

October 2011

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## Building Systems Maintenance



### Partner Award

BSM Director, Jim Jackson, is the most recent recipient of the “Partner Award” given by UNL’s Department of Human Resources. Bruce Currin, Assistant Vice Chancellor for Human Resources, said the award is given only two or three times a year to people who have fostered the development of clear and comprehensive human resource policy in their departments. In receiving the award, Jackson said, “The development and application of good human resource policy is one of the cornerstones of an effective department, and I appreciate the support provided by Ted Weidner that has allowed me to reorganize our human resource management structure”. Jackson acknowledged the cooperative spirit of the Human Resources Department. He said that without their guidance and trust, he could not have been nearly so effective. “Everything we do is a team effort” he said, “and I am blessed to be part of such a marvelous team”.



David Wilhelm  
Electrician



Mike Schneider  
Fire/Life Safety



Tom Parks  
Painter



Steve Layton  
Electrician

### New BSM Employees



Mike Placke  
Capital Assets



Bill Poppe  
Energy Controls



Mike Schneider  
Energy Controls



Alberto Martinez  
Structural



Mike Placke

## Meet Mike Placke: Capital Assets Manager

Mike Placke has recently joined the BSM management team as Manager of Capital Assets. In this new position, Mike's first mission will be to lead the process of conducting a Facilities Condition Assessment (FCA) for the portfolio of structures on both City and East Campuses. The results of the FCA will identify the deficiencies and prioritize the corrective actions and budgetary requirements for maintenance and renewal of the buildings.

Mike estimates the initial phase of building inspection and assessment will take three years to complete. After that, the buildings will be reinspected on a routine basis. Then using the benchmarked information, subsequent assessments

will be used to document progress toward capital renewal and reduce the deferred maintenance backlog.

BSM Director, Jim Jackson, said that creating this position will give the department a clear and living picture of the condition of our buildings. He said, "With the information we develop through this process, we will be able to identify high priority smaller projects that are within our means to address quickly and to quantify and establish budgets for larger problems. We will be able to use our assets much more strategically".

Mike comes to us from the JEO Consulting Group where he served as a project manager. He is a Registered Professional Engineer and received his MBA with a specialization in Finance from UNL.

## Warren Lauritzen & Lalit Agarwal

BSM Controls Engineer, Warren Lauritzen, and Energy Management Computer Analyst, Lalit Agarwal, were recently awarded their Certified Energy Manager (CEM) credentials from the Association of Energy Engineers. They attended a week long seminar in Boston, MA which culminated in a four hour exam.

Since its inception in 1981, the Certified Energy Manager (CEM) credential has become widely accepted and used as a measure of professional accomplishment within the energy management field. It is truly the mark of an energy professional and has gained industry-wide use as the standard for qualifying energy professionals both in the United States and abroad. It is recognized by the U.S. Department of Energy, the Office of Federal Energy Management Programs (FEMP), and the U.S. Agency for International Development, as well as by numerous state energy offices, major utilities corporations, and energy service companies.



Warren Lauritzen



Lalit Agarwal



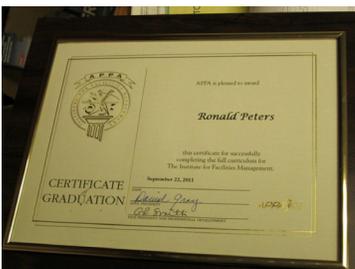
## APPA Graduate, Ron Peters

September marked the graduation of HVAC Manager, Ron Peters, from the Institute for Facilities Management at the Association of Physical Plant Administrators (APPA) conference in Ft. Lauderdale, Florida.

Ron's graduation marks the completion of training he began in 2007 in four core areas of the Institute including General Administration and Management, Maintenance and Operations, Energy and Utilities, and Planning, Design and Construction. The Institute is part of APPA's professional development program providing training for people involved in higher education facility management from across the country.

Pictured top Left: Ron Peters

Pictured bottom left: Ron's Graduation Certificate



## Custodial Services

### Retirement of Douglas Maslonka

Custodial employee Doug Maslonka, retired on September 2, 2011. Doug was a long-time employee of the University starting in May of 1981. Under the management of Chad Gieseke and Brian Lubker, Doug's last journeys as a custodian were in the building of Walter Scott Engineering where he was assigned for the last 6 years. Thank you for your many years of dedicated service Doug. You will be missed and have a great retirement.



