



# FACILITIES MANAGEMENT

AT COLORADO STATE UNIVERSITY



## Facilities Focus — FALL 2019

The quarterly newsletter of CSU Facilities Management

### Thank a Colleague

#### From Mike Broadbent, Training & Development Coordinator for FM

Recently my office has been giving a confined space safety certification training to FM Trades and some Outdoor Services employees. It's been a huge undertaking and would not be possible without the collaboration and caring of so many of our great employees. I would especially like to thank:

- Dan Brien for offering services, traffic cones and personnel to make sure the training area is safely blocked off from foot traffic.
- Kurt Davis for rescheduling utilities work to allow us to use the storm sewer uninhibited, for making his team's safety gear available, and for providing transportation and expert knowledge of CSU's infrastructure.
- Karin Rees for running for refreshments and organizing lunches, transporting materials and offering logistical support, even outside of her normal (busy) schedule.
- Sandy Sheahan for providing food and offering management support to this massive training effort across a great many teams.
- John Avila and the Electric shop for loaning harnesses and safety gear to shops that do not already possess them, for the purposes of this training.
- Tet Sanchez, Rodney Gillespie, and their supervisors for organizing their teams and rearranging work schedules to make this safety training possible.

Just over 100 employees have participated in this Confined Space training that would not have been possible without the cooperation and support of all of these people. These contributions are a testament to our Core Values and reflect so well upon our department and community. Thank you so much!

#### From Karin Rees, Program Assistant for FM AVP Office

I would like to thank JR, Jared, Frank and all the grounds crew and staff that helped set up the tables, games, etc. for the FM Annual Picnic this year on 8/2/19. They came and got the games, set them up, had all the tables and chairs ready to go before we got over to set up the giveaway table, and tore it all down quickly as well. They also stepped up last minute and helped us get more tables for catering. Although this day is for fun and a bit of relaxation for FM Staff, they work tirelessly to be sure that we all have a successful and fun event. You are greatly appreciated! THANK YOU!!!

## SPARK Award Recipients

June–August 2019

Approximately 300 SPARK awards given for the program January through August! SPARK awards given out to Facilities Management (FM) staff this past summer include:

Cristina Acosta	Rob Duszynski	Dusty Leckler	Amanda Richter
Richard Adzgowski	CJ Entner	Ben Lopez	Mike Roberts
Maria Aguilar	Laurie Everett	Erik Luedeman	Roy Rodriguez
Hanna Alcon	Alberto Garchitorea	Ken Luna	Michael Schmid
Adam Anderson	Megan Gaston	Daniel Mahoney	Rita Schmid
Chris Andrini	Susan Glass	Darlene Maki	Dana Schoonmaker
Sheela Backen	Dustin Goodyear	Greg Mark	Thorban Sellers
Jyenna Baeza	Melvin Gramke	Anthony Martinez	Matt Serrano
Stacey Baumgarn	Loriann Guzman	Sean Mcguirk	Mike Shomers
Maria Baltierra	Jacob Henderson	Lori Meyers	Kelly Siefkes
Linda Basurto	Denver Hernandez	Kelly Miller	Mason Smith
Jody Beagal	Brad Hestdalen	Westley Monroy-Scoggins	Aaron Stabrava
Jason Blumenshine	Yann Hoffman	Rudina Morales	Kyra Thomas
Kathy Brady	Paul Hornbeck	Matt Murphy	David Twesme
Lindsay Brown	James Horvath	Paul Newman	Reggie Vargas
Jamie Cardenas	Edward Iker	Jeanette Nicodemus	Donovan Velasco
Shelly Carroll	Landon Jack	Therese Offerman	Shelby White
Paul Christianson	Claude Jaillet	Sandy Ortiz	Jennifer Williams
Ronney Clouse	Chuck Johnson	Joan Paulsen	Barry Willier
Kurt Davis	Jessica Julch	Dustin Pothour	Abbi Zablocki
Derald Dunbar	Austin Johnson	Denise Preuit	
Ben Duran	Casey Kennedy	David Rezendes	
Blanca Duran	Matthew Lavin		



The Committee would like to welcome our new members! They are: Dana Schoonmaker – Mechanical Trades/Pipes; Vince Soderquist – Parking and Transportation Services/Motor Pool; Cameo Banks – Mechanical Trades/HVAC; David Jimenez – Building Services; and Judy Baechle – Remodel & Construction Services. Welcome aboard and we look forward to working with each of you!

