

Facilities Focus

Winter 2022

The quarterly newsletter of CSU Facilities Management

FM Warehouse Dennis Cyboron Helping Meet Preventative Maintenance Team Objectives

Drivebelts provide high speed power transfer from a power source, usually a motor, to other components like wheels, exhaust fans, and air handling units. There are hundreds of belts on campus which need to be replaced, on schedule, to prevent damage to electric motors. Many campus facilities require that exhaust fans and air handling units operate continuously and without fail. Replacing belts is one way to ensure operational continuity.

The Preventative Maintenance Team (PMT) is taking the drivebelt replacement maintenance schedule to the next level through a FM Warehouse collaboration effort. The PMT's goal is to ensure that drivebelt replacements take place when scheduled. To meet that goal, the PMT needs to have the correct drivebelts available for planned scheduled maintenance.

As with other components, global supply chain issues have caused delays in the delivery of drivebelts. Warehouse staff member Dennis Cyboron is driving solutions so that drivebelts are on-hand for the PMT. The effort had Dennis coordinating meetings between the PMT and the primary vendor to establish pricing, delivery, and lead times for the drivebelts. That work resulted in an OPEN/Blanket P.O. being established with Procurement with specific delivery schedules.

Internally Dennis and the PMT have collaborated on a maintenance schedule so that direct orders are placed with enough time to accommodate the replacement schedule. Dennis is working with warehouse staff member Gray Hollingsworth to set stocking levels appropriately to maintain some emergency back-up inventory.

A snag occurred when the original primary vendor was bought out by a larger distribution company. The new distribution company changed all the part information to match their process, but that meant Dennis had to change the information on each individual part on our end to match. With over 100 different belt types in stock, the data change took hours of dedication to accomplish.

Dennis has since coordinated with a secondary vendor from which to purchase emergency parts and belts as a fail-safe.

It is Dennis's dedication and wholistic approach that has made this project a massive success.



Engagement & Recognition Committee and SPARK Program

By: Joan Paulsen

This quarter the Engagement and Recognition Committee participated in the Facilities “All Hands Meeting”. Along with valuable campus information and the celebration of employee milestones, we were able to provide each of you with the gift of a Bluetooth speaker. We hope you all enjoyed your gift.

The Committee continues “In-Person” SPARK card redemptions the 1st and 3rd Wednesdays of each month in the Pitkin Conference room from 10:00-11:00 am and from 3:30-4:30 pm. We look forward to seeing each of you and providing you with the gift card of your choice. Look forward to the committee changing some of the available gift cards soon.

It's time to randomly draw for the fourth quarter SPARK award from eligible recipients who have enacted Facilities Management core values. This quarter's recipient will receive a total of \$250 (taxable) gift card(s) of their choice. Congratulations **Olivia Flores**, Quarterly SPARK award recipient for our fourth quarter drawing.

It's also time to select the Annual award winner. This recipient receives a total of \$500 (taxable) gift card(s) of their choice. Congratulations **Kevin Merz**, Annual SPARK award recipient.



Matt Murphy, Olivia Flores,
and Tom Satterly



Matt Murphy, Keven Merz,,
and Tom Satterly

The Committee would like to invite anyone who is interested in learning more about the ERC and joining us in our adventures to in-person meetings which are held the third Tuesday of each month as well as meeting virtually via Teams from 2:30-3:30 pm.

If you would like to provide feedback on the All Staff Meeting that was held in October, 20th 2022. Please email the ERC Committee at: fac_employee_appreciation@mail.colostate.edu

Supervisors – Please remember to complete the [online SPARK form](#) **BEFORE** giving the SPARK card to the employee. Thank you!

Facilities Management 2022 All Staff Meeting



2022 FM All-Staff Meeting at the LSC Center Theatre



FM Staff at the 2022 FM All-Staff Meeting



FM Staff at the 2022 FM All-Staff Meeting



Wireless Bluetooth Speaker gift for all FM Staff from the Engagement and Recognition Committee



Remodel and Construction Services – Old buildings; New accessibility

By: Kyle Presnell, RCS

It is difficult to capture what Remodel and Construction Services (RCS) does annually through a quarterly newsletter. RCS completed over 200 projects in 2022! Projects include design, project management, construction, and close out, and involve designers, architects, engineers, project managers, trades professionals, and accountants. It's truly a team effort for RCS to continue to complete this many projects each year.

Now that 2023 is in full swing, RCS has many projects on the horizon to improve accessibility on campus. Accessibility on campus is not only required by law but is a major factor in project design and construction. With buildings as old as 1880 still in use on campus, it's a never-ending challenge to keep all the buildings accessible and up to current code. A few of the upcoming, year's projects will include RCS and FM developing a strategic plan to improve the accessibility of entries into older buildings, specifically those around the oval. While every building has an accessible entry, sometimes that entry may be located at the rear of the building or require an indirect path to reach. Since the oval and buildings surrounding it are historic, great attention to detail will be given to help preserve the historic architecture during the remodels.

