

FACILITIES MANAGEMENT

AT COLORADO STATE UNIVERSITY

FM WEEKLY COMMUNICATION

May
20, 2021

Issue 118

Good morning FM Team,

We are often so focused on the urgent responsibilities of the moment and individual deadlines that we may miss the efforts occurring in unison to our own. It's helpful to take a step back to see the larger context and develop a basic knowledge of the work of our colleagues, so we understand who the various groups are that make up our larger FM team. As you may remember, last summer I began introducing some of the sections and groups that make up the whole of FM. Today and tomorrow I'd like to familiarize you with the Building Services Group (BSG), which falls under the FM Operations section. Within BSG is both Custodial Services and Integrated Solid Waste (ISW). During Women's History Month, you were introduced to a few of the leaders within this group: Operations Manager, **Jamie Cardenas**; Program Manager for ISW, **Sheela Backen**; Program Coordinator for Custodial Services, **Jyenna Baeza**; and Custodial Supervisor, **Rita Schmid**. Let's look a little deeper at the teams who form BSG.

Custodial Services is the largest FM workforce on campus. They maintain Main Campus, Foothills Campus, East Campus at the UCA, and South Campus. They are split into two large teams – one daytime (AM) and one nighttime (PM), plus a Machine Shop and Laundry Services. The Custodial Managers work closely with those mentioned above, and lead roughly 75-85 employees. AM manager, **Matt Dillingham**, recently celebrated his one-year anniversary with BSG. PM manager, **Anita Dunkelman**, just started her new role in March.



Maria Baltierra on Team 7AM has come up through the ranks starting as a Custodian I, moving to Custodial Lead, and now working as a Custodial Supervisor. She is also the only bilingual Custodial Supervisor in BSG.

The AM and PM teams are organized by morning and evening shifts to better accommodate work tasks, building needs, and building occupants. They are divided into 21 smaller teams who identify, for example, as "Team 10AM" or "Team 2PM." To clarify: the numbers in the team name are a method for organizing the 21 teams and don't signify time, although AM or PM does indicate the shift. In fact, all the AM custodial crews work from 5:00 a.m. to 1:30 p.m. and the PM shift works from 4:00 p.m. to 12:30 a.m. These shifts allow AM crew to have restrooms cleaned and vacuuming done with little interruption to building occupants. The PM crew is able to scrub hallways, strip and wax floors, and get classrooms cleaned at night with little interference from students and class schedules. These teams are

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Emmy Johnson works at Canvas Stadium as a Custodian I on Team 11AM.



Custodial Lead Jose Pando helps with the leadership of Team 5PM at the federal buildings on south campus — NRR C A, NRR C B, NRR C D. Jose began as Custodial I and is now Custodial II.

composed of a Custodial Supervisor (Custodian III), a Team Lead (Custodian II), and Custodian I employees. Each team is responsible for 8–13 assigned buildings, which they maintain Monday through Friday.

Custodial Services also has Machine Shop Specialist (Structural Trades II) **Michael Peregoy** and Laundry Technician **Dillion Wayman**. These two individuals play crucial roles in keeping Custodial Services functioning. All the equipment custodial uses to clean campus, such as big floor scrubbers, burnishers (floor polishers), and vacuums, is maintained and repaired by Mike. Custodial Services uses specialized rags and mops that require stringent maintenance, and Dillion is in charge of making sure they are clean and ready to go for all of the custodial teams. Both of their efforts ensure the teams have their most basic yet most important tools ready to keep campus clean and safe.

Best,



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