

July 26, 2019

FROM THE DIRECTOR

BY AL SENA

A fresh start to the coming school year means having plenty to do, as always. It has been great to see new student orientation underway on our campus. The weather has been wonderful and, as the students walk our grounds and enjoy the unique environment that is The University of New Mexico, it reminds me of the days when I first attended the University. Sorry, no dates will be revealed here. It was an exciting time for me and, as I observed those new students, I could hear their excitement, too.

As you may be aware, the University assisted in the welcoming of athletes and their families participating in the National Senior Games. These people are an inspiration to us all as they participated their sporting events and brought their competitive spirits to Albuquerque. If you volunteered to help, I'd like to thank you and commend your willingness to participate.

Facilities Management is consistently looking for members to join our team and we are discussing how we can help share what a wonderful place the University is to work and grow. Our leadership team is seeking non-traditional methods of outreach and we will keep you posted as plans develop. We have noted that many staff have become part of our department because of word of mouth, so I encourage you to tell your network of friends and associates that UNM FM is hiring.

If you don't already know, I am a Dallas Cowboys fan. Please, don't hold that against me. As we continue the work to improve our organization, I'd like to share some wisdom from former Cowboys head coach Jimmy Johnson. He once said, "The difference between ordinary and extraordinary is that little extra."

It is that little extra we all give that sets us apart. I want to thank you all for the extra you bring with you each day and leave behind for others to experience.

Also, I hope you have an opportunity to enjoy some of the remaining summer days with those you enjoy the most.

We are FM!

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FM ALL STARS

JUNE



Bob Notary, Rudy Garcia, Al Sena

Rudy Garcia

Rudy Garcia has been an All Star performer since arriving on the UNM FM scene more than five years ago. He brought skills to our Engineering team that had previously required hiring talent from outside consultants. Most notable were his Professional Engineering licensure in Fire Protection/Mechanical Engineering and his experience in developing design solutions for building system needs.

Rudy has led the effort to remedy a serious infrastructure deficiency and looming concern in the aging fire alarm systems on campus. He has completed life safety projects in more than 20 buildings on campus to bring them up to current standards. He has also designed and managed mechanical system improvement projects throughout campus. His creativity and sense of urgency in the development, estimating, design, and construction management of these projects has brought tremendous benefit to UNM. He has been successful in maintaining project schedules and budgets while ensuring minimal negative impact to on-going operations. UNM campus is a safer and better place due to Rudy's leadership, creativity, and persistence in his work.



Al Sena, Inez Campos, Michael Crocker

Inez Campos

I want to recognize Inez Campos for her dedication to the University, FM Custodial, as well as to her team. Inez, as Lead Custodian, consistently takes pride in the work that she and her team completes daily, ensuring that the restrooms are stocked and the corridors are clean for staff entering the buildings. Inez goes the extra mile working with her crew to make sure offices are welcoming for staff to start their day. It is an honor to work with Inez. Thank you for your dedication.



Enjoy summer while you can!
Fall semester begins August 19th

FM REMOVES BEEHIVE FROM MAXWELL MUSEUM

BY STEVE HOWE

For the second time in as many years, uninvited guests took up residence near the entrance to the Maxwell Museum of Anthropology on the campus of The University of New Mexico (UNM). Nested within the decorative trim of the carved window covering adjacent to the south entrance, Facilities Management (FM) Grounds and Landscaping staff found several pounds of dripping honeycomb and thousands of swarming honey bees.

Typically, honey bees go about their business and are a minimal risk to humans, as compared to the more aggressive wasps and hornets, but when their hives are on or around buildings and close to pedestrian traffic, it's important they be removed. The risks are not just in the potential stings to passersby as bees defend their hive, the heavy honeycomb can damage the structures.



Given the importance of the honey bee to the world's ecosystem, relocation of the hive is preferable to its destruction. To assist with the relocation, FM's Certified Entomologist Rene Herrea contacted Albuquerque Beekeepers, or as they informally call themselves, ABQ Beeks. ABQ Beeks is a group of local urban beekeepers who are also members of the New Mexico Beekeepers Association.