RCS will continue to remodel breakrooms. These needed remodels will update existing breakrooms to make them accessible, efficient, and comfortable. Finally, RCS and FM are looking into upgrading and expanding smaller restrooms for accessibility with updated floor plans, fixtures, and door operators. These remodels can be a bit more complicated than just replacing toilets and sinks. In older buildings, the restrooms are often too small, and meeting accessible clearances would require the removal of a toilet. This in turn makes the fixture count for the building below the required level for code-compliance. Investigations into existing fixture counts and which buildings have the greatest need are under way, knowing it can be like playing "whack-a-mole". Not every project is straightforward when remodeling old and existing buildings, but all involved in RCS knows the importance of maintaining the buildings both for the building's longevity and for every person using them, today and into the future.



**Congratulations to the following employees who have reached
their service milestones!**

5 Years

Bill Baker - RCS

Clayton Tucker - Heavy Equipment

Tammie Alderin - Custodial

Luis Bazan - Custodial

Derald Dunbar - Custodial

Jeffrey Ortiz - Custodial

Alfredo Alcon Jr. - Custodial

Hanna Alcon - Custodial

Jasmine Hatten - Engineering & Capital Construction

Linda Basurto - Custodial

10 Years

Ben Burkley - FM Information Technology

Susan Glass - Custodial

James Lawton - Logistics

15 Years

Duane Rhoades - Remodel & Construction Services

Pete Andrews - Custodial

Will Schwab - Fire Services Group

Roland Mulcahy - Remodel & Construction Services

30 Years

Lori Barker - Customer Service

The spruce ips beetle is an indigenous pest and has a long-documented presence in this area. This year it has become more prevalent in Fort Collins. Damage is often identifiable from the ground level. As the beetles attack the trees, clear die-back occurs from the top-down and presents as needle yellowing and drop. Beetles rarely attack healthy trees; most issues are with newly transplanted trees "or when plants are under stress."¹

Once identified, the tree's demise can be rapid if not treated quickly. This current ips beetle outbreak is unique because it is harming mature spruce trees that were otherwise considered healthy. Experts are working to understand why it is infesting mature trees. A possible cause could be the prolonged drought we have experienced along the Front Range.

On CSU's Fort Collins campuses 238 Colorado blue spruce have been treated to protect them from ips beetles during the last calendar year. The Outdoor Services team has removed 20 spruce trees this past year that were damaged by this pest prior to treatment. FM arborists will continue to collaborate with the City of Fort Collins forestry department on strategies for addressing the current ips beetle outbreak. For more City of Fort Collins ips beetle news: <https://www.fcgov.com/news/?id=8357>



Spruce tree formerly by Parmelee, removed due to ips beetle. Branches show die off damage from ips beetle.

To learn more about the symptoms, generalized life history, and management of the ips beetle, CSU Extension has put together this useful fact sheet: <https://extension.colostate.edu/docs/pubs/insect/05558.pdf>

¹ <https://extension.colostate.edu/topic-areas/insects/ips-beetles-5-558/>



“Winter” Sports, where are you?

With winter sports in full swing, we are accustomed to seeing CSU’s men’s and women’s basketball teams tearing up the hardwood at Moby, or the Swimming and Diving team making a splash in the CSU pool. One thing that seems missing on campus during the winter sports season are the “traditional” winter sports. Living with the Northern Colorado winters we are used to snow, ice, and the cold along with the outdoor activities the winter provides.

When the Lory Student Center was originally constructed in 1960, it was built with an outdoor ice rink, just north of the theater. Prior to this ice rink, students practiced figure skating and ice hockey on frozen ponds and temporary outdoor rinks. Historically CSU’s Hikers Club would travel to frozen lakes around the state to enjoy winter skating, going as far as Fort Lewis in Durango, CO. Students and staff skated on the 75’x75’ outdoor rink for two decades, until a building expansion forced the removal of the ice rink. Currently, there are no on-campus ice rinks but that has not stopped the CSU Figure Skating team from competing at a national level. They currently compete in the United States Figure Skating Association (USFSA) during the winter months. Additionally, ice hockey has had a long history on campus with teams dating back to at least 1929. CSU’s men’s and women’s hockey team currently play at Fort Collins’ EPIC under the American Collegiate Hockey Association (ACHA). Lastly is the Nordic Ski Team which “provides an opportunity for CSU students to Nordic (Cross Country) ski race competitively at the collegiate level through USCSA. We are a co-ed team and inclusive to all skiing levels and abilities. Athletes have the potential to qualify for and attend the USCSA national championships held in the spring!” according to their website. While we might not see another outdoor ice rink on campus, CSU continues its traditions in the winter sports across the state and country.



