

June 30-July 13, 2017

Scheduled Outage at the Lomas Chilled Water Plant a Success *by Rachel Stone*

When the campus infrastructure is operating as it should, most people don't even think about the hundreds of Physical Plant Department (PPD) staff who work every day of the year to make it all possible. It's when things go wrong that the management of the campus facilities is brought to the forefront of everyone's mind.

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Last week it was discovered that a 480 volt bus was damaged at the Lomas Chilled Water Plant. The technicians at PPD Utilities knew that in order to keep the plant operational, a transformer "swap" was needed to avoid an unexpected outage to the facility, and to allow repairs to the bus duct between the online 480 volt transformer and the breaker. The Lomas Chilled Water Plant provides chilled water to cool most of the UNM Main and North Campus

buildings using each buildings' heating, ventilation, and air conditioning (HVAC) equipment. If this facility were to go offline, many buildings would not be cooled to optimal temperatures, which could affect research, equipment, and patients.



A view from underneath a damaged bus duct discovered by PPD Utilities technicians at the Lomas Chilled Water Plant. Courtesy of PPD Utilities



Technicians covered the damaged bus duct to protect from moisture until the repair can be completed. Credit: Rachel Stone

"This kind of 'swap' is a regular thing that we do as a utilities provider," said Larry Schuster, associate director for PPD Utilities. "The reason this situation was different is because there was damage to one of the bus ducts, and we did not know how this occurred or if there was other unknown damage to the system."

The campus community was informed of the planned outage to the Lomas Chilled Water Plant. Schuster said that PPD Utilities' primary goal is to provide reliable utilities services to the campus community and believes they consistently reach that goal. The transformer swap went as planned during the early morning hours on Monday.

Schuster explained the importance of an N+1 model for UNM's utilities, which basically is having an operational backup in place should any single critical system component fail.

Continued on next page

Utilities story continued

“We have operated and planned with the N+1 redundancy in mind. For example, a utilities group may have two breakers, two transformers, or two boilers instead of one. Or, they may have three chillers instead of two, and six pumps instead of five. This kind of planning is to ensure when problems arise, we can keep the campus serviced without interruptions. This kind of reliability at the University of New Mexico comes at additional cost. The value of that cost is realized when situations such as this arise.”

PPD All Stars

The Physical Plant Department's (PPD) “All Star” staff recognition award was developed to recognize employees for being exceptional and to show appreciation for the excellent staff at PPD. Winners will receive a \$20 LoboCa\$h card to use at various locations on campus.



Here are the PPD All Stars from the month of June:



Al Sena, Stephen Soisson, and Mary Clark.

Credit: Rachel Stone



Congratulations to Stephen Soisson who is a recycling tech in PPD Recycling!! Stephen was nominated by Mary Clark, and she said:

Steve is one of those employees who comes to work ready to get things done. He is very capable and reliable and I know that when I ask Steve to do something, it will get done quickly and efficiently. I rely on Steve to let me know when there is a problem or an issue I need to address. I appreciate how Steve is always looking for ways to improve our work process and make best use of our time and equipment. Steve is a leader and always sets a good example on how to handle a difficult situation. Steve is a real asset to UNM Recycling and the Physical Plant Department. That makes him an “All Star.”



Congratulations to Dan Turnham who is a supervisor in Grounds & Landscaping!! Dan was nominated by Willie West, and he said:

Dan Turnham came to UNM over nine years ago after spending many years in the golf industry. His wealth of knowledge in turf management and turf maintenance practices, has provided the University with a valuable asset. Through his oversight, and by drawing on his wealth of knowledge and experience, the quality of the turf on the campus has been maintained at a high quality despite significant reductions in the labor and materials necessary to maintain it.



Willie West, Dan Turnham, and Al Sena.

Credit: Rachel Stone

Kudos

Pete,

I understand you are Angie's [Horan] acting supervisor.

Angie has been supporting the Cancer Center for the past 10 months with implementation of TMA for our facility. Without her continued support, and patience, this never would have occurred.

She is always available to assist us with training, requests, and questions. For that, we are most appreciative! Her customer skills and helping us meet requirements from a regulatory perspective is very refreshing.

TMA is now our foundation for both execution of work, and success metrics. Without Angie steering us during the startup, and sustaining of TMA CMMS, we would still be in the dark ages. Please convey to her from both Stewart, myself, and the rest of our team, our appreciation for everything she does for us!

Best,

Lee Minor

Facility Services Manager

UNMCC

From TMA Customer Survey:

Mr. [Ruben] Tello did an excellent job. My office space had horrible stains on the ancient carpet, that I thought were permanent stains, but Mr. Tello tackled the problem and left the carpet looking bright and clean. Much thanks and gratitude!

~ Michael Riblett

Tom [Davis],

I wanted to thank you for allowing us access to the Ford Utilities. Some of the students were slightly overwhelmed at first but I think that was age related. However, at the end of the tour I received a lot of positive feedback from the students in regards to the facilities. I hope that future "Introduction to Engineering" STEM summer camps will have the same positive experience. Thank you again.

Best,

Corey Carlos

UNM Continuing Education

*I greatly appreciate your
hard work + attention to the
facilities.*

Keep up the great work!

Richard

*RICHARD LARSON, MD, PhD
Executive Vice Chancellor
UNM Health Sciences Center*

Michael + John,

*I wanted to thank you for
your participation in recent
IACUC inspection. It was
great news and a tribute
to your effort that no
PPD issues were identified.*

PPD Building Coordinator Meeting Scheduled



Any UNM employee who has been appointed as a building contact for maintenance issues and communications are invited to attend the Physical Plant Department's (PPD) Building Coordinator meeting on Friday, July 28th from 9 - 10:30 am in Woodward Hall. All PPD managers are highly encouraged to attend the meeting.

PPD holds a Building Coordinator Meeting every semester in order to educate and collaborate on a series of important facilities topics:

projects, safety and emergency preparedness, building maintenance, the work order process, and general facility management operations.

This summer meeting will cover the following topics:

- An introduction of PPD's new director, Alfred Sena
- Updates on the Smith Plaza renovation and proposed construction schedule
- The City of Albuquerque ART project updates
- PPD's Lock Shop will talk about the C-Cure System being installed across UNM's campuses

The Physical Plant Department is excited and motivated to engage this community and to provide the needed resources to aid in the success of the UNM campus.

Dangers of Heat Stress video now available

The PPD Safety Committee has a new video available for staff interested in learning more about the dangers of working in the heat. This six minute video will help viewers recognize signs of heat stroke and heat exhaustion. It also explains what can be done to avoid succumbing to these conditions and what to do should someone show symptoms. This safety video is vitally important for PPD staff who work outside or in areas of campus with high temperatures.

To see the entire collection of videos available on the PPD Safety Committee's webpage, please visit <http://ppd.unm.edu/for-ppd-staff/ppd-safety-committee.html>



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The Physical Plant Department's mission is to consistently deliver effective programs and efficient facility service based on sustainable and collaborative outcome aligned with The University of New Mexico's core mission.

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