



# KU FOGHORN

The University of Kansas Facilities Services Newsletter

First Quarter 2015



## Upcoming Events:

- **Supply Swap** Kansas Union  
– English Room on April 16 from 12-2 p.m.
- **EAC Meeting**  
May 5, at 8 a.m. at the Burge Union, Courtside Room. Primary or alternate representatives are to attend.
- **Basic Computer Classes**  
April 16 is Basic Computer, April 30 is Outlook, May 14 is Word & Excel. All sessions are at 8:30 a.m. in the Budig Small PC Lab

## Reminders:

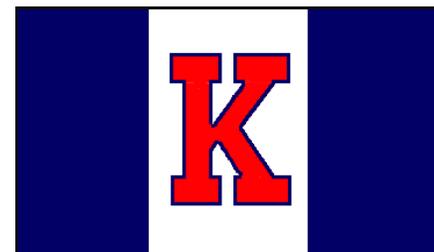
- If you have not ordered shirts you are allowed 5 shirts per year from your last order date. Please see Amber Wood for shirt orders. Shirts can no longer be exchanged for any reason.
- Do you have your KU ID badge displayed prominently? Employees should be wearing a KU FS shirt or a KU ID badge when doing work in a building. If you need an ID badge cover, clip or lanyard, please see your supervisors. Supervisors can receive these from Amber Wood.

## From the Director



Wow, the first quarter of the year is gone and Spring Fever is in the air. The temperatures are getting warmer, the tulips have broken ground and the grass is turning green. I want to thank all of you for helping us control costs as we get through this fiscal year. The state keeps throwing surprises at us and you have been great in helping us keep costs to a minimum. I also want to assure you that funding to maintain our systems and buildings—including the maintenance and cleaning has always been available and is a significant matter to the university. Keep up the good work in maintaining our facilities! There are many good things happening in Facilities Services, our Safety Manager Steve Levenson has started a safety committee for our night staff and he is coming out to meet with our night staff to help with any concerns they may have. Our Employee Advisory Committee, Employee of the Month program is as strong as ever. Please keep your nominations coming in. Also, please keep your comments coming into our suggestion boxes so that we can continue to make changes and make Facilities Services a place you enjoy coming to work every day. If you have an idea and want to bring it up personally let your supervisor know or stop by the office for a visit. We are off to a great start this year, so keep up the good work. Thanks for everything you do. I appreciate each and every one of you. My door is always open, stop by and say hello. Enjoy the Spring weather.

ThanKU, Vince Avila



## Preventative Maintenance

### Purpose

The purpose of an effective preventative maintenance plan is to achieve the following five key goals:

**1. Preserve investments in university buildings.** Preventive maintenance can extend the life of building components, thus sustaining buildings' value and the significant tax dollars they represent.

**2. Help buildings function as they were intended and operate at peak efficiency, including minimizing energy consumption.** Because preventive maintenance keeps equipment functioning as designed, it reduces inefficiencies in operations and energy usage.

**3. Prevent failures of building systems that would interrupt occupants' activities and the delivery of public services.** Buildings that operate trouble-free allow public employees to

do their jobs and serve the public. Because preventive maintenance includes regular inspections and replacement of equipment crucial to operating a building, maintenance staff reduce the problems that might otherwise lead to a breakdown in operations.

**4. Sustain a safe and healthful environment by keeping buildings and their components in good repair and structurally sound.** Protecting the physical integrity of building components through preventive maintenance preserves a safe environment for employees and the public.

**5. Provide maintenance in ways that are cost-effective.** Preventive maintenance can prevent minor problems from escalating into major system and equipment failures that result in costly repairs. In avoiding costs of major repairs, preventive maintenance creates efficiencies. Increasing preventive maintenance can reduce time spent reacting to crises, which is a more cost-effective way to operate buildings.

# Safety: Message from Charlie

Here is an important message from Charlie Morecraft:

## \*Tips To Stay Safe At Work\*

Workplace injuries are preventable. Here are a few tips to help you stay safe at work.

If you are asked to do a task that you think is unsafe – you have the right to say NO and refuse to do the work.

