input their time off on a monthly basis moving forward, this can be done on the disability plans website (www.northwestern.edu/hr/benefits/disability-plans/).

OPERATIONS
Now that that fiscal FY’13 has arrived, and the budgets for the year are mostly set, it is worth looking at how NU is financing two specific areas; Renewal and Replacement (R&R), and Preventive and Predictive Maintenance (PPM). These areas prevent and predict incidents by ensuring all operations are functioning properly.

If you read the trade magazines or attend facilities seminars, it is obvious that most universities are struggling with their deferred maintenance. Funding is tight and often deferred maintenance budgets are the first to see cuts; needed work... continues to get deferred. Here at Northwestern on the other hand, our R&R program has been getting serious attention from the Budget Office and central administration. Since FY’03, our annual R&R budgets have seen a more than four-fold increase. This increase has been driven by FMO’s ability to specify and justify R&R projects, and to complete them in a timely and efficient manner. Kudos to all involved (project managers, shop foremen, and field techs) who contribute to getting these projects completed, often with considerable constraints.

The University also realizes the importance, and economic efficiency, of a robust PPM program. We have seen annual funding increase for preventive maintenance, both to cover inflation and periodic bumps to cover additional levels of effort. And in fiscal years FY’12 – FY’14, we are receiving significant funding to greatly expand our predictive maintenance program, including installing monitoring equipment on our largest and most critical pieces of rotating equipment. This will allow us to predict problems before they occur, and help avoid catastrophic failure and unscheduled down time.

In regards to sustainability, the shop has been capturing the condensate from the chilled water coils into a sump and reusing the water in the cooling tower. In the last 30 days, over 30,000 gallons of water have been diverted from the drain and instead were sent to the cooling tower, reducing our make-up of fresh water make-up by 30,000 gallons. Right now only two Air Handling Units (AHU) are being utilized, but the plan is to add this to the remaining AHUs.

GIVE TO UNITED WAY!
Cash prizes are given to the top four departments and the department that gains the most donors compared to last year.

It's not how much you give, it's participation that matters!

Last year we had 32 donors and as of September 14 we had 20 donors, let's do more!

(www.northwestern.edu/uservices/uw/)

CUTEST PET CONTEST
Send the FM Newsletter (fmnewsletter@northwestern.edu) a picture of your pet and if your pet is the "cutest," he or she will be featured in next quarter's newsletter.

FINANCE AND ADMINISTRATION
There has been a transition to a new ACD (Automated Call Distribution) phone system in customer service as of August 29. This has provided a new user prompt to callers and directs them to the appropriate party when calling to submit a maintenance request.
SUSTAINABILITY AND RECYCLING

“Green Building” is a term that was once used to describe a niche of construction where siting, design and construction incorporated energy efficient and environmentally friendly construction practices were added to the classical building design concerns of economy, utility, durability, and comfort. But the concept of green building has expanded significantly, recognizing that a majority of a building’s impact may actually occur as a result of its operations and maintenance. The United States Green Building Council, which created the LEED (Leadership in Energy and Environmental Design) (https://new.usgbc.org/leed) standard in 1998, has revised their approach to include guidelines for new construction (LEED-NC) and commercial interiors (LEED-Cl) and for operations and maintenance in existing buildings (LEED-EB&OM).

Northwestern University is committed to green building and to LEED – our last six major projects have achieved LEED silver or gold and our next three projects – The Bienen School of Music, the Visitor’s Center and the new Kellogg School of Business are all targeting LEED gold or higher. And some of our new projects are pushing the envelope with innovations like geothermal heating and cooling and high-tech glass which reduces the chances of bird collisions!

Northwestern is expanding our focus on green building to include existing buildings as well. We are evaluating areas like maintenance, custodial and landscaping with the objective that our buildings are maintained and operated in a way that:

- Efficiently uses energy, water, and other resources
- Protects occupant health and improving employee productivity
- Reduces waste, pollution and environmental degradation

Every one of you has an important role to play; if you are involved in a new construction or renovation project or in the operations and maintenance of our buildings or infrastructure you could be part of the solution! The opportunities to make a difference are everywhere – from adding environmental criteria into a furniture specification to choosing a lighting package with motion sensors to using a paint with low VOCs (volatile organic compounds) – and every decision makes an impact! If you’re not sure about your options, look for guidance on the USGBC site for new construction and renovations (https://www.usgbc.org/ShowFile.aspx?DocumentID=19177) or operations and maintenance (https://www.usgbc.org/ShowFile.aspx?DocumentID=19178) or reach out to the Office of Sustainability (sustainability@northwestern.edu)!

FM JOGGING CLUB

Tiffany Leighton Ozmina and Allison Potteiger have begun a running club on Wednesday evenings at 5:15 pm, please email allison.potteiger@northwestern.edu if you are interested in joining us. All running skills welcome.