

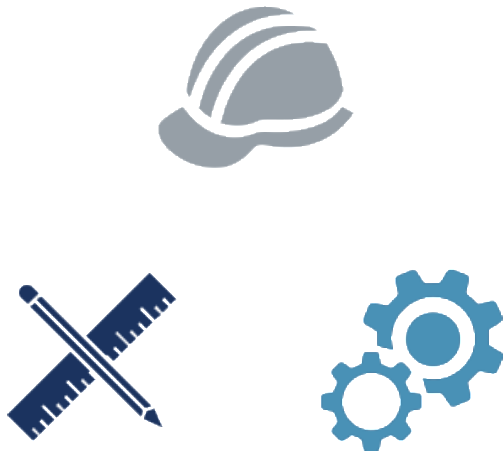


SVPFA TOWN HALL

January 2021



35 Acres
15 Buildings
2.4M Square Feet



MEET THE STAFF: FACILITIES PLANNING



DURADARSHINEE LEE

ACTING DIRECTOR OF FACILITIES PLANNING

Appointed Acting Director of Facilities Planning in January 2021

- Joined Brooklyn College Facilities Department as a Project Manager in 2014 with 15 years of experience as an architect in the private sector
- BC In-House projects include: Various Lab and Office renovations, Animal Research Evacuation Facility, Library Technology Hub and Smart Classroom, Campus Hydration Stations, Custodial Locker Rooms
- Capital Projects: EES Lab Upgrade 43 I 6N, Whitehead Window Replacement, Ingersoll Labs, Ingersoll and Roosevelt Hall Planning Study, East Quad Renovation, Cancer Center, Chemistry Labs, and Chemical Storage
- Planning Department Projects: BC-specific Project Specification Standards for construction contracts, Campus-wide Furniture and Finish Standards

"Very grateful to be working with such a terrific team, serving the outstanding faculty and students of this progressive and multicultural institution." - Duradarshinee



Munia Jamil
Project Manager
Architect



Lisa Chin
Project Manager
Architect



Patrick O'Connor
Administrative Manager

Project Managers who are architects and engineers.
Administrative Manager with 11 years experience.



Leonid Gorodnitskiy
Project Manager
Civil Engineer



Illesh Patel
University Engineer
Mechanical Engineer

FACILITIES PLANNING

Facilities Planning works to enhance and improve the Campus's buildings and grounds by assessing, analyzing and planning College preventive maintenance and coordinating In-House and Capital work.

Provide design and management services for In-House projects:

