

December 10, 2018

## DIRECTOR'S VIEW

BY AL SENA

Happy Holidays! I am hoping you all are as excited as I am about the upcoming semester break and the New Year approaching on the backside of the holidays. We are currently working on several key initiatives and I will be sharing them with you once we have completed the planning and development, but I'm excited I can share a couple of important announcements with you now.

Please join me in welcoming new Financial Officer Richard Sobieski to our team. He comes to us from PATS and I know he will bring new enthusiasm to our operations. You can read a little more about him on page 6.

Also, we have made some adjustments to the organizational structure. The Human Resources team and the Sustainability Office will now report to the director, while Recycling will fall under the Environmental Services Division. These moves help align units with divisions that better support their day-to-day functions. You can see an updated organizational chart on page 4.

Please note, we have evaluated our operations and have started to address concerns regarding our work areas. Notably, our grounds team is removing debris and reorganizing materials and surplus equipment in our yard to make it a safer place to work. I want to thank them for their efforts. It is a huge undertaking.

### Divisions Focus - Utilities and Facilities Maintenance Services

Utilities has been successful in getting two key projects approved by the Board of Regents; the Student Family Housing Hydronic Piping Replacement and the overhaul of the Cogeneration Turbine Unit #2. This updated equipment substantially reduces the cost and is more efficient than conventional methods of producing utilities. These projects help us provide services to our customers in a much more reliable way.

Facilities Maintenance Services (FMS) has been working collaboratively with Lobo Energy and our customers to prepare for the winter break shutdown. Their work will help assure the University is saving on energy consumption and areas that must remain open during the break are comfortable for users. FMS also identified a need to upgrade restrooms in Zimmerman Library and that project was approved by the Board of Regents last week.

And finally, a special congratulations to FMS Area 2 Supervisor John Couch for being named a Gerald W. May Outstanding Staff Award winner. We are very proud that he has been recognized for his quality work.

All the best for this holiday season!

Al Sena

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# FM ALL STARS NOVEMBER



Al Sena, Deanna O'Dell, Frances Salas

## Deanna O'Dell

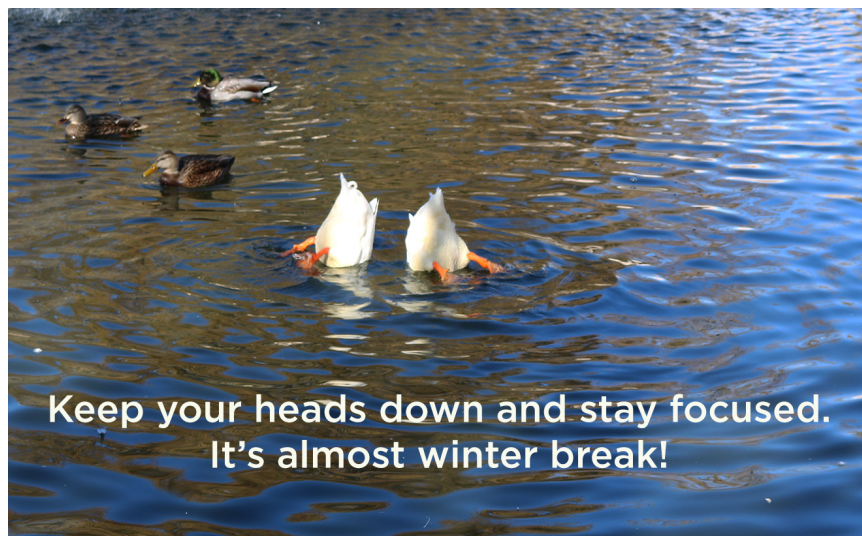
Deanna has been a fixture in the department for over twenty years. In addition to her vital responsibilities of processing purchase orders, invoices, and payroll for many of Facilities Management staff, she has a way of bringing a sense of home to the office. With costume ideas at Halloween and treats throughout the year, she helps make her coworkers feel a little more like a family. Deanna provides a great service to the department and we thank her for the knowledge she brings to her position and for her years of service. - *Frances Salas*



Victor Tovar, Sergio Cisneros, Al Sena

## Sergio Cisneros

Sergio was nominated because he demonstrates accuracy, thoroughness and orderliness in performing work assignments. Sergio maintains a positive attitude at all times. Whenever there is an issue or situation where help is needed, he is the first one to step up, always. - *Victor Tovar*



Keep your heads down and stay focused.  
It's almost winter break!



