

FACILITIES **iN** *REVIEW*

FALL 2017



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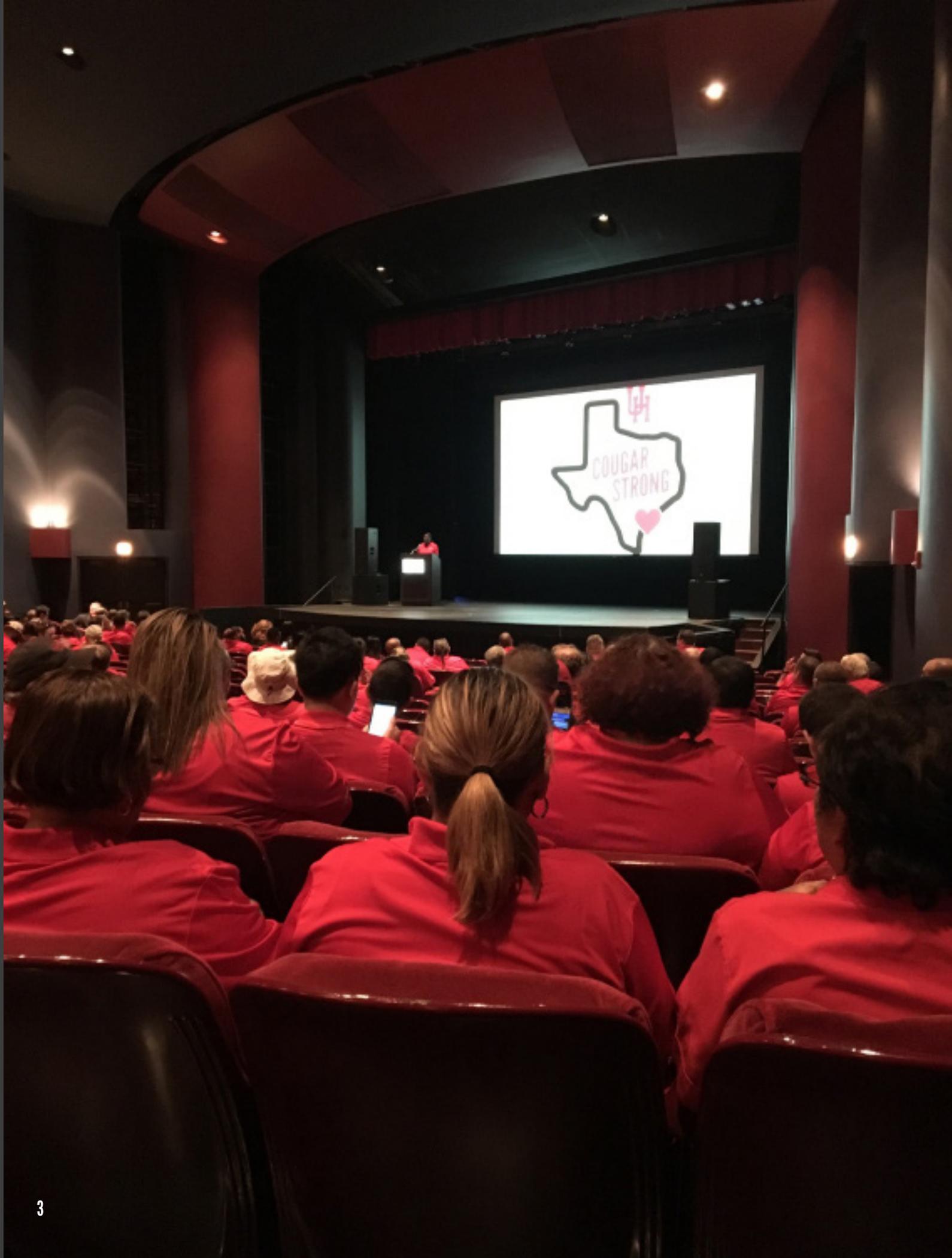
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Thank You!

Associate Vice Chancellor David Oliver would like to thank the Facilities Staff for all of their hard work during Hurricane Harvey and following recovery efforts. The responsiveness, dedication and “Can-Do” attitude to get the campus ready for the students return and the continuing efforts to assess, repair and clean impacted areas has been impressive.

