

FACILITIES FOCUS

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FACILITIES CONDITION ASSESSMENT NEARS COMPLETION



A Message from the Vice President

There is a word that comes to mind as I look through the pages of each newsletter: persistence. It appears in the articles about the work we do and in the articles about what some of you do in your off time pursuing dreams and goals.

At some point along the way, someone probably said to you, "Persistence pays off." It really is true. Persistence, combined with institutional knowledge, intuition, and, in many cases, a dose of fearlessness, gets things done. In this issue, for example, you'll read about a water main break that could have flooded the basement of the Eric B. Chandler Health Center. It was neither an easy leak to find, nor was it our leak. It took the persistence and institutional knowledge of our Facilities employees to finally resolve the situation before damage occurred.

Our "Kudos Korner" section has plenty of examples of the persistence, knowledge, and intuition needed to get things done, done right, and done well. Then there is a Facilities grounds worker, who plays bass guitar in a band that is gaining in popularity. This is where that dose of fearlessness comes in. Getting gigs, opening for names far bigger than your own, and building a following that leads to being named the house band of the famed Stone Pony! This employee is also going to school three nights a week to complete an HVAC certification. Who knows where all of this will lead, but clearly it takes persistence to get there.

As you know, the Master Plan was well-received by the Rutgers Board of Governors. The ability of the people in this department to craft a do-able and forward thinking plan was clearly achieved through persistence, institutional knowledge, certainly intuition, and when you are presenting bold initiatives, fearlessness is always a part of the equation.

There is no question that our group of employees, persistent, driven, dedicated—whatever word you want to use—can lead this university into its next phase of physical growth, and at each phase of our growth, we demonstrate this persistence that brings success throughout our lives, whether it is on the job wielding a broom, hammer or front end loader, or on the stage, wielding a bass guitar!

Tony Calcado

AiM INTEGRATION CONTINUES

The university wide Facilities Condition Assessment (FCA) is nearing completion. Individual reports for approximately 500 buildings and the utility infrastructure are being generated, a master asset inventory validation has been completed, and opportunities for energy management have been identified. All of these components are expected to be delivered by May 1.

In addition, the implementation of the Planning and Needs Analysis (PNA) Module that is a part of the Assetworks AiM System Integrated Work Management System

(IWMS), is scheduled to begin in July with deployment anticipated in September. The AiM system is being implemented



throughout Facilities so that all campuses are working from one management system, for work orders and to provide a complete database of assets, related financials, usage, condition, etc.

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"The PNA Module will contain the Deferred Maintenance and Capital Renewal database which will serve as a guide in planning repairs, renovations, and associated funding," said Joseph Holtsclaw, Assistant Director, Facilities Condition Analysis.

Holtsclaw will then oversee the incorporation of the Master Asset Inventory Validation into the Asset Management module of the Assetworks AiM System IWMS. "This database is the foundation of the Preventive Maintenance Module and program," Holtsclaw explained.

(Continued on page 7.)

BRICKS AND MORTAR

FACILITIES PREPS FOR THE BEAST World's first full-scale accelerated testing facility for bridges

University Facilities has laid the foundation for what will be the installation of the world's largest full-scale accelerated testing facility for bridges. The project, commissioned by Rutgers Center for Advanced Infrastructure and Transportation (CAIT), is located at the intersection of Roads 1 and 3. Known by its imposing acronym, "The BEAST" is a Bridge Evaluation and Accelerated Structural Testing lab.



Concept image of the BEAST, which will be the world's largest accelerated bridge testing lab.

The BEAST subjects full-scale bridge decks and superstructures to extreme loading and rapid-cycle environmental changes around the clock, compressing time to induce and speed up the transportation process. The project hopes to address the aging infrastructure issue of bridges throughout the country by providing vital information to maximize the life-cycle of bridges nationwide.

According to Mark Kinn-Gurzo, Senior Project Architect, Contract Services, a division of Project Services in the Facilities department, work on the project foundation has included pouring some 500 to 600 yards of concrete. "We also had to tap into the high voltage line for the power," Kinn-Gurzo said. The foundation is designed to hold up to 200,000 pounds of force and has over 20 tons of re-bar.

"The lab itself is being built in Vermont. It will be brought in on a flat bed and installed on site. If

everything continues to go according to schedule, it should be installed mid to late April." Partnering with CAIT are the New Jersey Department of Transportation (NJDOT) and Rutgers School of Engineering and Applied Research Associates. NJDOT recently featured the project in its newsletter. The article can be found here: http://www.rita.dot.gov/utc/sites/rita.dot.gov/utc/files/utc_spotlights/pdf/UTC_Newsletter_84_March.pdf.