# COUCH WINS GERALD MAY AWARD

On December 6, 2018, The University of New Mexico (UNM) Staff Council recognized the winners of the Gerald W. May Outstanding Staff Award in a ceremony in the Student Union Building. Among the five recipients was Facilities Management Area 2 Maintenance Supervisor John Couch.

Couch recently celebrated his 22nd year at UNM, all of them in Area 2 on the north campus. In 1996, he was hired as a Plumber II Technician and was eventually promoted to his current position of Maintenance Supervisor. This extensive experience and institutional knowledge, as well as his dedication to his staff and coworkers, were reoccurring themes in the video presentation prepared by his Facilities Management colleagues.

Area 2 Manager Leo Lucero, who was also nominated for this year's award, admired Couch's professionalism and his commitment to his staff. "John always puts the safety of the team first."

HVAC Tech Max Zamora conveyed his deep gratitude for Couch in saying, "I wouldn't be in this career if it wasn't for John. He gives us the chance to succeed."

The Outstanding Staff Award was established in 1990 by former UNM president, Gerald W. May and is administered by the Rewards and Recognition Committee of the UNM Staff Council. The award is given annually to staff members who have made significant contributions to the University.



John Couch and Leo Lucero



Thanks to all who participated in the Giving Tree. Your generosity has exceeded our expectations. - FM Giving Tree Elves

You are invited to

## FACILITIES MANAGEMENT'S HOLIDAY POTLUCK

**December 19, 2018**  
**11:30 a.m. to 1:00 p.m.**  
**Hokona Ballroom**



**Bring your favorite dish to share!**  
Here are some Holiday Food Ideas  
Ham, Green Chile, Turkey, Posole, Casseroles, Salads  
Mac n Cheese, Fruit, Veggie or Meat Tray  
Chips and Dip/Salsa

