



The Facilitator

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The Newsletter of Facilities Management Services Division

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Welcome to our Centennial Year!

As we celebrate 100 years of public service to the State of Georgia, Facilities Management continues to play a critical role in this endeavor.

With over 32,000 students, Georgia State University is the largest institution of higher education in the metro area. Unlike other traditional campuses, GSU is located in an intense urban environment and embedded into the fabric of downtown Atlanta. It is also one of the most diverse campuses and has become a choice destination to many students.

The primary objective of Facilities Management is to support the teaching, research and public service mission of the University. With over 8 million sq. ft. of space inside 50 major buildings located in the heart of downtown Atlanta, it is definitely a challenge to plan, design, construct, renovate, maintain and clean these buildings. But it provides an opportunity to showcase our facilities to the millions of people who visit the downtown area every year.

I would like to say a heart-felt thank you to all of our employees for their outstanding efforts in keeping our students, faculty, staff and visitors safe and comfortable and for maintaining a clean campus. I also want to thank everyone who worked hard in resurrecting this newsletter.

Remember, we are at a special place, at a special time, making a positive difference. With best wishes, Ramesh Vakamudi.

What or Who is CBSAC? *By Jeannie Wright*

“Oh – that needs to go to CBSAC.” Have these words ever held up your project? If you’ve ever had a project managed by Design & Construction Services, then I’m sure it has. The Capital Budget and Space Allocation Committee, better known as CBSAC (see-be-sak), is the university committee that approves and/or reviews space allocation requests. When a CBSAC approval is needed, it usually means that a university space or area involves a change of use or occupants.

CBSAC is a sub-committee under the Planning and Development Committee of the University Senate. Meetings are generally scheduled once a month or as needed to hear requests for space allocations from the colleges and other administrative departments. The committee also reviews capital project budgets, schedules and progress, and annual MRRF requests and consists of voting and non-voting members ranging from faculty senators to senior vice presidents.

So how does CBSAC review and approve a request? Here’s the short version. Let’s say the College of Education has a new researcher coming on board who needs three additional offices, a conference room and a reception area. They have requested to occupy recently vacated space in 1 Park Place. The Dean submits a Space Request Form to the Director of Facilities Planning, Russ Seagren. The request is evaluated in-house and discussed in a pre-CBSAC meeting in which the CBSAC agenda is then developed. If deemed appropriate, this request is included on the agenda and considered as an action or informational item by the committee. The approval process may take from 1-3 months, depending upon the consideration of other issues such as funding, timing, etc. Once approval is granted, an official project is created and the project begins the design and construction phase. That’s CBSAC in a nutshell. For more information, contact Russ Seagren, rseagren@gsu.edu, or Jeannie Wright, jwright24@gsu.edu in the Department of Facilities Planning.

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**What is ARCHIBUS?** *By Harvey Johnson*

What is ARCHIBUS? Well, it isn't a type of vehicle nor is it a structure. ARCHIBUS (pronounced (AR-KI-BUS)), is a multi-faceted application, managed by Facilities Information Systems (FIS), that assists in managing the facilities and physical infrastructure of critical business functions of institutions such as office buildings, hospitals and factories. It includes several different modules which are as follows: Real Estate Portfolio Management, Capital Project Management, Space Planning and Management, Move Management, Asset Management, Environmental and Risk Management, Building Operations, Workplace Services and Technology Extensions.

Facilities Management Service Division (FMSD) has been using ARCHIBUS for sixteen (16) years, mainly for space management and planning. Of the estimated thirty odd modules, we currently use about three of them which include Space Management, On Demand Work and Preventative Maintenance. Over the past two years we have implemented the On-Demand Work and Preventive Maintenance Modules for Facilities Maintenance and Operations and Facilities Building Services. Over the next two years, we plan to implement Project Management, Condition Assessment, Commissioning, Move Management and Energy Management.

So what does this mean to the University? Well, we use the Space Management module to manage over 9 million square feet of building space. Every space, nook, and cranny is catalogued in ARCHIBUS so that critical reports can be provided to federal and state agencies. We can also track data on department ownership and functional usage of spaces. The Space Management module is core to the application because we usually associate everything at the university with a space or location. Of course there are many other uses but that is only limited by the imagination and customization of ARCHIBUS and future updates!

We have begun tracking work orders in ARCHIBUS as well as equipment and the preventive maintenance of that equipment. Much of this usage is still a work in progress, but that is coming along quite well. One great thing about ARCHIBUS is that it can be accessed through a web browser by anyone on campus. Our next goal is to integrate mobile technology with ARCHIBUS. We are excited about all that ARCHIBUS has allowed us to accomplish and we look forward to continuing to facilitate the use of technology and the flow of information to Facilities Management Services and the Georgia State University community.

News From the Zones *by Ray Pineda*

Have you ever wondered who the workers in the dark blue uniforms are on campus? You've probably noticed them inside every building you've entered but not exactly sure of what they do here at Georgia State University. These hard working men and women are part of an intricate and diverse group of specialized tradesmen called Facilities Maintenance & Operations. This group is comprised mostly of highly skilled individuals with knowledge in electrical systems, heating & air, plumbing, carpentry, mechanical systems and computers.

Doesn't it feel great to come in from the cold and walk into a warm, well maintained building? Of course it does and this is due to the diligence, preparation and expertise of this team. Were you aware that each air handler unit can have upwards of 100 filters? These filters along with countless belts are all changed on a regular basis to ensure we breathe not only great smelling air, but also clean and healthy air.