1. Get some training and learn how to identify hazards, manage risks and do the job safely before you start.
2. Ask your supervisor to watch and check that you are doing the job the right way.
3. Speak up and let supervisors know if you think a task is too dangerous or difficult for you.
4. Ask questions and check with supervisors and co-workers when you aren't sure or can't remember how to do a job safely.
5. Learn what to do and where to get help in an emergency.
6. Always follow the safety rules and procedures.

7. Always wear any personal protective equipment provided by your employer.
  8. Report all injuries (minor or major), WHS incidents and near misses.
  9. Look out for and report hazards.
  10. Keep an eye on your co-workers, especially if they are new to the workplace and don't know all the WHS issues.
  11. Try to get a good night's rest before heading into work. Feeling tired can lead to dangerous mistakes.
  12. If you have a safety concern, talk with more experienced workers such as supervisors, co-workers or your family to get some advice.
- We hope these tips can help you and other workers to proceed with job tasks safely! Share these tips with your coworkers and spread safety awareness to everyone!



**If you could kick the person in the pants responsible for most of your trouble, you wouldn't sit for a month.**

**-Theodore Roosevelt**

## Energy Goes a Long Way

The Energy Office has been very busy organizing data and coming up with energy savings potentials. Below is a list of projects and news about what we have been up to.

### LED Lighting

**The Energy Office has been working very closely with the Storeroom, Sustainability and Stanion to build a program of replacing halogen and compact fluorescent lamps (CFL) with LED. There are currently 21 types of lamps were this makes good fiscal sense. The longer lamp life and energy savings typically covers the additional cost of the lamps in under three years. The program is setup to have the Storeroom stock the new lamps in lieu of the old. As lamps burn out they will be cross referenced by the Store-room and replaced with one of the new LED that the Store-room has in stock. The estimated additional cost of LED lamps is \$200,000 over four years with estimated saving of \$435,000 over that four year period. The Sustainability Office has graciously agreed to lend Facilities**

**Service \$25,000 to help with cash flow at the start of the project (before any savings are achieved).**

### Natural Gas Purchasing

Natural gas prices have dropped significantly in the last 3 months. It is starting to make sense to look at a long term (3 year) contract to lock up to 50% of our natural gas in to a fixed price. For every \$0.05 that this price is under the fluctuating monthly prices, FS will save around \$25,000.

### Thermostat Set Points

We have found a number of buildings where the heating and cooling system of the building are fighting each other and wasting energy. The problem arises when heating starts up and brings the space temperature up a few degrees above set point. When this occurs the cooling for the room starts and works to bring the temperature of the room down. The result is we are heating and cooling at the same time, wasting energy. To fix this we have started changing thermostats so that heating starts when temperatures are below 69°F and cooling

is only allowed when temperatures are above 76°F. Areas where this has been done do better with comfort and savings are starting to be achieved. JRP has been a facility where this and other conservation measures are being tried and savings for FY2015 are over \$6,000 at this time.

### KU Energy Hogs

This project is focused on looking at KU buildings that are among the top 15% of energy users on a Btu/sqft basis. The buildings that have been identified are: MRB, Dole Institute, SBC, Higuchi Building, Simons Biosciences, Kurata, Nichols Hall, M2SCC, Student Recreation, Child Care Facility, Anderson Strength, Spencer Art, Haworth Hall, Anderson Football, Youngberg Hall, Moore Hall, Lied Center, Blake Hall, Spooner Hall, Eaton Hall, Allen Fieldhouse, Carruth O'Leary, Budig/Hoch, Horejsi, Watkins, Public Safety, Mallott Hall

The goal of this project will be to do a close review of these buildings to see look for opportunities to bring energy use down.

### Westar Solar Project

Cromwell Solar performed a shade analysis last week and they're waiting on their engineer's wind analysis. Then they'll submit plans for KU and State of Kansas

approval. The project is on schedule for installation of the railings and solar array this Spring and completion in the Summer.

### Energy Metering

Electric Metering project has been completed.

### Energy Dashboard

Training was provided by Schneider Electric on the Power Monitoring Expert system. Setting up a dashboard with the system was included in the training. The Energy Office will be working on this as time permits (time has not been permitting).

### Occupancy Sensors

Looking at areas where lights are being left on to determine savings potential and cost.