CSU Ice-hockey Team - 1929



LSC Ice Rink - 1963

Every winter, Facilities Management spends a lot of time removing snow from campus walkways and roads. It's a good time to start thinking about how to take care of yourself this winter! Here are some tips for shoveling, plowing, and working in winter conditions.



Shoveling

- Your dominant or “best” hand should be at the top of the shovel, with your other hand on the handle that leads toward the shovel blade
- Instead of tossing snow over your shoulder, lift the shovel in front of you and walk straight to deposit snow to the side of the path
- It is easier to push the snow than to lift it
- Try to keep your back straight and in line with your neck and head
- Use proper PPE and clothing. Layered clothing, gloves, work boots, and head coverings are important to prevent injury due to cold temperatures or slipping

Plowing

- Inspect your vehicle and snowplow attachment before every use
- Your pre-use inspection needs to include the brakes, lights, windshield wipers, plow bolts, and even your vehicle defroster
- Check for cracks in the paint on a plow's welds
- Know your route and plan ahead

Winter Weather and Cold Stress

- Hypothermia is when the body temperature drops to less than 95 degrees Fahrenheit
 - * Shivering, loss of coordination, and slurred speech can be indicators of hypothermia
 - * Retreat to a warm, dry area, and remove wet clothing. Wrap up in dry clothing and blankets, and seek necessary medical attention
- Frostbite is when the body's tissue freezes
 - * Numbness, red skin with patches of gray or light coloring, sometimes with blisters
 - * DO NOT rub or rewarm an area suspected to have frostbite, seek medical attention immediately
- These conditions can occur even in temperatures above 40 degrees. It's important to try to stay dry, warm up, and pay attention to your coworkers!

A full training can't be done in this space, but I wanted to share some quick tips to keep you focused on having a healthy and safe winter season on campus!

Renewing a fleet is an ongoing process. Facilities Management has many vehicles that have reached 100,000+ miles or have been with the fleet for over 20 years. FM operates 356 assets within our fleet, which includes trucks, cars, and SUVs, as well as equipment like Bob Cats, golf carts, and trailers. The oldest truck recently decommissioned from the FM fleet is a 1953 Chevy C3500.

In the last year, Transportation Services ordered ten cargo vans for the Trades group within FM Operations. These are anticipated to arrive in the first half of 2023. FM also invested in an upgraded bucket truck for the electric shop, which will take approximately three years to build. This truck is special because it can run off electricity when people are up in the bucket (not having to let the motor idle), so it is much more sustainable for the environment. Subject to supply chain shortages, it should finally arrive in 2025!

The effort of intentionally investing in new equipment for the FM fleet began at the end of 2019. Then everything got put on hold because of COVID. The process is just starting up again, but due to supply chain issues and manufacturers not accepting orders, progress is slow and wait times are long. Each order that gets placed is a win for a more efficient and environmentally conscious fleet.

These vehicles have consistently served FM employees' trades; have traveled through expansive physical changes, historic moments, and generation changes on CSU's campuses; have ritually carried multiple employees, tools, and stories. If we stop and think about it, there is an element of nostalgia and gratitude in that, in the history they have held for us crossing the decades of FM work at CSU.



Oldest truck recently decommissioned from FM fleet: a 1953 Chevy C3500, parked in motorpool parking lot

Renewing the FM Fleet - One Old Truck, Many Places

By: Raymon Guzman



The JEDI Team hosted a “lunch and learn” November 7 in honor of Veterans’ Day. The intent was to talk with Facilities staff who are veterans, hear their experiences of serving, and learn how those lived experiences currently shape and impact their work in Facilities. The panelists were:

Richard Adzowski (*Building Services*) – Navy
James Gilbert (*Remodel and Construction Services*) – Navy
Josh Long (*Building Services Repair Shop*) – Marines
Mike Shortall (*Campus Planning*) - Army

The panelists talked about their military experiences, including why they decided to join the military. They fielded questions from 16 participants, which also included other veterans who shared some of their own military experiences. Feedback from the participants was overwhelmingly positive, with many hoping this could occur annually. Some noted this was a great opportunity to learn more about an experience that was unfamiliar to them.



The JEDI Team has started an FM book library and the first book is *Uncommon Ground: Citizenship in an Age of Endless, Invisible War*. FM has 2 hardback copies; these can be checked out through James Gilbert in the RCS office, 2nd floor GSB. FM also has 1 e-book; scan this QR code to check it out. Morgan Library and Poudre Library also have copies available.

“[V]eterans need an audience that is both receptive and critical... You don’t honor someone by telling them, ‘I can never imagine what you’ve been through.’ Instead, listen to their story and try to imagine being in it, no matter how hard or uncomfortable that feels.” – *Uncommon Ground*

Thank you to the FM Newsletter Committee and all of the *Facilities Focus* contributors for helping create this quarterly newsletter!