University Facilities is overseeing the foundation for The BEAST.

Maintenance Minute



In mid-February, Christopher Pepsin, RBHS Central Campus Manager, received a call from his staff that there was water coming into the basement near the electrical service of the Eric B. Chandler Heath Center. Pepsin immediately had his staff set up pumps to remove the water from the enclosure around the electrical service and pump it into a nearby drain.

"Upon inspection, we could only see the area around the electrical conduits where it came through the false wall making it difficult to determine the source," Pepsin said. After further investigation they determined there was a new concrete block wall installed about a foot in front of the original building foundation.

"I had my staff bust open large holes in the wall so we could get a better look at the original wall," Pepsin explained. "To our surprise there was approximately a foot and a half of water trapped behind the false wall. We immediately started to pump it out." Despite the pumps, the water kept filling up. Only after the wall was opened further, multiple areas were revealed where water was coming through the old foundation.

"We had a very serious issue, and I did not think it was ground water," Pepsin said. A water main was suspected. "I contacted the City Of New Brunswick. Workers from the Water Department came out looked around outside and said they have been looking for a suspected leak for months on George Street. After two days of no activity and continual around the clock pumping of water I reached out to the City again," a frustrated Pepsin explained. City workers insisted it was ground water, but Pepsin, had the water tested for chlorine to prove that it was not ground water. "I immediately contacted them again with my findings; they agreed to do some exploratory digging on George Street," Pepsin said.

The City responded with a crew, dug up the street, and claimed to have located an old leaking abandoned main which they said they removed.

PERSISTENCE PAYS OFF IN CHANDLER HEALTH CENTER WATER LEAK

The Water Department suggested Pepsin allow a couple days for the residual water to drain away and said we should be okay. In the interim Pepsin also contacted a water proofing contractor who responded immediately, and said there was nothing he could do to stop the large flow of water. Pepsin and his team waited the requested time but the water flow was getting worse, and the City was contacted again. Unable to make any progress Pepsin reached out to Robert Prodoehl, Executive Director of Robert Wood Johnson Medical School. Prodoehl contacted the Mayor's Office. The Water Department came back out with some test equipment, and said it appeared to be a Rutgers water main. "We were asked to shut off the main, which meant closing the building. The closing was

scheduled, the shutdown was done, and there was no change in the water infiltration," Pepsin said. The Water Department came out again, this time they suspected the building's Fire Main. Another shutdown occurred, which required a fire watch and no occupancy in the building. Once again no effect on the water infiltration.



"I contacted Mr. Prodoehl again," Pepsin said. "He reached out to the Mayor's Office. Senior management from the City showed up, and I reiterated that it could not be our services and it had to be the city main. After a lengthy discussion the City agreed to start digging in the area of our water services." It was a very cold evening. The city workers dug three holes and started to see water. They determined

it was our fire main. Pepsin held his ground arguing that the direction of the water did not appear to be coming from the area of the fire main. After digging an additional 10 to 12 feet down the road the source of the water was identified, it was a large leak in the City main. "I was amazed at how the water from that leak was able to run uphill some 25 feet and make its way into the basement," Pepsin said. Once the leak was repaired and the water restored the water infiltration stopped completely.

Pepsin praised his staff for staying with the problem and keeping the water at a manageable level in the basement, where a significant loss of records, supplies and equipment could have occurred. He also praised Sandra Adams, Executive Director of Chandler for her patience, and Prodoehl, for his persistence with the City and for being a key player in this outcome.

HANGING OUT ON THE JOB



Two University Facilities employees were recognized by the Office for Violence Prevention and Victim Assistance for the work they do each year in helping with the Clothesline Project, one of many initiatives that the office uses to bring awareness to their ongoing work and campaign against this form of violence.

Yoan Jaquez and Aurelio DeLaCamara were recognized for taking a personal interest in the project which requires hanging about 1,000 feet of rope from trees. Attached to the rope are t-shirts on which are expressed the sentiments of those who experienced past abuse or violence. Both Jaquez and DeLaCamara attended the awards reception along with their supervisor, Michael O'Keefe.

Laura Luciano, Assistant Director of the Office for Violence Prevention and Victim Assistance said that both men go above and beyond to get the job done. The t-shirts, she said, are an artistic representation of the messages of the survivors of violence. "Yoan and Aurelio show care and respect for what they are handling and the messages each shirt carries. We specifically request these two Facilities employees each year to come work on the Clothesline Project." DeLaCamara has been working with the Office of Violence Prevention and Victim Assistance on this project for the past 7 years and Jaquez for about 6 years.