The Committee hosted another fun food event on August 29, this time involving ice cream. This was the first Annual Facilities Management Ice Cream Social. A variety of delicious ice cream confections were provided by the Divine Ice Cream truck. It was a very successful event with over 400 items handed out! Thanks to everyone that helped to organize the event.

It's time once again for the Employee Recognition Committee to randomly draw a name for this Quarter's SPARK award from eligible recipients who have enacted Facilities Management core values. The recipient receives a total of \$250 (taxable) gift card(s) of their choosing. Congratulations Kelly Miller, Quarterly SPARK award recipient for our third quarter drawing.

The Employee Recognition Committee would like to encourage everyone to recycle their used gift cards in an effort to continue to be "Good Stewards." Used cards can be left with Christina at the key desk in Facilities North and will be reloaded for future use.



From left to right: AVP for FM Tom Satterly, SPARK Quarterly Recipient Kelly Miller, and Co-Chairs of the Employee Recognition Committee Rita Schmid and Christina Miller

## Events on Campus



- ⇒ Sustainability 101 at CSU, presented by Stacey Baumgarn, October 9, 12–1 p.m. in the Morgan Library  
November 12, 9–10 a.m. in Lory Student Center 372–374.
- ⇒ Diversity Symposium October 14–October 18:  
<https://diversity.colostate.edu/diversity-symposium-2/>
- ⇒ Remember these upcoming university holidays on November 28 & 29; on December 25, 26, & 27; and on January 1.

## New Hires

June–August 2019

Welcome to our new employees! We are happy to have you on our team!

Jesse Aguilar	Bryan Journey	Tait Rauen
Christopher Andrini	Casey Kennedy	Jose Silva
Harrison Bridge	Paul Knowles	Devin Spencer
Marcus Chapman	John Lipham	Maria Suarez
Lauren Finley	Ricky Martinez	Eric Vanblaricom
Bradley Johnson	Jonathan Martinez-Vasquez	Mikhail Zaroutski
	Westley Monroy-Scoggins	

## Milestones

June–August 2019

Congratulations to our employees who reached the following years of service milestones!

### 5 Years:

### 10 Years:

### 20 Years:

Maria Aguilar	Brenda Corral Rueda	James Thake	Jerome Britton
Judith Baechle	Sandra Ortiz	<b>30 Years:</b>	
Danial Brien	Nathan Rohrbach	Jeff Strauch	

## Retirements

June–August 2019

Congratulations to the following FM employees:

Glenda Boyce	Tim Bradley	Jeff Sutton
--------------	-------------	-------------

## Veterans Day Thanks

November 2019

To all of the veterans from all branches of the military in our Facilities Management family, whether you served or currently serve in the Army, Air Force, Navy, Coast Guard, or Marine Corps, on Veterans Day, November 11, 2019, we sincerely thank you for your service. If you know of anyone who has served in the United States Armed Forces on your team, please take a moment to thank them for their service and sacrifice to our country.



## Facilities Management Annual Summer Picnic

We held our annual Facilities Management picnic on August 2. Provost Miranda and Vice President of University Operations Lynn Johnson stopped by to congratulate FM staff on all our hard work to help make CSU a successful university.

Buttons with "Proud to Run This" were available for FM staff to show their pride. (Feel free to come grab a button from the FM AVP Office if you didn't get one!) There were about 50 giveaways donated from many of our vendors and staff engaged in volleyball, horseshoes, bean bag toss, etc. See pics below! We look forward to hearing your feedback ([Karin.Rees@colostate.edu](mailto:Karin.Rees@colostate.edu)) on the event and planning for it next year!









## Employee Spotlight: Meet Zeke Derderian



My name is Zeke Derderian and I've been working in the Preventative Maintenance Shop for the last 3 years for FM. I currently control the changing of all air filters campus wide. Our team changes over 30,000 filters annually on campus.

- I was born and raised in Colorado and was the last class to graduate from the Old Fort Collins High School, a building we now service.

- I love vintage motorcycles and have two classic Harley Davidson Choppers.