Contact Clare in the Front Office 277-2425 for questions

# NEW ARRIVALS WELCOME!

Finance and Services  
Richard Sobieski

Utilities  
Ashley Thomas  
Utility Plant Tech

Special Activities  
Dominique Roark  
(transfer from PATS)  
Trades Tech Helper

# MOVING UP! MOVED FROM TEMP TO PERMANENT

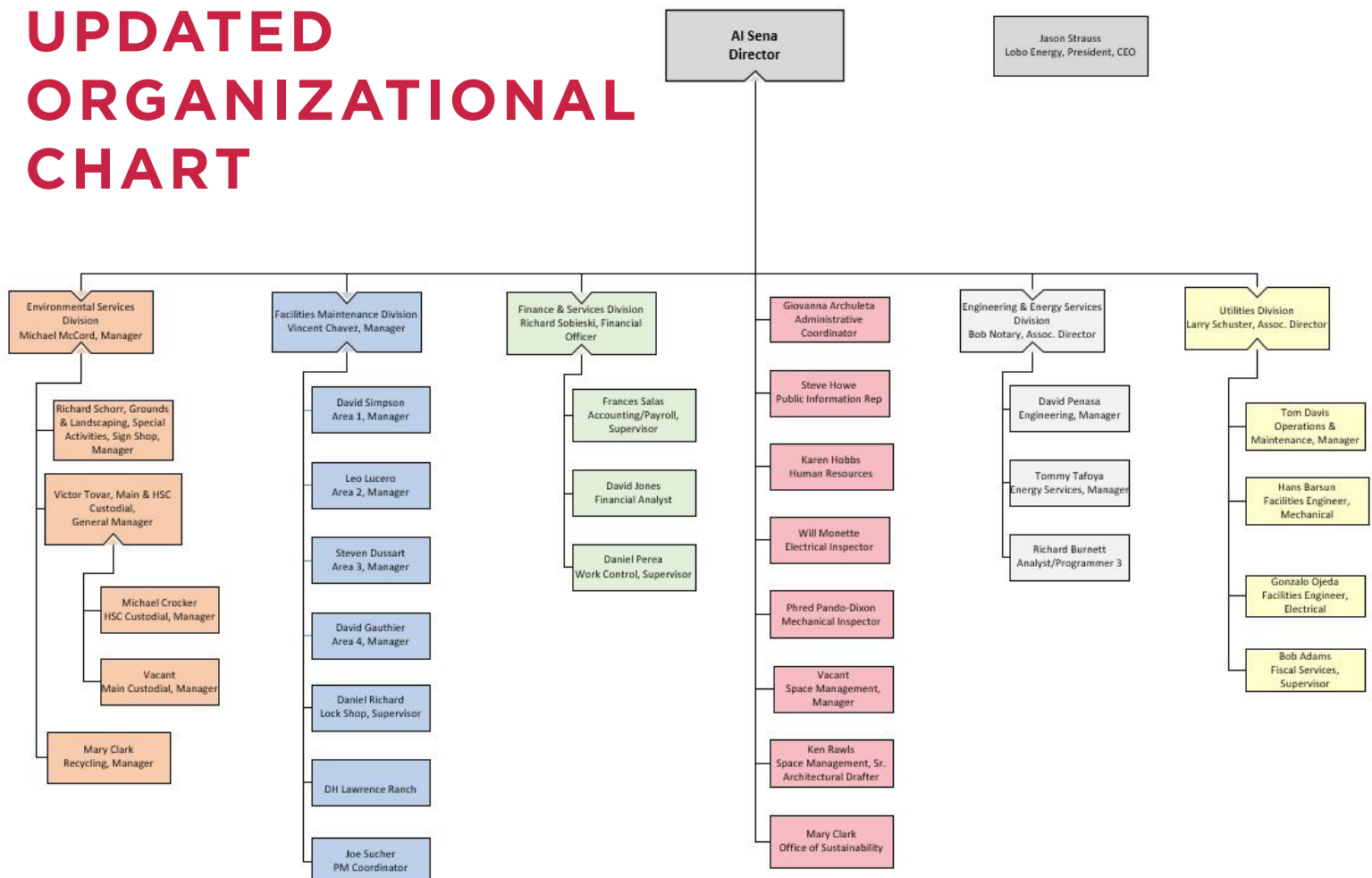
Custodial Services  
Thuy Ho

# KUDOS

From Director Al Sena:  
“I received kudos today for  
our team in Area 4 for their  
rapid response to a circuit  
overloading event at Hodgin  
Hall. Kimberly Feldman was  
very appreciative of the  
work and support from the  
area.

Thank you all for your  
efforts!”

## UPDATED ORGANIZATIONAL CHART





# RUNNING THE MAZE UNDER NORTH CAMPUS

BY STEVE HOWE

Instead of their normal networking event or guest speaker, members of the HSC Staff Mentorship Program recently found themselves in



the mysterious, subterranean tunnel system beneath the north campus. To provide variety to the agenda, which normally includes discussions on work life and career paths, program committee members, Katie Fletcher and Courtney Johnston, organized the tour with Facilities Management Area 2 maintenance supervisors, John Couch and Ron Baca.

For program chairperson, Marcia Sletten, the north campus tunnel system is familiar ground. While in high school, her father worked for the Cancer Center and his office was just off the tunnel. As the group passed his old office door, she reminisced, “I’d park outside Family Practice and take the elevator down, and this is how I’d come to his office.”

