

THE Pipeline

KEEPING FACILITIES MANAGEMENT EMPLOYEES INFORMED



October 2002

FM Crew Collaborates on Clean Up at Amundson Hall

On September 10, Energy Management, Business Systems Automation, Custodial and Maintenance Personnel from Facilities Management worked with the Department of Health and Environmental Safety to respond to the explosion in the chemical engineering laboratory.

The small fire set off the sprinkler system causing considerable flooding and water damage to 5 floors in the building. Custodial and Maintenance personnel from zones 3, 4, 5 and 6 promptly removed the water from the floors and ceilings by mopping and power scrubbing the floors and extracting damaged ceiling tiles. Carpeting was removed

and treated with an anti-bacterial product. Air circulation was increased and dehumidifiers were brought in to absorb moisture. While the building was temporarily evacuated, the rapid response from FM and DEHS allowed faculty, students, and staff to resume normal business operations early Wednesday morning.

Thank you to all staff from Zones 3, 4, 5 and 6, Energy Management and BSAC who responded to this emergency. The collaborative efforts of the entire FM crew contributed to a considerable amount of damage control and a quick clean up of this incident.

FM Fights Flood in Football Complex

At 10:30pm on Friday, September 27, FM received a call from Athletic Facilities reporting flooding on three floors of the football complex. Personnel from zone 4 reported to the complex immediately. They discovered that the release valve on the boiler was stuck open and the drain in the mechanical room was not functioning properly.

Because of the amount of water, personnel from zones 1, 2, 3, and 6 were called to assist zone 4 with the clean up efforts. Thanks to Larry Taylor, Stephan Arnaud, Tsegaye Bedane, Ferewoni Hailemariam, Rick Peka, Mark Brinkmeier, Lyn Jorgenson, Brikti Haile, Quadro Dafar, Don Clemmons, Burka Tesu, Mathewos Zeweldi, Luel Francois, Kazel Omer, Dave Kelsey, Birhanu Haile, Joel Jacobs, Bob Baas, Doug Lamecker, Scott Gale, Dick Hansen, Mahdi Ali, and Abdi Awale for their hard work!

Also, thanks to Dana Staehnke and Justin Wilson, supervisors from zone 3, and Dennis Schmidt, supervisor from zone 3 for working with Cecil Sheehan, zone 4 supervisor to respond to this emergency.



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What's Going on in FM...

Steve Spehn, Associate Vice President

Teamwork is a fitting theme for this issue of the Pipeline. September and October were bustling with activity that offered our de-centralized areas an opportunity to work together in response to two particular emergency situations. Thank you to each and every one of you who responded to the chemistry explosion in Amundson Hall and the flood in the Football Complex. The collaborative efforts of our custodial and maintenance personnel along with individuals from Energy Management and our Business Systems Automation Center allowed us to resolve the facilities issues of these incidents in a timely manner. Your efforts are greatly appreciated.

Teamwork is also one of the factors that contributed to FM's receipt of the MnGreat! award (see page 4). Thanks to Andy Phelan in the Department of Environmental Health and Safety and the works of Jerome Malmquist and the entire energy crew, Jack Grundtner and everyone in the university architects office, Jason Simpson and the safety team, Dana Donatucci and everyone at the Como Recycling Facility, Jim Lindner and the all the folks in zone 3, Marshall Skule and his team in zone 5, Curt Stone and the St. Paul team, and everyone who works together each and every day, emphasizing FM's commitment to continuous improvement. Of course, communicating our achievements is also an important part of our efforts. Thanks to Aaron Strozinsky for producing the University of Minnesota's Sustainable Efforts brochure. We are proud that our day-to-day efforts and activities have been recognized by the Governor's office and are even more pleased to have the opportunity to work with the entire University community in

support of our continuous improvement initiatives.

