A Message from the Vice President

We have had a busy few months. In addition to our regular duties, we have also moved many of our employees, who were in different locations around our campuses, to 33 Knightsbridge Road in Piscataway. This new location provides a collaborative workspace which I know will help build a more solid team and deliver an even better level of service to the university.

The new offices are central to all of our campuses, and while not every facilities employee will be housed here, many will be, and many of these employees frequently travel among our campuses. This location is accessible to all major highways which provides an added level of convenience for those who do move about the state.

I'd like to thank everyone in Facilities who worked so hard to make this move possible. If I start naming names, I'll forget someone, so I'll simply mention some of the groups such as Material Services for organizing and facilitating the physical move. Our program development group oversaw the design and procurement of furniture, just as they would for any client. Contract Services oversaw the renovation of total space. Information & Technology not only handled the procurement of our new printers and copiers, but they had to make sure that our phones and computers were up and running from the moment we arrived. The entire staff, of course had to juggle their own work while packing and moving. Everyone did a great job; I am grateful.

By now you know that the university is celebrating its 250th anniversary. This move is a great way to begin our look forward to the years ahead, as well as saluting the many years behind us and all we have accomplished so far.

Antonio Calcado

A typical waiting area at 33 Knightsbridge.

The new offices have plenty of storage and feature a clean modern look.

Calcado named Sr. VP

Antonio Calcado, Vice President of University Facilities & Capital Planning has been named Senior Vice President for Institutional Planning and Operations. The change takes effect January 1.

The new division, which came as a result of a restructuring of Central Administration, incorporates planning and transportation, facilities operations and construction, public safety and emergency management, and most of the university’s auxiliary enterprises.

Calcado will report to University President Robert Barchi.

According to a statement released by Barchi, “This consolidation is expected to create efficiencies in service delivery and optimal effectiveness in resource utilization, benefiting the university community as a whole.”

“The restructuring will allow for a more coordinated path forward,” commented Calcado. “As the unprecedented growth of Rutgers University continues, it only makes sense that these central administration functions operate under one division to strategically codify our mission which includes physical growth, its security, and its transportation needs surrounding this growth.”

Congratulations Tony!
Over the past decade, the Utilities group within University Facilities has been proactively employing various methods to significantly reduce the amount of wastewater discharge, and reduce sanitary billing from outside receiving facilities.

Since 2006, the Busch Campus building footprint has grown 170,000 sq. ft., but through proactive programs and inflow and infiltration study, the wastewater discharge has been reduced by approximately 10 million gallons annually.

Work continues to ensure that the university’s 60-some miles of underground water and sewer distribution lines are running as efficiently as possible. Recently, the Utilities department completed a relining project of a main sanitary distribution line to reduce ground water infiltration to the meter chamber.

“Approximately 1,000 feet of sewer main was relined along Taylor Road,” said Ted Elonis, Director, Plants & Distribution. “This main dates back to Camp Kilmer. Replacing the 16 inch vitrified clay pipe would have meant excavation and replacement costs. Lining the sewer main reduced costs approximately 45% on installation.”

The Utilities department has also epoxy coated over 25 manholes throughout the campus to reduce wastewater inflow and infiltration. Inflow shields under existing manholes have also been installed to reduce rain and water runoff into the sanitary system.

In addition, more water savings is coming from the installation of Betco Smartscreens in the urinals in Auxiliary buildings. The Betco Smartscreen System is a small, dissolvable urinal block capable of converting standard urinals into touchless, highly water efficient, odor-free fixtures. The Smartscreen System contains natural bacteria and fragrances. When placed in the urinal, the friendly bacteria in the block are activated and migrate throughout the fixture forming a biofilm that lines the urinal, trap, and pipes. This biofilm enzymatically dissolves uric scale from pipes, digests organic waste and scale throughout the urinal and drain, eliminates odor, drastically reduces the amount of water required, and restrooms are left smelling pleasant and clean. “The Smartscreen System provides a simple flush control kit that will enable a Custodian to flush and maintain the urinal as required,” said David DeHart, Director of Environmental Services. “Though the drought has not hit the northeast nearly as hard as it has hit the west coast, we must do everything we can to get out in front of this problem before it hits us head on.”