But even for a career UNM employee, like Sletten, the tunnels offer something new at every turn. As the members of the group moved through areas alternating from jacket-cool to outright swelter, they were informed by Couch on the functional aspects of the tunnels and were told interesting anecdotes and historical facts about the facilities. In one area of the tunnel system, the forensic work was completed on the 33 prisoners who perished in the tragic 1980 New Mexico State Prison riot. Not far away, highlighting the varied purpose and use of the system, the Nursing and Pharmacy program hosted a Halloween party for kids in the Children’s Hospital otherwise unable to Trick or Treat.

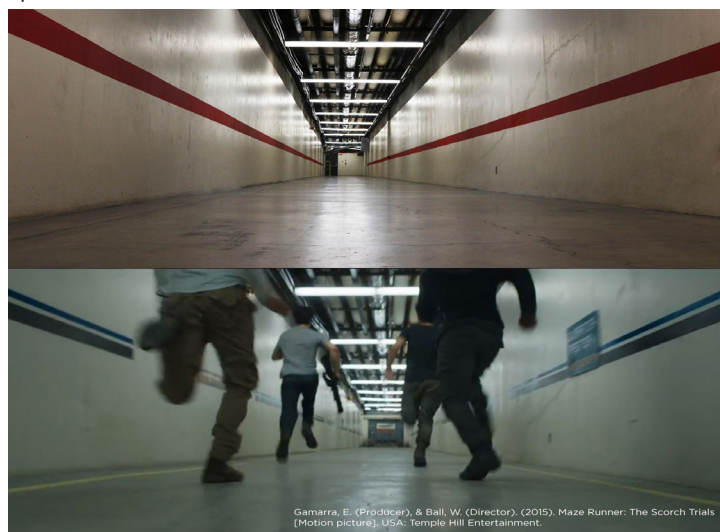
As the tour progressed, Couch returned to the core purpose of the tunnels. In addition to providing access to maintain the massive utility network beneath the north campus, the tunnels came into being, in part, to enable the safe transportation of research animals and equipment from building to building without exposing them to the outside elements. Tour participants were also

educated on the utility backup systems and how Facilities Management staff works to ensure the north campus buildings keep the lights on and the water flowing.

Unlike the utility tunnels on the main campus, areas within the north campus tunnels are home to offices and programs, like the BATCAVE Healthcare Simulation, and are reasonably accessible. There is a pedestrian tunnel near the Family Practice Center that students, staff, and faculty can use in inclement weather, and other areas are open to those with security access to the buildings above. However, for safety and security, many areas are off limits to those without specific authorization.

But the curious don’t need authorization to see inside the tunnels. They need to look no further than the big screen. Scenes from two movies were shot beneath north campus; the 2004 thriller *Suspect Zero* and *Maze Runner: The Scorch Trials* from 2015. Couch relayed memories of not just the actors and the scenes they shot in his workplace, but the food service provided by the production companies. “For *Suspect Zero*, they had a massive tent set up outside with a professional chef cooking all day for the actors...and for our maintenance staff, too,” he said with a wide grin.

After the event, Sletten added, “The tunnel tour fit right in with our goal of educating program participants about the Health Science Center and the University. It took us to new areas behind locked doors in the tunnels and we learned some interesting things. Many of us on the tour did not know about the movies that have been filmed in them. This was a unique experience and very different from our regular speaker events that we hold.”



# SMALL STEPS TO SUSTAINABILITY

BY STEVE HOWE

Each year, non-administrative Facilities Management staff are issued new department logo t-shirts to wear on the job. In the past, staff either kept or donated the old work shirts, but this year, to fully implement the Facilities Management name change, workers were asked to turn in old, unusable shirts. That left an open question of what to do with all the outdated t-shirts?

Work Control Manager Daniel Perea, whose unit distributes the new uniforms, didn't see sending them to the landfill as an option. "I saw all these shirts coming in and figured there had to be a use for them." That's when he remembered the Automotive unit of Facilities Management purchased boxes of clean rags for use in the repair shop. "I called Custodial Services and they said they could launder the old shirts as part of their normal process and we could get the clean rags to Automotive at little or no extra cost," Perea added.