Facilities made unbelievable progress across the campus from Thursday, August 31 to Tuesday, September 5 when the students officially returned. Only 50% of the buildings were available but 91% of them were ready for occupancy very quickly. Detailed assessments of buildings continued every day with remediation work going on throughout the campus. A significant number of buildings amazingly transitioned from a yellow status to a green status.

The response of the Campus Services group was outstanding as they assisted in every aspect of the recovery effort. They were able to establish custodial services early on and solid waste disposal began soon afterwards in addition to debris removal. Priorities were housing complexes and student-related support buildings. Mowing was also started back during that time and was in full force quickly.

Restoration Contractors were mobilized on key areas while dedicated UH staff dealt with minor remediation and dewatering. The Facilities damage assessment teams walked every classroom on campus to ensure the conditions were safe for classes. Although the initial focus was on student areas and classrooms, work steadily began on offices and laboratories as well. Some significant areas that were impacted are still not fully available yet. There was considerable movement of faculty and staff in the short term and Facilities also helped support this need.

David Oliver
Associate Vice Chancellor/
Associate Vice President



Harvey - Inside the Hurricane

Jeffrey Benjamin

Executive Director of Facilities Services

Shortly after being hired to lead the University of Houston Facilities Services team, Jeffrey Benjamin was challenged by Hurricane Harvey. As he was trying to figure out where things were located, how things were supposed to function, and who worked for him, he still had to manage this major event over the course of 5 days.

Benjamin states the situation could have been a lot worse, so we should be grateful that it was not worse for the campus. The way the team responded showed they were “really ready, prepared and trained to deal with anything the storm threw at them”. The team that had to deal with the recovery was really inspiring. They took it in stride and they did what they needed to do. It was an uplifting motivational experience.

“Seeing them come together, push through this thing, and then get the University back open after the 5th day following the storm was a pretty amazing story to tell and we’re proud of the folks that made that happen” explains Benjamin.

Hurricane preparedness starts long before the event occurs. It starts in the planning and design of the buildings we occupy. How much resiliency goes into the building, how we maintain the building systems, and even how well we maintain the roof and windows to keep the water out. The maintenance of infrastructure, storm sewers, and sanitary sewers also come into consideration for minimizing major damages from natural disasters.

The toughest part for Benjamin was not being able to be on campus with the team. Although he wanted to be on campus to help, he quickly realized that he had to trust the team with their responsibilities. Once he returned to campus after being flooded out, the speed of having to recover the campus was a challenge he had to face.

After facing such a difficult period, he learned that it would be best if the team prepared for staying on campus for three or four days rather than two. In addition, he found that Elgin floods during heavy rain, so it would be better to place recovery members and equipment in convenient locations to quickly respond to emergencies.

Looking back, Benjamin’s most memorable moment was when everyone gathered by the Cullen fountain to take a picture of those who had been involved in the recovery process. Seeing everyone gathered there made him realize how much they have accomplished within a short amount of time.

Steven Shadow

What was the toughest part about working with Hurricane Harvey?

The toughest part by far was being at campus without my wife and two children. I was getting updates as water rose into our home, when a friend finally waded in and escorted my family to Tomball. My family was upset that we stayed on campus for 6 days, but they understood the need for it.

What are a few lessons learned for next time?

We now know the expectations for the ride out team need to be well-defined. It's important to understand what their responsibilities will be when they show up.

Jose Gamez

What was your experience like with Hurricane Harvey?

My experience during Harvey was filled with anxiety seeing how much help was needed out there and anxious to know we were alright. I wanted to go out and help all of Houston, but we were definitely able to help and solve issues as a team and seeing how our department stepped up.

What are a few lessons learned for next time?

Be better prepared for a ride out with plenty of air mattresses and blankets. Over all, if you know your next few days will be spent out of the comfort of your own home, I don't think you can be too prepared.

Christopher Pettay

What are a few lessons learned for next time?

Preparing supplies, contacting all employees in every shop, and additional special training individuals before placing them into unknown situations would help the process. It would also be useful to find special skill sets like those certified in CPR or First AID.

Any additional thoughts?

Although there are many things that should be improved on before another event happens, I do consider it an honor to serve on the ride out team.

