

June 14, 2019

## FROM THE DIRECTOR

BY AL SENA

What a year we have had. As we prepare for the coming new fiscal year, I have taken some time to reflect on the last year to capture what we have been able to accomplish. Every Division has been engaged in reviewing the standards and procedures for the department and each of our work areas. This is vital for how we do our work. This is a large, behind the scenes process, and our leadership group has been making good progress. Eventually, this information will be published for all FM staff to access and use.

We completed crucial work related to an assessment of our facilities. We addressed half the University's square footage with Sightlines, a Gordian company. Gordian's comprehensive data, cutting-edge software, and experts have provided data that we need to plan, procure, build, and maintain efficient, cost-effective and streamlined facilities and infrastructure. We will be performing the second phase of this important assessment for the balance of our inventory in FY 2020.

The initial rebranding of our department has been successful. We have been addressing documentation, the website, and other low-cost collateral. A huge thank you to our Public Information Representative, Steve Howe, as well as staff, in collecting and identifying where we have to update. This coming year you will see increased updates to our old moniker and replacement of signs and other identifiers across campus.

The department has also been engaged in process improvement of the software utilized by our team and our stakeholders. Space Management has been preparing to update FAMIS, the institution's space allocation and building information database, to a new cloud-based version.

As an associated outcome of this effort, the Space Management Office will be restructured, in partnership with Capital Planning from ISS, as a new department, Capital and Space Strategies (CSS). Space Management will be led by Tabia Murray. The department is also participating in the development of a new project management software that will help improve our project completion process and data management efforts associated with building conditions. We have also started working on evaluation of functions related to our work order system, WebTMA. Finance is working with IT to build and develop a power user group and establish best practices in each area where TMA is utilized. This will help our organization and other stakeholders in the institution who also utilize TMA.

Planning efforts have been started to update the University's Master Plan and FM is intimately involved. We are also engaged in updating our Utilities Master Plan, which will be impacted by the proposed new hospital and associated development. Watch for details as these efforts continue to move forward.

There is so much to address and I have great confidence that Facilities Management has the people who know how to complete our mission. As the Administration has made its decisions on key leadership roles, we are eager to demonstrate how our roles help make The University of New Mexico the state's flagship university. I look forward to our annual meeting in July (*see page 8 for details*), where we will share more of our accomplishments and plans.

**(continued on page 2)**

From the Director.....	1
All Stars - April.....	2
All Stars - May.....	3
New Arrivals, Moving Up!, Kudos.....	4
Safety Corner.....	5
2018 Outstanding Manager Award.....	5
Car Show Photos.....	6
Utility Turbine Overhaul.....	7
Notices.....	8



# FM ALL STARS

## APRIL



Al Sena, Andre Castillo, Ron Baca

### Andre Castillo

Andre Castillo has been a UNM employee since 2014 and was promoted to Area 2 Master Electrician in early 2018. Andre's ethical work standards and leadership abilities establish a high mark for Area 2 electricians and FSTs to follow. He comes to work with a great attitude and a desire to help wherever he is needed. Andre consistently volunteers to support UNM's football and special event activities, and he's ready to meet the customers' expectations of minimizing their operational disruptions by performing required outage maintenance after hours without complaint. Quite simply, Andre is a work horse and one of Area 2's greatest assets. Thank you, Andre. - *Leo Lucero*



Al Sena, Lindsay Evans, Daniel Perea

### Lindsay Evans

Lindsay joined the Work Control staff last year. From the get go, Lindsay has picked up on her job duties and departmental procedures quickly with attention to detail. She has come to know and work well with Facilities Management staff and the University community quickly. Lindsay's strong point is her drive to assist our customers with their concerns and brings a warm smile to the Work Control department. I believe most of our customers can sense her qualities over the phone as the majority of their first contact with Facilities Management is Work Control. Lindsay is very deserving of this award. - *Daniel Perea*

---

### Director's View, continued from page 1,

I am quickly approaching the end of my 2nd year with you all. It has been a great learning opportunity for me and a pleasure to lead you. I know there has been much change in the past two years and there is more to come. Jimmy Dean once said, "I can't change the direction of the wind, but I can adjust my sails to always reach my destination." It is well known that our roles in Facilities Management are in a constant state of adjustment. If we keep our vision in mind, we will arrive at our destination. Thank you all in advance for helping make FM and UNM special.