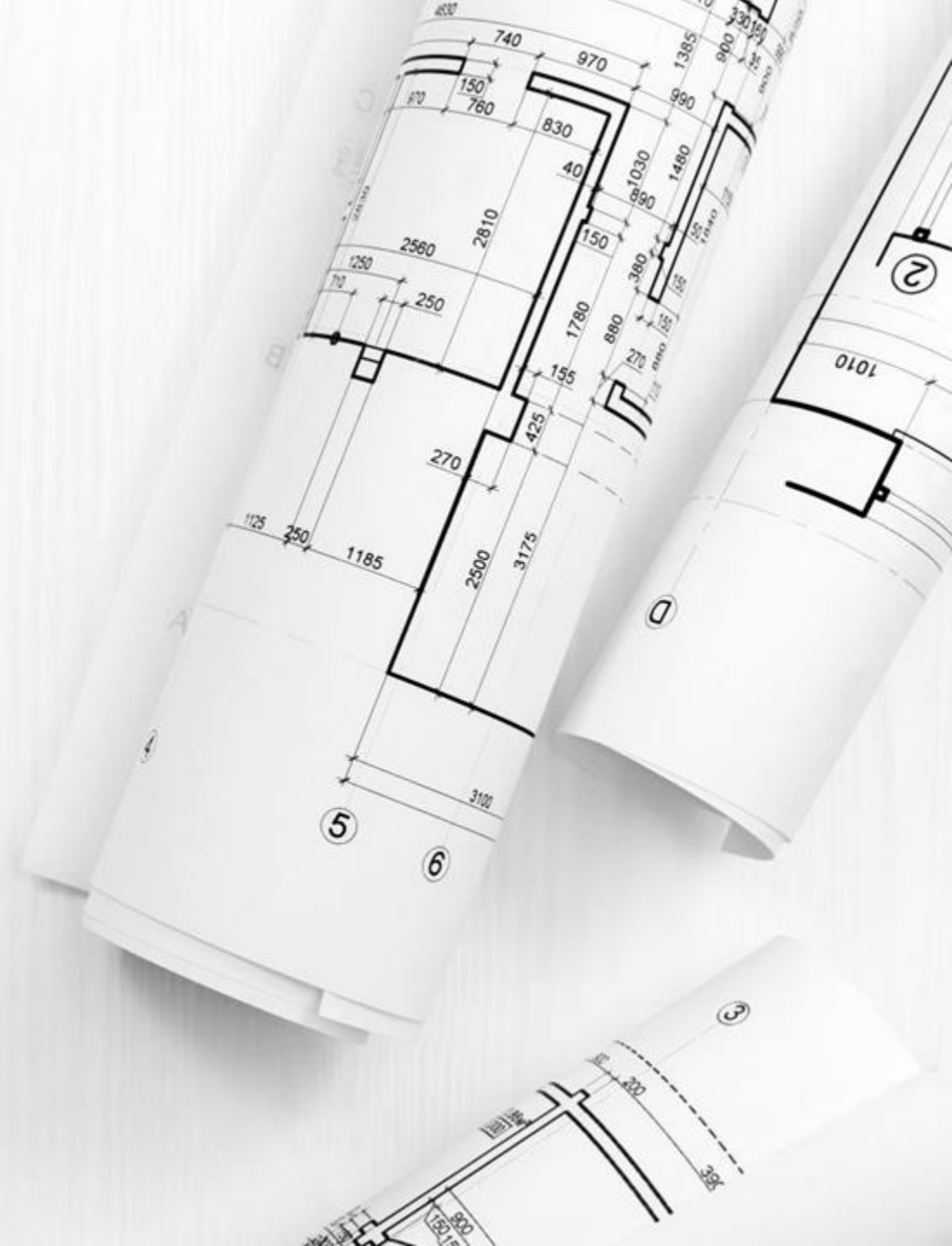
- Assist Departments with renovation planning and furniture selection
- Coordinate the projects with vendors, Purchasing, Buildings and Grounds, Trades and HVAC Operations.

Liaison between the College and CUNY Central, DASNY, and their Consultants and Contractors for State and City funded construction projects:

- Represent the Campus Community during the development of project scope and throughout design and construction
- Coordinate project work schedules with College faculty and staff
- Keep occupants informed regarding construction activities
- Review and coordinate temporary protection, access, staging, utility connections and shutdowns