"They are reliable and outstanding guys who really take the lead on this project," said O'Keefe. "We are very proud that they are being recognized."

The Office of Violence Prevention and Victim Assistance, provides counseling and aid to victims of sexual and domestic violence. The office holds a number of programs throughout the year, to raise awareness of interpersonal violence.

Because the display has grown since its inception, the ropes are staggered first going up about 20 feet and then each additional row lower with the last row at eye level.

"We could not do this without them," Luciano said. "They not only do the work, but they bring fresh ideas to the job."



Photos, clockwise from left: Yoan Jaquez surveys the hanging project from the ground; Jaquez and Aurelio DeLaCamara receive their awards; Tee-shirts from the Clothesline Project on display; DeLaCamara prepares to hang more line; Michael O'Keefe joins Jaquez and Aurelio at the awards ceremony.

THANK YOU FOR THE HARD WORK

Kudos to Al Bodden, HVAC/Maintenance Mechanic and John Robinson, Senior Maintenance Mechanic who left a happy customer at Foran Hall when they fixed an air handling problem. According to Barbara A. Zilinskas, PhD, Professor, Department of Plant Biology and Pathology, "These two men are smart, hardworking, and courteous. It is so great to have a problem that existed for years, finally corrected."

In her note to Antonio Calcado, Vice President, University Facilities & Capital Planning, Zilinskas said that the problem was a longstanding one and she is grateful it is now resolved.

THANKS TO RBHS FACILITIES

Thanks to the efforts of RBHS Central Campus team, a serious water main break was detected and fixed before major damage and losses occurred at the Chandler Health Center. In an email to Antonio Calcado, Vice President University Facilities & Capital Planning, Robert Prodoehl, Executive Director of the Robert Wood Johnson Medical School said, "...water service has been restored at Chandler and we will be reopening for patients at 10 am today....I want to take a moment to recognize your team, as well, the efforts of Chris Pepsin, John Mendez, and others from their team from University Facilities enabled us to convince the city that this was a problem in their distribution system and needed their immediate attention to get it fixed. Although reluctant at first, the utility company finally agreed to dig, and the problem turned out to be larger than even they had anticipated. Many thanks to all involved!"

(See full story Maintenance Minute on page 3.)

"I am writing to express our sincere thanks for all your work, responsiveness, and your professionalism in restoring our heavily water-damaged quarters at the Busch Student Center over the past few weeks. It was critical that we restored to full operating capability in time to resume on-campus interviewing at our Career & Internship Center at the BSC by last Wednesday, January 28. It was a tall order, indeed, given the extent of the water damage and the short time frame you had to work with. You and your associates, staff and contractors alike, could not have been more cooperative or more sensitive to our needs. In short, you made an extremely challenging circumstance much easier to deal with, and we are all extremely grateful.

"On behalf of the entire University Career Services staff, as well as the students and corporate clients we serve, many thanks again."

Rick
Richard L. Hearin
Executive Director
University Career Services—New Brunswick

STAFF SPOTLIGHT

FACILITIES GROUNDS WORKER MAKING A NAME PLAYING BASS GUITAR

House band for Stone Pony; cutting second album

Facilities grounds worker, Thomas Farley picked up the bass guitar in 7th grade, and never put it down. But, just to be sure his fancy wasn't fleeting, his mother let him rent a bass guitar at first. "When she saw I stuck to it, she bought me one," said Farley explaining how his love for the



bass, led to the formation of a band, and that band, Garden State Line, is now the house band at the famed Stone Pony in Asbury Park, NJ.

Garden State Line consists of four members. In addition to Farley, Tam Garcia is lead vocalist and guitarist, Andrew "Beats" Radice is on drums, and Derek Tranchina plays guitar. "In 2008, I saw a post in My Space that someone was looking for a bass guitarist to start a band," explained Farley, a Middlesex, NJ native. "I responded but the person never got back to me." The person was Garcia. Two years later, one of Farley's friends mentioned he knew someone who was forming a band and looking for a bass player—same guy. "This time we

hooked up, and for the last six years it's been the four of us creating and playing music."

Farley, who only had about six months of lessons, explains that the music comes naturally to him. "I can listen to a CD and am able to play the music. I have a natural born ear for music."

The 29-year-old Farley has worked for Rutgers for seven years started as a custodian, and is now a grounds worker on College Avenue. He is also going to school three nights a week for HVAC certification. "We all have full-time jobs," he said of his fellow band members, but they balance both in order to play music, and it can mean hard work, late nights, and little rest. "When we had time off from our full-time jobs between Christmas and New Year's we drove to California and played a music festival. One Saturday we played a music festival in Maryland in the afternoon and drove back to New Brunswick for an evening gig."