Most labs have fume hoods, a ventilation device that help keep harmful air born chemicals away from the user and safely expels these toxic chemicals from the building. The air that is expelled must also be regulated in order to keep the room air pressure proportional and comfortable. This is the arduous and technical task of Mechanical Inspectors along with the professionals at Test & Balance.

As you can probably guess, most if not all systems require an electrical component or connection of some type. Facilities has highly trained electricians who are constantly monitoring, repairing and updating these systems to operate more efficiently for your safety and comfort. For example, think about the thousands of lights that illuminate the campus. They will all eventually have to be replaced by an electrician, usually without anyone even noticing.

Do you require assistance putting together a desk, table, chair or shelf? How about something as simple as helping you proudly display your diploma on the wall of your new office? We have carpenters who can assist with that. They have earned the reputation of being the "Handy Men" of the group due to their uncanny ability to repair and build things.

Regardless of the task at hand, whether it's servicing a giant cooling tower or installing a tiny coat hook, Facilities Maintenance and Operations is committed to offering the best possible atmosphere conducive for working, learning, and teaching. In the up and coming months we will begin to highlight some of our jobs, employees and projects



all around campus along with other Facility related news. We encourage those in Facilities to help us showcase some of these projects and tasks by sending information or pictures to Karen V. Stark at KStark@GSU.EDU. We look forward to hearing from you and writing articles that not only highlight Facilities, but also informs, entertains and brings some much deserved recognition to all those hard working individuals in Facilities Maintenance & Operations. Keep up the great work!

GSU Sand Volleyball Complex *By Bob Toomy*

Facilities Design and Construction Services department (DCS) recently completed GSU's new Sand Volleyball Complex. Nestled between the GSU Sports Arena and the CSX Rail Line, this exciting addition to campus life is the home of the recently added women's sand volleyball team. It is the first on-campus outdoor sports venue for the University that affords students a fun and readily accessible setting under the sun or even at night where they can proudly cheer on their GSU Panthers.

The Sand Volleyball Complex is one of the first dedicated sand volleyball complexes in the country. It features three regulation sand volleyball courts, team and media areas, spectator seating on terraces, plenty of sandy "beach" areas, and a boardwalk. It also includes lighting for night games, landscaping with palm trees and other beach like scenery, plus plenty of graphic enhancements that reinforce the university's brand and the GSU beach theme. In addition to lots of sand, the warm boardwalk decking and bright metal rails give the complex a crisp and playful look.

The team for this project consisted of project manager, Mr. Craig Wertz, an Architect III in DCS, the architectural firm of Rosser International, and the construction firm of New South Construction. The team worked extremely hard to create a unique facility. They had to overcome a tight schedule and difficult construction challenges. One such challenge was a 20-foot grade change. The creative solution to this challenge was terracing of three courts from high to low toward Piedmont Avenue. This created a hillside or a step-like system of sloping lawn that provided good visual access of all three courts as well as ADA accessibility.

The sand volleyball courts were inaugurated by the women's team on March 12th. A large, enthusiastic crowd cheered them on as they successfully opened the venue with a victory over Mercer University.

The New Sand Volley Complex is a welcomed addition to GSU's athletic community. DCS is extremely proud to have been such an integral part of this momentous accomplishment. Well done DCS....well done.



Promotions:

Congratulations to **Abdul Momen** on his promotion to **Director, Facilities Maintenance and Operations!** Abdul has been with GSU for 21 years. He started as the Unit Head, Maintenance and Operations in 1992—long before there were zones.



2013 Milestone Awards

5 Years: Susan Byrd, Raphael Johnson

10 Years: Kenneth Hale, James Roman, Denneth Clay, Ricky Rhodes

15 Years: Derrick Williams, Kipp Yates, Kwaku Andoh, Seabron Dock, David Blunsch

20 Years: George Quarles, Brian Carroll

25 Years: Christopher Heinze, Monica Phillips, George McCalep

EMPLOYEE APPRECIATION MONTH

- Facilities Employee Appreciation Cook-out – Thursday, April 18, Hurt Park, 11:15 am
- Service Recognition Program – Tuesday, April 16, 3:00 pm, Student Center
- GSU Night at Six Flags—Friday, April 19. Get tickets at the University Center Box Office
- *Wow! 20% discount at Patton Dining Hall & Piedmont North during the month of April*

Renovations Project: Enrollment Services Suites by David Blunsch

The Facilities Renovation Team is currently renovating suites for Enrollment Services in Sparks Hall. Evelyn Wilcher is the Project Superintendent overseeing this project and Craig Simon estimated the project. This project was partnered with Design & Construction Services, with Jewell Woods serving as the Project Manager. Architectural



drawings and specifications were provided by Design & Construction Services. The Enrollment Services project was scheduled into two phases since it involves two different departments/units. Phase one is the Office of Revenue, Receivable & Cashiering Services (RRCS) and phase will be for Student Accounts. The first phase began in August 2012 and was completed in early February. The entire Suite had to be gutted out and rebuilt per the architect's drawings and specs. Phase Two is currently in progress.

Both phases involve major demolition of cabinetry, electrical, ceilings, exterior walls, flooring, all the partitions and opening up the hallway. We also brought the area up to fire code. We even cleaned up support columns which were wrapped in red brick and was inclusive in the demolition work. Carpet was removed and the floor was professionally abated. After the demo process, we began rebuilding everything according to the architectural drawings that were provided. Included in the renovations of the area was to construct and install new millwork in the cashier's office

Note from the Editor: Would you like to tell us what's happening in your department? Help us celebrate the successes and challenges in Facilities by submitting an article to Karen Stark at kstark@gsu.edu.