An Interview with Brian Carroll

1. What is your current position with GSU?
My position is Senior Construction Project Manager for Facilities Management Services.

2. What do you do on a typical day?
I prefer to spend as much time on project sites as I can, assessing current and pending conditions, completion values, quality control and accuracy, and giving field directives… that sort of thing. In the office, I’m writing specifications, reviewing and processing invoices, negotiating contracts, meeting with business managers, directors, Deans, and architects. I also spend time managing budgets and denying change order requests, appeasing cold call vendors, and reviewing/editing specifications and drawings, often hundreds of pages per day...ya know, all the fun stuff! Oh, a hundred emails a day are great too!

3. How long have you worked here?
July 1992. What’s that, 21.5 years already!?

4. Tell us about your first motorcycle.
Wrecked it. It was probably the Honda 450 Four. Good machine, just outweighed by a Cadillac running a red light.

5. Of all of the projects you have worked on, which is your favorite and why?
Hmmm….tough question. I'll go with Piedmont North Dining Hall because of the daily impact it has on the hundreds of students that dine there. It also gives parents the assurance that their kids are being well fed as they pursue a quality education. Sounds corny, but I really feel that way. Everyone in there is enjoying themselves immensely.

6. What is your favorite meal?
I like to cook and one of my favorite dishes is steamed mussels to start, then pan seared rainbow trout with roasted red potatoes and fresh green beans. Not big on desserts.

Kudos to Our Team!

From: Larry Berman, Founding Dean of the Honors College
I just wanted to write to you to say how impressed we all are by Fred Holder – we’re so thankful to all of his assistance over the past few days as we prepared for the ribbon-cutting at 100 Auburn. His work has been impeccable and my staff are raving about him. Our space is starting to look like “home” and so much of that is due to his time (and attention to detail). Fred is a fantastic resource. I just wanted to make sure you knew how well your team was being represented.

From: Dave Fraboni, Associate V.P. for Development
I want to thank you all for the great job you and your teams, especially Steve Boswell, have done on the 60 Piedmont project. The building is fantastic and provides a wonderful working environment. I know each of you and your individual teams did a
Imagine being able to go to a web site in your browser or on your iPad and quickly find all the documentation you need in seconds? For example, if you’re in Operations and Maintenance and need the installation drawings, O&M Manuals, or warranty documents for a given piece of equipment, wouldn’t it be nice to have this kind of information right at your fingertips? Or...you’re an engineer and you need to provide an MEP consultant with all of the electrical drawings from past projects related to a specific building/floor for the new phase of a major renovations project. Instead of it taking hours or days to prepare the transmittal, you’re able to do it in mere minutes. Can this really be possible? Can we eliminate the painstaking task of searching through file cabinets or sifting through tons of email correspondence and other documents? Yes, it is very possible. In fact, many other universities are doing exactly this with the document management software called Meridian which was also recently purchased by GSU’s Facilities Department. This management system promotes finding and sharing information easily by utilizing sophisticated search tools. It tracks and securely stores electronic documents, drawings, CAD files, and other electronic files. This software tremendously reduces time wasted locating information and increases productivity. We had a kick off meeting on January 15th and I’m proud to say it was a huge success. Mr. Seehausen, the President/CEO of ACAD-Plus, Inc. was impressed with our strong group turn out and according to him, we actually had a larger turn out than most of the colleges where he’s presented. He was as equally impressed that our core team remained for the entire two days. Our core team consisted of: Monica Phillips, Kim Bauer, Karen Stark, Kip Yates, Alvin Clark, Dean Brook, Russ Seagren, Jeannie Wright, Craig Simon, Lachlan Patterson, David Blunschi and Deborah Dunbar who is also the project manager. A huge thank you to our hard working core team and all those who participated in the meeting. We are excited about our new partnership with ACAD-Plus and how we will be better able to serve the campus community.

Facilities Special Recognition
By Regina Anderson

This fall, GSU employees had an opportunity to participate in two weight loss challenges. The local challenge “It’s Time to Take Action” was sponsored by EDWS. The other challenge was a national challenge called “The HealthyWage Match Up”. HealthyWage offers an incentive-based challenge where employees can lose weight and earn up to $10,000 in cash prizes. GSU had 15 employees participate in the national challenge.

