



FACILITIES MANAGEMENT, MAINTENANCE & CUSTODIAL SERVICES

Cheyney University, Cheyney, PA

U.S. Facilities, Inc. (USF) is providing Facilities Management, Maintenance and Custodial Services for the Cheyney University of Pennsylvania campus. Cheyney University was founded in 1837 as the first Historically Black University and College.

The 237-acre campus consists of 30 buildings (917,768 SF) including several halls, a music center, a new science center, an alumni center, libraries, an industrial arts center, an administration center, theaters, museum, gymnasium and athletic fields and courts. There is also an auto shop and maintenance center. There are five (5) historical buildings (Farmhouse, Glen Bernie-Armstrong, Melrose Cottage and Smedley House-Duplex).

USF is responsible for the maintenance of Cheyney University's central utility plant and all critical systems and equipment, including: major mechanical assets and HVAC systems, central electrical distribution system, general building infrastructure and aesthetics, kitchen and refrigeration equipment, emergency generators, specialty laboratory equipment, chemical management and exhaust hood systems, communication systems, emergency phone system, athletic systems and equipment, doors and hardware systems, facades and roofing systems, transportation, parking and circulation, fountain and green roof,

"We appreciate you and your staff for making sure we have heat in Cope Hall. Your positive attitude has had a terrific influence on your staff, along with your willingness to help out wherever needed. It's that kind of flexibility and dedication that will help the university [Cheyney] grow."



Cheyney University

Statement of Work

- Facility Management
- Central Utility Plant and all Critical Systems and Equipment Maintenance and Repair
- Preventative Maintenance
- Facility Energy Modeling and Sustainability Program
- Custodial Services
- Landscaping/Grounds and Maintenance
- Snow/Ice Removal
- Facility Tree CMMS
- Quality Assurance/Control
- Public Safety Support
- Project Management



Cheyney Science Center

Solutions Delivered

The Pennsylvania's State System of Higher Education (PSSHE) contract required an accelerated start-up and after a October 1, 2019 contract award, USF initiated transition. USF was able to successfully recruit an entire new workforce of thirteen employees within thirty days of contract start date. As a result, much of the previously subcontracted work can now be performed with our in-house workforce, saving our client a significant amount of money, utilized for other operating materials and expenses. All of our major initiatives were fully implemented by November 2019 — including the CMMS, the Preventative Maintenance program, all sourcing agreements, and one-call dispatching.

USF managed the rehabilitation of Tubman Hall, a 168 room, seven-story dormitory, that has not been in use for over five (5) years. We oversaw the complete renovation project including repairs to mechanical, plumbing, electrical, carpentry and painting. We were able to deliver a refreshed dormitory by our deadline of August 2020.

We have also participated in Cheyney University's Work Study Program, mentoring several students, during their collegiate experience.

Our Team has remained on campus during the COVID-19 Pandemic, installing hand sanitizing dispensers, monitoring HVAC systems, working safely and providing essential services each and every day.

In October 2021, USF assumed Custodial Services at the University's request. USF quickly transitioned these critical environment services and has significantly enhanced the services provided throughout the campus.

Client Relations

USF provides specialized skills and tools to maintain clients' facilities at peak performance. Our highly experienced engineers and technicians use wireless technology backed by a database of facilities knowledge--enabling experts to consult with one another and share solutions to any type of problem, anywhere, anytime.



USF is also assisting with the development of long-term maintenance and associated capital plans to better forecast future needs and costs and specifically related to the campus strategic and master plans., green roof, etc.



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