

March 2011

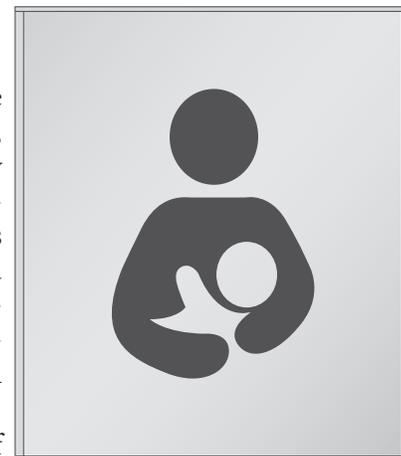
Inside this Issue:

Building Systems Maintenance.....1
 Custodial Services.....2-3
 Facilities Planning & Construction.....4-5
 Landscape Services.....6-7
 Message from Ted.....8

Building Systems Maintenance

Lactation Signage

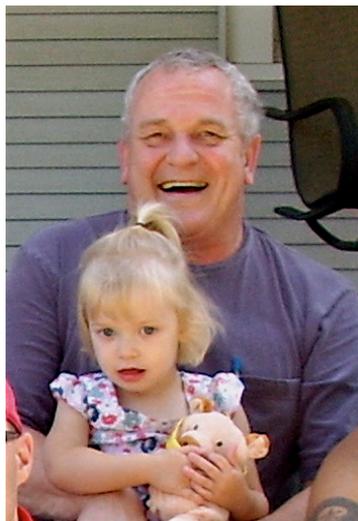
Signage for rooms identified as part of the UNL Lactation Support Program has arrived, and installation will begin as soon as a survey of the assigned spaces is completed. BSM Manager Jim DeCamp said that because of changes brought about by the new Patient Protection and Affordable Care Act, the spaces previously identified in the Chancellor’s policy must be revisited to determine if they are still compliant with the law.



DeCamp said the major new requirements of the legislation are that the space be “other than a bathroom, that is shielded from view, and free from intrusion from coworkers and the public.” He said the original list of rooms included a section of “semi private” rooms that no longer meet the guidelines. “Since we have to check each room for compliance,” DeCamp said, “we are going to take this opportunity to verify the contact information for access, as well.”

The Chancellor’s policy acknowledges the benefits of breastfeeding and the duty of UNL to make private, accessible, and comfortable lactation rooms available to its employees and students who want to express milk while on campus away from their infant. DeCamp said BSM is fully supportive of the policy and he hopes to have everything done and all the signs in place over the next month.

Retirement of Steve Holland



Steve Holland and his Granddaughter Lucy

Steve Holland, Trade Manager for plumbing and pneumatic controls, has retired after more than 16 years of service with BSM. Steve came to Building Operations and Maintenance in 1993 as a carpenter and was soon promoted to lead the maintenance crew for the Beadle Center when it opened in 1995. During his tenure at the Beadle Center he was constantly improving operations and in 2000 was given an EEVACS award for creating a system to recover dehumidification water from Beadle Center’s air handlers and re-use it in the Bioscience Greenhouse cooling system. He returned to the BSM main office in 2002.

BSM Interim Director, Jim Jackson, said he always admired Steve’s initiative and willingness to take total responsibility for any job he was given. “He was a very important part of our management team,” Jackson said. “He will be greatly missed.” Steve said he plans to be active in his retirement with various improvement projects at the homes of his three children, and seven grandchildren to chase from one event to another. His wife, Ardis, also indicated there are plans under way for a high protein diet and an exercise program. Steve will be missed as much for his ready smile and upbeat attitude as he will for his knowledge and skill on the job. His never empty tin of peppermint treats will be missed as well.

Custodial Services

Meet Ue-Bari Ue-Bari, Custodial Supervisor



Ue-Bari Ue-Bari

Uebari Uebari is the new Supervisor in manager Nathan Walla's area. He supervises the project crew, and the CBA, Alexander and Love Library custodial crews on third shift. Uebari has been with Custodial Services for 11 years. He explains that it is the friendly people that he works with and the benefits that he finds to be the best part of his job. He is especially grateful for the tuition remission benefit. This benefit allowed him to obtain his degree in broadcasting and history. When he has free time Uebari is a dedicated soccer player. For now he only has time to play on the weekends. Some day when he has more time he will join a soccer team.

