FACILITIES MANAGEMENT ANNUAL REPORT
2016 EXECUTIVE SUMMARY
Mission and Vision
Facilities Administration (FA) is committed to providing quality facilities oversight support for all UMCES labs and units. Facilities Administration strives to foster collaboration, works in support of, and in coordination with all labs facilities personnel on all matters related to Facilities Management for maximum efficiency and effectiveness.

Function
FA oversees and develops Facilities Master Plan, executes preliminary programs and cost estimates for Capital Improvement Projects, advances and manages Facilities Renewal budget and projects, analyzes space use and conducts space planning, manages real estate matters, oversees UMCES Safety Program and maintains Facilities Asset Inventory.

HIGHLIGHTS

FY18 Capital Budget & Programming

With the long anticipated Truitt Lab completion and opening in September 2016, the Capital Project efforts shifted focus to the much needed information and collaboration building at CBL - The Chesapeake Analytics Collaborative Building (CACB).

The central vision of the building is to provide UMCES researchers and our state, federal and private partners a facility that affords access to the environmental data and the IT platforms required to analyze and interpret these data to inform environmental decision making for the Chesapeake Bay. The demand for these facilities is growing as faculty, staff and students are increasingly working across disciplines and using vast volumes of data generated from multiple sources.

The proposed 8,720 NASF / 13,750 GSF CACB will be programmed with 4,650 NASF of flexible collaboration space, 3,470 NASF of library space and 600 NASF of IT space.

Facilities Renewal Budget & Projects

The first year of implementing the new facilities renewal process has been a great success. FA supported over 18 projects among all three labs with project costs totaling over $1.1M in FY16.

Annapolis Office

429 Fourth Street
Annapolis, Maryland

The UMCES Integration & Application Network (IAN) group will have a new home starting January 2017. The new location will be a short walk from the Chesapeake Bay Program in Eastport right on Fourth Street. The 2-story new leased office location will have four individual offices, one shared studio office, one small conference room and a 20-person collaboration space.

Energy Management

FA is continually working with lab facilities groups and UMCES Environmental Sustainability Council (ESC) to reduce Greenhouse Gas Emission and to manage energy cost more effectively. For 2015 GHG report, we were able to offset the scope 2 emission (purchased energy) with RECs resulting in 100% carbon emission offset for the institutional scope 2 emission.

Environmental Safety

AL, CBL and HPL are considering the advantages of an online software package (MSDSOnline, a Velocity EHS solution) to help track, manage, and report our hazardous chemicals and provide employees with immediate access to Safety Data Sheets and secondary container labels. It is a cloud based systems that works seamlessly across multiple PC laptop and mobile device platforms. This will eliminate many time consuming, manual administrative tasks.

Ms. Sherry Pike-Saville will continue the discussions with lab safety representatives for potential implementation.

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AL Facilities Update - CY 2016
As facilities age, the Appalachian Laboratory (AL) continues to focus on preventive maintenance to keep vital building components operating efficiently. AL maintenance staff handled 263 work orders related to building repairs, fleet maintenance, and grounds upkeep. Additionally, maintenance staff worked with faculty on a variety of sponsored research related tasks.

Focus on Energy Savings & Efficiency
AL Facilities continue to strive to find energy savings options for our facility. In 2016, upgrades to the HVAC system yielded a 14% decrease in energy costs/consumption.

HIGHLIGHTS

IT Upgrade: Infrastructure & Building wide wireless access

Prior to the update this year, AL's IT services were locked in circa 1997-98 technology. With more and more faculty members requiring greater computing speed to complete the research, major update in IT equipments were needed.

Greenhouse upgrades - Phase I

The greenhouse is our largest working research space. It has been used over the last 18 years for research projects but was never able to be used to capacity due to the inadequacies of the current systems.

With the addition of our newest faculty members, there is resurgence of sponsored research projects that require a functioning greenhouse.

With the phase I upgrade which replaces the automatic shading system, the greenhouse will be able to support multiple research projects and allow control of temperature and light within the greenhouse. The ability to control specific environmental conditions will for allow greater research capabilities.

Recirculating Pumps

The recirculating pumps are the sole distribution point of hot water (HW) / reheat (RH) / chilled water (CW) for the lab HVAC system. Failure to this critical infrastructure can result in shut down of the system for emergency repair and pose a significant operational challenges to the Appalachian Lab.

All 6 pumps (2 HW, 2 RH and 2 CW) were showing significant wear and tear even with the ongoing routine preventative maintenance. All 6 pumps were replaced this year.

* Project photo on cover page - top left

Other AL Projects

- Soundproofing all faculty offices, currently in progress
- Admin Suite - Space Planning
- Gas valves - Boiler natural gas lines repair, completed (6/2016)
- Landscape ecology (231) renovation, completed (5/2016)

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CBL Facilities Update - CY 2016
2016 was a very productive year for the CBL’s Facilities and Operations (F&O) Department. The F&O Team continues to demonstrate team work, dedication to improvement and pride in the CBL campus. Most visitors to campus comment on the quality of the campus environment. We continue to make improvements that advance the sustainable efforts at CBL and Calvert County recognized CBL’s recycling program and efforts as top in the County.