- I've always had

natural abilities in visual arts and have been diligently learning new ways to make art over the last 20 years. Some of these avenues have been painting, leather tooling, welding and sculpture.



- I currently have been building an art show that incorporates all these elements through large-scale metal sculpture.
- I was commissioned by New Belgium to create a large-scale mural in the Fermentation Lab in the Gifford Building in 2017. It took three months to complete and is 50 feet long.

## Fun Fact

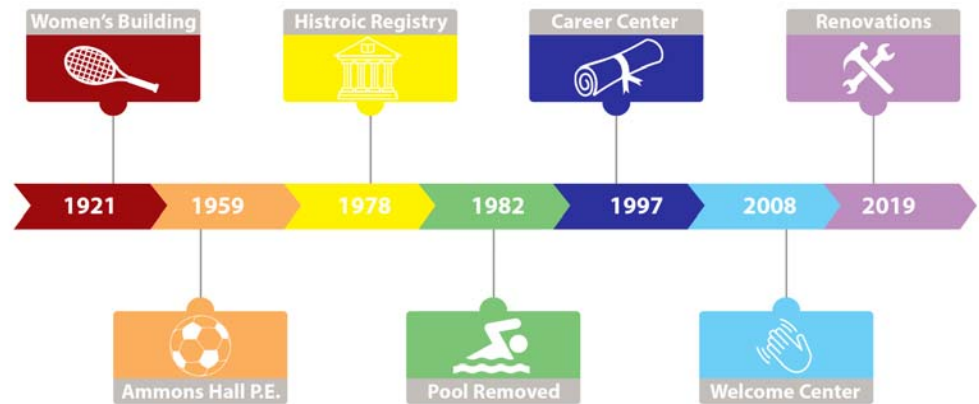


Windrows are long piles of waste organics that are turned, watered, and monitored. They take about three months to fully cure and become ready for use. For two and a half years, CSU's windrow composting operation has processed 1,992,680 pounds of compostables, which includes food waste from game days, the dining centers, and the LSC; compostable cups and cutlery; paper towels; leaves; horse manure and waste animal bedding. We've created approximately 2,800 cubic yards of finished compost in this time, and plan to double the size and capacity of the operation next year.

Another interesting fact is that we've had to try several deterrents to keep the birds out of the compost piles, such as using a fake owl that flaps its wings, as well as mirrored wind twirls. However, the homemade scarecrow ended up being the only thing that worked to keep the crows from pecking at the piles.

*Information courtesy of Sheela Backen and Susanne Cordery.*

“No Man’s Land” was the nickname given to Ammons Hall by the male students, upon the building’s opening 98 years ago. On the north west corner of the Oval, Ammons Hall opened as the Women’s Building on February 9, 1922. It is one of the many buildings on the Oval designed by Eugene Groves and built for a cost of \$145,000, equivalent to \$2.2M today. The building offered female students their own athletic and recreational facility equipped with an indoor swimming pool. After a bid to expand the facility failed, the building changed function and name.



Currently, CSU’s Welcome Center is housed in Ammons Hall. It is often the first building students visit when interested in becoming a student. Renovations for the Welcome Center are underway to address a few key issues in the public space. The renovations are affecting the presentation room, fountain room, lobby, and entry way. All new LED lighting, furniture, and branding will be implemented through these areas. The presentation room will additionally receive new window coverings and operable windows in a bid to help with CSU’s sustainability commitment. The fountain room will see a green addition to the historic fountain which will also be undergoing routine repairs. New furniture around the fountain will create a focal point toward the fountain emphasizing CSU’s commitment to sustainability. The lobby will showcase branding and the incoming student workstations. The entry way will once again be home to rocking chairs nearly 60 years after being removed. The rocking chairs are to pay homage to the original Women’s Building where rocking chairs were used in leisure hours in the once called “sun porch,” now the entryway.



Before



After



RSVP for a tour on our webpage or use a link below: <https://www.fm.colostate.edu/tours>.

### **Campus Sustainability Tour**

[RSVP for this tour](#) - **October 7, 2019, 11:30 a.m.–12:45 p.m.**

Join Stacey Baumgarn, the CSU Campus Energy Coordinator, on a green ADA accessible walking tour along Pitkin Street from Facilities Management North to Braiden Hall. Explore a few of the things that enable and support sustainability practices here at CSU. Topics include: sustainability; green buildings; stormwater management; transportation options; renewable electricity; recycling; how and why sustainability matters to us; and more!