ABQ Beeks volunteers joined FM Arborist Alan Billau and Grounds and Landscaping Manager Rich Schorr in the removal of the bees, and they also found a home for the relocated hive. Removal of the bees required time and patience. The first step in the process was to calm the bees with smoke. Once the bees were in a more docile state, the comb was cut away from the window structure and removed. Then the bees were gently placed into a hive box that was used to transport them to their new home.

Due to difficulty in locating the queen, which the rest of the bee colony follows and serves, the removal process took multiple sessions over two days. Despite the stubbornness of the bees, the entrance to the museum is now safe for visitors, and the relocated hive will now support the ecosystem of a two-acre urban farm in Albuquerque's South Valley, providing the farmers with pollination for their crops and honey for their cupboards.

NEW ARRIVALS

WELCOME!

Area 2
Greg Kenneth
HVAC Tech 3

Grounds & Landscaping
Michael Edwards
Turf Tech

Main Custodial
Gloria Garcia
Admin Assistant 3

Engineering and Energy Services sustainability case study featured in Facilities Manager Magazine

In the latest edition of Facilities Manager Magazine, an APPA publication, case studies were featured that best utilized technology in an education setting to resolve issues and help meet the institution's goals.

The magazine selected a case study submitted by FM's E & ES Division featuring the energy saving technology incorporated in the Farris Engineering Center remodel.

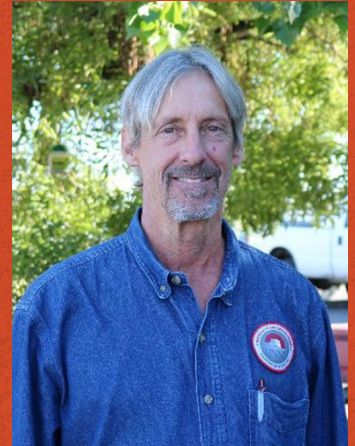
The technology not only dramatically reduced energy usage but enabled the School of Engineering to better compete for advanced research grants.

The case study can be seen [here](#) and was prepared and submitted by Facilities Engineer Don Swick, along with Public Information Representative Steve Howe.

CONGRATS!

**Congratulations to Alan Billau for receiving the
Staff Council PAWS Award for May 2019**

From Staff Council: Alan is a Supervisor for FM Grounds Arboriculture. Students, faculty, and staff have worked and waited for over 12 years to see a shift in campus plant selection that speaks to one of UNM's official core values; sustainability. Alan was instrumental in getting fruit trees planted on campus by assisting the Sustainability Studies Program in planting two splendid Elberta



Peaches, at the program's expense, near the SUB on Earth Day. The trees have become like mascots, built in to their teaching activities. Students get to see orchards on campus as a long-term sustainability solution for our community. Many studies document the benefits of trees and green surroundings for improving human health, longevity, and reducing crime. Indeed, Alan brought a copy of an article to our planting event about one-person's tree planting odyssey in Sweden that rejuvenated people, villages, land, springs, and the economy. Just like Johnny Appleseed, Alan's professional commitment to fruit trees has shifted awareness and improved the ecological health of campus. His inspiration is transformative in ways still unfolding.

From FM Director Al Sena: This is a well-deserved recognition and congratulations. Doing the right thing reaps good things. Congratulations on being a great example for our FM team.

Know someone who has extended their "PAW" and provides exceptional service to the UNM community, exemplifies university values, and shows initiative outside their job scope?

Nominate them for the Staff Council PAWS Award!
Submit the [nomination form](#) by the last Friday of each month by 5 p.m.

More information can be found at [the Staff Council website](#).

For Custodial

From the Electrical and Computer Engineering Newsletter:

A floor so bright you gotta wear shades

The ECE lobby recently got a dazzling facelift from UNM's Area 4 Facilities Management custodial crew, headed by Sandra Gonzales.