Utilities is currently having a study done on gray water reuse. Gray water is gently used water from bathroom sinks, showers, tubs, and washing machines. Gray water does not contain human waste product. It may contain traces of dirt, food, grease, hair, and certain household cleaning products. Grey water may look “dirty,” but it is a safe and even beneficial source of irrigation and can be used for cooling tower makeup,
heating plant water makeup, irrigation, and street sweeper application. The university is classified as C-2 Wastewater Collection Facility and mandated to comply to all applicable statues under guidelines specified by New Jersey Department of Environmental Protection (NJDEP) Compliance and Enforcement (7:14A-23.10).

The University complies with all regulations and has been used as a case study by a DEP Compliance Officer as an example of how a properly run collection facility should operate. NJDEP also uses the facility to train new interns.

Utilities maintains 19 collection facilities on the New Brunswick Campuses. These are monitored 24-7 through the Busch Co-Generation Facility. Reporting improvements and operational data to outside municipalities occurs quarterly. Maintenance to stations and sanitary distribution is done by the group’s internal work force, The university owns and operates a 747 sewer jetting machine which holds 700 gallons of water and is capable of sending 4,000 psi of water to clear backed up sewer lines. Lines are jetted quarterly and semi-annually. The University also owns and operates a larger vacuum jetter unit. Both Elonis and Rich Bankowski, Manager Health & Safety Services, are licensed collection operators.

Thanks to material services for doing a great job of moving us to 33 Knightsbridge, and our custodians for cleaning up our mess!

Garbage in; garbage out: two of our custodians clean out the mess of empty boxes faster than it could accumulate!
During this yearlong Rutgers University anniversary celebration, we will be highlighting the architecture which makes this university so special and which University Facilities is charged with maintaining and preserving. University Facilities is proud of its stewardship of the original architecture, a legacy for future generations.

Old Queens

FEDERAL ARCHITECTURE AT ITS BEST

Old Queen’s was designed by noted architect, John McComb, who also designed City Hall in New York City. The building’s cornerstone was laid in April 1809, and the main structure was completed in 1811. The building was completed in 1825 at a cost of $30,000.

Old Queen’s is constructed of brownstone ferried down the Hudson River from a Nyack New York quarry owned by the Onderdonk family of Piscataway, NJ. With its classical portico and colossal pilasters, the building is a designated historic landmark. The original brick oven and cooking hearth remain in place on the first floor. Old Queen’s is one of six remaining colonial college buildings. The others include College Building at William and Mary, Princeton’s Nassau Hall, Harvard’s Harvard Hall, Brown’s University Hall, and Dartmouth Hall at Dartmouth University. Unlike these sister buildings, however, Old Queens has never experienced a major disaster, such as fire, requiring extensive renovation. It is recognized as one of the finest examples of Federal Architecture in the United States due to its symmetry and attention to classical detailing.

The building is five bays wide and three stories high. The roof is slate with built-in gutters. The roof framing is all pegged with hand hewn and sawn timber. A cupola is constructed of wood timber framing with clapboard cladding and houses the 1826 bell. Both the cupola and bell were gifts to the university. The bell is still rung manually by a rope extending down to a cabinet on the first floor. The main entrance is a wooden six panel, double leaf door which is accentuated by a segmental Roman arch. The two brick chimneys on either side of the building add to its overall symmetry. The hearths and mantels in the building are likely the originals.

The original staircase at left, and the building’s wooden, six panel double leaf door at right. Below center is one of the original fireplaces.
During this yearlong Rutgers University anniversary celebration, we will be highlighting the architecture which makes this university so special and which University Facilities is charged with maintaining and preserving. University Facilities is proud of its stewardship of the original architecture of Rutgers University. It is an important part of what we do; it is a legacy for future generations.

Old Queens as it looked in the early 1800s and as it looks today. The landmark designation hangs proudly at the entrance of Old Queens.