EEVACS Award

Lee Pruneda, Custodian at the Schorr Center was presented with an EEVACS award from Vice Chancellor Christine Jackson on December 16, 2010. Lee's nomination for this award was made by Admin Tech/BMR Marilyn Augustyn and Dr. Steve Goddard of the Schorr Center. Comments made regarding Lee and the services he provides were: "Lee has been doing a fantastic job in caring for the Schorr Center. We have many high-level administrators and external dignitaries that visit on short notice. I never have to worry about the condition of the building when those visits occur because Lee is always on top of things. I really appreciate the dedicated service and excellent job Lee has been doing. The quality of Lee's work has been outstanding. Things are taken care of before they become an issue." Congratulations to Lee Pruneda!



VC of B&F Christine Jackson and Lee Pruneda

Bloodborne Pathogens Module

Once again Custodial Services teamed up with the Interactive and Educational Media Unit at NET, Nebraska's Public TV and Radio Stations, to create a training module for the online training experience. The Blood Borne Pathogen Module or BBP Module will give Custodial employees easy access to mandatory training without leaving their areas. Participating in the filming were custodians Luis Fajardo-Linares, Brenda Peters, and Andy Martin. The Nebraska Educational Television crew was Chet Kincaid-Producer/Director. John Beck ran the video camera while Erin Thomas Green ran the sound. Assistants to the Producer/Director were Nick Kumpula and Patrick Bate. Thanks to the Quilt Center for allowing us to film in the building and to the Custodial staff for their participation.



Video Cameraman,
John Beck films employee
Brenda Peters



Producer/Director
Chet Kincaid and employee
Luis Fajardo-Linares

Assistants Nick Kumpula
and Patrick Bate



John Beck, Andy Martin
and Erin Thomas Green
(pictured above)



Custodial Services Annual Holiday Luncheon
December 23, 2010
Golden Corral Steak Buffet



Facilities Planning & Construction

Retirement of Jack Scott, FPC Design Drafter

A retirement reception was held for Jack Scott on January 26, 2011. Jack Scott started in August 1972 as a Design Drafter at Facilities Planning & Construction when hand drafting involved using T-Squares and Triangles and making changes or corrections was done using an electric eraser. He has seen the process of hand drafting to computer-aided drafting (CAD) through computer commands.

Over the years as a Design Drafter working as a Project Manager, there are few buildings on campus that Jack hasn't worked in. He has done approximately 200 - 300 projects while at UNL. Some of those projects include the Rifle Range at Military Naval Science for the Women's Rifle team, Nebraska Hall Window Replacement, Reunion Building Demolition, Sheldon Museum of Art Glass Replacement, the Cedar Point Biological Station Wash House, Architecture Hall Connecting Link Renovation and many, many more.

Jack Scott will be missed for his hard work, dedication and attention to detail, his hunting adventures and delicious beef jerky that he would bring to work and share with co-workers. Thanks for the memories Jack!! We wish you well in this next chapter of your life!!!



Jack and Pat Scott

New Recreation Facilities Planned for City and East Campus

In November 2010, students at UNL approved a referendum to increase student fees to support enhancements in campus recreation facilities. The improvement project includes two new construction projects: the construction of an approximate 14,000 gross square foot Outdoor Adventures Center at a site on City Campus across 14th Street from the Sapp Recreation Facility and a renovation or replacement of the existing Activities Building on East Campus with a structure that can house approximately 49,000 gross square feet. The Activity Center was constructed in 1926 and if renovated it will be completely gutted and get a new roof.

The East Campus Recreation Center will feature a two court gymnasium with a raised jogging/walking track around the perimeter and 10,000 net square feet assigned to cardiovascular/strength training. The building will also provide two golf hitting stations, space for wellness services, offices and support space.

A 40 foot tall climbing wall and a bouldering area to practice rock climbing will be the main features of the Outdoor Adventures Center. The facility will also include space for a bicycle repair and maintenance shop, equipment rental and storage, a classroom and offices.

Approximately 5,500 net square feet in the Sapp Recreation Facilities that will be vacated when the Outdoor Adventures moves out will be renovated to improve and expand the cardiovascular exercise space on City Campus.