RECENTLY COMPLETED & ONGOING

CAPITAL WORK

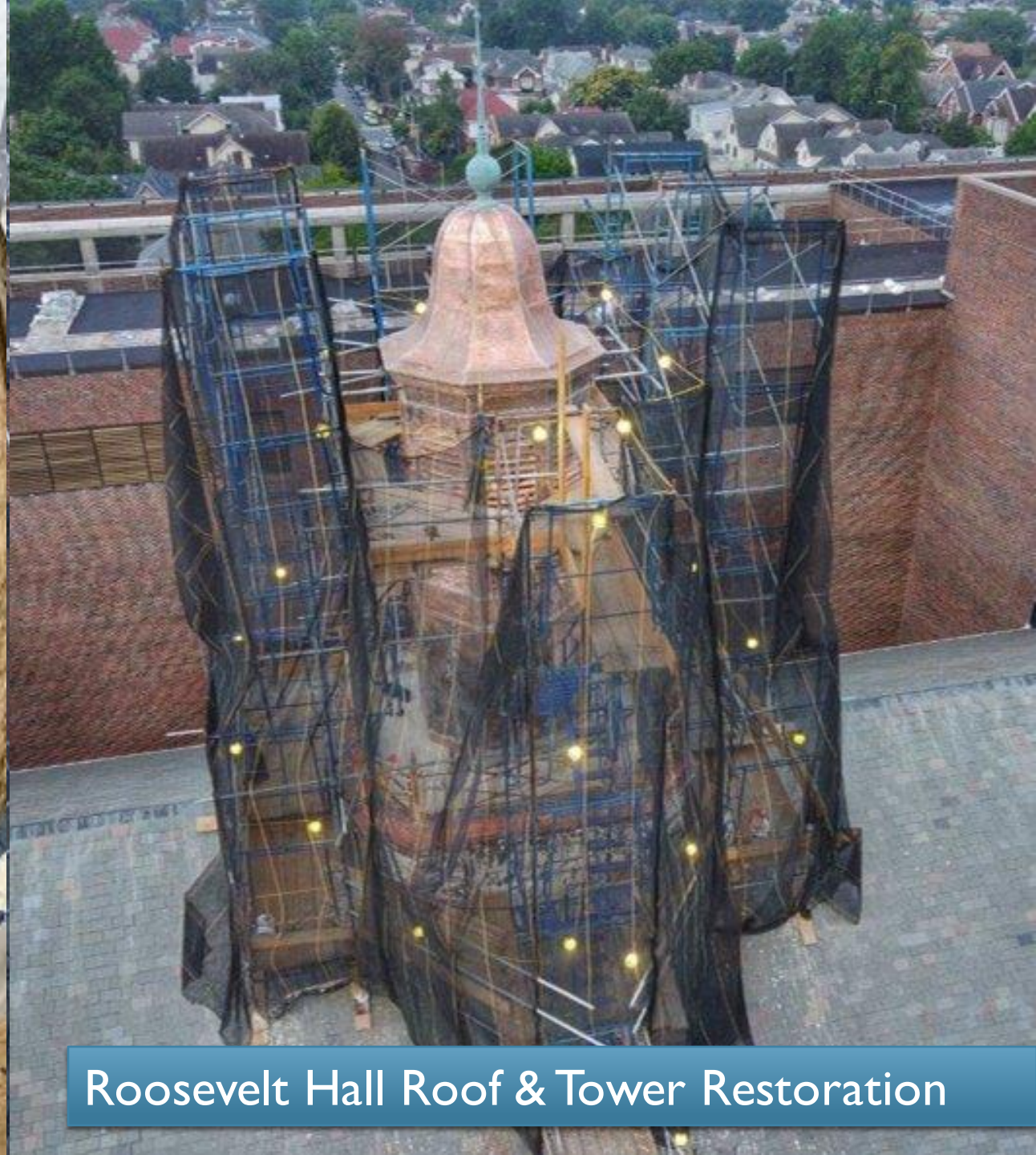




Library Cupola Restoration







Roosevelt Hall Roof & Tower Restoration



Campus-wide Fire Alarm Upgrade and Security System Installation

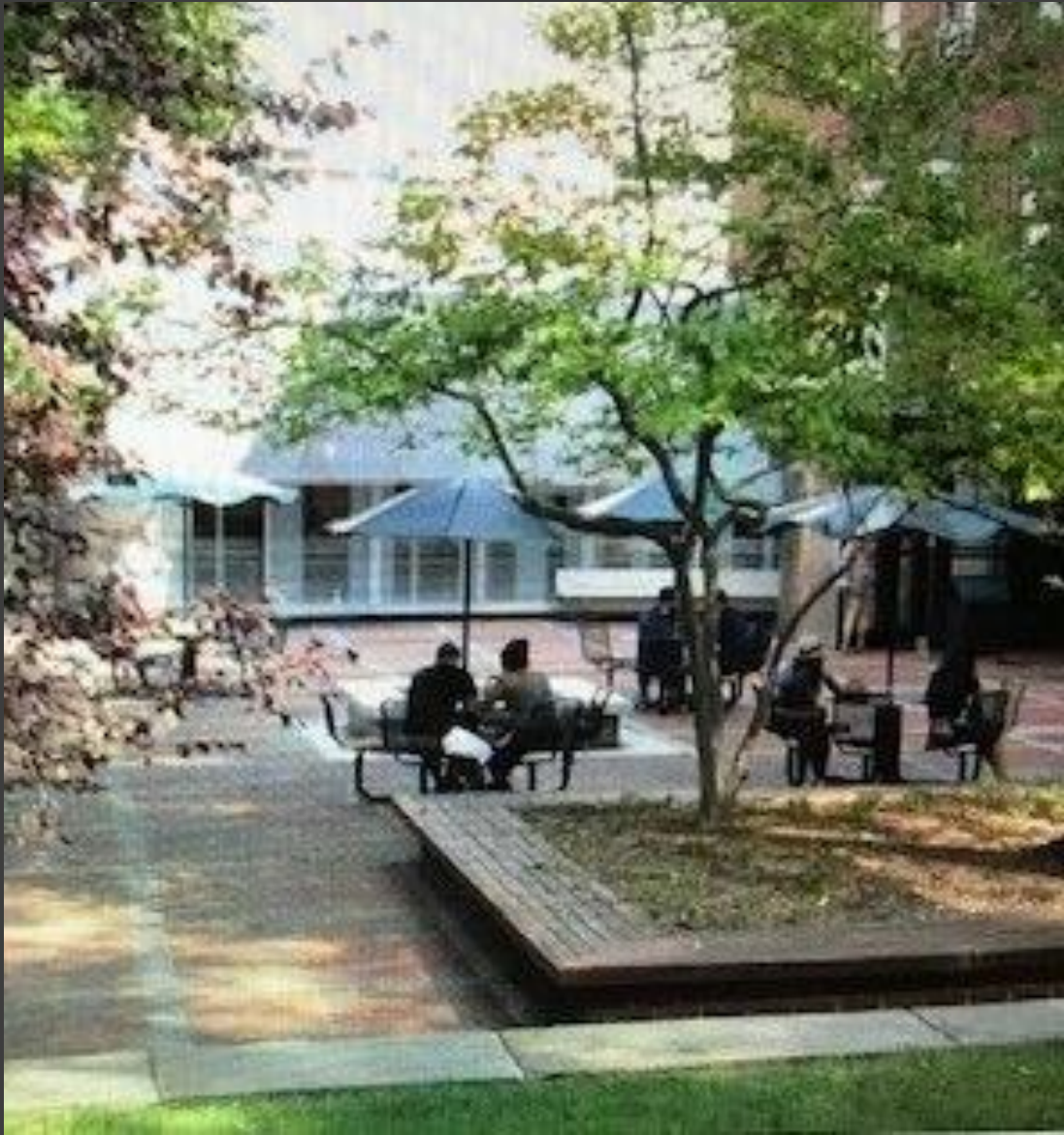


Ingersoll Labs Renovation and Roof Replacement



300 NE





Whitehead Plaza Renovation



COLUMBIAN UNIVERSITY RADIO
WWW.CUMRADIO.COM

Whitehead Window Replacement

Ingersoll's Sam Skurnick Lecture Hall Wins Award for Outstanding Design

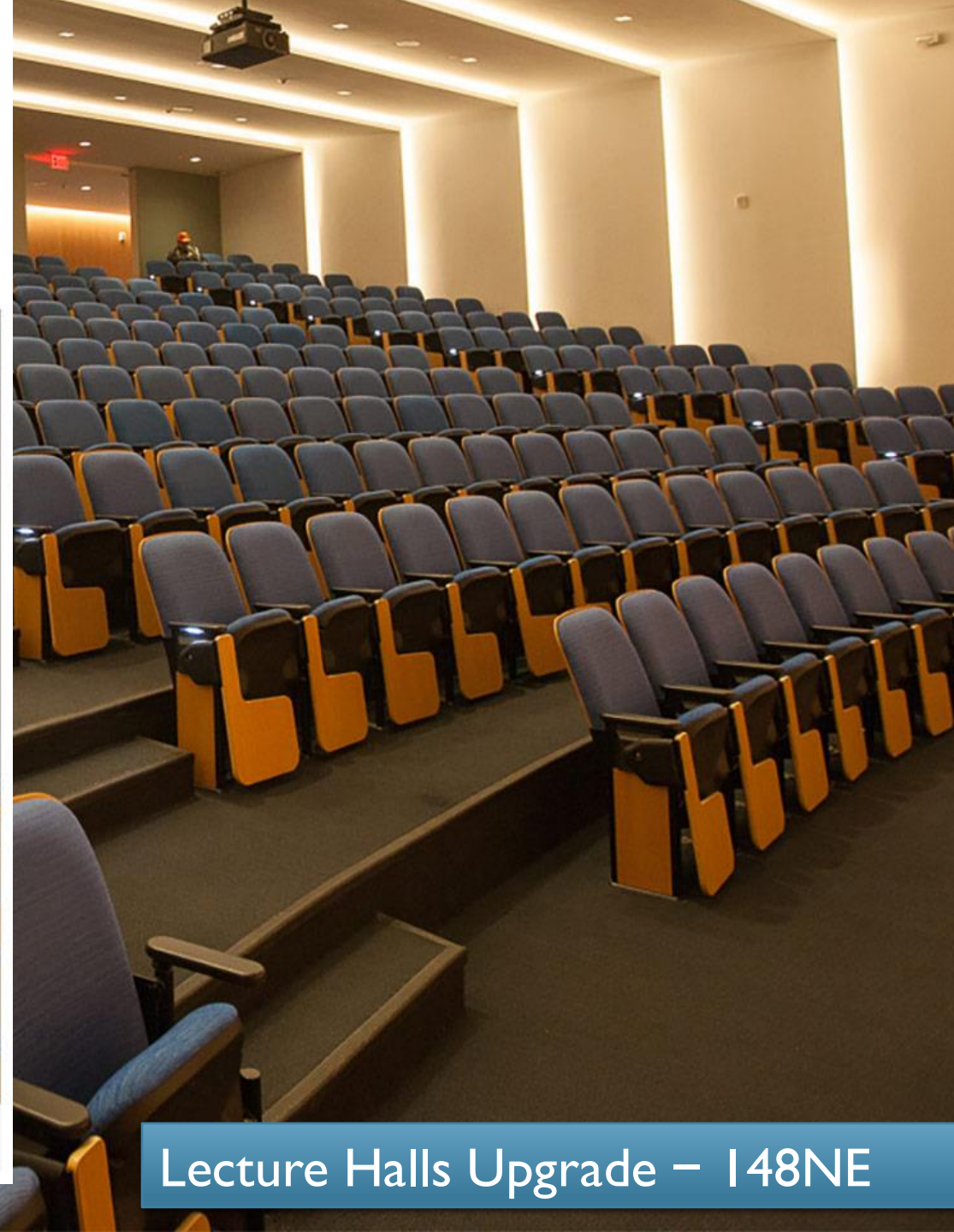
Jan. 15, 2021

By AUDREY M. PETERSON

The winning space was built in memory of Wall Street investor and Brooklyn College alumnus.



The Sam Skurnick Lecture Hall in New Ingersoll Hall at Brooklyn College



Lecture Halls Upgrade – I48NE

