

January 2012

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Building Systems Maintenance



Welcome Martin Bena!
BSM's Newest Electrician



Chris Cromwell, Kennan Kennedy,
Greg Turner and Nick Callaghan with the
Hydrolic Center Drop Trailer.

Custodial Equipment Repair Shop

The Custodial Services Repair Shop is located in the Facilities Management Shops Building at 942 North 22nd (BSM). This shop is managed by Greg Turner who has shared his daily duties for the last year between Building Systems Maintenance and Custodial Services of Facilities Management. The shop is supervised by Kennan Kennedy and has two full time technicians, Nick Callaghan and Chris Cromwell.

Kennan, Nick, and Chris maintain and repair 1,157 pieces of equipment for Custodial Services, of which 113 are battery operated. The batteries used in the machines can weigh as much as 100 pounds each. Multiple batteries are used to drive the powerful DC motors which operate the equipment. Battery testing is done regularly and tests are recorded to determine the need for replacement based on efficiency rather than time of service. The size of equipment ranges from smaller portable equipment to riding equipment used by the more than 200 custodians who work all three shifts to maintain the 4.5 million square feet of cleanable space at the University.

All of the equipment has preventive maintenance routinely performed by the shop and is tracked on an electronic database which provides quick information on parts and labor expenditures and serves as a living record of our fifteen year replacement program for these assets. The database is also useful for maintaining the quantity and the type of equipment assigned to the Custodial Area Managers.

The repair shop is also a full warranty center for the Windsor and Tornado Companies, equipment manufacturers who supply us with a variety of cleaning equipment, for which our technicians have attended factory service training. Windsor is one of several equipment manufacturing companies who build the equipment that we service and repair every day. We also provide this service to the other departments such as housing, and athletics.

A recent purchase by the Director of BSM, Jim Jackson, through Transportation Services is a new hydraulic center drop trailer used for moving the various types of heavy equipment, such as heavy riding floor scrubbers or sweepers. This trailer will be shared by both BSM and the Custodial Services repair shop. The new trailer has a hydraulic center section which lowers to the ground for loading and unloading the equipment. This will be a great asset to both of our departments as it provides a more efficient means of transporting equipment to the different locations on campus.



Chris Walsh

Associate Director of BSM Chris Walsh

BSM is pleased to announce the appointment of Chris Walsh as the department's new Associate Director.

In this newly created position, Chris will be responsible for analyzing and developing policies and procedures, spearheading the restructuring of the department as we continue to implement a zone maintenance program.

Chris said he hopes the combination of his experience and financial background will give him the ability to help develop the organization in ways that will take BSM to higher levels of efficiency, productivity, and effectiveness.

Chris is not new to BSM. In his earlier role as Business Systems Analyst with Financial Services, he worked closely with BSM as part of the reorganization of the Facilities Inventory system. He said that during that time, through process analysis and application development, the inventory team was able to streamline operations while accommodating a 400% increase in customer demand.

“We were very fortunate to find a candidate with Chris’ unique skills”, said BSM Director Jim Jackson. “He has an incredible balance between experience in financial operations and process development. He will be an invaluable part of our organization as we improve our ability to manage the construction, maintenance, and repair of our buildings.”

Though he has only been on the job for six weeks, Chris said he is excited at the prospect of being part of the continued improvement and professionalism of BSM. “Jim Jackson had accomplished amazing things since he has been here”, Chris said, “and I am looking forward to being a part of that continuing effort”.

Before coming to the University, he worked as a Systems Application Specialist for Sandhills Publishing in Lincoln and as a Logistics Analyst for Northwestern Bell in Omaha.

Chris said that in his spare time he loves to read, mostly mysteries, and shares a love of the New York Yankees with his wife and four daughters.

BSM Electronics Laboratory

You may not even notice it, that off white rectangular gadget on the wall. You know; the one with the number displayed and the two buttons saying “Warmer” and “Cooler”. Not only does it go unnoticed, but it’s also good bet you didn’t know it is manufactured in two small rooms in BSM’s Facility Maintenance Shop building.