Bill Allen

How was your experience with Hurricane Harvey?

I had no idea what to expect. I watched the news knowing that things were going to get bad but not knowing how bad. Once the storm hit, there was this feeling of uncertainty because there was absolutely nothing you could do to stop the hurricane. The experience definitely gave me a lot more respect for coworkers there with me because it was a tough situation. Rather than being with their families and protecting their homes, they slept in their offices for six days.

What was your most memorable moment?

The first night the storm had hit, four of my coworkers and I had to go onto campus to get some of our critical systems back online. As we reached the intersection outside General Services, we noticed two abandoned cars floating in the water. We began to go across the road and found the water going over the hood of our electric shop bucket trucks. As we reached the Architecture building, we again noticed another vehicle that had stalled and began floating. At this time, our truck began to stall and I am thankful my coworker had experience to drive us to a higher location before we were stuck ourselves.

Jerry Bogna

Director of Facilities Maintenance

Ride Out Team

In charge of managing the Ride Out Team, Jerry Bogna was responsible for over 25 people to quickly recover the damages caused by hurricane Harvey. He stated the most difficult part of the recovery was "being separated from family for 5 days and nights". Despite this difficulty, he fondly remembers driving across Elgin in a 5-ton truck and watching the water rise over the hood. After experiencing a tough week of recovery, he hopes that the University of Houston will be better equipped for the next challenge they may encounter.

Mike Wheeler

Director of Facilities Operations

Operational Recovery

Our goal with the Recovery Team was multifaceted. Our first task was to do a Rapid Evaluation of campus, including every building on campus. Next we had teams from our Facilities Services Shops perform a detailed evaluation of all building systems on every yellow and red building, to determine the severity and detail the level of damage. This information was used to determine if we needed to engage an outside contractor or if Facilities Services Shops could restore the building in time for campus to be determine safe to open.

One of the most difficult tasks with the recovery team was managing the evaluation information. We had Teams performing Rapid Evaluations, teams performing detailed evaluations and Teams performing the actual repairs/restorations. This was a fluid situation and we were constantly reassigning staff to the most critical areas of need. While most of Houston was gridlocked by flooding, our dedicated Facilities Services Teams put their personal impacts on hold and rose to the challenge and opened campus on time.

Jeff Benjamin

Executive Director of Facilities Services

Recovery Preparation

Harvey was a testament to the dedication of our staff. All of these folks were victims of the storm to one degree or another. We had people who were rescued from the roof of their house and within a day or two, they were back at work to help us. It was a real testament to their dedication to the University and to making sure we're getting the job done so that we could get students back into school. That to me was the most inspiring thing that came out of this whole event.

Al Rajan

Executive Director of Facilities Business Operations and Compliance

Recovery Costs

During Hurricane Harvey recovery process, Al Rajan created the ideal plan to expedite recovery support for mitigation activities and major repairs. With the sudden influx of damage reports, Rajan had to quickly establish emergency contracts and materials from PDME/Fastenal. The most difficult challenge faced during the recovery was writing reimbursements during the disaster. Each employee had documented hours worked, various agencies had different reimbursement requirements, and each individual material had to be recorded. With many pieces to consider, he found it was easier to keep the financial data from the hurricane separate from the regular activities.

Liliana Simmonds

Director of Facilities Campus Services
Recovery Staff

The Facilities Campus Services team contributed immensely to the recovery efforts. This includes Custodial, Grounds, Solid Waste and Recycling, Moves and Events, Auto Shop, Lock shop, Contracted Custodial, Programs Manager and Administrative support staff. Every single employee in these groups contributed to making this operation successful showing how significant we are to campus life. They showed amazing commitment, dedication and Cougar Pride. I am honored to be a part of this hard working group. The most difficult part was seeing our staff pour their heart and soul into the recovery, although they may have been impacted by the storm personally. Over 80% of the custodial staff began to help the first day and the percentage increased daily. Another selfless act came from Dwight Wilkins. He is a solid waste driver and did not hesitate to drive a fuel truck to UHD to refill their generators despite having no experience with that particular vehicle. He jumped in wholeheartedly and was directed safely over the phone by Neal Smith with a successful delivery.