The background of the slide features a detailed architectural blueprint of a building. The drawing shows various rooms, corridors, and structural elements with numerous numerical dimensions and alphanumeric labels (e.g., 740, 970, 830, 40, 1010, 5, 6, 3, 2, 1185, 2500, 3175, 1780, 880, 1490, 1395, 1000, 730, 175, 150, 760, 250, 17, 115, 250, 1185, 270, 425, 155, 315, 315, 1010, 500, 1200, 1500, 300, 300). The blueprint is rendered in a light, semi-transparent style, allowing the text to be clearly legible.

FACILITIES PLANNING: GOALS & UPCOMING PROJECTS

Improve Maintenance/Enhancement of Buildings and Grounds

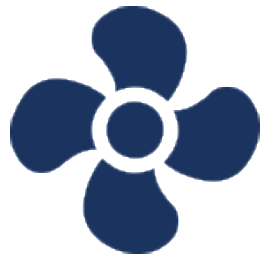
- ❑ Capital Projects: Campus-wide Restroom Project, East Quad Project, Ingersoll and Roosevelt Planning Study
- ❑ In-House Project: New standards for finishes, furniture and lighting

Upgrade Building Infrastructure, Technology and Energy Efficiency

- ❑ Capital Projects: Submetering Project, Lecture Halls Upgrade Phase II, TV Center Renovation, IT Fiber Optic Upgrade

Better Communication with the Campus Community

- ❑ In-House project: New BC Facilities webpage



**MEET THE STAFF:
FACILITIES OPERATIONS
(HVAC, ENGINEERING)**

HEATING, VENTILATION, & AIR-CONDITIONING

Responsible for the daily maintenance and operation of swimming pool, heating/cooling/ventilation equipment, and the central heating/cooling plants; maintains environmental and energy levels on campus, in conjunction with the College's sustainability office; reviews and evaluates construction projects, related to campus infrastructure, maintenance, and operational needs.