After four days of intense preparation and labor, the five-person team managed to strip off years of dirt and grime from the atrium's 1,500 sq. ft. of red terracotta tile. A glistening layer of shine was then applied, leaving a floor so bright, you "gotta wear shades."

"The atrium of ECE is the center of the student's universe because everyone gathers there," said ECE administrative assistant Susana Perez.

"The students study together here, they have meetings, they have parties, and sometimes they just sit there and relax. The lobby is warm and inviting because our cleaning crew really cares about ECE. I know when I arrive at work everything will be in tip-top shape!" said Perez.

ECE building manager, David Modisette, could barely contain his excitement.

"The custodial staff, under the leadership of Sandra Gonzales, has really outdone themselves with the latest cleaning and waxing of the ECE atrium floor. From the third floor overlook it appears as a deep ruby pool glistening in the deep cavern of Kubla Khan's poem."

And research professor Jerald Buchenauer had this to say: "From the front entrance of ECE, it looks like the blood red floor is covered by a thin sheet of crystal clear ice."

ECE is thankful for the hard work of Kirsten Nielsen, Isaiah Apodaca, Sandra Gonzalez, Jacob Montoya, and Blanca Mata for keeping the ECE atrium a clean, beautiful sanctuary for our students.

A refurbished floor is just one of the many improvements that ECE has seen recently. Coming soon is a brand new roof that will hopefully protect ECE from the summer monsoons!



For Grounds and Landscaping

From Gio Archuleta:

When I came in on Wednesday our student worker had asked if she was still able to park up front, I wasn't sure what she was talking about. When she mentioned Grounds was working on the tree, I said that was funny because on Monday I was trying to warm up outside and noticed all the dead branches and thought that this tree needs a trim! I didn't mention anything to anyone and just like magic it gets done!

I just wanted to tell you that your team did an amazing job on the tree in the patio area of the Service Building! It looks great! Thank you!

Energy Conservation success for Area 3 Maintenance

Congratulations to Area 3 for their commitment to helping UNM achieve our sustainability goals. They reached 28% energy usage avoidance, beating their target of 23%, and have exceeded \$10 million in cost avoidance since 2008!

SAFETY CORNER

FROM THE FM SAFETY COMMITTEE

YOU ARE RESPONSIBLE FOR YOUR SAFETY

Your FM Safety Committee will be placing “Safety First” signs (right) throughout our work areas as a reminder that we are each responsible for our own safety and the safety of those working around us.

Reporting accidents and injuries not only protects you, but also helps FM leadership identify and resolve unsafe practices and working conditions.



ELIMINATE ELECTRICAL RISKS AT WORK AND HOME

Electricity, while incredibly convenient, can also pose a lot of safety risks if not adequately maintained. Use the following electrical safety tips to eliminate potential electrical hazards.

- Replace all damaged or frayed wires and cords, and throw out old or faulty appliances. Make sure to follow the correct procedures when replacing light bulbs.
- [Never overcrowd your electrical outlets.](#) Use extension cords if necessary, and only buy electrical products evaluated by the nationally recognized laboratory (i.e. UL). The UL is OSHA approved to perform product safety testing so look for products with this seal of approval.
- Additionally, all electrical systems should be repaired or installed by a certified professional.



Electrical Safety Foundation International

RIVALS TURNED PARTNERS FOR WATER CONSERVATION

BY STEVE HOWE

On the football field and basketball court, The University of New Mexico (UNM) and New Mexico State University (NMSU) are fierce in-state rivals. However, when it comes to water conservation, both universities are firmly on the same team. This collaboration and teamwork was on display recently at UNM's University House, the home of President Garnett Stokes.

At the request of UNM Facilities Management Master Gardener Cody Alvstad, NMSU Cooperative Extension Service agreed to install and demonstrate subsurface drip-irrigation in a limited area in hopes of better understanding the system and, ultimately, to conserve water. In conjunction with the installation of the test system within the adobe courtyard walls of University House, NMSU Extension held a workshop to educate the public on these often-misunderstood systems.