### Energy Technician

Stephen Seifert resigned as the Energy Technician in January. The position was reopened as an internal hire position and Josh Wheeler was selected to fill the position. Josh will start on March 29<sup>th</sup>.



# Center for Sustainability



The KU Center for Sustainability, along with several campus co-sponsors, has partnered with Common Harvest CSA to launch **Crops to Campus**, a program to bring a local produce subscription service to campus this growing season. Faculty, staff and students can sign up for Crops to Campus online at <https://wellness.ku.edu/csa>.

CSAs, or community-supported agriculture programs, provide weekly produce deliveries for individuals and families who in turn support the farms growing the produce through the purchase of a share, or subscription. The Common Harvest CSA program is made up of four certified organic farms from within Douglas County: Moon on the Meadow, Buller Family Farm, The Red Tractor Farm and Juniper Hill Farms. Crops to Campus shares will include 7-8 items, including vegetables,

fruits and sometimes eggs, for a subscription price of \$18 per week. The 2015 subscription season will run from the third week of May until the last week of October. Partial shares will also be available containing 4-5 items for \$13 a week. "Back to School" shares will also be offered for faculty or students who will leave Lawrence for the summer. These subscriptions will be offered during September and October 2015.

The farmers from Crops to Campus will be on-hand during the Faculty & Staff Wellness Fair on April 8<sup>th</sup> from 11:30AM to 1:30PM in the Union Ballroom for those who want an opportunity to learn about the participating Common Harvest CSA farms and sign up in person for one of two campus pickup locations.

Subscribers will have the choice of picking up their share in the stadium parking lot north of campus between 4-6 p.m. Tuesdays or near Lot 90 south of campus between 4-6 p.m. Fridays. In order to ensure their choice of site, subscribers are encouraged to sign up by April 1st.

Crops to Campus is a collaboration among the KU Faculty/Staff Wellness Committee, Watkins Health Services, KU Athletics, KU Dining Services, KU Endowment, Recreation Services and the KU Center for Sustainability, in partnership with Common Harvest CSA.

For more information about Crops to Campus, please visit [www.wellness.ku.edu/csa](http://www.wellness.ku.edu/csa) contact the Center for Sustainability at [sustainability@ku.edu](mailto:sustainability@ku.edu) or 785-864-5398.

## A Little History

The idea for a public university in the Kansas Territory was first publicly raised by Territorial Governor Andrew Reeder on July 3, 1855. The session responded by establishing a system of common schools for the territory, and also approved a charter for a "University of the Territory of Kansas," proposed to be located in Douglas, Kansas (near present-day LeCompton). However, this proposed university never came to be. Both Free-Staters and their opposition continued to fight fiercely for the right to control the university. At the same time, a number of settlements across Kansas Territory were also proposing the creation of private colleges.

Lawrence residents had originally proposed opening a private Free-State college in the town when it was first settled, in the summer of 1854. That fall, one of the agents of the New England Emigrant Aid Company, Charles Robinson, told treasurer Amos Adams Lawrence that the citizens of Lawrence would begin a college as soon as possible, to be located atop Hogback Ridge (later known as Mount Oread). By 1856, no private college for Lawrence was yet established, but town residents were still hoping to do so – and now also began to hope that it could later be converted into the state's university. On Christmas Day of 1856, a group of prominent Lawrence citizens adopted a resolution from a business committee stating that the time had come to establish a college in Lawrence. Fifteen trustees were appointed to govern the institution and immediately appointed a committee to petition congress for land. It was estimated that \$100,000 would be necessary to get the college started properly, and that nearly all of this money would have to be raised outside of the Kansas Territory. The territorial legislature chartered a private "University of Lawrence" in January 1859, but in the end, the settlers were never able to create a private college in Lawrence.

In 1859, provisions were written for a state university into the Wyandotte Constitution, under which Kansas became a state in 1861. The first Kansas state legislature, meeting in 1861, passed a bill that would establish the state university in Manhattan, Kansas, using the assets of the existing Blue Mont Central College. But the bill was vetoed by Governor Charles Robinson of Lawrence, and an attempt to override the veto in the Legislature failed by two votes. In 1862, another bill to make Manhattan the site of the state university failed by one vote. Finally, on February 16, 1863, the state accepted Manhattan's offer to donate the Blue Mont College building and grounds and established the state's land-grant college at the site – the institution that would become Kansas State University. However, the legislature distinguished Manhattan's land-grant institution from the "state university," and on February 20, 1863, Kansas Governor Thomas Carney signed into law a bill creating the state university in Lawrence. The law was conditioned upon a gift from Lawrence of a \$15,000 endowment fund and a site for the university, in or near the town, of not less than forty acres (160,000 m<sup>2</sup>) of land. If Lawrence failed to meet these conditions, Emporia instead of Lawrence would get the university.