The project delivery method will be design/build. This method was selected because it will provide the best value and will allow us to meet the expedited schedule. FPC has hired the St. Louis firm of Hastings and Chivetta to prepare the program statement and budget as well as the request for proposal and bridging documents for the design build firm selected to complete the project. Hastings and Chivetta designed the Sapp Recreation Facilities and developed the Campus Recreation Master Plan. Kevin Herr is the Project Manager and Scott Hunt and Margaret Miller are preparing the program statement.



Concept Drawing of Outdoor Adventures Center by Hastings & Chivetta Architects

UNL Construction Inspections Overview of services provided by the UNL Construction Inspectors

From the left: John Ballue, Bruce Neemann, Mike Huerta, Rich Firebaugh, Lee Lephiew



UNL Facilities Planning & Construction (FPC) maintains a group of certified building inspectors. Even though code inspection, quality assurance, coordination services, and observation are the primary focus of the group, the inspectors also provide many other services during the course of a construction project to support the successful completion of a UNL project.

Building Code inspections verify requirements documented in the International Building Codes as mandated by the State Building Code Act. These inspections generally include structural concrete placement, plumbing systems testing, mechanical system verification, various fire-rated assemblies, as well as specific architectural inspections required by the project contract documents.

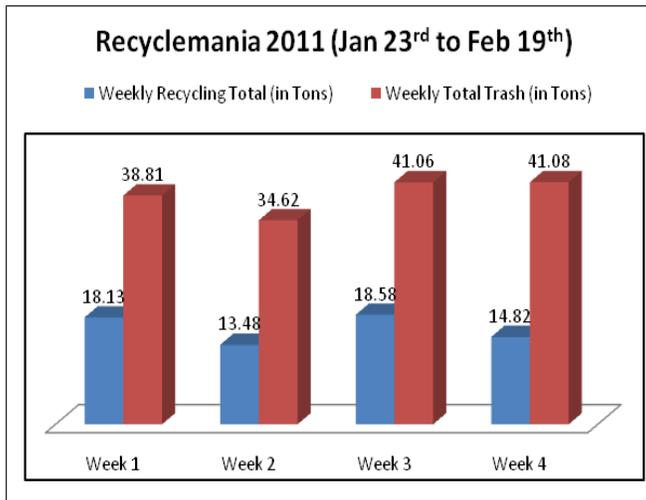
UNL inspectors provide contract administration assistance to the FPC project managers by reporting construction site progress, schedule concerns, change management review, validation of 3 party inspection proposals, and coordination and pre-installation meetings. Contractor invoice review and punchlist processes are also reviewed by the Inspectors.

Coordination of services is provided in many ways during the course of a construction project. Examples of coordination services include providing project information to other FMP departments, addressing end user representative questions, informing contractors of contract and coordination requirements, and the planning, implementation, and reporting of the project punchlist. UNL inspectors coordinate and verify observations made by other authorities including the State Fire Marshal, State Electrical inspectors, and State Elevator inspectors.

Specific inspections, site observations, and coordination activities are documented via written reports and photos which are used to verify project conditions and research specific issues. Each construction inspector is certified as a Commercial Building Inspector with the ICC and has completed the 30 hour Construction Site Safety training provided by OSHA as well as instruction of OSHA requirements which should be met by the general contractors. Additional certifications held by the group include Commercial Mechanical Inspector, Commercial Plumbing Inspector, and Structural Masonry Special Inspector. The inspectors continually coordinate efforts with each other which results in consistent coverage of all construction projects. Taking opportunities to share their expertise and insights results in a successful and dynamic team of inspectors.

Landscape Services

Recyclemania 2011 – Help UNL win!