NMSU Extension Turfgrass Specialist Bernd Leinauer led the workshop while Alvstad and his team of Facilities Management gardeners prepared the work site. Leinauer explained that subsurface drip-irrigation works on a grid system with emitters located at one-

foot intervals approximately six inches beneath the surface, placing water much closer to the root system.

Conversely, traditional, above-ground sprinkler systems have individual spray heads that cover a wide radius, requiring full absorption to reach the roots. Use of sprinkler systems can result in wasted water due to overspray onto sidewalks and roadways, as well as through evaporation prior to full absorption.

Subsurface drip-irrigation has shown to significantly reduce water usage with the same or improved results. For instance, sprinklers covering 600 square feet typically use 10 to 12 gallons per minute, while subsurface systems use approximately five gallons for the same area. A typical homeowner using subsurface irrigation could expect to use 30% - 50% less water.

The resistance to subsurface drip-irrigation is primarily psychological according to Leinauer. "There is an emotional attachment to traditional sprinklers systems because people feel water must come from above." He also discussed the skepticism people have of a system they cannot physically see working.

Cost is also a factor preventing its wider use. Sprinkler installation requires trenching and placing water lines around the perimeter of the zone to be served, whereas subsurface systems requires a network of trenches and lines approximately every foot. However, these additional labor and material costs can be recaptured through water savings over time. **Continued on page 8**



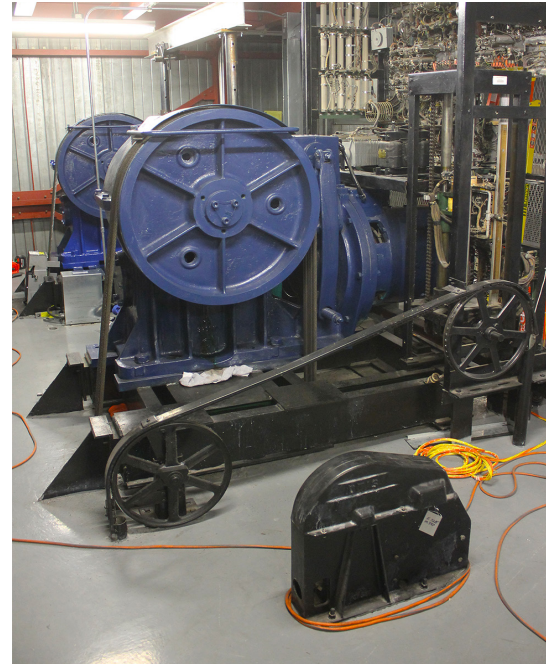
WORK CONTINUES ON FITZ HALL ELEVATORS

BY STEVE HOWE

After nearly two months, the first phase of a major elevator renovation on The University of New Mexico's Health Science Center campus is nearly complete. In late May, Facilities Management (FM) contracted with the KONE Corporation to modernize the two elevators that service the 52-year-old Reginald Heber Fitz Hall.

KONE is renovating one elevator at a time in order to maintain access to the building and to minimize the disruption for building users. However, such a complex project does not come without inconvenience for the building users, which FM recognizes. "We appreciate the patience of the staff, faculty, and students that rely on these elevators to perform their daily tasks," said Area Two Maintenance Manager Leo Lucero.

Both elevators are receiving new door panels and operators, elevator controls and electronic systems, hoist motors, ropes, and grippers, and each will have new cab finishes.



Leo Lucero

This first phase of the project is expected to wrap up in late July, with the second phase beginning immediately after. Both elevators are scheduled to be fully operational in September.

Rivals, cont'd

Leinauer feels cost savings should not always be the driving factor. "Our main goal is water conservation." But he also understands the economics of conservation. "Water is still too cheap. When you can get it so cheap there is no incentive to conserve."

While it is still too early to tell how this pilot project may influence future irrigation decisions on UNM's campus, that old rivals came together to share best practices and work towards a common goal will hopefully open the doors to future partnerships and create a culture of collaboration and conservation in the future.



Cody Alvstad



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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.

