

# Facilities Quarterly

ERNEST ORLANDO LAWRENCE BERKELEY NATIONAL LABORATORY ♦ FACILITIES DEPARTMENT NEWSLETTER

OCTOBER  
2002

## GEORGE REYES TO HEAD FACILITIES DIVISION

On November 1, George Reyes will become Berkeley Lab's first Facilities Division Director. A longtime employee of the University of California, Reyes is a seasoned leader, with 21 years of facility management experience.

Reyes began his career in 1979 as a building and grounds supervisor for the Sacramento Municipal Utility District. In 1985 he went to work for UC Davis as Manager of Custodial Services, progressing to Manager of Custodial and Grounds and, in 1993, to Deputy Director of Facilities Services. In that capacity, he managed the custodial, fire, grounds, production control, and plant operations programs, which had a total budget of \$40 million and over 600 employees.

In 2000, Reyes moved on to UC Irvine as Assistant Vice Chancellor, Facilities Management. At Irvine, his management responsibilities included the Buildings and Grounds, Engineering Services, Plant Operations, Production Control/Information Technology, and Skilled Trades divisions.

Last year Reyes returned to UC Davis. Working in an advisory capacity, he assisted the Facilities organization in developing budget retrenchment strategies for the anticipated 2002-2003 state budget shortfalls, and in addressing other concerns, including staffing, program analysis, and employee development.

Reyes' career has encompassed all aspects of facilities management, and he has participated in a number of progressive programs, including benchmarking, cogeneration, facilities renewal models, and self-assessment. A hallmark of his facilities management philosophy is his use of a "customer-driven" model. Reyes describes this model as "one in which the needs and priorities of the end-user are integrated into the service delivery model of the facilities organization."

"It is my goal," he adds, "to bring this concept to the Berkeley Lab with the objective of providing the maximum support to the research mission and developing strategic partnerships with the scientific divisions."

## BRIGHT IDEA LEADS TO SHINY BUSES

At the beginning of September, Fleet Operations unveiled a long-hoped-for covered facility for washing buses and small trucks. Remarkably, no construction of any kind was required, the cost was minimal, and, as a bonus, many unneeded items were retired or scrapped. This minor miracle was the result of creative, outside-the-box thinking by some people in Site Services.

Previously, buses and trucks couldn't be washed conveniently at the Building 76 motor pool, because the wash bay was too small. The vehicles extended beyond a gutter that channels the wash water through an oil/water separator before it enters the sanitary sewer. Since Berkeley Lab's storm water permit prohibits sending such runoff down storm drains, buses had to be washed one-half at a time, then turned around to get the other half.

Working with EH&S, Fleet Operations manager Don Prestella considered several options: a

contractor with a mobile wash operation who would dispose of the wash water off-site, turnkey truck washing facilities – for close to \$100,000, and building our own facility. Nothing quite seemed to work, either because of the expense or lack of space.

Don finally realized that the solution was

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Facilities Quarterly is available online at  
<http://www.lbl.gov/Workplace/Facilities>.

## DOE OBSERVES ENERGY AWARENESS MONTH

Rolling blackouts may seem a distant memory, but the need to use energy wisely is as great now as it was two years ago. This year, DOE's energy awareness theme is "A Secure Energy Future: Conserve Energy to Ensure Affordable, Reliable Power Supplies." Special promotional materials are available at the Federal Energy Management Program (FEMP) website: [http://www.eren.doe.gov/femp/newsevents/energy\\_aware.html](http://www.eren.doe.gov/femp/newsevents/energy_aware.html).

By the way, here are some tips for saving those precious watts:

- Turn off printers, copiers, personal computers, and monitors when they are idle.
- Turn off lights when leaving a room for more than a minute.
- Turn on task lights; turn off general and overhead lights.
- Turn off display and decorative lights.
- Activate and use the Energy Star "power saver" and "sleep" features.
- Shut off coffee pots, radios, fans, and other appliances.
- Set thermostats to pre-cool spaces at off-peak times.
- Loosen clothing and dress casually during the warmest hours.
- Make certain vent grills are not blocked by plants, books, or furnishings.
- Close fume hood sashes.

## EPA RECOGNIZES BUILDING 69 ENERGY PERFORMANCE

The US Environmental Protection Agency has awarded Building 69 an Energy Star® label for "demonstrating energy performance in the top 25% of the office buildings market while maintaining indoor environment requirements for air quality, thermal comfort, and lighting performance..."