Manager Chad Gieseke presents Doug with his retirement certificate



Chris Cromwell and Doug celebrate with cake!



Doug with Brian Lubker and Chad Gieseke



Doug with his Custodial Crew at WSEC

### Retirement of Charles Dorse



Charles Dorse

Charles Dorse retired from Custodial Services on October 21st, 2011. He began his career with our department in 2005 and has worked as a project person on City Campus under Nathan Walla and Jeff Worrall. Charles was a role model for many of the staff working in his area due to his unbeatable work ethic and vast knowledge of custodial work when it came to floor care techniques and his impeccable ability to plan his own work assignments down to the last minute. Charles was also an amazing customer service asset to our department and he will be missed by Custodial Services, faculty and staff on City Campus alike. Thank you for all you have done for our department and the many people whose lives were touched by your warm personality.



## Celebrating Years of Service...

LeeAnn Wittstruck	35	Michael Boyes	5
Douglas Maslonka	30	Christopher Brennfoerder	5
Galen Harring	25	Lavergne Chramosta	5
Barbara Dalton	20	Rodney Engelbart	5
Aaron Kurtenbach	15	Marilee Gunning	5
Donna Martin	15	Bibiana Koang	5
Thomas McMahan	15	Troy LaPointe	5
Desa Cacic	10	Anh Le	5
Paul Healy	10	William Noel	5
Steven Karre	10	Myong Schabloski	5
David Lewis	10	Mary Lee Smith	5
Zlata Nedic	10	Jodi Vasquez	5
Lyubov Voznyuk	10	Nathan Walla	5
Michael Wilson	10	Don Wilson	5

*Conratulations!*

Custodial Services at the Annual University Picnic



Marilee Gunning and Brian Tally



Rod Roth



Mike Wilson



Jodi Vasquez



Bill Jonas and Jeff Worrall



Director Deen Popoola



Rod Engelbart



Mike Wilson, Lee Prundea, Nancy Schwarzenbach and Chad Gieseke



Barb Schafer



Brenda Peters



Larry Schmid and Ron Bailey

New Custodial Services Employees



Donna Bockoven



Brian Tally

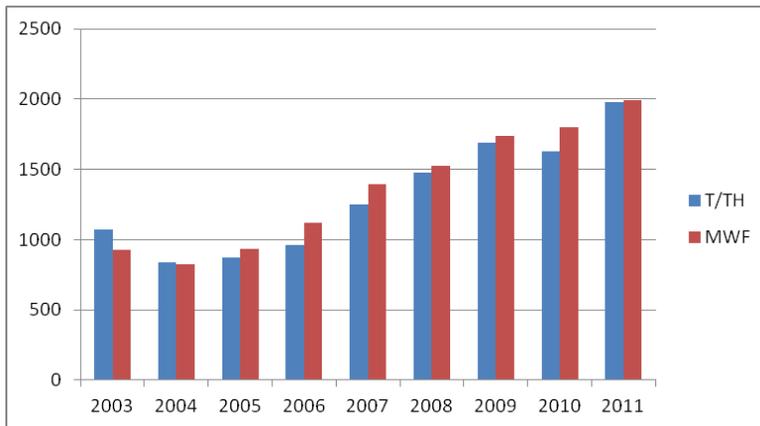


Todd Kechely

## Landscape Services

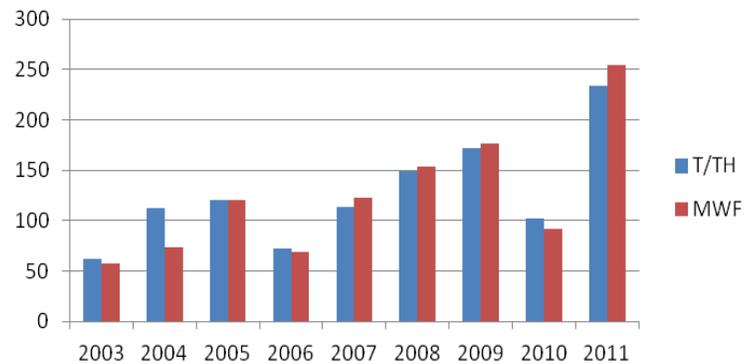
### Creating a Bike Friendly Campus

Each spring and fall since 2003, Landscape Services walks campus and counts the bikes parked in all the bike parking areas on both City and East Campuses. The count is taken on a Monday-Wednesday-Friday and a Tuesday-Thursday during peak class times and fair weather. Landscape Services also counts the number of bikes that are parked in areas that are not bike parking areas. These are recorded as violations. The survey is conducted to determine if the right number of bike parking spaces are in the right locations on campus.