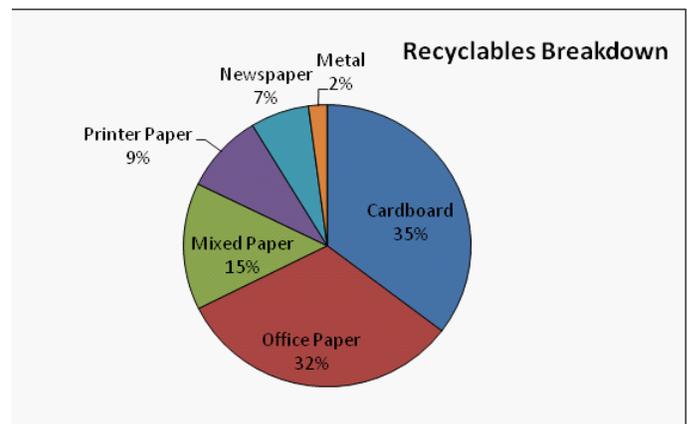


Recyclemania is a friendly competition between different colleges and universities to see who recycles most. UNL is now competing in Recyclemania which began January 23 and goes until April 2nd. Recyclemania serves as a platform to see how one fares with other rival educational institutes in recycling programs and waste reduction activities. Over a 10-week period schools report recycling and trash data to the organizers. This data is then ranked according to who collects the largest amount of recyclables per capita, the largest amount of total recyclables, the least amount of trash per capita, or have the highest recycling rate. With each week's reports and rankings, participating schools watch how their results fluctuate against other schools and use this to rally their campus communities to reduce and recycle more. A school can register either for Competition Division or Benchmark Division.

For the 2011 competition, 630 schools have registered. Of those schools, 391 have registered for the Competition Division, and 239 have registered for the Benchmark Division. This year is UNL's second time competing in Recyclemania. While participating against 267 universities last year, UNL was ranked 181. UNL Recycling program is working with the Association of the Students of the University of Nebraska (ASUN) and the Environmental Resource Center (ERC), a student environmental club, to help organize this event. There is a trial phase for the first two weeks beginning Jan 23 and the competition is in its fifth week. UNL officially entered the competition Feb 7. During our last four weeks of recycling we had on average 16.25 tons of recyclables and 38.9 tons of solid waste. After accommodating for food waste, our recycling rate is around 37.38 percent. The national average for household recycling is at 33 percent (Environmental Protection Agency, 2008).

Help UNL move up in the recycling ranks and get your recyclables out to be counted. We need your help to make this a success. Also, please talk to the people around you –students, faculty, and staff and motivate them to participate. It is our view that with our university's transition to the Big 10 conference in June, environmental sustainability practices like recycling will be a key component of comparison. Recyclemania gives us an opportunity to start thinking about this ahead of time and in the process have fun. Please join us in beating our rivals – Northwestern, Purdue, Ohio State, Indiana, Michigan, Michigan State, and Minnesota.

ERC Volunteers at the Recyclemania Kick-off event during Get Rec'd



Landscape Services Employee Spotlight

Landscape Services has two employees that are essential to our daily operation, Duane Hoffbauer and Don Buresh. Duane and Don are our mechanics, Duane is on City Campus and Don is on East Campus. These two employees keep Landscape Services in a position to do our jobs without delay.

The Landscape Services staff uses many pieces of equipment to be able to maintain campus in a quick and efficient manner. UNL has approximately 280 acres of green space including 25 miles of sidewalk and 90 acres of parking lot to maintain. With a staff of 45 full time employees, equipment helps us do each task quickly. We limit hand work whenever we can because it is time consuming. We maintain campus different than our personal yards. We describe our campus maintenance as “industrial gardening”. Industrial gardening relies on equipment to reduce the maintenance cost per square foot. The equipment that maintains our turf consists of riding mowers, leaf sweepers, aerators, weed trimmers and push mowers. We plant, prune, remove and care for trees with chain saws, a brush chipper, stump grinder, tree spade and an aerial high lift. Our planting beds are prepared and edged with rototillers, power edges and trenchers. Irrigation equipment includes a pipe puller and a trencher. Parking lot maintenance equipment includes a tar kettle, sweeper, loaders, dump trucks, motor grader, and a roller. Our refuse trucks haul trash and recycling. We also have equipment such as trucksters, tractors and skid steers that can be used for many maintenance tasks. Most of our equipment has dual purposes and can be used for snow removal such as our mowers. The mower decks are removed and snow blades are added.

Duane and Don maintain the wide variety of our department’s equipment. They work on a preventative maintenance schedule to keep our equipment in tip top condition, they repair equipment when we have break downs and transform equipment from summer to winter usage and back again.