Christa Rieck

Executive Director of UA/FP/SM Planning

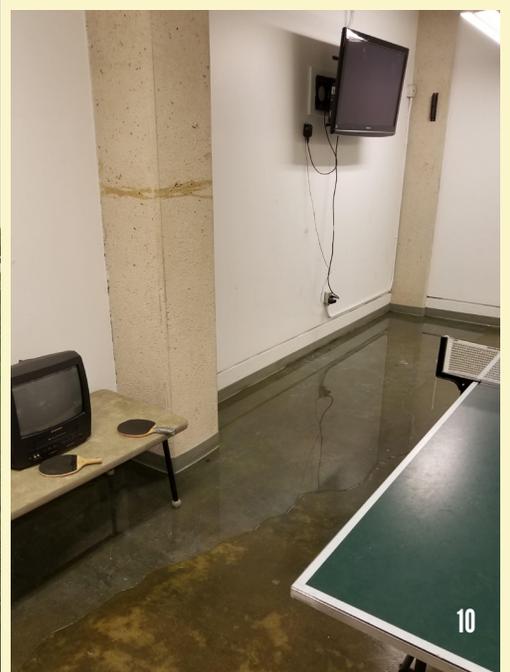
Estimating Harvey Damage Cost

“We need a cost estimate of all the damage the campus sustained during Hurricane Harvey,” asked many. How do you estimate hurricane damage cost only days after the storm? This is a very tricky question and one that Facilities Planning faced days after the storm.

For Harvey damage estimates, we visually inspected all the buildings on campus within days of the storm and placed them into three categories - minimal damage, moderate damage, extensive damage and assigned a square footage cost based on the category the building fell into. This approach was the best way for us to make our best attempt in developing the most realistic cost until full building condition assessments could be performed and a confirmed damage cost could be reported. At this time we currently have contracted a consultant to perform detailed storm related building condition assessments. Their reports will help us to confirm our initial cost estimates which we also plan on using to help us make adjustments to our initial cost estimating strategy with any future storms.

Harvey Perspective





Building Name Changes

Old: Health and Biomedical Sciences Building I



New Building Name: Health 1

Old: Calhoun Lofts



New Building Name: University Lofts

Old: Health and Biomedical Sciences Building II



New Building Name: Health 2

Welcome to the Planning Team Constance Hammack

Facilities Planner



Connie Hammack obtained her Bachelor's degree in Fine Arts from Wayne State University in Detroit, Michigan and is a Professional member of the International Interior Design Association (IIDA). Her over 30 years experience in commercial interior design began with several interior design and architectural firms in Detroit, Michigan and Birmingham, Alabama. Prior to joining the University of Houston, she spent 13 years at MD Anderson Cancer Center at the Texas Medical Center. At MD Anderson she developed the interior design aspects of many prominent buildings in the Medical Center including the Pickens Academic Tower, Mid-Campus Administrative Building, the Sheikh Khalifa Bin Zayad Building and the Alkek Tower renovation and expansion.

"My goal with interior design is providing interesting spaces and furnishings that are appealing and intriguing - that welcome you and change the way you feel in a positive way. In the healthcare world my approach was creating a healing and calming environment, and in UH's learning spaces it will inspire, motivate and energize. I am excited to be joining this dynamic team, and being a part of the development of this remarkable campus."

As a UH Facilities Planner within the Facilities Planning Department, Connie will help manage the furnishings, fixtures and equipment specifications for our capital and noncapital projects for the UH System. She will also provide design reviews and help develop new project scopes, budgets and schedules.



New Football Practice Facility

The University of Houston System Board of Regents approved the construction of a new Football Practice Facility in February 2016. UH Facilities Planning and Construction moved quickly and the construction project was underway shortly after the 2016 football season ended. Despite a slight delay from Hurricane Harvey and its aftermath, the practice stadium was ready during the middle of the 2017 season.

The new practice stadium is a full 100-yard field equipped with remote control cameras situated above the practice facility that allows coaches to review games from different perspectives.

In the past, weather was a major obstacle for practice. If there were bad weather days, practice had to be moved to the Houston Texans Bubble. The commute to this alternative training facility could take up to an hour and a half including loading, traveling and unloading with a cost to the University and an obvious strain on the available practice time for the UH athletes and coaches. On occasion, they even had to cancel practice altogether.