Bicycle Count on City Campus  
(left)

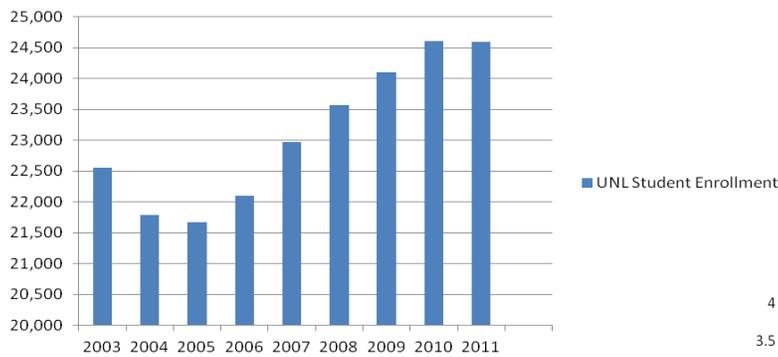
Bicycle Count on East Campus  
(right)



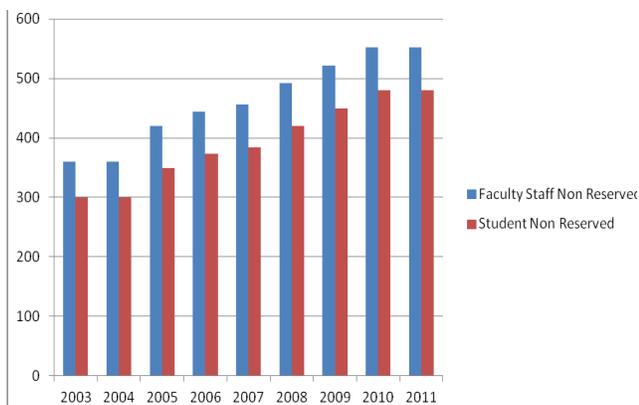
The number of bikes on campus has increased over the years. Our first impression was that when gas prices hit \$4 per gallon in 2008, there was a significant increase of bikes on campus. However, after review of the bike counts, there has been a steady increase each year from 2004. In the last 5 years, the number of bicycles on City Campus has increased by 52%, approximately 9%-10% each year. On East Campus, the number of bicycles has increased 29%, approximately 5%-6% each year during the same period. There are several factors that may contribute to an increased use of bikes as transportation: increases in student enrollment, gasoline prices, and the cost of a UNL parking permit. We gathered data of all three areas and found that all three have increased over the same time period (see attached graphs).

## Creating a Bike Friendly Campus (continued)

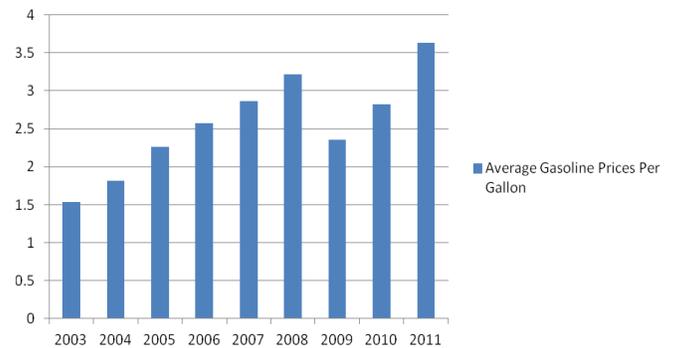
### UNL Student Enrollment



### Non Reserved Permit Prices Per Year



### Average Gasoline Prices Per Gallon



This year, we have seen an increase in the number of violations such as; bikes parked on railings, trees, light poles, and handicap ramps. Landscape Services has also had an increase in phone calls from students calling with questions or concerns about their bikes and specific bike parking locations. Our bike rack capacities have hit the limit.