### **Campus Recreation Center Tour**

[RSVP for this tour](#) - **October 10, 2019, 3–4 p.m.**

[RSVP for this tour](#) - **January 15, 2020, 3–4 p.m.**

[RSVP for this tour](#) - **March 24, 2020, 3–4 p.m.**

Tour will showcase the Campus Recreation Center spaces and offerings. The Rec Center offers great membership rates to CSU employees! Learn more at their website: <https://csurec.colostate.edu/>.

### **Powerhouse Energy Campus Tour**

[Waitlist for this tour](#) - **October 15, 2019, 11:45–1:15 p.m.**

Completed in 2014, the CSU Powerhouse Energy Campus is located north of old town Fort Collins and serves as the headquarters of the Energy Institute. At the Energy Institute, researchers are engaged in studying methane, air quality, energy access in the developing world, internal combustion engines, renewable energy, electric grids, energy and health, energy and society, combustion and plasma science, and thermal systems. Tour the site and learn more about this CSU location. Visit their website: <https://energy.colostate.edu/about/the-powerhouse/>.

### **Tree Talk**

by Kathleen Alexander, City Forester for City of Boulder

3,000 trees were planted on campus in 1881, including a row of hackberry trees extending from Old Main Drive to Laurel Avenue, just east of Spruce Hall. Only two of the hackberry trees remain today and are among the largest in Colorado. American elm, green ash, cottonwood, and possibly silver maple were planted from Howes into the Oval to provide shade and wind protection for students, faculty, and farmers who used the roads to tend their fields or travel between classes. The American elm, green ash, and silver maple were likely brought by train from eastern Kansas or Nebraska, while the hackberry and cottonwood were native to this area and probably grown from nearby cuttings. Approximately 20% of original plantings most likely died within first five years after planting. In 1895, several evergreens including blue spruce and Rocky Mountain juniper were added to the center area and planted around Old Main. While many of the original trees have been removed, several still remain. However, the large over mature American elm and green ash trees to the east and south of the Old Main site were damaged in the 1970s to varying degrees when the building burned.

We'd like to recognize the retirement of Doug Mayhew, Associate Director of Parking & Operations, and his contributions to our department and the University. Doug's experience in the parking industry spans thirty years. He joined PTS in 2008 after leaving a position managing surface lots and garages for Boulder's Downtown & University Hill Business Districts.

Doug is a Certified Administrator of Public Parking (CAPP) through the International Parking & Mobility Institute and a Certified Parking Professional through the National Parking Association.

Doug was responsible for managing all maintenance and enforcement responsibilities of PTS. This included new construction, reconstruction, and daily maintenance of parking lots and garages. He helped move PTS forward, changing how we think and do business. Below are a few of the contributions Doug made:

- Lead representative for design and construction of two garages.
  - ⇒ Lake Street Garage accredited with LEED Gold Certification.
- Responsible for implementation of parking guidance systems in both garages.
- Received "Best in Colorado" Quality Award, 2017 in the Commercial Parking Lot Category by the Colorado Asphalt Pavement Association.
  - ⇒ Mill and overlay of eleven lots during a busy conference and event season.
- Led PTS from parking meters to pay stations.
- Worked with many departments accommodating special event and conference parking

### STATE VEHICLES – FYI

Permits are required on department vehicles.

- When citations are received on state vehicles, departments cannot pay the citation; it is considered misuse of state funds and the department was not the driver at the time it was cited.
- Those using department vehicles should assume the same level of responsibility as with personal vehicles.
- Work zones can be difficult, please call our office to arrange parking close to the work site.
- To address citations before they escalate, please call 970-491-7041 or email [parking@colostate.edu](mailto:parking@colostate.edu).



AiM implementation has stepped up over the past few months. An AssetWorks representative has been on site regularly over the past several weeks. He is working configurations with several groups in Facilities for the Operations and Maintenance part of AiM. O&M includes work orders, warehouse parts and ordering, key inventory, and such. It is the largest part of the AiM software. See the Implementation Timeline below.