The completion of the new Football Practice Facility has alleviated these challenges and has become a great resource to the college as well as the athletes and coaches. The addition of the new stadium will also entice the recruitment of potential student football athletes.

Senior Project Manager Kerry Prejean, MPA stated, "This CMAR (Construction Manager-At-Risk) project would not have been possible if it wasn't for the teamwork, dedication and hard work by the architect PBK and the contractor Harvey Construction, working in collaboration the UH Athletic Department and UH Facility Planning & Construction." He continued to express his appreciation of the team and shared his excitement. "I look forward to seeing our football team win, win, win, while thinking that I somehow might have played a little role in making that possible."



Health 2 Construction

Friday, December 1 the protective fences that lined Wheeler Street the last two years finally were deconstructed in order to showcase the full beauty of the new Health 2 building (formerly known as the Health and Biomedical Sciences Building 2).

When pulling up to the building, there is a dedicated patient parking lot. This parking lot is attached to the Optometry lot so entry from Calhoun or from Wheeler is available.

Walking right inside the main entrance to the building visitors can see the shingled limestone that matches Health 1 (formerly known as the Health and Biomedical Sciences Building 1).

The first floor is dedicated to Primary Care and Behavior Clinics for the surrounding neighborhoods. There are exam rooms, a large nurses' station, and individual and group counseling rooms. This floor also contains a sleep clinic and a nutrition teaching lab. A dedicated elevator is available for travel between the 1st and 2nd floors.

The second floor has the Student Health Services Clinic. Move-in for this clinic is scheduled for December 15 in order to start serving students again on January 3, 2018. There are exam rooms, labs, a treatment room, nurses' station, a team room and offices.

Health and Human Performance is also located on this floor. This includes a state-of-the-art treadmill for motion analysis, neuromotor research room, physical activity studio and an athletic training room.

The third floor houses the College of Pharmacy. This group moved in this summer. The college is enjoying their group study rooms with whiteboard walls, study areas with extra seating and two large classrooms. These two classrooms are the most technologically advanced classrooms on campus. According to fire code, they seat 187. Each of these two rooms contains three large screens with three projectors, microphones at the student tables in order for students to ask questions and recording is available.

The fourth floor is also occupied by the College of Pharmacy. A special lab with 16 pods has cameras to record during the students' compounding. There are murphy beds at each station to simulate patient interaction. A mock pharmacy is included to also help simulate a real world experience. As part of a pharmacist job, they must also know how to prepare IVs. An IV Learning Lab includes cameras at each hood to help the teacher watches carefully as the student learns how to properly do these procedures. Multiple write-up labs are available to provide space for the research and findings discovered.