With bookings from Cape May to Hoboken, the band is making a name for itself and has a loyal following in New Jersey. "This group of guys is all about the fun," Farley said of his band mates. "Everyone's egos are left at the door, which is why we do so well together."

Garden State Line gets its inspiration from bands like Incubus, Sublime, and Foo Fighters. With 32 original tracks, Garcia writes most of the lyrics, and Farley and Garcia collaborate to write the accompanying music. They have opened for some name acts including John Eddy, George Clinton, and the Smithereens. Last summer they were named house band for the Stone Pony, a truly big break. "When we first played the Stone Pony, we were told not to touch anything. By the end of the summer we had our own green room," Farley recounted the welcome success.

In the beginning, the gigs were word of mouth, now the band boasts a following and a manager. In addition to playing original music, Garden State Line often does covers of Bob Marley, the Police,



RU Facilities Grounds-worker, Thomas Farley shows off his bass playing skills. A talent that comes naturally and is leading to a successful music career.



FACILITIES ASSESSMENT NEARS COMPLETION

(Continued from page 1.)

"My subgroup has already developed the SOP for the Asset Management Module and will then turn its attention to the same for the PNA Module," Holtsclaw said. Once the PNA Module is populated, the deferred maintenance and capital renewal database will be linked to the module.

He added that a plan is currently underway to perform a facility condition assessment on the remaining buildings that are less than 5,000 gross square feet in area. "This information will then be added into the IWMS," Holtsclaw said.

Also under development is a five year cycle plan to perform a facility condition assessment and utility condition assessment on the entire asset portfolio.

... AiM integration updates

In addition to the FCA efforts, other subgroups were formed to develop and refine work processes in order to implement AiM across all units and campuses. Janice L. Davey, Senior Director, Facilities Contract Services, reports her subgroup is in the process of expanding the use of the Capital Projects Module (CPM) to include all the groups involved in large Board-approved projects, RBHS, and Rutgers Newark. "We implemented CPM in Contract Services in July 2014 and are tracking hundreds of projects in this module," Davey said. Contract Services is phasing out the use of an earlier version of project management in AiM.

"We conducted some preliminary overview training for my counterparts in other groups," Davey explained. A four day session with Assetworks was recently held to develop procedures for project accounting for the groups new to AiM. Another week of training will be held at the end of April to finalize the processes and conduct training for project accountants and project managers.

Facilities Warehouse Supervisor, James Kocha, reports that the Newark Warehouse is scheduled to go live with AiM the week of April 13. "We have another warehouse going live in June, and I have been working with Contract Services to show them how to utilize the Material Request process to purchase through the Facilities Warehouse," Kocha said. He added that his team is working on putting together an on-line catalog to better market the warehouse to the university.

Director of Sustainability & Energy, Michael D. Korntas reports that his subgroup has been meeting once a month. "We are in the process of gathering data to be input into AiM so as to track and report on all of the utilities." The scope includes power and heat from the co-generation plants and the solar arrays.

Associate Director of Finance & Budgeting, Erik Lopez, said that the Finance subcommittee has had meetings to discuss standard operating procedures, as well as laying out processes that will be implemented, emphasizing communication between team members and improved consistency in record keeping.

"The objective is to establish AiM as a subledger that will handle all transactions that have an impact on any

fiscal area within our organization" Lopez said. Furthermore, the AiM system would serve as the system of record that reports summary information to the University general ledger system. "The committee has had the opportunity to meet with Assetworks, observe the system environment and make recommendations on updates and features that would be useful for our budgeting, accounting, and procuring processes," Lopez explained. "We have also been able to reach out to other universities that utilize AiM and evaluate their best practices." Just recently, smaller "sub-process" teams have also been formed with the task of evaluating individual business functions, such as budgeting, reporting, procurement, and other critical areas that will help to establish streamlined processes for the entire Facilities department.

The Lease module team, headed by Marie Defabritis-Azeri, has met several times over the last few months. "We have met consistently in smaller groups as needed to overcome obstacles regarding the level of financial detail we need to include in the system, and whether or not the system can provide that for us," Defabritis-Azeri explained. "I just had training in AiM IQ, and we will also have training in April for the rest of the team." Recently the team met with the AiM developers and were able to overcome several obstacles. "Specifically, we discussed how to upload documents to AiM and associate them with their correct description, how to copy an entry without duplicating it, how to include funding sources with our data entries, and how to add specific queries to the desktop," Defabritis-Azeri said.