# FM ALL STARS MAY



Al Sena, Silveria Palacios, Victor Tovar

## Silveria Palacios

Silveria's dedication in serving the public, staff, and Faculty at UNM has been flawless. We have enjoyed Silveria's devotion and resilience in maintaining her focus on the mission of the University and department goals. Even through many obstacles and challenges over the years, Silveria's attitude exemplify what we all could learn from. I have been rewarded and honored to have Silveria as an employee and am grateful to have Silveria on our team and am grateful to know her personally. - *Victor Tovar*



Al Sena, Abdiel Yebra, Richard Lesperance, David Simpson

## Richard Lesperance

Many people share how often Richard goes out of his way to help other employees complete projects on time. His coworkers also have said he is unfailingly cheerful, upbeat, and positive even when the team struggles with delivery dates. Richard is very organized and efficient, and puts forth tiresome effort in every aspect of the organization. He is highly complimented, not just for the quality of work he does, but also his calm and friendly nature. He pays equal attention to all of our customers concerns and responds in a timely manner with answers to any and all questions. It's really commendable to see how he organizes his time and inspires his team members to keep us moving forward. - *Abdiel Yebra*





# NEW ARRIVALS

## WELCOME!

### Area 2

John Gallegos  
Plumber 2

### Area 4

William Sherman  
Facilities Service Tech

### Custodial

Lisa Reeder  
Manager, Custodial Services

### Grounds & Landscaping

Leah Weaselboy  
Admin Assistant III

### Lock Shop

Jacob Hodshire  
Access Control Tech 1

Lawrence (Will) Carter  
General Services Assistant

### Utilities

John Chacon  
Utility Plant Tech

Joseph Goudy  
Utility Plant Tech

# CONGRATS!

Congratulations to the FM staff  
recognized at the 38th Annual  
Service Awards Program

### 40 Years

Larry Schuster

### 25 Years

Richard Baca  
Juan Garcia  
Sandi Morga

### 20 Years

Irma Alvarez  
Vince Chavez  
Sergio Cisneros  
Joseph Roybal  
Maria Sanchez  
Tommy Tafoya

### 15 Years

Alan Billau  
Duane Jones  
David Penasa  
Earl Ransom  
Ralph Rodriguez  
Maria Rubio  
Luis Rubio  
Dennis Sedillo  
Richard Sobieski  
Jerome Timlin  
Irene Trujillo

If we missed your name, please email  
showe@unm.edu and we'll recognize you in  
the next newsletter.

# MOVING UP!

## PROMOTIONS

### Custodial

### Temp to Regular

Michael Owens  
Chris Oakley  
Sandra Vega  
Rosa Jurado  
Aaron Chavez  
Maria Chavez  
Patricia Castoñon  
Silvia Roca  
Olivia Salamanca  
Maria Chacon  
Rodolfo Lopez

### Area 3

Dirk Coffman  
Promoted To Supervisor,  
Maintenance/Construction

### Area 4

Kirk Kadas  
Promoted To HVAC Tech 2

## NOTICE!

President Stokes has authorized  
July 5th as an official UNM holiday!  
If you have already been granted  
that day off as annual leave, please  
go to LoboTime at myUNM and  
cancel the request.

## Kudos for the D. H. Lawrence Ranch Staff

My most sincere and grateful thanks to you [Gio Archuletta] for arranging such a magical trip to D. H. Lawrence's ranch for my Mum and family! Ricardo was an amazing guide and host. We are so grateful to him for his generosity and all the time he spent with us answering all our questions, and the fascinating histories he shared with us. My mum described the visit as an unforgettable highlight in her life, and for my husband and mother in law it was a fascinating opportunity to learn about Lawrence and his time in Taos for the first time. We were all utterly captivated by the entire experience. Thank you.