According to Antonia Reaves, Mechanical-IHEM's energy analyst, the energy savings in Building 69 were achieved through installation of an automated control system, lighting retrofits, and Berkeley lamps.

## SHINY BUSES *continued from page 1*

right in front of his own office. With Rich Gano's help, he found the best location for an additional wash station, just east of the existing wash bay. Site Services manager Bill Llewellyn gave the go-ahead and funding to reconfigure the area to accommodate the buses. An old storage area was cleaned out, opening up a new area next to the present wash bay. Larger vehicles could now be driven in under a roof and behind the gutter that needs to capture the water.

With one stroke, they accomplished several goals: capturing 100 percent of the wash water; reducing the need for off-site commercial washing, thus saving money; providing a more efficient staging area for contracted vendor oil changes; and reducing traffic congestion in the 76 Motor Pool area. As a bonus, unnecessary old equipment and racking were eliminated and the space has been productively reused, helping the Lab comply with environmental regulations.

According to Bus Supervisor Tammy Brown, things are working well, and two to three buses are washed every day. Because our air quality permit restricts use of the oil/water separator, that's about the limit of what could be done anyway. The bus drivers are happy because it's easier to wash the buses and nicer to drive a clean bus. Don Prestella is happy because vehicle washing is no longer an issue with EH&S.

And EH&S is happy, too. Says Environmental Services' Ginny Lackner, "This is a great solution to something that had been a compliance issue for some time. Now we are able to add another Best Management Practice to our list." Credit goes to both Facilities and EH&S for demonstrating an ongoing commitment to the environment and for working together to come up with a creative, positive, and low-cost solution.



*Bus gets a bath in new wash area.*

*photo by Roy Kaltschmidt*

## FACILITIES DEPARTMENT

Facilities provides Berkeley Lab with a full range of architectural and engineering, construction, and maintenance services for new facilities and for modification and support of existing facilities.

Architectural and engineering services include facility planning, programming, design, engineering, project management, and construction management. Maintenance and construction functions include custodial, gardening, and lighting services; operation, service, and repair or replacement of equipment and utility systems; and modifications, alterations, and additions to buildings, equipment, facilities, and utilities. Additional services include bus and fleet man-

agement, mail distribution, stores distribution, property management, property disposal, cafeteria operations, and electronics repair.

Ongoing Facilities activities include renewal and upgrade of site utility systems and building equipment; preparation of environmental planning studies; in-house energy management; space planning; and assurance of Laboratory compliance with appropriate facilities-related regulations and with University and DOE policies and procedures.

The Work Request Center expedites facility-related work requests, answers questions, and provides support for facility-related needs.

## FOCUS ON SERVICE: Holiday Shutdown

Though the holiday season is not yet upon us, Facilities Operations and Maintenance Manager Don Weber and his staff are already preparing for the annual shutdown. Starting possibly on Friday, December 20 or, at the latest, Monday, December 23 at 6:00 pm, Facilities will curtail utility services to about 70 Berkeley Lab buildings for the duration of the holiday break, which ends on Thursday, January 2. In addition to planning shutdown and maintenance activities, early preparations also focus on identifying the needs of those researchers

whose buildings or equipment need special attention, or who will be onsite during the break. The main benefit of the shutdown is energy savings.

According to Facilities utility analyst Toni Reaves, the Lab saves around \$63,000 in energy and other utility costs over the break. Much of the savings results from reduction of space temperatures to 55 degrees F, reduction of building supply air, and securing of fume hood sashes. Weber points out that every dollar saved in utility costs is

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## COMPLIMENTS

Helen Jefferson writes of Tom Hardy's reliable work in the Warehouse: "I am a buyer in Life Science and have relied on Tom Hardy for nearly three years for everything from finding a drawer lateral for me to, most recently, tracking down an item sent to Salvage with a DOE number that was nowhere in the property database. This most recent feat has prompted me to send you my compliments on an excellent example of a premier Lab employee. Tom is helpful without being indiscreet and friendly without offense. His record keeping is more reliable than many administrators. I hope I am not the only employee who has taken a moment to let you know how helpful Tom has been as I'm certain my experience is not a unique case."