Some work has been done on the IWMS website. We have the beginning workings of a(n) FAQ and a glossary page. Please visit <https://www.fm.colostate.edu/iwms>. If you have any questions about the IWMS software or think there is an important term needed on the glossary page, please email us: [fac\\_iwms\\_communications@colostate.edu](mailto:fac_iwms_communications@colostate.edu). Feedback is welcome!

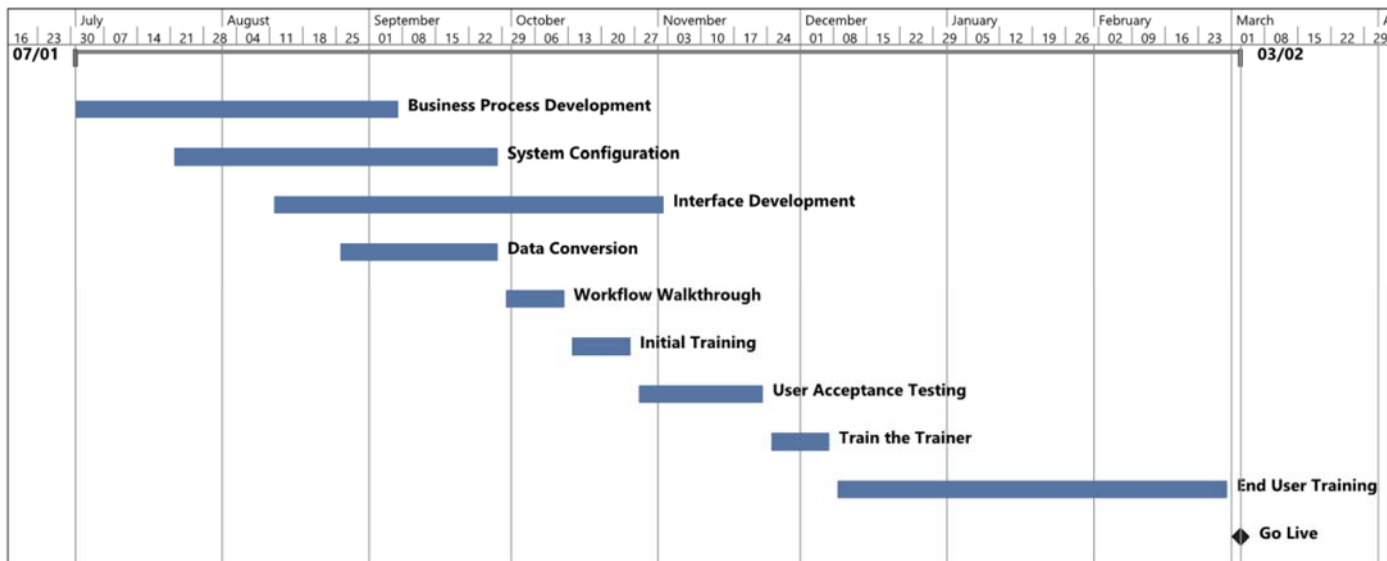


Have questions? Email:  
[Fac\\_IWMS\\_FAQ@colostate.edu](mailto:Fac_IWMS_FAQ@colostate.edu)

Use the QR code below to  
access the IWMS web at  
<https://www.fm.colostate.edu/iwms>



A couple of reminders. First, if you don't have an IWMS handout in your area, you can download a copy from the IWMS web site to print out. Next, the Go apps for AiM are only available on iOS devices, therefore the department has chosen to start moving to iOS devices. Because of this, if you are replacing device and feel you need an Android device (such as a work phone) you need to get an exception from Dallace Unger in Computer Services. Please contact [Dallace.Unger@colostate.edu](mailto:Dallace.Unger@colostate.edu) if you have any questions.



## Campus Offerings

**2019 Season Tickets:** CSU faculty and staff receive a 20% discount on 2019 Men's and Women's Basketball season tickets. For more info, call (800) 491-RAMS (7267).

**Commitment to Campus:** Learn more about the [fund through C2C](#) that provides loans to CSU employees facing financial emergencies.

## Wonder Why?

By Jeanette Nicodemus, Finance

Facilities spends around \$200,000 each year on cell phones and cellular service for phones, tablets and, laptops, so it's easy to imagine why it's important to protect this significant investment.