According to Automotive Supervisor Jeff Brumfield, the rags they currently purchase cost around \$1 per pound. While the cost savings over a typical year may only be a few hundred dollars, small cost savings, like small acts in the movement toward sustainability, add up over time. The University of New Mexico sustainability policy views waste as a potential resource and sees staff as the front-line advocates for implementing sustainable practices in day-to-day operations, and Perea's initiative supports these principles.

"It's these little things, as much as the big things, that show the culture is taking hold," said Facilities Management Recycling Supervisor John Shaski. "It says the mindset is changing when our first thought as a department is how to keep waste out of the landfill."



## NEW FM FINANCE OFFICER NAMED

Facilities Management is proud to welcome Richard Sobieski as their new Financial Officer. Richard brings a wealth of experience to the department having worked in the accounting and finance fields for nearly 20 years.

Richard started his career as an Accounting Technician in 1999 at the New Mexico Institute of Mining and Technology in Socorro, NM. In 2003, he joined UNM as a Contract and Grant Administrator and has served as an accountant for both Mechanical Engineering and Parking and Transportation (PATS).

In 2013, Richard was promoted to Financial Officer for PATS and has been in that position since. In his role with PATS, he provided accounting and budgetary oversight for the Business Operations, Parking Operations, and Transportation divisions. He also supervised the Accounting and Information Technology teams.

Richard received a bachelor's degree in Accounting and an MBA in Finance from UNM. He is looking forward to working with the Facilities Management team and sharing his knowledge and experience learned in his prior positions.





# HAPPY TAILS DRIVE CONCLUDES

BY STEVE HOWE

Homeless pets in Albuquerque will have a happier holiday season this year thanks to the success of the UNM Staff Council Annual Happy Tails Drive. The drive, which ran from November 4th to December 3rd, is the product of a longstanding partnership between the Staff Council, Animal Humane of New Mexico, and Facilities Management (FM) Recycling.

Council member and drive coordinator Cynthia Gonzalez organized nine drop locations around campus and FM Recycling provided bins in which UNM students, faculty, and staff could leave donations for Animal Humane's shelters and veterinary clinic in Albuquerque. The variety of donated items included packaged foods, cleaning supplies, leashes, and toys. "This is a great way for the UNM community to give back to the broader Albuquerque community," Gonzalez said.

While the primary mission of the Staff Council is to be a voice for UNM staff, according to Administrative Officer Amy Hawkins, community service is also an important role. "This drive was a heartfelt project started eleven years ago by our former administrator who loved animals and volunteered for Animal Humane. It has really grown over the years and it has become one of our biggest annual events."

If you missed the chance to participate, opportunities to volunteer and donate to Animal Humane of New Mexico can be found at [animalhumanenm.org](http://animalhumanenm.org).



## WINTER SETBACK PROGRAM ANNOUNCED

As in years past, to conserve both financial and environmental resources, The University of New Mexico (UNM) and the Facilities Management Department (FM) will implement the Winter Setback Program. The program, which will run from December 21, 2018 through January 1, 2019, allows for lowering temperatures in many campus buildings while they are unoccupied over the semester break.

Year over year, FM has been working to upgrade energy control systems on campus, enabling the monitoring of building conditions and allowing necessary adjustments in order to maximize energy savings. With annual energy costs at approximately \$18 million, the winter break represents a significant opportunity to take full advantage of the control systems, saving the University thousands of dollars in utility costs.

FM and Lobo Energy, Inc. are in the process of identifying the areas of most energy savings and will work with the occupants whose workspace must remain at normal levels due to sensitive research or lab environments.

For more information on campus energy management, please review University Administrative Policy #5100.

Facilities Management and LEI are departments within Institutional Support Services (ISS)



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#### **MISSION**

**Facilities Management's mission is to consistently deliver effective programs and efficient facility services based on sustainable and collaborative outcome aligned with The University of New Mexico's core mission.**

#### **VISION**

**Facilities Management's vision is that our community, state, and national peers will recognize The University of New Mexico's Facilities Management as a leader in campus sustainability and facilities stewardship.**