Known as a “Nanostat”, it is a device that has grown far beyond the vision of its creator, retired BSM Director Jim Hines. The original version could control three things – the temperature in the room, the amount of airflow into the room, and the heat along the base of the wall. The newest model is Version 12 and will be capable of controlling 32 separate room functions from occupancy sensing and lighting control to operating complicated HVAC systems in laboratories with multiple, and sometimes conflicting, airflow and pressurization demands.

What is truly unique is that we have designed and built it ourselves, said Draper Palu, Process Controls Computer Engineer, who head up the electronics lab, “We are able to do our own manufacturing, and that gives us the ability to provide our hardware on a ‘just in time’ basis at a lower cost than if we had to purchase from an outside vendor”. Palu, who has supervised the lab since 2008, said that in the past there were problems purchasing components because of minimum order requirements or delays in delivery. These problems subsequently affected project timelines and budgets. The device that made this possible is the “Pick and Place” machine. It is a machine that can be programmed to assemble the circuit boards used in the Nanostats and other control devices assembled in the lab. “If we know we need ten devices, we can quickly build them”, he said. “If we need 200, we can do that too, and we don’t have to worry about whether or not they will arrive or if they will sit on a shelf and become obsolete”.

Palu said the lab is staffed by himself and two full time employees. If demand increases, he will hire one to three students to help out through the production run. This business model allows the flexibility necessary to maintain optimum efficiency. Palu understands business models. He graduated from UNL in December with his Masters degree in Business Administration. He was able to maintain a three quarter time student status while working full time in the lab. “The education I got on my way to my MBA has been invaluable,” he said. “Instead of just getting things done, I can step back and take a larger view of what we are doing. I have been able to change our processes so that we integrate more readily into the construction and maintenance activities of BSM. I feel we are more efficient and am looking forward to doing even better in the future”.



Draper Palu
Process Controls Computer Engineer

“Nanostat”



Custodial Services

Custodial Training School Graduates

A great job goes out to the following Custodial employees for Completing the Custodial Services Training:

Tammy Erickson
Jim Pfeiffer
Brian Erickson
Gordon Corey

Jim Ryals
Teresa Riggs
Brian Krumme
Jeff Schwab

Tobias Arneson
Hugo Orllana
Vilma Orellana
David Hayes

Marsa Majok
Bernard Fisher
Nyazar Chagiy
Andrzej Lewicki



Vice Chancellor of Business and Finance,
Christine Jackson presents Larry Schmid
with The 2011 Best Practices Award



CACUBO is The Central Association of College and University Business Officers and is a non-profit, volunteer led organization that allows school, colleges, and university business officers opportunities to develop professionally, share thoughts, and speak in concert on matters affecting higher education.

CACUBO's Best Practices Award of 2011

CACUBO awarded third place and \$500 to Larry Schmid from University of Nebraska - Lincoln for its program titled "Custodial Training On-Line Experience". This program promoted a web-based training system for quality and uniformity of training for new hires and existing staff within Custodial Services. Results from the web-based training confirm that all employees have become more effective and efficient in a shorter period of time. In addition, the use of web-based training has made trainers and supervisors more consistent.

Employees are able to view, hear, and interact with the web-based training resulting in more employee-centric training. A side benefit of the web based training is improved computer skills for custodians who must use a computer to record their time, relay work information, requisition materials, report problems, and obtain other on-line training. Cost savings are realized in the reduction of hours spent training the traditional way; classroom instruction, demonstrating tasks, grading tests by hand, and tracking the training on numerous forms.

Custodian II New Hire Aaron Wagner

(pictured right)



2011 Custodial Services Annual Holiday Luncheon





Welcome to Jolene Deinert Training and Compliance Manager of Custodial Services

I want to let you all know I am excited to be a member of the Custodial Services Team! I started my employment with UNL nearly 18 years ago as a custodian in Housing. Although I am familiar with cleaning there is ALWAYS more knowledge to be obtained and I am thrilled to be learning it from your team.