Tom Caronna of EH&S commends Luster Howard of Transportation for taking action to remove a loose section of gutter from Building 5 that

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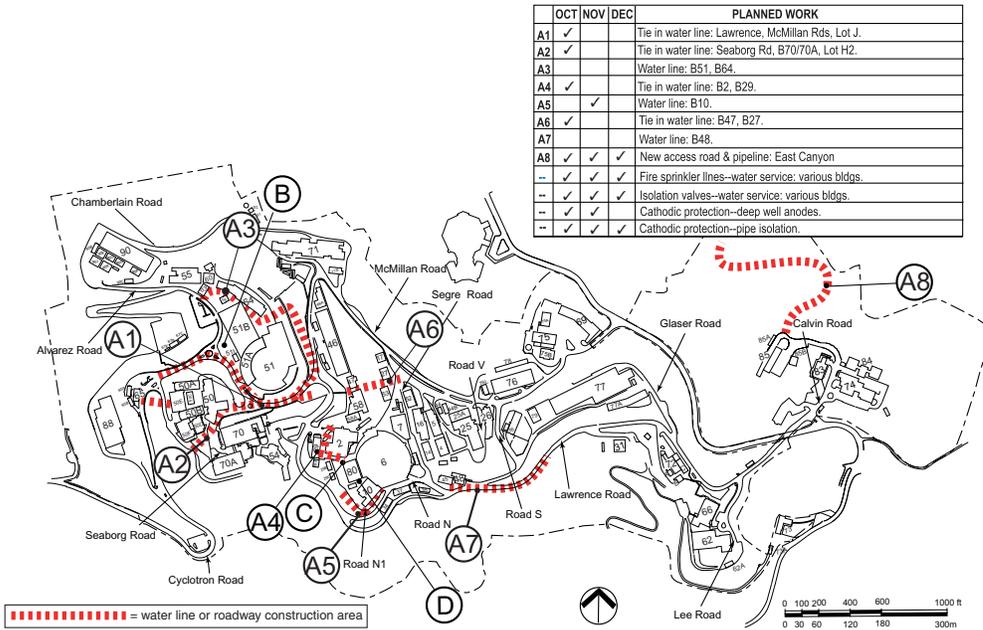
### WORK REQUEST CENTER

Telephone	6274
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Mailstop	76-222
Web	web3.lbl.gov/wrc

The WRC welcomes questions or comments about Facilities Quarterly.

# CONSTRUCTION AND YOU

Current construction projects affecting parking, or vehicular or pedestrian circulation



**Project Contacts.** The name in parentheses after each project is the Project Manager (PM) or other person who is responsible for project oversight: coordinating all phases from design through construction; controlling cost, scope and schedule; and ensuring client satisfaction. This person will be happy to answer any questions about the project.

**A Sitewide Water Distribution Upgrade**

OCT	NOV	DEC
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This major water supply system upgrade will intermittently affect traffic and pedestrian circulation, parking, and building water service over the next 12 months. (Charles Allen, x6438)

**Bldg 6: Sector 4 Support Building**

OCT	NOV	DEC
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Construction of an expansion to Bldg 6 will eliminate parking between Bldg 80 and Bldg 10. Parking spaces on the west side of Bldg 10 will be reserved as the contractor's laydown area. (Dan Galvez, 6213)

**B Bldg 51: Excess Facilities Projects**

OCT	NOV	DEC
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The safety fence around portions of Building 51 will remain in place. Although significant truck traffic is not projected, please be aware of heavy equipment or trucks entering or exiting the traffic stream near the traffic circle. (Joel Pathman, x6357)

**Bldg 6: South Side Expansion**

OCT	NOV	DEC
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Parking spaces on Road N along the south side of Building 6 will be eliminated to make room for a building addition. During construction, several parking spaces on Lawrence Road, across from Building 37, will be reserved for the contractor's laydown area. (Dan Galvez, 6213)

**“CAUTION—CONSTRUCTION AREA”**

Construction barricades and warnings are there for your protection. Under no circumstances should you cross a construction barricade, or disobey posted warnings or directions. Contact the Project Manager for escorted access to construction areas.

## ON THE DRAWING BOARD

*projects in study or conceptual design*

### **Building 77, Rehabilitation of Building Structure and Systems, Phase 2**

This project will correct mechanical, electrical and architectural deficiencies in Buildings 77 and 77A. The conceptual design phase is completed. Funding has been requested for FY 2003. (Dan Galvez, x6213)

### **Research Support Building**

Planning is going forward on a new 2,900-sq-meter (26,000 sq ft) building that will house key Berkeley Lab administrative functions now scattered across the site. This "Civic Center" will be located on the site of Building 29, which has been demolished. The new building's central location will allow efficient administration and easy access for all staff and guest researchers. (Richard Stanton, x6221)

