FACILITIES PLANNING COMMITTEE

MINUTES

October 28, 2010

Members Present: Jon Beal; Paul Bylaska; Bruce Exley; Deb Fleeger; Jack Hubauer; Rose Logue; Glen Reid; Deb Sobina (via phone); Adele Stewart (student representative), Jim Stockman

Others Present: Dan Fleming; Don Leas (retired faculty member); John Massa; Ray Puller; Rein Pold; Steve Selker; Chad Thomas; Kim Verdone

I. Approval of Minutes – September 23, 2010

A motion was made by Kim Verdone and seconded by Rose Logue to approve the minutes of September 23, 2010 as presented. The motion passed.

II. Additional Agenda Items

1. Middle States Update was added as an agenda item by Paul Bylaska.

III. Old Business

1. Grunenwald Center

Jim Stockman reported on the Grunenwald Center, formerly known as the Science Technology Center. He attended a conference call last Thursday in Pittsburgh with DGS, the arbitrator and Fiore. The call focused on the technical issues in the specifications and what the required work was that was performed.

In a response to a question by Paul Bylaska on the HVAC training, Jack Hubauer commented that training for employees had occurred and was very good. Dan Fleming added that there would be a second part to the training that would get into the mechanics and would be held in spring 2011.

Jim Stockman reported problems with the drain in the 1st floor ladies room. Dan Fleming commented that Roto-Rooter and our maintenance staff both checked into the problem. Jack Hubauer said that they were not able to get a camera down the drain. He said that instead of the concrete being poured right up to the drain, there is a half inch gap that was then filled with silicone. The silicone has gone down into the drain and may be the cause of the clog.

Dan Fleming reported that the maintenance staff has a new device to check the airflow in the building. The device measures actual CFM and is showing the building
at only half of what it should be. Rein Pold stated that to have an air balance done by another company would be in the thousands of dollars.

2. Becht

The design firm is addressing changes. They may have something back to the university by the end of the month. The final design will be shared with the Becht Committee and the facilities planning committee. Steve Selker asked if there was a timeframe for office relocation. Paul Bylaska said that some folks elected to move out sooner rather than later. Some would like to wait until over Christmas break. Steve Selker said that the LTC lab intends to move out in mid to late November. Rein asked if their lab size would be smaller. Steve Selker said that they will go from 15 workstations down to 12.

Jack Hubauer asked if Becht would be a LEED building. Jim Stockman reported that they did not know at this point for sure. Paul Bylaska said the cost of making a historical building such as Becht a LEED building could be higher. In response to a question by Dan Fleming on whether space was still sought after for Becht occupants, Paul asked that they talk individually on that subject, but for the most part people are being housed in Ralston.

3. Tippin

Paul Bylaska told members that the university was given a budget of $27 million by the Commonwealth. The feasibility study came in around $60-$80 million. Rein Pold asked if there had been a targeted figure for the square footage approved. Paul Bylaska stated that the target is the current square footage of Tippin. Jim Stockman said that the main designer that the university has been in contact with has left Kimball. The steel structure of the current building is very limiting for a renovation and new space will be needed for the natatorium.

Don Leas told the members that in 1963 the state funded $2 million for Tippin and the budget came in at $2.5 million. A field house was lost in the redesign to try to meet the target budget. He noted that he had been an advisor on several diving facilities and would like to be involved with Tippin if at all possible. Jim Stockman asked that he contact him and he welcomed his input.

4. Venango

Deb Sobina said that they are exploring the technology piece and working on room layouts for the SIM lab. She also spoke about the timing of the disbursements of monies from the foundation and would keep the committee posted on what the bid date would be because of that.

She inquired on the status of the emergency guidebooks. Glen Reid responded that they were currently waiting for PAGES to complete them.

The pond received a positive report on the DEP inspection and no violations were noted. Venango continues to try to keep debris out of the pond. The carp, currently on order will be used to keep an invasive plant “elodia” out of the pond. The pond is also being treated with an herbicide.
5. Boiler Plant

Paul invited anyone interested to take a tour of the boiler plant. Duane Stewart, an operator at the plant spoke to those on the tour about the new technology. The plant has a new burner and all new controls. Water is preheated with flu gas before it enters the boiler. The variable speed drive motor replaces the old on/off types of systems and runs at an even speed. The new controls allow the university to document the efficiency of the system. Jim Stockman stated that the smokestack economizer would have a 2 ½ year payoff.

6. Rhea Lumber

The Rheas are working with the borough on requesting that the commercial zoning be changed to institutional to offer a mixed use of office space and parking. Don Leas commented that a building with six months of non-use could revert the zoning. Paul Bylaska said that the building has been in use and the Rheas are typically there on a daily basis. Don Leas said that as the former owner of the Strohmann building, he fought to keep the industrial zoning and not to have the building revert to residential.

IV. New Business

1. Card Access Problems

Paul Bylaska started discussion on card access and the Grunenwald Center. Glen Reid said that those problems had been fixed and that the cause was a corrupt database. Carlson also had problems which have been fixed. In their case the motherboard was bad. Public Safety has a card swipe that enables them to see exactly what is wrong with a particular card if it is brought to their office. Chad Thomas said that Givan was also corrected, needing a piece from the locksmith.

Dan Fleming said that Johnson Controls is offering schooling that could be beneficial to the employees.

2. Middle States Update

Paul Bylaska reminded members the work of FPC is helpful for things like Middle States Accreditation. He said it was helpful to get feedback on issues that flow into a future purpose such as the middle states report. Jon Beal questioned whether to expect that the middle states committee would want to meet with FPC. Paul Bylaska noted that the FPC minutes could certainly be a part of the supporting documents.

The meeting adjourned at 4:15 p.m. The next meeting of the Facilities Planning Committee will be held on November 18, 2010.