Speaking of support of our continuous improvement efforts, we are currently in the process of implementing the BMS agreement between our teamsters and trades. This agreement was created with the intention of maximizing the efficiency of our work force. The BMS agreement does this by providing flexibility in work assignments. I understand that this change in our organization is a difficult one for those involved. However, It is important for everyone in FM to realize that we are all responsible for being good stewards for the University. This means that we must provide the best service in the best possible way. This also means that the management team must make some difficult decisions on occasion. In this particular case, we are asking the teamsters and the trades to work together as a team and to remember that while you represent two different labor groups, the end goal for all is to serve FM's mission in providing service to the



University. We will continue to keep everyone up to date on the status of the BMS agreement. In

the meantime, if you have any questions or comments, please contact Bill Chose, Director of Facilities Services at 6-8124.

Last, but certainly not least, thank you to the members of the FM team who have supported the University's Community Fund Drive. While our participation numbers are up from last year, we still have much room for improvement. There is still time to make a pledge to the fund. Please remember that your donation is used to support seven Minnesota organizations that help those in need. One individual gift, of as little as one dollar, can be combined with others to help Minnesotan's in need. If you need more information on how to participate, please contact Jenn Rowe at 5-3466. The last day to donate is Friday, November 8th.

| Welcome to FM! | | | |
|-----------------------------|--------------|---------------------|--------------|
| August new employees | | | |
| Rahmo Abdullahi | Zone 6 | Gerald Jones | Construction |
| Abeba Aereha | Zone 2 | Gabriele Langeslay | Zone 2 |
| Tabitha Afranji | Zone 6 | Duane Lovitt | Construction |
| Robert Babcock | Construction | Margaret Martin | Zone 5 |
| Esmal Ebiso | Zone 3 | Amanuel Medhanie | Zone 1 |
| Alice Enoka | Zone 3 | Faduma Mohamed | Zone 3 |
| Daniel Fors | Zone 3 | Robert Moore | Zone 3 |
| Warran Ganley | Zone 2 | Amal Muse | Zone 3 |
| Willie Guise | Zone 2 | Sandi Newton | Zone 6 |
| Mohamed Issa | Zone 2 | Lula Simon | Zone 5 |
| Charlie Jensch | Zone 4 | Philmon Solomon | Zone 3 |
| Abdi Jimale | Zone 6 | Robert K. Schwantes | Zone 2 |
| | | Abonesh Terfassa | Zone 5 |
| | | Soloman Woodard | Zone 5 |

Safety Teams

September

Maintenance personnel from Zone 2 and FM Safety are being recognized for their efforts in the safety arena for the month of September 2002. They collectively developed a solution to rectify recent losses concerning the handling and transporting of materials from the ground to the elevated dock. Their solution was to purchase and install a hydraulic lift with guardrails that can handle either loads originating from the ground or the bed of a pickup truck. Once on site, certain physical conditions were corrected including; guarding against pinchpoints, hardwiring the electrical disconnect, erecting a barrier to protect the hydraulic reservoir and electrical disconnect, and signage posted indicating training required prior to usage.

In addition, special recognition is being given to Ricky Mathias for his efforts dealing with the proper



PICTURED (LEFT TO RIGHT): SHARON RUHLAND, STEVE GAIDA, BECKY CAMPBELL, BILL O'NEILL, JOHN STOFFEL, STEVE HALVERSON, JOEL WESTERBERG, MARK SCHUSTER, KAREN HAAKONSON

NOT PICTURED:
CLAYTON HANDT, RICKY MATHIAS, MARK KOUTEK, JIM BECKER, LARRY DIBBLE, KENT WESTCOTT, ART FEDIE, JERRY ALBERTINE

containment and disposal of fluorescent lamps in the Blegen dock area. Strict university, county, and state environmental regulations require that satellite storage locations, as is the compactor area of the Blegen Hall dock, be neatly kept, organized and for the lamps to be contained

within properly labeled boxes. This project exemplifies teamwork in finding a workable solution to the movement of materials in Zone 2.