Preservation Details:

In 1926, the entire structure was reinforced with steel girders and weight was taken off the roof. In 1938 the building received new floors and a new roof. The main staircase was reconstructed in 1926. The chimneys were reconstructed in 2003, and at that time the building received a new roof and gutters. Overtime the building has been modified with electric service, steam heat, telephone service, fire safety and computer technology systems.
The landmark American Insurance Building at 15 Washington Street has been restored by University Facilities and opened in August as a residence and mixed use building for Rutgers University graduate and undergraduate students. The restoration of this building captures the original era of its construction. Built in 1930, the building was gifted to Rutgers in 1977. It was used as the university’s law school from 1979 to 1999, and then mothballed in 2001.

A lounge is planned for the room pictured at right. It will be named for Newark Historian and Rutgers Professor Clement Price, who died in 2014.

The entryway is striking with its abundant marble, and brass and wood revolving doors. The building’s main lobby is 120 feet long and 60 feet wide. The original marble walls fill the room. The terrazzo and travertine floors were also restored, and the 15 foot long windows were replaced with replica windows.

The original 20 foot long board room table, pictured lower right, remained in the boardroom during construction. The original lighting fixtures were restored and remain in the building, and an original wall clock (inset), still keeps time in the refurbished main lobby.

The building is a designated landmark under Newark’s landmark commission.

University Facilities & Capital Planning has moved. Our new address is 33 Knightsbridge Road, Piscataway, NJ 08854. Facilities employee phone numbers will remain unchanged.
A CLEAR AND COLORFUL START IN OUR NEW LOCATION!

The first week at 33 Knightsbridge, project manager Glenn Pettit captured an early morning rainbow over the building. We don’t think anyone found the proverbial pot o’ gold because as far as we know, everyone showed up for work!

FACILITIES CONDITION ANALYSIS NEARS COMPLETION WITH TAGGING AND CODING

Uploads into AiM for proper tracking

The Facilities Condition Analysis group within Strategic Services is now on its check and balance walk-through to make sure everything is properly tagged and coded. “We have to make sure we verify everything before it is uploaded into AiM,” said Senior Project Coordinator, Keith Grabowski. “We had some duplicate numbers so some items had to be re-tagged.”

The assessment, carried out on all campuses, consists of approximately 43,500 pieces of equipment which are coded and tagged and recorded into the AiM system for tracking maintenance. Below left, Keith Grabowski, Senior Program Coordinator checks the bar code on an air compressor. At right, ISES consultants apply bar code labels.

“It’s like any other barcode system,” said Joseph Holtsclaw, Assistant Director, Facilities Condition Analysis. “Every item gets a different code and its own entry into AiM. From there we can schedule maintenance and replacement, and also better anticipate these expenditures so that we can avoid unanticipated costs.”
BRANT AWARDED SCHOLARSHIP

Camden employee, Robert Brant, has been awarded an education scholarship from the ERAPPA, the Eastern Region of APPA, Serving Educational Facilities Professionals. The value of the scholarship is approximately $3,500 and includes travel to the APPA’s Supervisor’s Tool-kit course. The course is designed to foster greater professional growth among facilities professionals. Brant’s supervisor, Rona Lehtonen, enclosed a cover letter and summary about him. “I am lucky to have a supervisor who always supports training and education in our facilities field,” Brant said.

The scholarship is offered in different locations around the country at different times during the year, Rutgers belongs to ERAPPA but there are different regions of APPA. “I can go to any one during the year,” Brant explained. “It is a week long class, and they pick one or two people from each region for the scholarship so I am very honored and excited to receive it.”

Congratulations, Bob.

More Email Kudos:

To: Maruxa McDonald:
I wanted to thank you, on behalf of Dean Litt and Douglass Residential College for everything that you and your staff did to make the Jameson Groundbreaking a wonderful success. Please extend our thanks to your staff and workers for all of their hard work.

To John Blendowski:
I can’t thank you enough for your help in making our annual TA Orientation a success. The rooms were perfect, thanks to you. And, of course, a special thanks for allowing us to post the signs. Once again, it has been a pleasure working with you.

To Eileen Schaffer:
Thank you for your help with TA Orientation last week. The repairs that you implemented contributed greatly to the success of the day and everything worked well in Murray and Scott Halls.

To Zadie Chadwick:
Thanks again, the room (295) looks great and will provide an excellent space for Dr. Lee’s new instruments and the researchers that will use them.