

EDUCATION

Trinity University
San Antonio, Texas



Trinity University- Students Treated to First-Rate Facilities

- Like many universities of its type, students at Trinity University are required to live on campus for three years. Luckily, the University was recognized by the Princeton Review for having “dorms like palaces.” Suite-style rooms, semi-private bathrooms, upgraded furniture, a micro-fridge, Wi-Fi connections and balconies with a view of the San Antonio skyline are just some of the amenities students enjoy. And there is one more amenity many students overlook – carpet that looks like new – year after year.

CASE STUDY:

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John Greene, physical plant director at Trinity University for more than 24 years, knows that the key to specifying durable carpet that stays newer looking longer is in the fibre selection. Greene admits that specifying the right carpet hasn't always been easy. "I am responsible for so many facility-related decisions that it's hard to fully understand the technical aspects of everything. For me, learning from my past decisions is the way to make better choices in the future," said Greene.

This philosophy prompted Greene to maintain a log outlining details for each carpet installation on campus including the location, date, carpet style, carpet fibre brand and observations to track how well the carpet performed. After some time passed, he evaluated his notes and identified a trend – all of the top performing carpets had one thing in common – Antron® carpet fibre. With other fibre systems, he experienced some performance issues such as color fading, snagging and staining.

"The log clearly showed that carpet styles manufactured with Antron® Legacy™ nylon performed very favorably on campus," said Greene. "Based on this observation, we now limit our carpet selections

to certain well performing carpet styles. My 'go-to' products are carpet styles made with Antron® Legacy™ nylon by Lees Carpets."

Greene also discovered that the right carpet can outperform expectations. "Our performance expectations for carpet are 10 to 12 years," said Greene. "In some situations, we've found that when we specify carpet with Antron® carpet fibre, we can exceed those

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– John Greene, physical plant director, Trinity University

expectations by more than five years." Greene is referring to carpet he installed in the residence halls in the early 1990s. "Pebbleweave," manufactured by Lees Carpets, is still performing to Greene's standards in some administration buildings and dorms.

"Many residence hall rooms are 'motel-style' with the entry doors on the outside of the building. The carpet has endured a lot of abuse from staining to soiling to traffic, and it still looks good," said Greene.

"Even when one of our buildings flooded several years ago, we were able to salvage the carpet without replacing it." In 1999, Greene switched primarily to modular carpet for ease of replacement. "Our most common issues with carpet in the residence halls are bleach spills and burns. Using modular carpet, we can easily replace individual carpet tiles when we encounter one of these problems," said Greene.

Routine carpet maintenance is another reason the carpet stays newer looking longer. As part of the hotel-quality maintenance program, all carpet is vacuumed every other week. The maintenance personnel also add a personal touch to the service, leaving a comment card and two mints on every student's pillow following a cleaning. Greene also schedules, at most, two hot water extraction cleanings annually.

During the summer break, Trinity University attracts professional groups that host conventions on campus. "Some high profile groups of professionals who travel globally have commented on how luxurious and well-maintained our dorm rooms are," said Greene. Managing "dorms like palaces" isn't the only accomplishment Greene is proud of. Trinity University is placing more emphasis on sustainable practices. Lightner Residence Hall was recently renovated according to the LEED® for Existing Buildings rating system. The carpet he selected, "ArtLink," manufactured by Lees Carpets with Antron® carpet fibre, also helped achieve points needed for LEED® certification.



→ *Antron® carpet fibres with hollow filaments minimize soil accumulation and make dirt harder to see. The hollow filaments refract and diffuse light and hide the dirt while the specially designed surfaces readily release the dirt, making cleaning easier.*

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