Currently there are approximately 2,500 bike parking spaces on City Campus and 250 bike parking spaces on East Campus. Due to the calls received from concerned students, Landscape Services is installing more bicycle racks to increase the number of bicycle parking spaces in heavily used areas. Landscape Services is also reviewing and analyzing the bike survey and adding bike parking based on the survey as well. When bikes are parked in locations other than a bike parking areas, we tag the bike to let the owner know that the bike is illegally parked and that it must be moved. Because of the shortage of bike parking spaces, our landscape staff has been more lenient about removing bikes parked in the wrong places. However, if someone parks their bicycle on a handicap railing, their bicycle lock is cut and the bicycle is taken to Campus Police, where they hold the bicycle for 30 days. This practice follows the UNL Bicycle Policy, which can be found at <http://parking.unl.edu/regulations/bicycle.shtml>.



UNL is working toward becoming a Bike Friendly University designated by the League of American Bicyclists. Six of our friends in the Big 10 are Bike Friendly Universities and many of these universities are in Bike Friendly Cities. Last year, UNL started a bike committee to prepare the Bike Friendly University application. The committee is also collaborating with the City of Lincoln to become a Bike Friendly City. The first step was for UNL to create a website for bike related information which is <http://bike.unl.edu/home>. "Bike UNL" contains information from bike safety to trail maps within the city, county, and state. Landscape Services is working closely with this committee to improve the bike friendliness on campus.

## Utility Services

### Ozone Water Treatment System

In an environmentally conscious decision, Utilities and Energy Management is experimenting with a more natural, safe water treatment technology. The new treatment uses ozone, generated by electricity, to control bacteria growth within the cooling towers. Without treatment, the bacteria in the cooling towers could be harmful to humans. After the ozone kills the bacteria in the water its byproduct is essentially HO and is harmless to the environment. The new ozone treatment is still in its test phases on both City Campus and East Campus but so far has shown favorable results. Bob Parham, Utilities Services water treatment chemist, takes weekly water samples to monitor the success of the new treatment. In the past the bacteria was treated with chlorine, a chemical that may soon face stricter federal regulations and is increasing difficult to dispose of. The cost of the ozone treatment is comparable to the previous chlorine treatment and will save the utility plants from having to store and dispose of hazardous chemicals. Pictured below is the Ozone Water Treatment machine used for the processes.



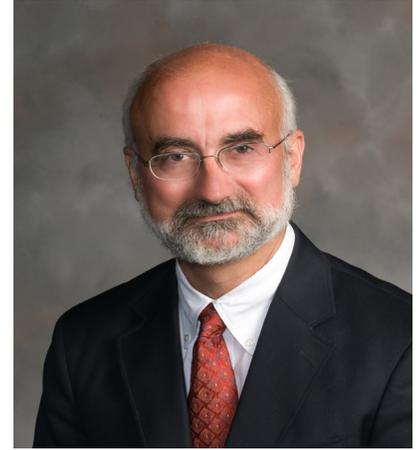
### Extra! Husker Motor Sports

The Formula Society of Automotive Engineers (FSAE) is an international organization composed of students who design and build from scratch a mini Formula-style race car, then enter that car in an annual competition. Last spring, UNL's Department of Mechanical Engineering learned the FSAE had decided to move the location of their 2012 West Division (USA) competition from Fontana, California, to Lincoln, Nebraska. That news catalyzed an enthusiastic student-faculty effort to develop and field a team, and UNL's first Formula SAE group, "Husker Motorsports", was born. "Lincoln is centrally located in the United States" said Tilong Nguyen, President of Husker Motorsports and Project Team Leader. "It's easier for more schools to get to, and for UNL it nearly eliminates transportation and travelling costs". Approximately eighty teams from around the nation will be present, including many BIG TEN schools.

Husker Motorsports started off with a \$40,000 budget, and has a number of sponsors, including Kawasaki, the Nebraska Ethanol Board, and Speedway Motors. Kawasaki provided a Ninja ZX-6R sport motorcycle engine, which allows the car to accelerate from 0-60 in under four seconds. Around forty undergraduate and graduate students participate in the program, and represent a variety of majors, including engineering, business, and communications.