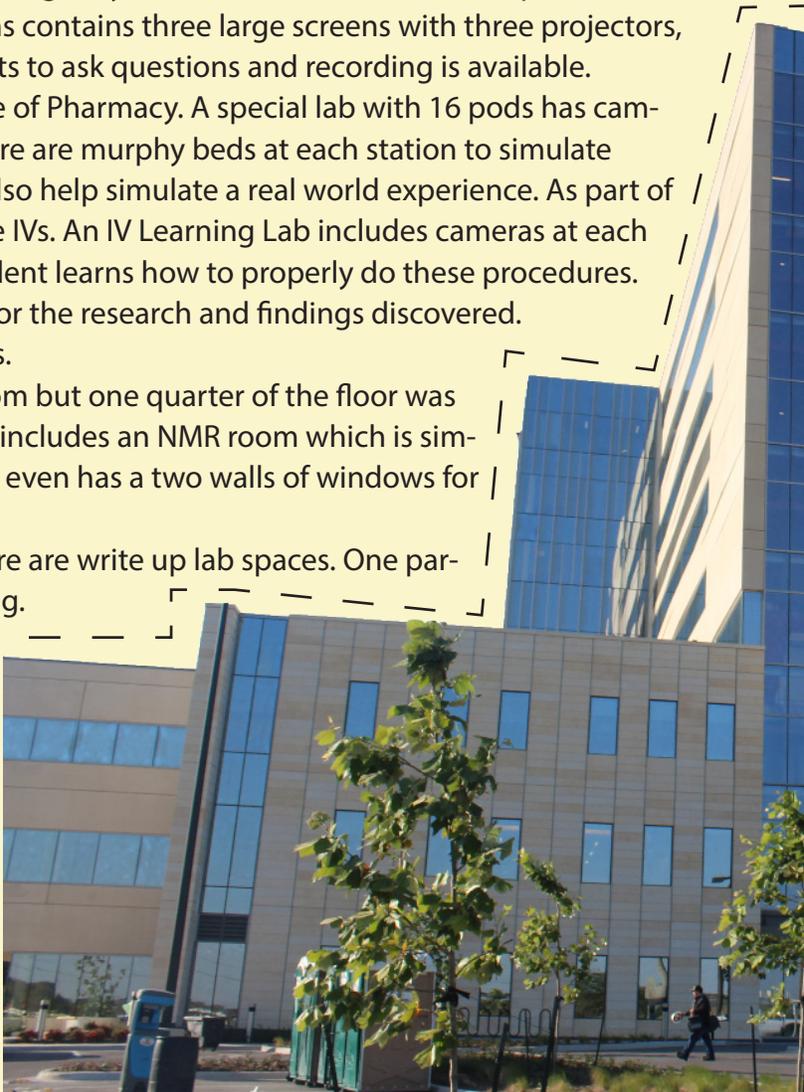
The fifth floor has Wet Labs and Write-Up Areas.

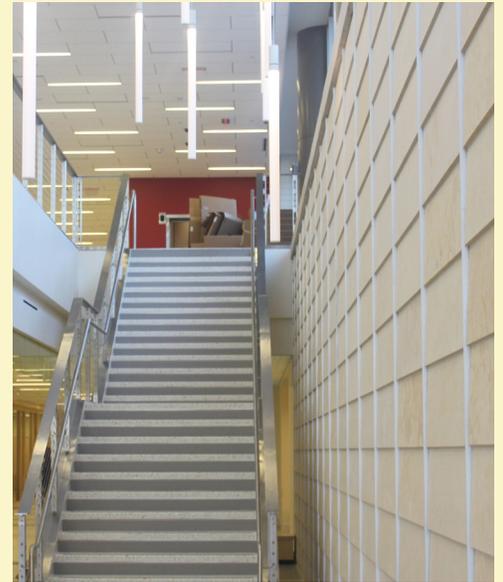
The sixth floor is mostly a large mechanical room but one quarter of the floor was able to be utilized by Pharmacy. The Pharmacy space includes an NMR room which is similar to an MRI but on a smaller scale. One of the offices even has a two walls of windows for a magnificent view.

The seventh and eighth floor are identical. There are write up lab spaces. One particular write up lab area has a view that is breath-taking.

The ninth floor is currently undergoing design and will be built out over the next year or so.

Dean Pritchard expressed his appreciated in regards to the job of Principal Project Manager Trent Williams. "He has done a great job on this project and we are extremely impressed with his ability to coordinate so many moving parts throughout the project."





Health and Human Performance is also located on this floor. This includes a state-of-the-art treadmill for motion analysis, neuromotor research room, physical activity studio and an athletic training room.

Harvey Ride Out Team Recognized

In recognition of the dedication and efforts of the ride out team during Hurricane Harvey, special recognition and thanks were given from both the Facilities Leadership and the Staff Council. During the ceremony, special pins from the Staff Council were presented to the ride out team as well as UH jackets embroidered with their individual name.

Our thanks goes out to these Facilities Harvey Heroes!



Carla Tisby, Facilities Dispatch Supervisor, claims the jacket is not only “fashionable”, but it also keeps her warm while being “light and easy to wear”. In addition, the jacket has the perfect shade of red to show off her pride for the University of Houston.



UH Facilities Continues Working through Winter Break

Although this semester's classes ended and grades were submitted, this does not mean that UH Facilities stopped its continuous efforts to maintain, upgrade and repair the campus facilities environment.

Multiple building maintenance projects will occur between Monday, December 18 and Tuesday, January 16, after Fall classes completed and before Spring classes began.