The site selected for the university was a hill known as Mount Oread or Hogback Ridge, which was owned by former Kansas Governor Charles L. Robinson. Robinson and his wife Sara traded the 40-acre (160,000 m<sup>2</sup>) site to the State of Kansas in exchange for land elsewhere. The philanthropist Amos Adams Lawrence donated \$10,000 of the necessary endowment fund, and the citizens of Lawrence raised the remaining cash by issuing notes backed by Governor Carney. On November 2, 1863, Governor Carney announced that Lawrence had met the conditions to get the state university, and on March 1, 1864, the University of Kansas was formally chartered.

The school's Board of Regents held its first meeting in March 1865, which is the event that KU dates its founding from. Work on the first college building (Old North College) began later that year. On July 19, 1866, the Board of Regents elected KU's first three faculty members.

The University of Kansas officially opened on September 12, 1866, with 26 girls and 29 boys registered in the preparatory school. The school began teaching college-level classes in 1869, and the first class (of four students) graduated from the university in 1873. It was one of the earliest public institutions of higher learning to admit women and men equally in the United States. Although Kansas State is the oldest public institution of higher learning in the state, when the legislature established the land-grant college in Manhattan in 1863, it distinguished it from the "state university" required in the Constitution, so it may be inaccurate to call Kansas State the oldest "university" in the state.

### "Rock Chalk Jayhawk"

In May 1886, professor Edgar Henry Summerfield Bailey first proposed the cheer that would evolve into the "Rock Chalk Jayhawk, K.U." chant. Initially created for the KU science club, Bailey's version was "Rah, Rah, Jayhawk, KU" repeated three times. The rahs were later replaced by "Rock Chalk," a transposition of chalk rock, the name for the limestone outcropping found on Mount Oread, site of the Lawrence campus. Over time, the chant became known worldwide. Former U.S. president Theodore Roosevelt declared it the "greatest college chant he'd ever heard." Additionally, in 1920, the King of Belgium asked for a typical American college chant at the Olympic Games. After discussion, the athletes at the Games agreed on the Rock Chalk chant.

**There are no strangers here;  
Only friends you haven't yet  
met.**

**-William Butler Yeats**



# Praise for Facilities Services

## Zone 2:

I hope you are all having a great day! I wanted to say a special THANK YOU to the FS team for taking such great care of the walkways up here on daisy hill yesterday. I arrive early most of the time, and it was slick on the drive in so I wasn't sure what to expect, in particular with the construction. When I walked into Lewis hall, the entire walkways were cleared and salted. Very Impressive! I know those FS workers had to get here super early and it was cold, so thank you again. It is easy to just walk right on and not remember that someone else made that walk safe and easy for you. I have the unique experience to have been part of every family; Housing, Facilities and now Res Life, which gives me a special perspective on things. I just wanted to say thank you so much, we appreciate all the hard work you do!!!!

Sandra Lollis, Administrative Assistant, Lewis/Templin

## Zone 1:

The condenser motor was expeditiously and professionally installed this afternoon. Doug Fraser and Chris Mannell just stopped by a few minutes ago to let me know that the work has been completed.

We appreciate Doug and Chris hustling to get it installed as soon as the part came in. We appreciate Zone 1 personnel!

Paula Conlin – Nichols Hall

## Zone 5:

Thanks for sending Jeremy out to help us on the podiums, he did a very nice job. Please let him know I really appreciate his help.

Thanks,

Laura Sellers, Facilities Services

## Zone 2:

We have a gentleman, Steve, who is always so prompt, kind and respectful, efficient, hardworking, etc. We all here in Nunemaker wanted you to know how much we like and appreciate the great service he provides for us!