October

The Safety Team of the Month for October 2002 is being recognized for their combined efforts on correcting a safety concern in which they integrated compliance safety into their normal operations. Their efforts centered on improving the general workspace that exists in the Smith Hall penthouse. The penthouse is equipped with a catwalk system that provides access to various mechanical areas where maintenance work is required. Some of these areas, including the catwalk, had insufficient lighting, unmarked elevation changes, immovable low hanging obstructions



PICTURED LEFT TO RIGHT: JOHN JUNGSMANN, ALSTON DUTCHIN, ORIN HANSON, TERRY AHLSTROM, ROD BUSTROM, GEORGE BOWMAN, RON MAPSTON, FRANK PALEWICZ

NOT PICTURED: FRENCHY FUGERE, ROGER LAMBERT

"headknockers", broken steps and guardrails, and lack of protection for drop off areas. Their combined teamwork helped to correct all of these issues and make the penthouse a safer area to work. Some of the things the group did to accomplish this included: Painting in safety yellow stripes indicating elevation changes, repairing defective guardrails, adding safety

chains to provide traditional fall protection from drop off areas, lighting repairs, and implementing a workable plan to prevent "headknockers", which included warning signage and the placement of "bump caps" at the entrances for those entering the space. This project was an excellent example of functional team building, problem solving, communication, and the implementation of training.

Zone 2 Participates in Weisman Art Exchange Program

Zone 2 recently switched the artwork that greets all guests in the main office in Heller Hall. The new picture that was selected arrived "Untitled", so zone 2 decided to hold a "Name the new picture" contest.

For a week they accepted entries. On Thursday October 10th they had a secret ballot vote to select the name. The winning name was submitted by Bill Martonik, a pipefitter in zone 2.

Zone 2 welcome visitors to stop by and see "Octoputisitis." This Pipeline picture does not do the art

justice. It must be seen to be believed!



Some recent graduates of the Custodial Training Program!



Facilities Management Receives MnGreat! Award

On October 3, Facilities Management was recognized by the Minnesota Office of Environmental Assistance for its continuous improvement approach to all departments and operations, including energy

The MnGreat! award was presented to Facilities Management at the Governor's Award ceremony held during the Sustainable Communities conference at RiverCentre's Touchstone Energy Place in St. Paul.



conservation, environmentally preferable purchasing, mercury reduction, and the adoption of green architectural principals.

MnGreat! recognizes environmental achievements by government employees. The program is sponsored by the Interagency Pollution Prevention Advisory Team (IPPAT) and focuses on resource conservation, the prevention of pollution, and the reduction of waste at the source.

If you would like a copy of the Sustainable Efforts brochure that was produced by Facilities Management, please contact Aaron Strozinsky at 5-1522.



New Pedestrian Bridges Open Over Washington Avenue

After six months of construction, the new pedestrian bridges over Washington Avenue reopened with a special ribbon cutting ceremony on Wednesday, Oct. 2. The new 12-foot wide bridges are the main gateway for the campus.



Kathleen O'Brien, Vice President of University Services and Interim President Robert Bruininks started the ceremony by thanking all of the individuals involved in the project. Vice President O'Brien then introduced Marcus Mattison, who helped build the original bridges in 1940. After a few words about the original bridges, Interim President Bruninks, Vice President O'Brien and Mr. Mattison led many students, staff and friends of the University as they took the first walk across the new bridges.



Covered in durable stainless steel that matches the nearby Weisman Art Museum, the bridges have a gentle slope and curve to the side to preserve a clear view from the Northrop mall to the Coffman Memorial Union. The new bridges also have a snow and ice removal system, stairs, handicapped ramps, transit waiting areas, lighting and landscape.