My husband and I have two boys. Seth, who is 20, is currently attending UNL and Haydn is 11. We have raised them on a small acreage by Branched Oak Lake. Three of the four family members enjoy hunting and fishing. Can you guess which one does not participate in those activities?!! However, I do enjoy working outside with my flowers and going on an occasional boat ride (as long as there are no fishing poles in sight). We also have 2 German Short hair dogs, Chloe and Bailey, yes they are hunting dogs...figures.

I can honestly say my favorite element about my last position was the training aspect. So, needless to say, I am looking forward to the new challenges that come with the position of Trainer/Quality Assurance Manager within Facilities Management and Planning.

CIMS is Coming to Campus February 8th

February 8th - 10th, Custodial Services will be host to a third party assessor from the ISSA/CIMS certification program who will review our operations to determine if we are eligible to be CIMS certified. Nathan Walla, Custodial Services' Special Project Coordinator, has been working for nearly two months to gather, organize, and present all required documentation to ISSA/CIMS in order to move forward in the certification process. This entailed hours and hours of work creating both hard copy and electronic versions of all the information that the third party assessor will need to provide their department with this prestigious certification.

What Is CIMS (Cleaning Industry Management Standard) Certification?

CIMS applies to management, operations, performance systems, and processes. Compliance with the Standard demonstrates an organization is structured to deliver consistent, quality services that are designed to meet the customer's needs and expectations. It sets forth processes, procedures, and supporting documentation proven to be characteristic of customer-driven organizations. CIMS is nonprescriptive and each individual organization has the flexibility to choose the most effective ways in which to meet its requirements. For more information regarding this process and about CIMS or ISSA, please visit http://www.issa.com/?id=cleaning_industry_management_standard_cims.

The Accomplished Custodian

By: Dwight Duchek, Custodial Supervisor

For those of you just starting as custodians here at UNL welcome, and for the rest of you, hello. I have been at UNL for 28 years now and started as a Custodian II also. Over the years I have learned it takes two processes to be a custodian. One involves probably the first word most all of us learned in school, that word being “LOOK”. When we look at something, we are observing it, and observation is the first process necessary for being a custodian. My manager says, “You see dirt, you clean it.” Sounds simple, right? But let’s examine this more closely. Take for example, you are to clean a glass entrance door at a building, focusing only on the most heavily used and touched door surfaces.

Areas that need to be cleaned daily are the finger and hand prints on the glass, which is fairly obvious. But if you look more closely and carefully at the door handle, there may be a layer of dirt and grime accumulated on the not so visible, underside of that door handle. So, how do you learn to see the dirt, or recognize the degrees or depths of dirt that needs to be cleaned on any surface? You have to train your eyes on what and where to look for the dirt that is not obvious, and that involves the process of careful, deliberate observation. The ability to observe effectively as a custodian takes time, patience, on the job experience, and working directly with your leader, supervisor, training manager, and/or area manager to develop this required skill.

Now that we have recognized and observed the dirt that needs to be cleaned, the next process is to clean it. The Custodial Services Online Training Program and Manual will provide you with the basic knowledge and skills on what and how to clean at UNL. However, what level of motivation, passion, and pride you choose to react with after recognizing the dirt that needs to be cleaned will ultimately determine how successful you are as a custodian. The ability to react to your environment is the second process involved in being a custodian. That is, how well, how detailed, and how skillfully you react requires a solid foundation of knowledge and skills obtained during the Custodial Training Program and from experiences on the job. It is entirely your own personal choice as to the level of motivation and pride with which you react to the cleaning tasks and the finished product that results from the efforts that you choose to put forth.

When you clean a surface or object, what happens to that surface or object? There is a positive overall change in its appearance because you have focused your energy and work efforts on improving how the object looks. I believe the greatest satisfaction and pride you, as a custodian can take in your job is in making a positive overall change in the appearance of the spaces cleaned through your efforts. I encourage you to take pride in, and ownership of your work efforts as a custodian so much so that you would be willing to sign your name to the finished product of your efforts. If you do this, I believe you will be satisfied and rewarded in knowing that you did the best that you could, and that is truly an accomplishment anyone can be proud of.