"We are still awaiting the final chart of accounts, which will affect the way we report the financial sources and account numbers. We also have to design a few 'user defined fields' to make them specific to our needs." Defabritis-Azeri added, "We are currently performing a manual update based on data we obtained during a recent portfolio audit to ensure AiM will have the most up to date information. We have made a ton of progress over the last year, but there is still plenty of work ahead."

In the area of work management and preventive maintenance Rutgers Newark will be receiving training in AiM modules April 6-10, and go live April 13. According to Boyd Moore, Senior Director Facilities Maintenance Services, and subcommittee chair, Both RBHS campuses, Piscataway and Newark, will receive their training, May 1-6 and go live, on May 11. Housing will receive training May 26-28 and go live June 1. "Within 90 days, we will have everyone trained in AiM," Moore said. All campuses, then, will be capturing facilities work management and maintenance data into the same system. "The system allows us to be very strategic in asset preservation, and while we expect a fairly painless transition into AiM at each location, we are also prepared to exercise a level of agility to address any issues that arise. We are here to provide support throughout the process," Moore emphasized.

(Continued on page 8.)



ODDS & ends

FACILITIES GOT TALENT!

DEPARTMENT REPRESENTED IN NATIONAL ARTS PROGRAM

Each year, the walls in the NJ Medical School on the RBHS Newark Campus are transformed from plain to pizazz, as RBHS employees, volunteers, retirees, students, alumni, and their immediate family members enter their artistic creations for judging in a National Arts Program (NAP) sponsored exhibit.

A steady entrant, and three-time prize holder is Stefanie Fabbroni, daughter of Nicholas L. Fabbroni, Director, Project Services, University Facilities & Capital Planning. In addition, Matthew Peterson, Senior Project Manager, University Facilities, has also submitted an entry in a past exhibit.

NAP was established in 1982 to identify, showcase, and reward the visual artistic talent in America. The National Arts program sponsors 82 venues in 38 states, and it continues to grow. NAP provided materials and funding for the Rutgers RBHS exhibit, including certificates for all participants and \$2,400 in cash prizes.



Matt Peterson, Senior Project Manager, University Facilities entered this hand woven basket, two years ago. His baskets are entirely woven and have wood bases. The handle pivots are brass and bone. Peterson is currently weaving a pocket book for his wife.



There are five entrant categories: Adult Amateur, Intermediate, and Professional; Teen, 13-18; and Youth, 12 and under. A "Best of Show" is also awarded each year. Stefanie, who competed in the Youth 12 and under category, brought home 1st place for her mixed media print called *Diego*. Stefanie has competed three of four years and this is her second 1st place win. Stefanie has also brought home a 2nd place ribbon and prize.

The walls of the medical school are lined with photography, paintings, sculptures, quilts, and wood work, and remain on display through April 23.

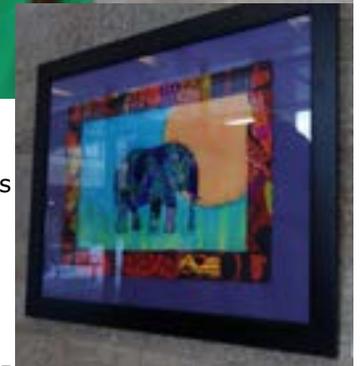
Each year, over 100 entries are received and a reception is held to announce and honor the recipients. Three people serve as judges.

They are unaffiliated with RBHS.

Photos from this year's event and past years can be seen on the NAP website.

<http://www.nationalartsprogram.org/venues/rutgersnjms>

Above: Nicholas L. Fabbroni, Project Services, University Facilities, with his daughter Stefanie, a three-time entrant and three-time ribbon holder in the National Arts Program awards. This year Stefanie took home 1st place in her category, for her mixed media entry, *Diego*.



FACILITIES GROUNDS-WORKER BY DAY; BASS PLAYER BY NIGHT

(Continued from page 6.)

and even Bruno Mars. Summer is a busy time, needless to say, and the band is also in the studio recording their second album.

"It's a tough ladder to climb," Farley said. "It's cool to see our evolution. We went from long late hours at night with no paycheck and now our music is registered with ASCAP (American Society of Composers, Authors and Publishers) and trademarked. We have merchandise, and most of what we earn goes back into the business. But I'll tell you what is really cool, when we are playing at the Stone Pony, or anywhere, and a group of people are dancing and singing along to our lyrics. They know our songs. I can't help to think, 'Wow. How do they know our lyrics?'"

You can follow Garden State Line here: <https://www.facebook.com/Garden.State.Line> and <http://www.reverbNation.com/gardenstatelinenj>. Their music is also available on iTunes. The band is available for private bookings, as well.