

# FACILITIES MANAGEMENT

AT COLORADO STATE UNIVERSITY

FM DAILY  
COMMUNICATION

June 16, 2020

Issue 52

Greetings FM Staff,

Today's topic: Getting to know the many shops and crews within Trades, all which fall under the FM Operations section. Tet Sanchez, Trades Manager, provided these teams' unique maintenance roles.

- **Electric Shop** – Supervisor: John Avila / Shop Lead: Jason Brueggeman. Responsible for everything electrical inside and outside of buildings, our campus electrical utility system, and electrical utility connections to new buildings.
- **Relamp Crew** – Supervisor: John Avila. Crew has one full-time state classified employee with 4 student employees to help with replacement of light bulbs inside campus buildings. In the past this crew was made up of student employees only.
- **Foothills Shop** – Operations Manager: Denise Sheahan. Located at the Infectious Disease Research Center, this crew maintains building systems. Their expertise includes trades-related work, directly supporting researchers by keeping systems in good operating condition.
- **Steam and Special Assignments** – Supervisor: Roger Sanchez. Primary responsibility is steam maintenance inside campus buildings. Special Assignments consists of a variety of repair projects like VTH recirculation line, Canvas Stadium hot water, and AZ rotted plumbing lines.
- **Special Assets Crew** – Supervisor: Roger Sanchez. Maintains code compliant and reportable programs like building backflows preventers that protect water systems; performing elevator inspections to ensure emergency phone communicates with CSU Police department without interruption; emergency generator operation during loss of electrical power. Crew also maintains inspections on eye wash and safety showers on all campuses.
- **Carpenter Shop** – Supervisor: Steve Carmer / Shop Lead: Lucus Davey. Tasked with repairs to building drywall, ceiling tiles, replacement of broken windows, and countertop repairs to name a few. Most challenging for this crew is roof maintenance, finding roof leaks and making repairs. Recently the shop has been without a roofer making this task even more challenging.
- **Lock Shop** – Supervisor: Steve Carmer. Duties include installs, services, and repairs to various types of locks and security devices, along with repairs to door hardware and hydraulic closing fixtures. Crew also cuts keys to most of our building entrances and locks.
- **Fire Services Group** – Supervisor: Brian Sedlak / Shop Leads: Dan Layne, Chet Olson. Their work helps prevent fires in our buildings. Services include conducting safety fire inspections, planning fire protection systems, and maintaining all fire prevention equipment.

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- **Building Automation Services (BAS)** – Supervisor: Jon Cumpsten / Shop Lead: Blake Minor. Building automation is the automatic centralized control of a building's heating, ventilation, and air conditioning (HVAC). Systems tied to the BAS Network have alarm points and control devices. Shop monitors these, helping technicians through the automated control sequence with turning systems or building components on and off to aid during troubleshooting.
- **Mechanical Services Shop** – Supervisor: Cameo Banks / Shop Lead: David Twesme. Often referred to as HVAC, maintains heating, ventilation and air conditioning, and related equipment that keep buildings – and our clients - at a comfortable temperature.
- **Access Services** – Supervisor: Joe Hoffman. Responsibilities are building security alarms, automated gates, card access, scoreboards, sound systems and video boards. Crew works many of special events involving commencement ceremonies, athletics, and student programs.
- **Plumbing Shop** – Supervisor: Chuck Johnson / Shop Lead: Clayton Mincic. Responds to a wide range of plumbing needs like water leaks, gas smells, backed-up drains, and non-functional plumbing fixtures. Crew has two certified pool operators who maintain campus pools, hot tubs, therapy pools, and outdoor water features. Includes one welder supporting all Trades shops.
- **Motor Shop** – Supervisor: Brian Orso. Repairs and replaces motors, pumps, and associated parts. Includes campus machinist with expertise to fabricate parts with long lead times or obsolete.
- **Preventative Maintenance Shop** – Supervisor: Brian Orso. Responsible for providing maintenance services and repairs on a variety of mechanical equipment including changing belts and filters, greasing motors, and compressed air units. Crew recently implemented a vibration analysis program to help predict equipment failures, schedule repairs, and minimize down time.
- **2<sup>nd</sup> Shift Crew** – Supervisor: Bill Osusky. Crew has a wide range of responsibilities, with expertise to respond to all trades-related issues. They cover after hours and weekends as part of their normal shift. Often tasked with work that cannot be performed during normal business hours. The crew also maintains the water chemistry in building heating and cooling systems.

Wow, I count 15 crews or shops total in Trades—what an extensive range of capabilities that these facilities professionals provide in support of the CSU mission!

Take care,



Tom Satterly, P.E.  
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