Getting to Know Your University



ON THURSDAY, SEPTEMBER 26, FINANCE, ACCOUNTING, INFORMATION SERVICES AND PURCHASING STAFF PARTICIPATED IN THE "GETTING TO KNOW YOUR UNIVERSITY" PROGRAM. THE AFTERNOON INCLUDED A TRIVIA CONTEST WHERE PARTICIPANTS COMPETED AGAINST ONE ANOTHER TO SEE WHO WAS THE CHAMPION OF COFFMAN TRIVIA, AND A HARDHAT TOUR OF THE NEWLY RENOVATED COFFMAN MEMORIAL UNION. THE COFFMAN RENOVATION IS SCHEDULED FOR COMPLETION IN JANUARY, 2003.

" U Done Good "

Award Recipients

Congratulations to the following individuals who were recognized by fellow FM employees for a job well done!

Diane Brown is recognized by Erin Anderson for "All the extra effort she puts in helping out at the 4th floor desk and for always being there when needed."

Cecil Sheehan is recognized by Ruthann Manlet for "her hard work during the clean up of the flood in the Football Complex."

Betty Bruesewitz is recognized by Jenn Rowe for her "excellent planning and organization of the management teams strategic planning meeting and for FAIP's 'Getting to know your University' program."

Mickey Billings is recognized by Jenn Rowe for her "incredible efforts in leading FM's Community Fund Drive campaign."

Aaron Strozinsky is recognized by Ruthann Manlet and Marshall Skule for her "outstanding work on the Big Ten Conference!"

Jerry Kartes is recognized by Steve Spehn for his "outstanding work on the floors in Cooke Hall. The floors look fantastic!"

Jeff Gustafson is recognized by Bill Chose for "developing the after hours emergency training guide. The content of the material is excellent!"

Dana Donatucci is recognized by Ruthann Manlet for "outstanding support with the new employee orientation. The tour of Como is great!"

Dick Hanson is recognized by Gabriele Langeslay for "helping me to become comfortable with the equipment. Thank you so much!"

Haile Redde is recognized by Margaret Martin for "his flexibility."

Beth Toal is recognized by Abones Terfossa for her "help with the employment process."

Dick Hanson is recognized by Fatima Saeed for "helping me through the training program."

Haile Redde is recognized by Abonesh Terfassa for "teaching us how to clean the restrooms."

Scott Eichstadt is recognized by Tabitha Afranji for "teaching us how to pressure wash the restrooms."

Cecil Sheehan is recognized by Gabriele Langeslay for "your great teaching attitude and sense of humor."

Beth Toal is recognized by Rahmo Abdullahi for "helping me with the employment process."

Rick Densmore is recognized by Warren Ganley for "helping us to learn floor care and about the chemicals we will be using."

Dick Hanson is recognized by Warren Ganley for "showing us how to strip and wax floors."

Cecil Sheehan is recognized by Darnell Guise for "being helpful."

John Sundsmo is recognized by Ruthann Manlet for "the excellent tour of the Como recycling yard."

Rick Densmore is recognized by Ruthann Manlet for his "help with the custodial training program. The new recruits really enjoyed the tour you provided."

Beth Toal is recognized by Soloman K. Woodard for "the support she has given to me during training."

Beth Toal is recognized by Darnell Guise for "the support she has given to me during my first days here."

THE BACK PAGES

Congratulations to **Ann Durushia**, Human Resources and her husband Randy on the birth of their daughter, Olivia Grace. Olivia was born on Saturday, October 19th.

Congratulations to **Brent Roos**, Zone 1 second shift supervisor and his wife, Jo. They were married on October 26th.

THANK YOU!

to everyone who has supported the 2002 Community Fund Drive!

There is still time to participate! Make a pledge and get your name in the drawing for great prizes including:

- ✓ Two round-trip airline tickets to travel anywhere in the continental U.S. with Northwest Airlines
- ✓ One U.S. Government Series 1 savings bond valued at \$200
- ✓ Four tickets to the December 14th Gopher men's basketball game
- ✓ \$100 gift certificate to the University of Minnesota Book Stores

You can make a pledge by filling out the pledge form you received in the mail or during the Community Fund Drive presentations in your area and returning it via campus mail or you can donate on-line at www.umn.edu/cfd. The deadline for all pledges is Friday, November 8, 2002.