Facilities Electric Crew members took advantage of less people on campus during the winter break. Between Wednesday, December 27 and Saturday, December 30, they undertook multiple repairs and projects. Outage notifications were distributed to the Building Coordinators to help them inform their building occupants across campus of the impacts including loss of electricity ranging from a few seconds to a few days.

Multiple construction projects coordinated by Facilities Planning & Construction continued throughout the campus including the work at Agnes Arnold Hall, E. Cullen, Parking Lot 8A, the Law Complex and the Cougar Substation.

Student Housing and Residential Life (SHRL) kept some of their buildings open during the break which means UH Facilities were on-call if any facility issues occurred.

UH Central Plant will be operational 24 hours/7 days a week throughout the holiday period to keep watch over energy and water resources for the campus.

FIXIT, the round-the-clock facilities service request component, was staffed and operational throughout the holiday period to dispatch technicians and maintenance staff for facilities-related issues. The campus community can report issues by calling 713-743-4948 or emailing fixit@uh.edu.

Although a high percentage of Facilities staff had holiday time-off, UH Facilities applauds the commitment of the employees that worked through the week the University was closed in order to



Cougar Village Walkways

Due to construction on Cougar Village 1, the sidewalk leading to the dorms have been obstructed by large equipment. Housing requested for a solution around the fenced off regular sidewalks; therefore, a temporary sidewalk has been installed by maintenance. This new sidewalk is composed of plastic on a sand bed. After construction is complete, this temporary project will be removed from the site.



President's Excellence Awards

UH Facilities is proud of Jose Perez & Bill Wilkins who are receiving the President's Excellence Awards this year. (Formerly known as the Staff Excellence Awards.) This prestigious award includes a certificate of recognition, an invitation to the Staff Awards Luncheon on August 18, and a cash award of \$1,000. Congratulations on this great honor to Jose Perez



Sustainability Mayor Proud Partner

University of Houston was awarded the Outstanding Proud Partner at the 2017 Mayor's Outstanding Proud Partners Awards at the November 13 awards luncheon. The award recognizes individuals or institutions who have made a contribution to Houston.

Administration and Finance Awards

Hundreds of staff members from the Division of Administration and Finance came together Dec. 12 for the annual holiday party. Winners of the annual division departmental awards were announced at the event.



A&F Sustainability Champion:
Jennifer Rea

Jennifer Rea currently serves as the Facilities representative on the A&F Sustainability Committee. She has jumped in with both feet to help serve in this capacity. She is committed to being sustainable and over the last several years, she has been integral in several Facilities sustainable projects.



PC: Richard Zagrzecki

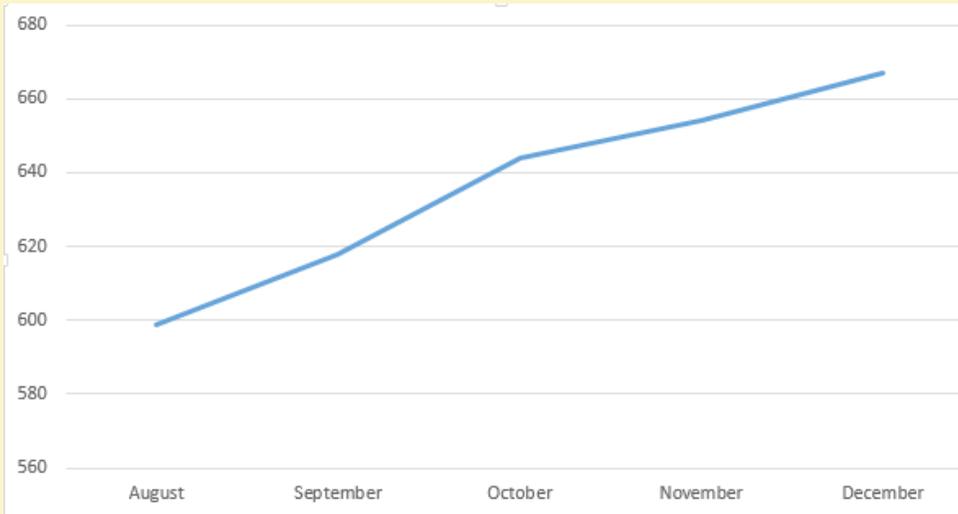
Rock Soup: The MIC Team (led by Steve Wright) Phillip Beadles, Zachary Faulkner, Miguel Fernandez, Bernard McDowell, Adam Rodriguez, Carlos Rodriguez, Santos Rodriguez, Martin Valles, Mauricio Vazquez, Pete Wysociki, Keyris Alvarenga, Longinos Gutierrez