Web form comments

## Zone 3:

I just wanted to thank the zone 3 crew for keeping an eye out for custodial equipment in areas where it does not belong. We had a flood at Art & Design on Monday morning and while we were in the 3<sup>rd</sup> floor mechanical den Randy, (I think), told me about a vacuum that was way back behind the air handling unit. It was in a place we would never have looked. This vacuum was reported missing on 10-6-2009. A police report had been made # (UO9-22612). I have contacted the Public Safety office and they are going to close out the report. Let your folks know this is appreciated because there may be other equipment where it does not belong and is missing.

Ed Kiernan

## Zone 5:

I'm forwarding your praise to Tim and Andrew, the video guys up top; also to our always reliable campus facilities contacts.

Frank Barthell

## Surplus:

Thank you so much for adjusting my request at the last minute. You guys are the best! I'm not sure who to thank over in Surplus so please feel free to send my appreciation to them as well.

Nicole Krambeer

## Zone 1:

Thanks a lot for having SBC looking real good for the video shoot this morning. I could tell when I walked in this morning the lobby floor looked real clean. Both conference rooms were presented real nice and ready for the Chancellor's annual video shoot. Again, thanks to you and housekeeping. Best regards,

Carla Ramirez

## Zone 3:

"BUDIG ROOM 135

I JUST WANT TO THANK WHOEVER IS DOING THE CUSTODIAL WORK FOR 1ST FLOOR BUDIG HALL. IN YEARS PAST, SOMETIMES WE HAVE GONE FOR DAYS WITHOUT PAPER TOWELS IN THE WOMEN'S RESTROOMS, OR SOAP IN THE DISPENSERS, BUT THIS YEAR, ALL THE SUPPLIES ARE KEPT UP. OUR OFFICE AREA LOOKS GREAT, TOO. I'M SURE IT'S A TON OF WORK TO TAKE CARE OF SUCH A BIG BUILDING - SO THANK YOU!

Judith Eddy

## Zone 5:

Jeff Jones and his staff, Chris Mills and John Bermudez went to much extra effort to help find some lost jewelry for one of our employees in the CAO SSC in Carruth. This extra effort is much appreciated by all of us as well as your great every day service. I knew we could count on you all for help. Becky and her staff ROCK!

Teresa Krambeer

## Zone 2:

Thanks once again to a wonderful job cleaning the building after the flooding here this weekend/week. They did a great job and didn't complain one bit about the smell! I greatly appreciate the wonderful work they do. The building looks terrific as always.

Julie Popiel, Administrative Associate - Ellsworth Hall

## Zone 5:

(William Bagwell) is the best! Thanks for taking care of our problem!

Nicole Krambeer

## Zone 4:

This has been handled excellently. Thanks for the great communication on this.

Katie Sadler

## Special Services:

Thank U to the gentleman who worked on the lock. It is working well and wanted to let you know of my appreciation for his fine work.

Mary Lou Strong, Human Resources

## Work Management:

I really appreciate your help with this. Please pass on my thanks to all the dispatchers in your office. You're always so easy to work with and do a great job.

Kelsy Hamilton

## Zone 4:

I'm a faculty member in Wescoe, and last night about 9 pm, a colleague told me that there was a package outside my office door, a gift from a former student with my name on it (why he didn't take it into the English department office, I do not know). I mildly worried that perhaps it might not be there in the morning, since there's often traffic through Wescoe, and one never knows. This morning, I found that one of the custodians had placed it inside my office during the course of his/her regular duties. I'm truly grateful to the staff member who did this, and I wanted to let you know about this person's thoughtful and gracious gesture. It's appreciated. If there's any way to place accolades in someone's file for going above and beyond the normal expectations of the job, I hope that can be done.

Misty Schieberle

## Zone 2:

I am writing to you both to share my experience when a specific maintenance worker would perform his duty on behalf of our request. His name is Wade. Wade has performed his duty with exceptional craftsmanship and with a great attitude. I felt compelled to share this because we have recently vacated our apartment last week. We occupied our Stouffer apartment since August 2012. Over the course of living there, Wade has made us feel welcomed and always had a nice word to share. My wife and I feel that Wade has a great personality and superb work ethic and deserves to be acknowledged. Often times residents take for granted the effort involved to maintain the living conditions of the Stouffer apartments. He has shown the value he places on craftsmanship through his ability to complete all tasks that required attention in our apartment. As a former Navy construction electrician and journeyman electrician with combined horizontal and vertical construction experience of 18 years, I recognized quality workmanship that Wade has demonstrated. I appreciate your time in viewing this email.