If you have any questions about the Community Fund Drive or if you need a pledge form, please contact Jenn Rowe at 5-3466!

MINNESOTA COUNTS ON U

PIPELINE STAFF

Sunni Belting, Payroll
Ruthann Manlet, Zone 4
Kelly Hoefflin, Energy Systems
Rick Friebe, OBSU
Tim Brott, Zone 4
Aaron Strozinsky, Communications
Jenn Rowe, Communications

We are still looking for people to join our staff. If you are interested please contact Jenn Rowe at 5-3466.

Happenings

Nov. 8th - CFD Pledge Deadline

Nov. 8th - Football vs. Michigan

Nov. 15th - Football vs. Iowa

Nov. 23rd - Football at Wisconsin

Nov. 15th - Open Enrollment
Deadline

Nov. 28 & 29th - Thanksgiving
Holiday

Mailbag

TO: Cecil Sheehan
FROM: Steve Lutz and Greg Goodlund, Harris Companies

Dear Cecil,

I am writing to you in appreciation of the performance of Nick Manthey. Approximately one month ago, the Riverbend Construction Team was trying to determine why the domestic hot water pressure was so low in the building. The pressure would drop significantly when the students would use the showers. During our analysis, one of the steam to hot water exchangers blew the temperature and pressure relief valves. Hot water was flowing into the steam room from the relief drain pipe. Harris called the zone and Nick responded. Nick promptly turned the steam and hot water valves off and got the situation under control. Upon turning the system back on, Nick noticed that the screws used to control the amount of pressure through the pressure reducing valves were fully extended. Nick brought some tools back to the Steam Room and within minutes, he adjusted the pressure to the 80 psi design pressure required. The domestic hot water system pressure has worked as designed ever since.

It was our sincere pleasure to work with Nick. He was extremely helpful and had a wonderful attitude. You are very fortunate to have this team player as part of your work crew. Harris Companies extends a warm thank you to Nick and the zone staff for your cooperation in this matter.



Mailbag



TO: Cindy Barry, Zone 5
FROM: Jan Thompson

Dear Cindy,

This is to let you know that all of us in the department feel that we have one of the best custodian's in FM, Mike Baudette. We coordinate with Mike all summer as to what rooms need to be waxed and when and I try to keep him informed of any changed i.e. carpet installation, etc. Mike constantly goes above and beyond in his work. We can always tell when he is on vacation if he has not informed us ahead of time because the little extra things he does for us do not get done.

TO: Bill O'Neill
FROM: Patricia Casey, Building Services Manager, Carlson School of Management

Dear Bill,

I just wanted to pass along a compliment from the Service Manager of the CEMBA program who hold weekend classes in the Executive Training Center.

Caitlin (Services Manager of the CEMBA) told me she was VERY impressed with how clean the Executive Training Center has been looking for her Saturday morning classes. She said she knows how "used" the area gets with 125 students in there all day on Friday. She said she thought the area has been looking really great in the past 7 - 8 months and has also heard comments from the students.

I would like to thank Almaz for her hard work! It does make a difference.

TO: Bill O'Neill
FROM: Jeffrey Kimpton, Director, School of Music

Bill and Rebecca,

I arrived at 7:00 am this morning to find Frank and his colleagues still working like dogs to make Ferguson spotless on this day as we start our Centennial celebration. The building has never looked better, from the front entrance to the hallways-carpets are washed, glass is shining. The care and attention that went into this building last night is so very much appreciated...the place looks fabulous and as alums and donors are walking through today I know that they will feel the sense of pride in the place that we do who work here. Thank you so much for your care and attention, and thanks to Frank and others, on this special day.

TO: Bill O'Neill
FROM: Deb Savage, Carlson School of Management

Thank you for your prompt response with the power outage today. We are never sure at first contact whether this will be an emergency or non-emergency situation. You moved very quickly.

Please pass along this message to JoAnn (electrician) and Damian (WFM) and everyone else involved.