New Equipment Lift Table

The equipment lift table recently purchased for the Custodial Repair Shop will enable the technicians to work on heavy equipment at a height which is comparable to a workbench. Previously the repairs were accomplished while laying on the shop floor. The lift is a welcome addition to the shop and will provide a more efficient way of accessing the lower portions of the equipment.



Chris Cromwell (left) and Greg Turner (right) inspect and test the new equipment lift table



Facilities Planning & Construction



Ross Johnson

FPC's New Project Manager Ross Johnson

Ross Johnson joined Facilities, Planning and Construction as a Project Manager in June of 2011. Born and raised in Aurora, Nebraska Ross obtained his Bachelors of Science in Architecture Studies from the University of Nebraska Lincoln in 2000. Upon graduation he moved to Denver, Colorado to work in a small architecture firm for a year prior to attending graduate school. In 2001 he moved to Troy, New York to begin his Masters of Architecture Studies at Rensselaer Polytechnic Institute, and in 2003 he graduated while also working part time for Einhorn Yaffee Prescott Architecture & Engineering in Albany, New York. In 2004 he took a Project Manager position with Studio DH Architecture in Golden, Colorado and made his way back to Denver for the second time. With a diverse background, Ross was able to expand his design and construction experience with work

on multiple building types such as recreation centers, fire stations, office buildings, retail centers and multi-use buildings. After 7 years in Colorado returned to Nebraska with his wife Jennifer and newborn son Cole.

FPC's New Project Manager Bern Hottovy



Bern Hottovy

Bern Hottovy started at UNL Facilities Management and Construction division in June as a Project Manager. Bern grew up on a farm near Brainard, NE and attended East Butler High. He later attended the University of Nebraska and obtained a Master's Degree in Civil Engineering with a Major in Structures. Bern is currently registered as a Professional Civil Engineer and Architect.

Bern was mostly involved as a Professional Civil/Structural Engineer and Architect in the private sector. He has designed hundreds of projects included the customary design of streets, roadways, bridges, recreations areas and buildings. The last 20 years have mostly centered on the architectural and structural design of educational, apartments, motels, industrial and commercial buildings. Major projects include a 10 story HUD housing project in Kansas City, KS, the Atlanta Mass Transit System, Interstate I-80 bridges and Waverly High School. Bern is currently working on the East Stadium Improvements project, the Lied Center Commons addition and Lied Center re-roofing and several projects with UNL Utilities Department

Alan Wedige, Nebraska Architect

Project Manager, Alan Wedige, received his Nebraska Architect License in August of 2011. Alan has been a Project Manager at UNL Facilities Planning and Construction since 1999. Alan has previously achieved his PMI Project Manager Certifications, his NE state Asbestos Planning license, and is a LEED Certified Professional. Alan's recent projects include the Whittier Junior High/Child Development Center, the Quilt Center, the Diocles Laser Lab, the Devaney-Hendricks Training Complex and the Devaney Center Improvements Project.



Alan Wedige



Kris Barmore

Kris Barmore Receives EEVACS Award

Kris Barmore, Project Team Coordinator of FPC received an EEVACS award in November 2011. This award was in honor of her excellent service on FPC projects and to the department. Kris happily works above and beyond taking ownership and helps project managers in many ways to contribute to the overall success of projects.

Landscape Services

Landscape Services 2011 Employees of the Year

Landscape Services awards a Permanent Employee of the Year, a Temporary Employee of the Year and a Safety Employee of the Year. These awards were initiated to recognize employees for outstanding work performance. The Permanent Employee of the Year was initiated in 1979 and the Temporary/Student Employee of the Year was initiated in 1993. The Safety Award was initiated one year later, in 1994.