The MIC Team is a highly skilled team that provides critical services to meet the campus needs for our students, staff and faculty. The MIC team is an In-House construction team which saves cost to our customers by not using outside contractors. The MIC team performs a wide range of various types of projects from full scale renovations for offices, labs and classrooms. Also the MIC team performs repairs to facilities, flooring, painting, fabricates custom cabinets, kiosk, bookcase etc. This is a dedicated team which takes pride in their services and offers a professional service.

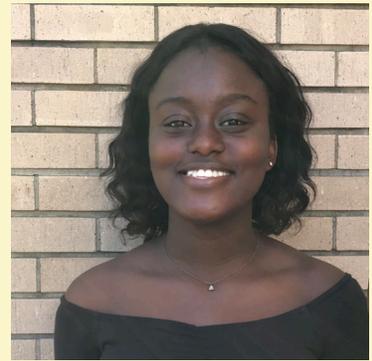
<http://www.uh.edu/af/news/December-2017/af-1.html>

FACILITIES COMMUNICATION TEAM

Twitter Followers for Fall 2017



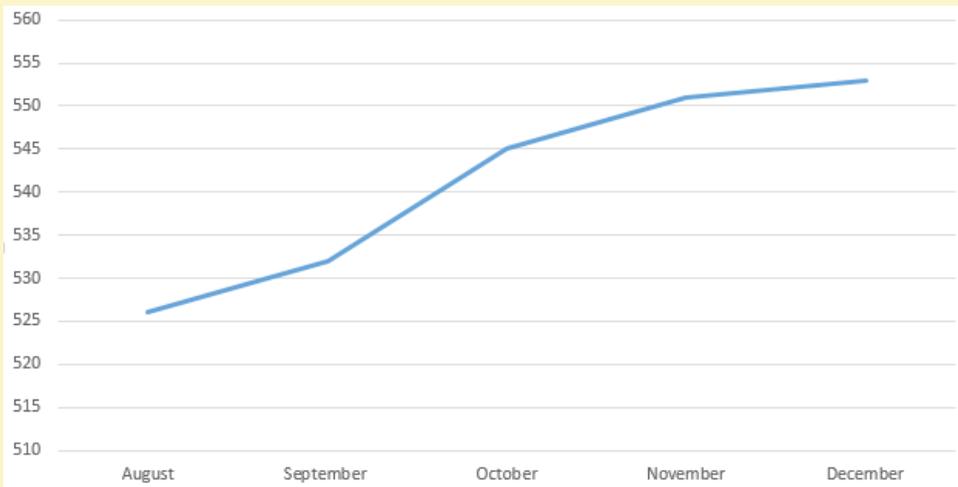
Emmanuella Aina



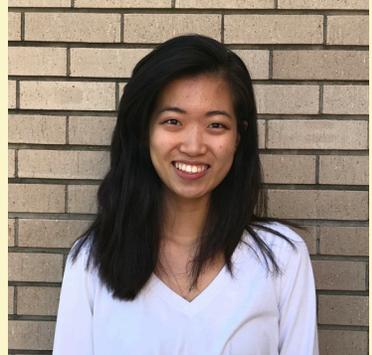
Destinie Holiday



Facebook Followers for Fall 2017



Sharon Liu



Michele Totoy



Over the past semester, we have gained many followers on Facebook, Twitter, and Snapchat! Thank you for your

Facilities Editorial Staff



Follow us on Facebook, Twitter, and Snapchat for updates! @UHFacilities
www.uh.edu/facilities

Jacque Vargas,
Assistant Director
of Customer Service

Jennifer Rea,
Program Manager 2

Cover Photo | Magazine Layout:
Sharon Liu

Approved by UH Branding:
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Cover | Layout Design:
Michele Totoy

Approved by UH Branding:
3/22/2018

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