Is a case and protective glass really necessary? Dropping can affect device performance, but generally, the device's screen becomes compromised, impacting the intended use. The touch screen may not function, and risk of injury may occur with cracked and/or shattered screens.

According to Zagg Brands, global leader in mobile accessories, not protecting cellular devices has significant ramifications, as shown below.

- \$23.5 billion are spent each year on smartphone repair, just in the United States
- 50% of people under 35 break their phone within 12 months of purchase
- Damaged phones occur 10 times more than theft
- 64% of tablets are damaged as the result of dropping or scratching
- \$144 is the average cost on a repair or replacement of a broken device
- Under \$30 is the average cost of a protective screen

Protecting cellular devices with screens and cases protects FM property. More importantly, protecting devices keeps costs down.

## Safety Talk

By Bonnie Ham, Remodel and Construction Services

For all staff involved in any vehicle accident and if there are injuries, call 911. If there are no injuries, call CSU PD at 970-491-6425. Report the accident and ask for an officer to be dispatched. Then call your supervisor and ask for further direction. There are more steps to take within 24 hours.

CSU Parking and Transportation Services has the following information on vehicle accidents: "Anyone involved in an accident with a State or University vehicle, whether or not there are any physical damages, must report the accident to local authorities within 24 hours. In addition to the police report, a university accident report must be completed as required by the Colorado State University Police Department and Transportation Services at 970-491-0016. Insurance information is contained in the operator's manual in the blue packet inside the vehicle. Departments are responsible for the first \$1,000 in repairs to the vehicle. Employee utilizing personal vehicles for business use are not covered under the University Insurance Policy, your personal auto policy will be in force."

More information can be found at: <https://pts.colostate.edu/transportation/transportation-vehicle-insurance/>



## FM Diversity Team Updates By Jasmine Hatten, Engineering and Construction Management

The FM Diversity Team has not only continued their mission with the Principles of Community discussions and updates throughout the summer, but also met with Karin Rees to collaborate and implement an inclusive Annual Facilities Management Summer Picnic. A burger bar provided an assortment of toppings, condiments, and sides, including vegan and gluten free options for people with special requests and diet requirements. A variety of games were added this year, including disc golf, yard Jenga, and table games for various physical abilities and interests.

Many sections within the department have expressed challenges with recruiting employees from a diverse applicant pool, and this is an area that the Diversity Team is working to help with. The team has made efforts to meet with various groups within FM to see how they can add more diversity to the hiring process, such as targeting specific websites for posting job announcements.

This past summer, the FM Diversity Team and Department Leadership developed the [FM Diversity Plan](#). It outlines specific actions FM will take by the Year 2021 to carry out the goals set forth by the DUO Diversity Plan.

Many might be wondering about the results of the 2018 Campus Climate Survey that was conducted last year. The results were presented to FM management in mid-July, and all FM employees will be invited to sessions where this information will be provided in more detail—dates coming soon! In the meantime, if you would like to see the 2018 Overall Employee Climate Survey Results, please click [here](#).

Email [fac\\_diversity\\_team@mail.colostate.edu](mailto:fac_diversity_team@mail.colostate.edu) with comments, suggestions, or ideas for the FM Diversity Team or checkout the FM Diversity webpage at: <https://www.fm.colostate.edu/diversity>.

## Newsletter Committee

Check out this historic Facilities newsletter, published 31 years ago in our department:  
[\*\*Take Five, Issue #128, October 1988!\*\*](#)



Facilities *Focus* aims to communicate to employees that their work and their sections are valuable to FM and CSU, that what we do is recognized and holds meaning and impact. Learn more on our webpage: <https://www.fm.colostate.edu/facilitiesfocus>.

**We need volunteers!** Time commitment for newsletter activities is typically 1–6 hours quarterly, dependent on the responsibility's volunteers want to take on. Volunteer activities need supervisor approval and they can be recognized in performance evaluations. Email us if interested: [fac\\_news@mail.colostate.edu](mailto:fac_news@mail.colostate.edu).

Thanks to the FM Newsletter Committee and *Facilities Focus* contributors for helping create this quarterly newsletter. Thank you to Jon Lindeman for translating the newsletter into Spanish for our department. Look for the next edition in January 2020!