CONGRATULATIONS to this year’s winners of the local challenge – the “FAB 5”! Regina Anderson, Valerie Woods, Bonte Mitchell, Corliss Baldridge and Deborah Dunbar lost a total of 56 pounds. Valerie was selected as the first place winner of the individual weight loss challenge and Corliss was selected as the winner of the Healthy Recipe Challenge. Thank you ladies for being a shining example of living a healthier lifestyle.
A Look Inside: Controlling Our Energy Usage
A One-on-One with Ed Exley of Engineering and Utilities
by Fred Holder

I sat down with Ed Exley of the Engineering and Utilities department of Facilities to get a better idea of just what goes into controlling our energy costs. Here is what he had to say:

Fred: What is the role of Engineering and Utilities Department?
Ed: Where energy management is concerned, the role of the Engineering and Utilities (E&U) department includes remote monitoring and recording of electrical, natural gas, and water usage in various campus systems. Many of these parameters are tracked and logged for both analysis and recordkeeping purposes. One important aspect of what we do is called “peak demand limiting.” PDL, as it’s called, is a cost-saving measure used to prevent the setting of new “peak usage” points of our electrical utilities. Setting higher peaks leads to being billed at a higher base rate which in turn means greater operating costs for the University.

Fred: How is energy usage managed and controlled given that we have such a large campus?
Ed: We use standard university operating hours as a baseline for occupancy scheduling. If certain spaces are occupied outside these hours, we can adjust the scheduling to suit the customer’s needs. An additional step that helps us conserve energy is the occupancy sensors located in many rooms and offices across campus. These help ensure that we do not spend money to light spaces that no one is using.

Fred: Do you control the lighting and HVAC systems?
Ed: Among other systems, we do control lighting and HVAC systems across campus. Many of these systems are scheduled to turn on and off based on building occupancy needs in an effort to prevent needless utility usage.

Fred: What other utilities do we monitor besides electricity?
Ed: We monitor and record both water and natural gas usage. We have calculations set up based on these usage numbers to allow us to calculate exactly how much it costs us to run each building for any given unit of time. Water and gas usage aren’t limited the same way that our electrical utilities are. We monitor these in a combination of ways, but the vast majority is done electronically by our campus automation systems.

Fred: What steps can your unit take to help reduce energy costs more?
Ed: Battling higher energy costs is a constant goal for our department. We strive to maximize the university’s energy dollar by data collection and analysis, automation refinements, and systems efficiency upgrades. Communication is also an important tool not only to our department, but for all university employees. Training maintenance personnel on the use of automation systems helps everyone involved use the tools at their disposal effectively and efficiently. This in turn leads to greater energy savings and lower utility costs.

Fred: How do you decide how much energy to use? On average annually, how much do we save by using Peak Demand Limits (PDL) as opposed to not using and as compared to other universities our size and type?
Ed: We set usage limits based on historical peak usage. We pay for new peak limits whether we use the utility or not. A continuing goal of our department is to lower peak usages. Ideally, customers should notice no effects of demand limiting. It is one of the many “behind the scenes” things that we do. It would be very difficult to calculate how much we save by using PDL. The whole idea behind PDL is “don’t spend unnecessarily” rather than “save”.

New employees, November 2013—January 2014

Custodian I, Building Services:  James Berryhill, Leon Chester, Kayla Brice, Quantae Heard, Latavia Austin, Retasha Seabron, Latashia Trotter

Utility Worker I, Building Services:  Kevin Brown, Adonis Durden

Sustainability Program Coordinator:  Jennifer Asman
What’s New in Renovations
by David Blunschi

Renovations has just completed renovating an old lab into a new computer lab for the Undergraduate Research Center in Biology located in 437 Kell Hall for Art & Sciences. The Sr. Project Superintendent was Evelyn Wilcher. The lab’s new design is intended to help faculty and students integrate computational analysis and encourage student interaction in an open and visually uncluttered laboratory. The area had to be abated, new vinyl VCT installed, demo plumbing and new cabinetry constructed & installed. In addition, a Panther Card swipe system was installed. Below are a few before and after photos.

Renovations also completed a project for the Robinson College of Business for International Studies located on the 14th floor of 35 Broad. Russ Wham was the Project Superintendent for this endeavor. The project consisted of removing the plaster ceiling that was deteriorating and falling through the suspended ceiling. The furniture was removed and put into storage in the basement and floor protection was installed. The elevator was also protected and the lighting fixtures removed and stored. Once the suspended ceiling was removed, we had to abate and remove the acoustical ceiling adhesive that was on the underside of the plaster. Once this was accomplished, we could remove all of the plaster ceiling and reconnect the HVAC. We then re-installed a new suspended ceiling, lights, and furniture.

Career Advancement:
LeVar Bell—Trades Helper
Lindsey Crawford—Plumber II