There are two areas of competition, Static and Dynamic. Static categories include Design, Cost, and Presentation, and Dynamic categories include Acceleration, Skidpad, Autocross, Endurance, and Fuel Economy. The competition is scheduled to be held June 20-23, 2012, at Lincoln Airpark, near the old Goodyear plant. The new Husker Motorsports group is a sibling to UNL's well established Baja SAE program, where students design and build a mini Baja-style off road race car. For more information please visit the following websites: <http://huskermotorsports.com/> and <https://www.facebook.com/HMSFormulaSAE> by: Brian Lubker - Custodial Services

### A Message from Ted Weidner



The campus has returned to normal, students have returned classes are being taught, research continues, and Nebraska Athletics is looking good with winning seasons for Football and Volleyball. But as the UNL campus moves into a new academic year FMP keeps seeing changes.

Building Systems Maintenance has reorganized and developed zones to improve service to our customers. Preliminary results have been very good. Customers (mostly voiced through the BMRs) are happier, the buildings are operating better, and there's renewed respect for the fine work our employees deliver every day. In addition to the zones, the project work that BSM does is better organized, scheduled, and coordinated with other service units, contractors, and building occupants. This level of organization and planning means projects are done more quickly, at lower cost, and with fewer errors. Thanks to Jim Jackson and the entire BSM team for making such a smooth transition.

Custodial Services was recently recognized by CACUBO (Central Association of College and University Business Officers) with a Best Practices Award for their on line training program. The on line program increases employee awareness of the right and safe way to maintain the campus and addresses the constant problem we face of maintaining our standards while dealing with a normally high employee turnover setting. I appreciate the way the Custodial Services team has maintained desired service levels to the campus.

Landscape Services continues to improve the appearance of our campuses and ensure construction projects are dedicated with attractive landscaping in place. The Voelte-Keegan Nanoscience Research Center and Hendricks Training Complex were both dedicated with beautiful landscaping in place even before the contractors had finalized their work. There are several other projects around campus where Landscape Services is helping make the campus look better. We'll see new walks, trees, and area lights at Enright Garden (south of Mueller Tower), revised plantings around Canfield, and an improved campus entry at 14th & R next summer. On East Campus they are making improvements to the west side of Ag Hall. We'll also see campus signs showing where the ADA entrances are for our buildings.

Utilities and Energy Management has been busy with major utility projects on City and East campuses. While some just appear to repair the existing infrastructure but they all focus on energy conservation and making better use of high cost utilities. The thermal energy storage (TES) tank has reached its full and impressive height and will begin operation next summer ahead of the time when it is needed to address added chilled water needs. The City Campus plant will receive two new chillers that are more energy efficient. Both campuses will get full chilled water filtration that will increase energy efficiency and reduce building maintenance work. Soon, we'll also roll out web based information on energy consumption so campus users will have the opportunity to assist us with savings.

In Facilities Planning and Construction we're searching for a new director. The applicant pool is large and the search committee is hard at work. Meanwhile the project load seems to keep growing. We don't have responsibility for projects on the Nebraska Innovation Campus (former State Fair Park) but even without those projects we're seeing a 50% increase in construction cashflow. It's a lot to manage and keep track of requiring some new and innovative ways to handling projects.

It'd be remiss if I didn't acknowledge the fine work done by Financial Services (Bus Ops) in developing our on line inventory system. It is the third most popular website managed by Shared Services. In the first quarter alone, there have been over 230 visits and 1,400 searches. It's received good reviews by employees using the system and I have to believe it has made getting materials for maintenance and projects easier and faster. Soon, the beta testing of electronic time keeping will be completed and we'll be able to make time reporting easier for everyone in FMP.

As the campus returns to normal, more keeps changing. That's the way it is in FMP and that's the way it will be at UNL for many years to come. If you're new here, you're used to it. If you've been around for a while it's either an exciting time or frightening. It's my goal to make it an exciting and compelling time for every FMP employee. We've got great opportunities to demonstrate to the University and the Big Ten that this organization is near the top of all facilities operations.

Enjoy the fall, enjoy the rest of the football season, and let's look forward to the new things that await us tomorrow and next year. Go Big Red!