I'll be sending a card of thanks Susan Macalister with a donation. I'll also be spreading the word about the amazing and inspiring D. H. Lawrence Ranch. Thank you again and thank you for your work preserving and sharing this treasure with the public!



# SAFETY CORNER

FROM THE FM SAFETY COMMITTEE

## Beat the Heat

with these simple words  
**Water, Rest, and Shade!**

### BASICS

- Drink water every 15 minutes even if you're not thirsty
- Rest in the shade to cool down
- Wear a hat and lightweight, light-colored, loose-fitting clothing
- Keep an eye on your fellow workers
- Learn the warning signs for heat illness and what to do in an emergency

### WARNING SIGNS

#### Heat Exhaustion

- Heavy sweating
- Weakness
- Cold, pale, and clammy skin
- Fast, weak pulse
- Nausea or vomiting
- Fainting

#### What you should do:

- Move to a cooler location
- Lie down and loosen your clothing
- Apply cool, wet cloths to as much of your body as possible
- Sip water
- If you have vomited and it continues, seek medical attention immediately

#### Heat Stroke

- High body temperature (above 103°)
- Hot, red, dry or moist skin
- Rapid and strong pulse
- Possible unconsciousness

#### What you should do:

- Call 911 immediately - **this is a medical emergency**
- Move the person to a cooler environment
- Reduce the person's body temperature with cool cloths or even a bath
- Do **NOT** give fluids

## 2018 OUTSTANDING MANAGER

On May 22 in a surprise ceremony, Leo Lucero, manager of The University of New Mexico Facilities Management (FM) Area Two, was presented with the 2018 Outstanding Manager of the Year award.

Lucero was nominated by three members of the Area Two maintenance team, each recognizing his ethics, communication style, and his commitment to customer service. Respect and concern for the well-being of his employees was a common thread in the nomination comments, which included:

"Leo makes sure we have the time, tools, supplies, and authority to provide our customers with the best service."

"I cannot say enough about his ethical leadership."

"His positive attitude towards his staff helps us to move forward with the tasks set before us..."

"His door is always open and he welcomes anyone and everyone to come in to talk about whatever is on their mind."

At the ceremony, Lucero was given an engraved award and his name will be added to the Outstanding Manager plaque that hangs in the Service Building. The honor was created in 2016 and past recipients include Michael Crocker, manager, HSC Custodial Services, and Dave Gauthier, manager, FM Maintenance Area Four.

Those recognized for this award demonstrate the qualities of outstanding leadership, customer service, promoting a positive work environment and making a significant contribution to the success of their work groups.

Nominations for the 2019 Outstanding Manager will open in early 2020.







**Thank You To Daniel  
Perea For Organizing  
Another Successful Car  
Show.  
See You Next Year!**



**Photos by Sarah Scott and  
Mary Clark**



# FM UTILITY DIVISION'S COGENERATION TURBINE UNITS RECEIVE OVERHAUL

BY STEVE HOWE

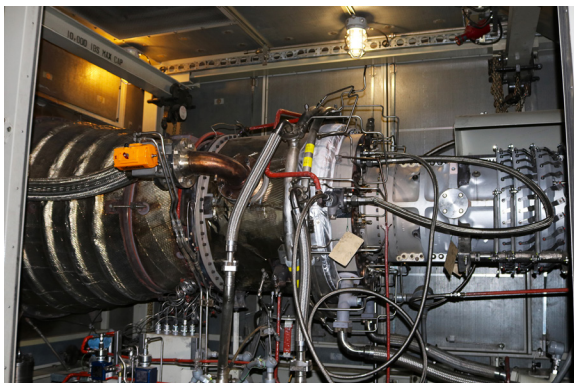
People witnessing the truck delivering a jet engine to Ford Utility Center in mid-May might have scratched their heads in wonder. However, for the Facilities Management Utility Division it was an essential part of the utility maintenance plan to overhaul major components of the energy production system to keep things running smoothly and efficiently.