Recent Accomplishments:

- Assessed entire Campus to determine COVID-19 Use Readiness
- Assisted Capital construction projects
- Maintained code-compliant heating and cooling to all locations on campus, servicing and replacing HVAC equipment as needed
- Serviced all outdoor air dampers to comply with COVID-19 recommendations
- Prepared campus for winter operations

Upcoming Work:

- Assist Capital projects/In-house renovations
- Perform campus-wide code-required certifications and inspections
- Maintain/repair HVAC controls campus-wide
- Replace HVAC filters campus-wide



JOSEPH NIGRO

*ADMINISTRATIVE SUPERINTENDENT OF BUILDINGS & GROUNDS
(HVAC & UTILITIES)*

Recent Accomplishments:

- Participated in NYPA Peak Demand Load Shedding program Since 2001. Brooklyn College was acknowledged as the No. 1 load reduction location for all of CUNY from 2015-2017.
- Capital request for building-wide lighting upgrade project in Whitehead Hall resulting in a 19% reduction in building's electrical use.
- Capital construction request for a building-wide window replacement in Whitehead hall to resolve occupant safety issues and reduce the heating/cooling load by installing high-efficiency, double-panel windows with thermal breaks and dedicated window AC panels.
- Evaluated lighting and HVAC needs during COVID-19 pandemic in order to reduce energy usage, resulting in over a million dollars in savings.

HVAC STAFF

Senior Stationary Engineers

- Supervise, direct, schedule and train all HVAC staff in general preventive maintenance tasks, and weekly/monthly/yearly code-required service and inspection tasks.
- Provide frontline response to all campus emergencies, 24/7/365. Evaluate and redirect to the appropriate trades for final disposition/resolution.

Operating Stationary Engineers

- Work with, supervise, direct, and train junior mechanics (HPPT's & Oilers) on all general preventive maintenance tasks, regularly inspect equipment campus-wide for proper operation, and weekly/monthly/yearly code required service/inspection tasks.
- This position is the first responder to the client emergencies/daily issues when they are called into the operation call center at x5885 and who typically resolve these daily issues within one business day.
- Maintain code-compliant operation of the centralized high-pressure steam and chiller plants.

HVAC STAFF

High Pressure Plant Tenders

- Assists all other trades as needed.
- Perform critical preventive maintenance tasks (such as 4,000 annual filter changes) on AC systems campus-wide, ensuring compliance with DOH COVID ventilation requirements.
- Allow for the partial reopening of campus buildings, annual DOB boiler service/inspection and cooling tower cleanings necessary to maintain a healthy work environment.

Oiler

- Supervise, direct and train junior HVAC staff in general preventive maintenance tasks.
- Regular equipment inspections, lubrication and greasing all moving parts, changing oil in crank cases, installing belts/pulleys, and performing system alignments to extend the operational life of systems as a whole and reduce unscheduled/emergency downtime.