Summary
1,224 work orders were processed in 2016 in addition to 874 preventative maintenance work orders. The Facilities staff received 564 requests for set-up and services for meetings, conferences, facilities and vehicles. The F&O Team ended FY16 within budget and completed all of the identified annual projects.

HIGHLIGHTS

R.V. Truitt Laboratory
The RV Truitt Laboratory was completed and dedicated in September 2016. New seawater research laboratories are fully operational and CBL researchers have occupied the building and are conducting cutting edge research to further aid in restoration of the Chesapeake Bay and its watershed as well as the many other critical research projects around the globe that they are involved with.

The Truitt Laboratory is the first LEED certified building for UMCES. A few of the sustainable features include a modulating chiller system, an energy recovery wheel, interior spaces that take advantage of direct outside views and lighting and landscaping that is 100% native and adaptive. A storm-water retention area alongside the building captures and filters building run-off. The building also includes occupancy sensors that control heating and cooling and LED lighting. Interior flooring includes recycled carpet tiles and polished concrete flooring that require minimal maintenance. Natural slate roofing was selected and not only is a sustainable feature, but allows the building to blend in with the original buildings on campus.

Storage Building Generator Replacement
CBL Facilities Team developed a scope of work to replace the end-of-life generator at the CBL Storage Building. The new generator takes advantage of readily available natural gas allowing for continuous generator power in the event of a long-term outage. The Storage Building is one of the critical buildings on the CBL campus housing years of research samples which require a constant temperature or the continuous operation of the storage freezers. This project was awarded through the procurement open bidding process and was completed on schedule and within budget.

Selective Projects (cont.)

• Underground Fuel Storage Tank Removal Project

• Becker House Repairs and Improvements
• Honeywell Symmetry control software upgrades at BFL and Cronin which will reduce the demand on AHU’s and reduce greenhouse gas emissions and energy costs for the CBL campus.
• Cory Hall water supply conversion to public water.
• Multiple office and laboratory moves throughout 2016 including the 5 laboratories in Truitt.
• Provided continuous 24/7/365 on-call facilities support for the entire CBL campus.

Additional Selective Projects

• Swift House natural gas heating conversion.
• Replacement of all heat pump thermostats to programmable Wi-Fi enabled units to provide occupant comfort, and off-hour set-backs with off-campus control capabilities.
• Kopp House closure development plan and occupant relocation to Parish House.

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HPL Facilities Update - CY 2016

(Re)thinking: a continued strength of the HPL Facilities Department! Innovative thought combined with a focus on energy efficiency took many projects and on-going costs in different directions this year. The team's ability to critically analyze projects and costs brought about actualized savings.

Savings in Action:
70% savings with installation of indirect double walled hot water heaters. Maintenance will be minimal facilitated by innovative in-house idea. 90% annual savings for water coolers purchased and maintained in-house. 35% reduction in waste water discharge for the campus, compared to previous years. This is due to improved maintenance and water efficiency upgrades across campus water systems - saving the environment and saving the green.

HIGHLIGHTS

Morris Marine Lab: Phase I - Design

With many new faculty hires pending and insufficient lab and office space we have begun the phased renovation of our Morris Marine Building. Morris Marine is well suited for renovation with a substantial and sound structure and a good basic floor plan. With engineering and architectural design well underway we have started selective demolition in anticipation of an early summer start of phase 1 of the project.

Underground Fuel Tank and Dispensing System

With assistance from UMCP Environmental Safety Dept., all underground fuel tanks, underground fuel lines and underground propane tanks were removed. Some dated back more than 60 years. Also, after being in service for more than 35 years, we were finally able to replace our fuel dispensing system.

HPL worked in collaboration with Facilities Administration and CBL on working through the project as one project. This approach in contract project management not only saved in total cost but also was effective on saving time. HPL Facilities will continue to collaborate and look for opportunities that will result in improved UMCES institutional efficiency and effectiveness.

Other Selective Projects

- New HPL/CA wayfinding signage
- New water main installation for Dorm, bathhouse, pavilion & CA
- Removal of Old Seafood Tech Bldg., IAN Storage Bldg. & SAV Greenhouse
- New AREL indirect hot water heater
- (2) New AREL heat exchangers

Personnel

After 37 years of service, Jane Gilliard has chosen the route of lessened chaos by retiring. As she sits in her abode, free of alarms, leaks and work orders, her presence is missed. Jane is recognized not only for her administrative support, but her nurturing qualities in support of the maintenance staff. As Jane’s successor we welcome Diana Parnell and her 10 yrs of grant management experience. We also welcome John Young as the new full time grounds position.

As always, our strength is our people. With the maintenance team, which we are so fortunate to have here at HPL, anything is possible and nothing is insurmountable!

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