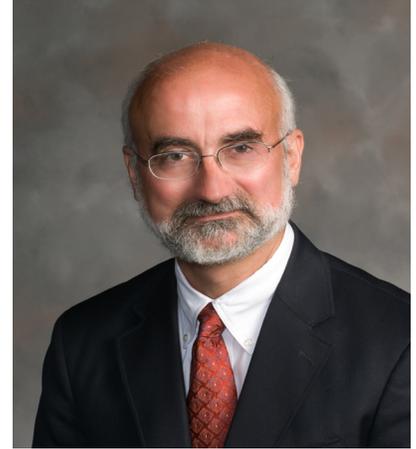
Duane Hoffbauer has been with our department since September of 1990. Duane is married to Shirley and they have 3 children. At home in Valparaiso, Duane volunteers by being active in the volunteer fire department and in the Knights of Columbus where he has served as Grand Knight and oversaw six other councils. Duane attended East Butler High School and is a graduate of SCC-Milford. Duane is a Certified ASE (Automotive Service Excellence) mechanic. He has contributed many years to our Safety Committee as well as helping with staff training. Duane has found that his job has slowly changed over the years. When he started it comprised mostly of repairs and preventive maintenance. Today, those two activities are still the primary responsibilities, however, now he places more emphasis on the long term usefulness of a certain piece of equipment and how much to invest in older equipment. Duane has found that over the years there has been a steady move away from gasoline powered equipment to diesel. Electronics also play an increasing role in how our equipment functions. With diesel engines and the introduction of electronic and computer components, preventive maintenance is reduced, but it also can make repairs more challenging.

Don Buresh has been with our department since 1996. He started out on City Campus working with Duane and since September of 2008, he is the mechanic on East Campus. Don is married to Joni and they have three children. Don is also a graduate of SCC-Milford. A native of the North Bend area, Don also works with his two sons on the family farm. Being busy with family, farm and work does not leave much free time, but when he has a little, he likes to work on his collection of over 70 antique John Deere tractors. Don is currently serving on our Safety Committee. He enjoys the challenges of maintaining and repairing the great variety of equipment that we use. He looks forward to the new innovations that come each year and learning the new technologies. Don also enjoys working with the wide variety of people in Landscape Services, there is always someone with a story to tell!



Pictured Right:
Don Buresh and Duane Hoffbauer,
Mechanics for Landscape Services

A Message from Ted Weidner



In every issue I attempt to provide some insight into what FMP administration or employees are doing to make the campus better. While there's no particular reason to divert from this theme this quarter I'll broaden the scope.

FMP does not operate in a vacuum; we coordinate with departments housed in buildings where we are working and with other service units on campus. Two of those units in Business and Finance are FMP Inventory and Procurement, respectively. While some employees in FMP may have limited contact with Inventory or Procurement, many others are in frequent contact with them to do the things that only FMP employees can do. Here are a few examples.

When a BMR calls in a work request and the work order is assigned to a technician in BSM parts may be required to complete the work. The parts should come out of FMP Inventory. Now led by Amber Brannigan, Inventory receives and fills parts orders for FMP. They utilize prime vendor contracts that have been bid through Procurement (more on that later). When parts are in Inventory the Tech checks them out using the work order and completes the assignment. If the needed parts are not in Inventory, Amber or her team finds a prime vendor who can fill the order quickly and gets the part to the Tech. If no prime vendor has the part the Inventory team finds a vendor who does; sometimes it takes some time, working with BSM managers to find an unusual part. As parts leave Inventory they must be replaced so they are available when needed; the Inventory team keeps track of how quickly parts move through Inventory and ensures we have the correct balance of parts on hand.

Procurement plays an important role in this process. Annually, but sometimes at longer intervals, Procurement works with FMP to identify a market basket of parts needed to operate and maintain the campus; everything from paper products to motors. Local and national vendors bid on the market basket and the best bids become our prime vendors. These are the first suppliers we should go to because they provide the best service (price, quality, and delivery). With every time we utilize a prime vendor for our O&M material needs we increase the opportunities for better pricing and service in the future.

None of what I have described has happened automatically or is fully implemented. There's a lot of hard work going on now between BSM, FMP Inventory, and Procurement to turn the entire material acquisition and utilization process into a smoothly operating machine. There's a good sized team in BSM defining what services will make them more efficient. Correspondingly, FMP Inventory and Procurement are identifying what kinds of feedback they need from BSM so they can be more efficient too. It sounds trite but there's a lot of communication needed to make everything work smoothly.

I'm happy to see these connections made and expect to see additional efficiency improvements as we improve our communication within FMP and around campus.