Nominations are sought from the Landscape Services staff and students. Three or more reasons are requested on the nomination forms including specific projects or accomplishments for each nominee. The nominees, with their accomplishments, are compiled and are voted on by the staff. The Landscape Services Safety Committee votes on the Safety Award. This year we had a record 100 plus ballots returned for the Permanent and Temporary/Student awards.

The Permanent Employee award went to Dave Schneider. Dave is the Assistant Manager for City Campus. He has been with UNL for almost 20 years. He was an Area Supervisor on the east side of City Campus before becoming the Assistant Manager 4 years ago. Dave was noted for his sense of humor and hard work.



Dave Schneider



Jacob Hartwig



Amber Hollmann



Dan Moseman

The Temporary/Student Employee award was a three way tie: Jacob Hartwig, Amber Hollmann and Dan Moseman. Jacob Hartwig is a student employee that started at Landscape Services 1 ½ years ago. He works in the central part of East Campus with Area Supervisor, Brian Dieterman. Jacob was noted for being a quick learner, a reliable student and an excellent equipment operator. He was also noted for helping improve the productivity of Area 4.

Amber Hollmann started as a student in our department in August 2009. She is now a permanent employee, a Landscape Assistant in the northwest side of City Campus with Area Supervisor, Amy Tabor. Amber was noted for being very dependable with enthusiasm for her work on a daily basis and for doing a thorough job of training others.

Dan Moseman started as a Landscape Assistant on East Campus in April 2007 working with Area Supervisor, Brian Dieterman. Dan decided to go back to school full time to accomplish a masters degree in Planning so he switched to a student in Fall of 2010. Dan continues to work for us as a Temporary employee. He assists the City and East Campus mechanics. Dan was noted for keeping equipment running smoothly and for fixing equipment faster than Superman saves lives.

The Safety Award was also a tie: Jeff Culbertson and Fred Thorne. Jeff Culbertson is the East Campus Manager. He has been with our department for 23 ½ years. Jeff was noted for making sure everyone wears the proper personal protective equipment and for always finding the safest way to complete a task. Fred Thorne is the Irrigation Manager and is also the Chair of the Landscape Services Safety Committee. Fred started in May 2008. Fred was noted for 3 years of service on the Safety Committee, for making sure that the department has regular staff safety demonstrations and for caring about the safety of the entire University as well as Landscape Services.



Fred Thorne & Jeff Culbertson

Be prepared for a white campus

Any Nebraskan knows the weather can change in an instant so it is important to always be prepared. With snow on the ground, it is time to dust off your heavy or warm coat and bundle up for another winter. Landscape Services offers reminders on how to endure a Nebraska Winter:

Wear proper clothing

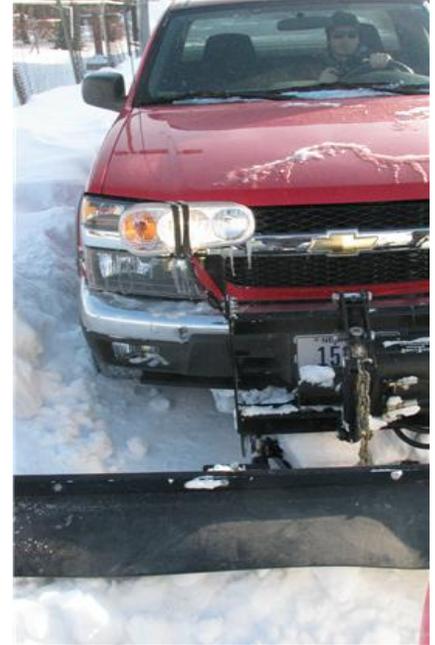
- heavy winter coat
- gloves, scarves
- shoes with traction

Be prepared with winter essentials in your car

- ice scraper
- cat litter
- travel shovel
- flashlight
- jumper cables
- first aid kit
- nonperishable food
- bottled water
- battery operated radio with extra batteries

Be cautious and observant

- allow for extra travel time
- watch where you are going – keep an eye out for ice
- be aware that Landscape Services is clearing the snow as quickly as possible.