In 2005, the Utility Division completed a much-needed renovation of campus energy systems necessitated by both antiquated equipment and campus growth. The renovations included the installation of a cogeneration turbine unit, powered by a natural gas-driven jet engine. A second unit was added in 2013. This system not only produce the electricity needed by The University of New Mexico (UNM) campus at a rate cheaper than it can be bought, but it also captures what would otherwise be waste heat and reengages it for other energy saving purposes.



Facilities Engineer Hans Barsun explains, “The cogeneration units produce electricity from gas turbine jet engines and we capture the exhaust from the engines and use that heat to produce steam. In the winter we use the steam to heat campus facilities and in the summer, when less heat is needed, we use it to drive absorption chillers to make chilled water to cool the buildings.”

This closed-loop system is highly efficient and allows the Utility Division to supply heat and electricity for approximately \$2,500,000 less annually than if purchased from outside providers, such as PNM. In order to realize these cost savings, complex maintenance activities, like those that took place in May, are carefully planned and executed to minimize downtime.



Utility leadership chose the month of May as the time to conduct the overhaul, as the cogeneration units were scheduled to be shut down for their annual insurance inspection. While the units were down, Utility staff went to work. The older unit had its jet engine replaced, as it had reached its 30,000-hour life span. The other unit had an aging air diverter replaced to allow for more efficient control of airflow within the system. Both units had their internal generators removed and cleaned, which is no small feat, as each generator weighs approximately 13,000 lbs.

Had this highly complex maintenance project not been completed, the cost to UNM and taxpayers would be significant.

“When our energy demand exceeds our production capacity, or when a cogeneration unit goes offline, we have to draw electricity from PNM which comes with high demand charges,” said Utility Division Associate Director Larry Schuster. Initial demand charges are \$120,000 for each unit that is out of service, so taking advantage of already scheduled downtime was the most cost-effective solution for completing the project.

While these periodic maintenance efforts are costly and complicated, this vigilance will enable the cogeneration units to operate indefinitely, preventing major renovations in the future like those that took place in 2005, and will help keep UNM on track to meet State of New Mexico’s energy conservation goals.

# **FM ANNUAL MEETING**

## **Save the Date**

**WHAT:** Facilities Management Annual Meeting

**WHEN:** July 23, 2019 AT 10:00 a.m.

**WHERE:** Anthropology (Building #11), Room 163

**WHO:** All staff whose shift falls during the meeting time are required to attend (staff on annual leave or who work swing/night shift are not required)



**FACILITIES  
MANAGEMENT**

**DEADLINE COMING UP!**

## **FACILITIES MANAGEMENT SCHOLARSHIP**

The Facilities Management Scholarship Committee is now accepting applications for the Barber Memorial and M. F. Fifield Scholarships. Children of full-time or retired Facilities Management employees who currently attend UNM, and high school graduates who were recently accepted to UNM, are eligible to apply for the scholarships.

The committee will award two students a \$300 scholarship per semester for the 2019-2020 academic year. Awards for the second semester will be contingent upon satisfactory scholastic performance during the first semester. These scholarships are based on demonstrated academic performance, financial need, and educational program.

Applicants need not designate to which award they are applying. The committee will select the most deserving student in each case. Applicants will be notified in August 2019 of their application status.

Application forms are available at Facilities Management office in the Service Building. The form is also available [online](http://fm.unm.edu) at [fm.unm.edu](http://fm.unm.edu) under the "For Facilities Management Staff" menu. Complete the form, print, and return the completed form with grade transcripts to Clare Gibson in the Facilities Management office no later than June 30, 2019. If you have any questions please call Clare at 277-2425.





MSC07 4200

1 University of New Mexico

Albuquerque, NM 87131-0001

Phone: 505-277-2421

#### **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.**