## IN PROGRESS

*funded projects*

### **Bldg 2: Laser Lab**

Remodeling of rooms 307, 327, 333, 335, and 359 will accommodate three new laser labs and a pump room. The work includes demolition, relocation and installation of doors and interconnects, furnishing of walls and floors, installation of new overhead frames for equipment and utilities, electrical upgrades, additional LCW piping, case-work anchorage of user-supplied laser tables and equipment, mechanical system modification, and revisions to the fire sprinkler system. (Bill Wu, x5216)

### **Bldg 6: Sector 4 Support Building**

Construction is in progress for an equipment staging area for Beamline 4. This 100-sq-m (1,100-sq-ft) single-story addition will be located between buildings 10 and 80, on the west side of Building 6. (Dan Galvez, x6213)

### **Bldg 6: South Side Expansion**

A building addition containing hallway and lobby space will provide perimeter access around new beamlines 12.2.2 and 12.3.1. Construction is in progress. (Dan Galvez, x6213)

### **Bldg 943: First Floor Computer Room Buildout**

Work consists of 3,000 sq ft (280 sq meters) of buildout to complete the Oakland Scientific Facility's first floor computer room. It includes extension of the seismically-enhanced three-foot raised computer flooring, ceiling systems, computer room HVAC systems, an underfloor chilled water system, network cable tray systems, laser-based smoke detection and underfloor fire sprinkler systems, connection of utilities, and seismic restraint of the computer equipment. Support infrastructure includes completion of the main computer chilled water support system in the basement. Variable frequency drives are being added to the rooftop cooling towers to provide greater energy efficiency and lower maintenance costs. (Dave Tudor, x4171)

### **Sitewide Water Distribution Upgrade, Phase 1**

Much of Berkeley Lab's fresh-water supply system has been in place for over 30 years. This project will replace about 0.9 mile (1.5 km) of cast iron pipe and upgrade the remaining 5 miles (8 km) of pipe, providing corrosion protection, new valves, pressure reducing stations, improvements to existing water storage tanks, and a new water storage tank in the East Canyon area. Construction is in progress. (Charles Allen, x6438)

## Holiday Shutdown *continued from page 3*

a dollar earned for research. “To maximize energy conservation,” says Weber, “it’s important that we shut down all unneeded building lighting, heating, ventilation and air conditioning systems, cooling towers, and process hot and cold water pumping systems. ‘Turning off’ research environment and process conditioning and vacuum systems, wherever practicable, is very helpful in our cost saving effort.”

Although Weber encourages researchers to conserve energy, Facilities makes every effort to support researchers who have special needs, such as maintaining room temperature and utility services or monitoring of experiments. Researchers needing special monitoring of experiments should contact their building managers. It’s also important to let your building manager know of changes in requirements since the 2001 shutdown. “Instructions received from building managers in 2001 will remain in effect unless we are instructed otherwise,” says Weber. “If changes are needed it is important that we receive an accurate, timely response—no later than December 13—so we can ensure that we have adequate equipment and staffing.”

Those who will be working during the shutdown can help save energy by keeping thermostats low in their own space, using portable heaters and workstation lighting, and keeping windows and doors closed. Bringing a building’s central heating up to normal temperature is wasteful

if only a small area of the building is being used or if the building is only being used for a day or two.

With winter storms and freezes always a possibility—and Murphy’s Law in force—Weber believes in being prepared for worst-case scenarios. “We would like to know who is going to be in which buildings in the event of a power failure or other emergency.” In the past, winter winds have brought down trees, blocking access roads and damaging equipment. Rains have caused flooding, roofs have leaked, and freezes have burst pipes. In these and other conceivable emergencies, knowing where people are located onsite could be of great importance.

## COMPLIMENTS *continued from page 3*

was a potential hazard to passing vehicles and pedestrians. “This is exactly the kind of attitude we want from our employees,” says Caronna. “I want to thank Luster for his responsible, caring act.”

Joe Harkins thanks Mike Elizalde for his support of the geotechnical drilling on the Molecular Foundry last week. Says Harkins, “I know you were very busy, but you were able to juggle a few projects and fit this work in on short notice. You helped coordinate things with the site utility guys and were even able to provide rock and valve boxes to [subcontractor] Kleinfelder on short notice. This

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work would have been much delayed with out your help.”

Gary Zeman of EH&S and Sally Benson, Deputy Director, Operations, send their thanks to Steve Waters for his able coordination of all Facilities crafts involved in the National Tritium Labeling Facility D&D project. Says Zeman, “Steve set up one umbrella work order to cover all the work, developed a Facilities project plan to dovetail to our project plan, and then estimated one combined budget for all the work. This has helped enormously in getting the support we need, when we need it, with no surprise costs.”

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