For Landscape Services, the cold weather is a reminder to convert our trucks and equipment over to snow blades and sanders and change the rakes to snow shovels in our trucks.

When the snow begins to fall, it is up to Landscape Services to clear the snow and make campus safe and accessible for faculty, staff and students before morning classes begin. All personnel within the department help with the removal of snow by operating snowplows, sweepers, snow blowers or by shoveling steps and entrances by hand.

Both City Campus and East Campus are divided into areas that are assigned an equipment operator and or a crew of scoopers. The areas are prioritized to ensure that snow is removed in an efficient and effective manner.

After it snows or there is ice on the ground, the landscape managers for each campus initiates snow removal by calling employees on a calling-tree list and telling them what time to arrive for snow removal. Employees arrive throughout the night and work until campus is cleared for morning classes. Starting times for snow removal are determined by the amount of snowfall and the predicted weather forecast. If faculty, staff or students see problem areas on campus they are encouraged to report problem spots to Landscape Services at (402) 472-2679.

Did you know?

- It takes Landscape Services approximately 2-12 hour days to get campus completely cleared after the snow stops .
 - Landscape Services has 30 miles of sidewalks to plow and 84.5 acres of parking lots to clear.
 - Last winter, Nebraska received 41.6 inches total snowfall, ranking the 13th greatest seasonal total since 1900.
- For more Nebraska snowfall statistics visit: <http://snr.unl.edu/lincolnweather/data/snowfall-statistics.asp>

Sara Nelson
Facilities Management & Planning

Utility Services

Utility & Energy Management Merger

Utility Services and Energy Management have merged to create Utility & Energy Management that is responsible for utility production and delivery, utility metering, energy management and building automation.

Rather than one group handling the production of utilities and another group ensuring campus buildings operate in an energy efficient manner, the two will work together as one entity. The merger will improve communication and help utility operations function smoothly.

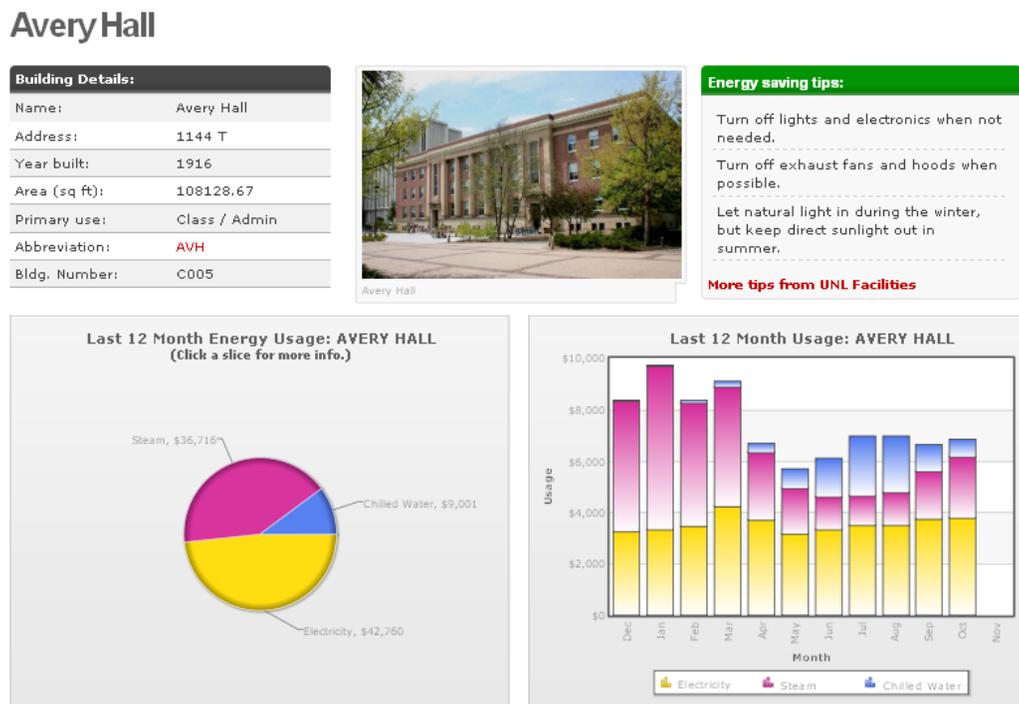
Utility & Energy Management created a joint website that houses the Campus Energy Management Plan and Building Energy Consumption portal. The portal shows energy usage by month and by commodity in individual buildings on campus over the last 12 months.