HVAC STAFF

Thermostat Repairers

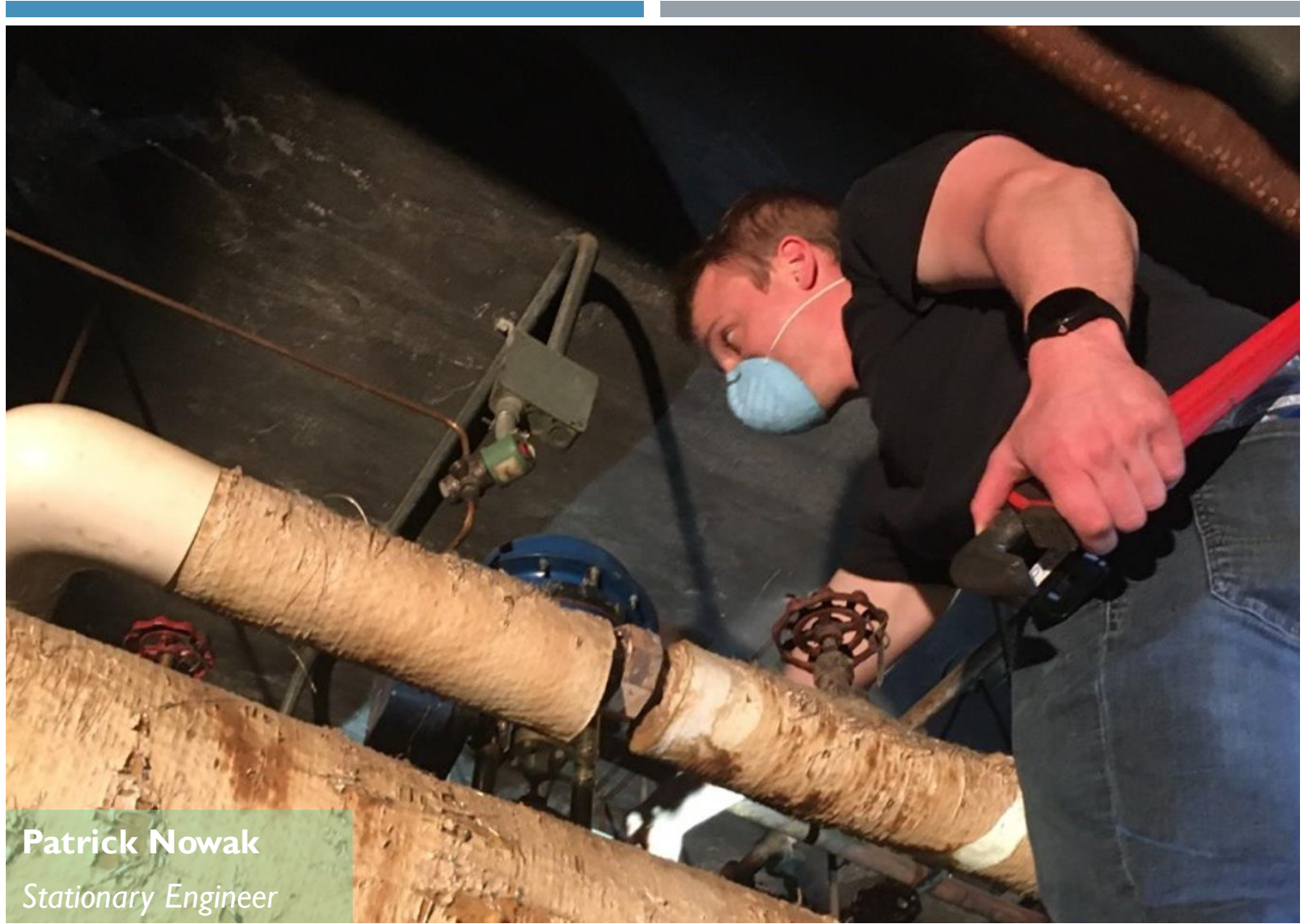
- Supervise, direct, and train junior HVAC staff in preventive maintenance tasks associated with controls on all equipment.
- Front-line responder to all campus clients regarding repairs necessary to resolve cooling and heating complaints.
- Monitor, operate and repair HVAC BMS “Building Management System” and associated controls, thermostats, sensors, actuator, dampers, and valves (over 20,000 operational parts).

Steamfitters/Steamfitter Helpers

- Responsible for inspections and service to the College's HVAC equipment, including heating and chiller plants, air handling units, local AC units, split DX/package air handlers, condensate/chilled water/boiler feed/condenser/pool pumping systems, heat exchangers, steam pressure reducing systems, and all heating/cooling supply and return piping (over 10 miles of piping).