Ruben Medina

## Zone 5:

I have worked at the front desk at Kansas Public Radio in the Baehr Audio-Reader building for seven years. I think we have had the same housekeeping employee this entire time and we are always happy with her cleaning services. I have met her on a few occasions and she seems very nice. If it was she who left this note, I am not really surprised. She is dependable and conscientious and seems very nice.

But to whoever it was, I would like to say thank you for being observant enough to notice the broken phone charger and kind enough to replace it. I feel this is above and beyond expectations because it was my error in leaving the charger in a place that was vulnerable to being vacuumed. This employee took responsibility for something that was carelessness on my part and I feel this is above and beyond what should be expected and is truly appreciated.

I would like to send out a big KUDOS to the housekeeping employee who was so kind. And, just for the record, yes, it works perfectly.

Thanks also to the entire staff in the Facilities Services department. We always receive great service from your department here at KPR. FS is an extremely vital, yet underappreciated department, in my humble opinion, so I am taking the time now to let you ALL know you are appreciated. The University could not run as smoothly, if at all, without you.

Wendy Huggins, Kansas Public Radio



**EAC Employee of the Month January:  
Alexis Avila**

Alex is a custodian on third shift in zone 4. Alex and Vince are not related though the question does get asked. Alex speaks fluent Spanish and often helps his Spanish only speaking coworkers with translations in not only safety classes but on a regular basis. Alex works well with everyone he is around and always goes above and beyond. Alex was nominated by Steve Levenson & Tommy Wood.



**EAC Employee of the Month March:  
Steve Gottsetein**

Steve is an HVAC technician in Zone 2. Steve is highly dependable and reliable person whose hard work keeps everyone warm in the winter and cool in the summer. Steve never leaves a problem for someone else to deal with. Steve is a busy guy, he completes work orders at super hero like speed. He is always polite and wishes everyone a good morning or a friendly hello. His easy going nature makes him a joy to be around and delightful employee. Steve was nominated by Jessica Brown.



**EAC Employee of the Month February:  
Robert Lemons**

Robert is a custodian in Zone 3. Robert cleans three buildings every night and always does a professional and stellar job. He never leaves anything unfinished and has a positive attitude. If a job is difficult, Robert is the first to brainstorm a series of ideas to remedy the situation. He gets along well with everyone he works with and his great attitude is admired. Robert was nominated by Leslie Payne.

**Praise for Facilities Services Continued...**

**Zone 5:**

Our floor looks FANTASTIC! Thank you to the housekeepers and anybody else that assisted. We usually leave the lights on low to save energy but today we have them on full force so everyone can appreciate how glossy the floor is. We know it took a lot of hard work to strip it and then wax and buff it to this shine. Thanks to everyone!

*Cindy Sexton, Administrative Associate*

**Zone 3:**

I would like to thank you for using your limited resources to paint the walls and to re-tile the ceiling. That room has never looked that good, even after the 1981 renovation. Kevin, Bill, KB, David, and Staryl did an outstanding job! Again, I really appreciate all the time and effort by every one and by you facilitating the job.

*Bill Johnson*

**Special Services:**

We had some items moved from the basement level of the Pharmacy School to the penthouse this week. I want to let you know your crew did a fabulous job! They followed our request to the letter and went beyond our expectations by sweeping and cleaning up the area downstairs. It really looks amazing and we so appreciate it! Thanks to your group also for being so easy to work with!

*Diane Massey, Assistant to Dean Audus*

**Steam Shop:**

Vern (Haid) sent out Brad and Holden. They did an awesome job, fast and efficient. They both were great to work with. I did put in a work order but I appreciate the urgency in which you (Tommy Wood), Vern, Brad, and Holden handled this issue so I could continue to get the pool back up and running. I am not certain of Vern's last name to thank him in writing but he called me during lunch and I took the opportunity to let him know how much I appreciated Brad and Holden's work. Gary Vancil



**There is nothing permanent  
except change.**

**-Heraclitus**