The department hopes that the portal will contribute in helping them meet their goals laid out in the Campus Energy Management Plan, to continue to lower energy consumption.

In fiscal year 2009-2010, UNL's total energy expenditures were \$17.3 million. Between 2000 and 2009, energy consumption of state-funded university buildings dropped by 21 percent, while building area increased by more than 840,000 square feet.

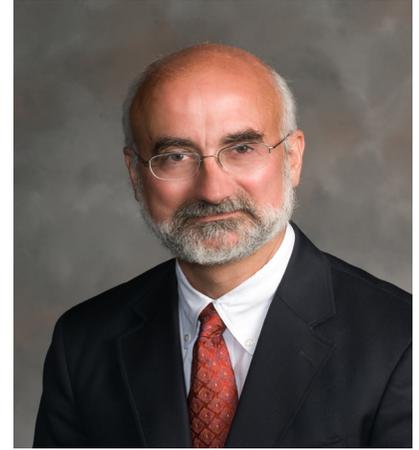
As presented in the 2010 Campus Energy Management Plan, UNL's goal is to further reduce energy consumption on City and East campuses by 10 percent in the next five years.

Check out the Building Energy Consumption map at: <http://uem.unl.edu/energy-management/portal.shtml>



The screen shot shows an example of the energy usage of Avery Hall measured in dollars.

A Message from Ted Weidner



The cold winter weather has returned and we're dealing with it both outside and inside campus buildings. Fortunately, the winter has been mild thus far which helps everyone in FMP. There's less snow to remove, keeping buildings clean is easier, there's more time to get construction done, and utility bills are down. These are all good for our budgets and the campus, for the time being.

Some of you may recall last June we worked through budget cuts and determined a viable reduction would be in the cleaning of stairs. Concerns were focused on two things, tracking in grit from snow/ice control and slips/falls outside in the winter. So far we've had two snow events. As I understand from Custodial Services, we're having success keeping building interiors clean despite the reduced cleaning of stairwells and our customer satisfaction for snow/ice removal is has not changed significantly. There's still some more winter, and snow, ahead of us so we will continue or tracking of performance and report back to the campus.

Last September the Chancellor announced a goal of increasing the number of students on campus by 5,000. There are a lot of implications to the increase and the directors and I have been considering how it will affect FMP. In brief, we've identified a number of issues. More students on campus means heavier use of buildings resulting in an increase in cleaning demands, increased wear on building systems, increased litter on campus, and increased utility consumption. Soon, the campus will have to construct more buildings to house and teach the added students.

The Chancellor reported to the Board of Regents the need to go through a new master planning effort to find new places on campus to construct buildings. I've been in preliminary discussions with Institutional Research and Planning, who will lead the master planning, to lay the ground work for the project. Initial things of concern for FMP include: access to existing and future buildings for service and deliveries, access to utilities, green space vs. buildings or hardscape, and coordination of new construction with daily campus operations. While it's still early, plan to see consultants on campus this summer and discussions next fall and winter about what the master plan should recommend.

I continue to enjoy seeing everyone in FMP around campus and seeing the results of all your hard work. The campus keeps looking better day after day despite numerous challenges from budgets, retirements, construction projects, weather, and the outside events. The campus looks very different from when I arrived here over seven years ago and I know it will look very different in another seven years. It's a great time to be at UNL and even better to be in FMP because we will all be part of making UNL better by our actions every day.