Michael Lapollo
Stationary Engineer



Patrick Nowak
Stationary Engineer



Mike Stevenson
Steam Fitter

Gary Kostner
Helper



Juan Silva
Sr Stationary Engineer



John Mezzacappa
Sr Stationary Engineer



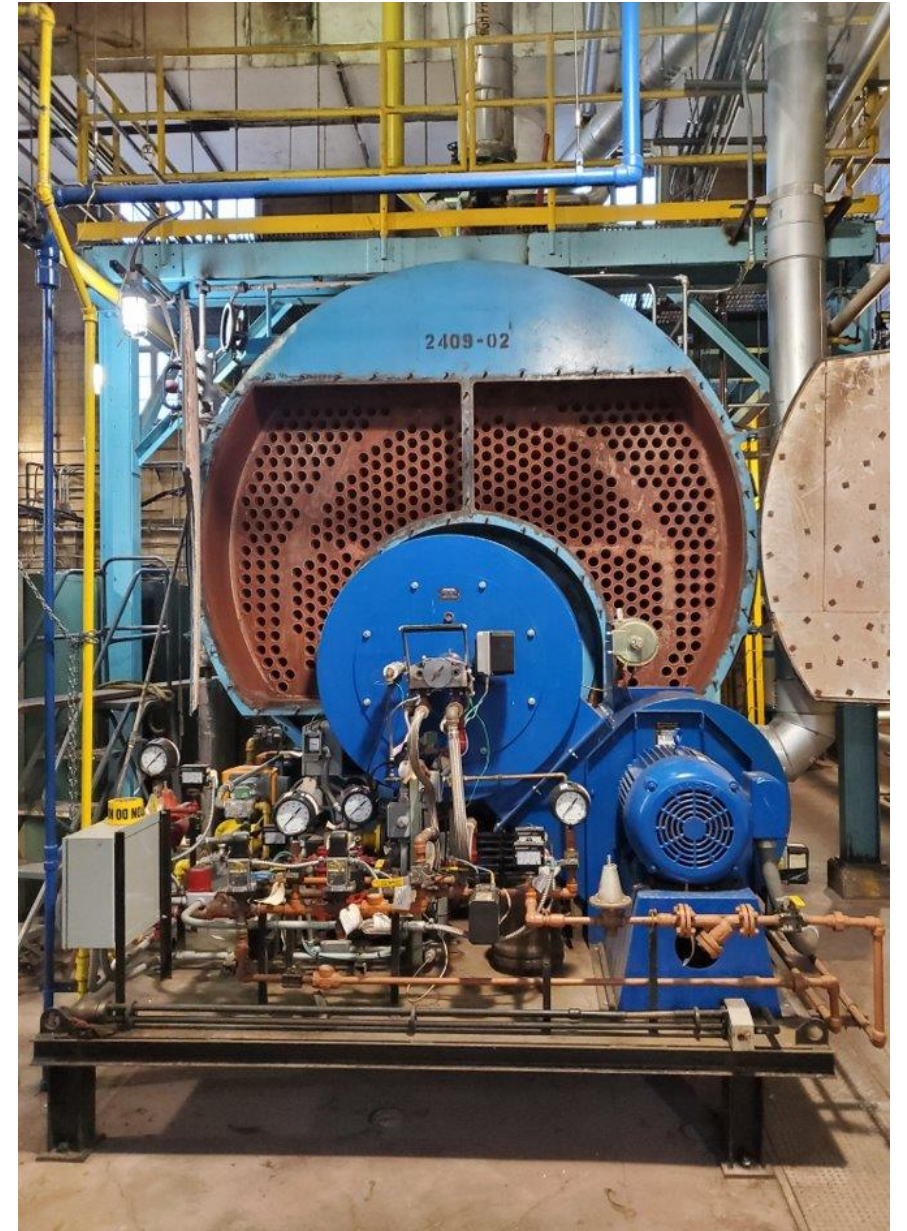
Dante Cocchiarella
Oiler



Lennox Corlette
Stationary Engineer



Patrick Paul
High Pressure Plant Tender



(L) Central heating plant; (R) Boiler, under inspection



(L) Before: Condensate leak; (R) After: Stop-gap repair measures



After: (L) Repaired condensate pipe leak, Roosevelt; (R) Repair and removal of metal sheet