

Facilities Management News July 2019



July 4—Independence Day, Holiday

July 5—JMU Closed

July 21—Summer arrives!



Inside this issue— Have you ever said, “When you’re hot, you’re HOT!” Absolutely boiling! “When you’re not, you’re not, you’re cold, in fact, freezing!”

Over 23,000 people feel comfy in JMU buildings most of the time, year round. But at any point in time, maybe, only maybe, 140-150 people a month don’t. Do you know what FM’s HVAC team has to do about that? Well...they’ll make it just right for you!

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From the Associate Director

It’s been my pleasure to step in for the past few months as your interim Acting Director. As our new Executive Director, Richard Fletcher, assumes his role as our leader, I am looking forward to returning to the focus, regular schedule, and the routine tasks of my permanent position as your Associate Director. Together we have accomplished much and kept the JMU campus functioning like the well-oiled machine that you have made it to be. So, please accept my thanks for the many ways you’ve given me support. Now, just keep doing all the good things you’ve been doing for me for Richard Fletcher! And then, last, have a great July 4th!

Rodney Lam



Save the date—August 8!

Practice up on your corn hole game! Do a few extra sit ups and crunches in your workout to drop a pound or two. You’ll soon be enjoying a picnic lunch buffet with loads of country favorites and sweet treats. The FM Annual Summer Picnic is coming next month on Thursday, August 8. Stay tuned for an email with full details from FM HR, and watch bulletin boards in USB and Annex and the FM Facebook timeline for complete details to post soon.

Alternative Summer Schedule means shorts season and extra attention to safety on the job!



JMU’s Safety Training Coordinator, Hope Thompson, has invited FM staff to go online for required workplace safety training. It’s easy to get to the log in portal with a click of this link at <https://jmu.inclassnow.com> where FM staff can log in with their JMU ID and password. Once in the training site, “InClassNow,” select training for June, if you haven’t already completed “Bloodborne Pathogens. Or for July click “Heat Stress in the Workplace,” training that should be completed in July. Computers are available in USB and Annex breakrooms for use for staff training. See your supervisor if you need help, or contact Hope by email for training assistance at thompsheh@jmu.edu Learn at your own pace using these easy to understand, interactive online workplace safety training modules.

Caught in the act awards recently have been given to Victor McManaway for great work with dig permits; Leslie Patrick for doing extra work during exam week; to Yolanda Morris for volunteering to cover a night shift during exam week; and to Matilda Honeycutt for giving a garden workshop during Employee Appreciation Day. Also awarded, Judy Blosser, Albert Buracker, Larry Huntley for working an NCAA Baseball Tournament over a holiday weekend that lasted two days instead of one! And Angie Marston, Susan Armentrout, Ronnie Morris, Dennis Velasquez won for transitioning Burruss from night shift to day-and-night shift with positive customer comments. Your hard work and dedication is noticed and appreciated! JOB WELL DONE!



Some of the HVAC team got together for a photo. From left to right, top to bottom row: Tyler Williams, Brandon Martin, Chris Keagy, Rick Dove, Bill Bauer, Paul Goins, Ryan Price, Tom Diehl, Craig Ganoë, Derek Knott, David Curry, Peter Poage, Dan Adkins, Danny Mitchell



HVAC Makes It Just Right! *Continued from first page...*

Amazingly, right now as you read this newsletter, about 175 buildings enclosing nearly seven and a half million square feet of floor space (cube that for airspace—over 29 million indoor cubic feet) are managed by an HVAC team of just 20 technicians! In east and west campus teams, HVAC provides preventative upkeep and maintenance as well as emergency repairs. Their work keeps JMU's community comfortable in every building *and in each zone and air space within those buildings* ranging from classrooms, conference and dining rooms, labs, offices, residences, gyms, and theaters, to workshops, garages, warehouses and more, each with unique demands! With a new mission focused on preventative maintenance that was formed after pooled team input, the HVAC shop today combines the yesteryear responsibilities (from a merger about 10 years ago) of the Air Conditioning (AC) shop and part of the old Scheduled Maintenance shop.

This change in approach led to fewer customer work requests and less downtime. Many problems are detected and repaired before they ever cause an issue for campus customers. The HVAC shop has also been able to focus now on the support needs of the university as

it grows and changes. "We have equipment that is 45 years old to the latest cutting edge technology equipment. We have to be able to work on it all," says supervisor Chris Keagy. From working with routine maintenance, refrigerant systems, electricity, and plumbing, to managing water chemistry in cooling towers and closed water systems, the HVAC team has the experience and dedication to get things done! "Customers get to enjoy indoor comfort year-round on campus as a result!" reports Ken Fox, HVAC Manager.

Planning in spring for summer work, or planning in fall for winter work, can force plan changes when Mother Nature throws high temps, high humidity, nor'easters, snowstorms, ice and rain HVAC's way... *all factors the HVAC team cannot control*. While many of JMU's staff enjoy snow closure leave, HVAC is on duty during snowstorms and freezing temperatures and also throughout JMU's long winter closing. The staff has also worked overnight to make sure the heat stays on and nothing freezes in those events. Not only is due diligence given indoors but HVAC staff have shoveled through snow and drifts, where Landscape does not go, to make paths to get to equipment on rooftops! During heavy snowstorms, even indoor air handlers get packed with snow! Air handlers draw in air to ventilate the building and snow hitchhikes in with the air and clogs air handlers! Dan Adkins says, "The HVAC team is all about ownership... they really own the work they do! "It doesn't matter what the weather conditions are or the time of day or season, equipment can break at any time, 24/7, and the HVAC shop rises to the occasion. All of this work doesn't get done by itself. The HVAC team partners with the Building Automation and Oil Burner shops.

Along with the demands of routine work, there are additional tasks to be performed. While students are away from campus, JMU is a flurry of activity: HVAC is no different. From servicing every air conditioning unit in dorms, construction and renovation projects, working with contractors to give them special services, to unexpected needs for a temporary space, the HVAC crew faces challenges and deadlines with humor and with team spirit.

Like doctors who apply their anatomy knowledge and skills to make a diagnosis, when a customer complains an office is too hot or cold, only giving HVAC general information, technicians know what can go wrong in places most of us have never seen... the inner anatomy of an HVAC system. And like a good doctor, HVAC knows how to make it just right!

Listen... Learn... then Lead!

July 9—Better Ideas Through Brainstorming

Generate new ideas for challenging problems learning the elements to brainstorming success.

July 23—Think Differently to Innovate

Take what already is and make it different and better. Create to make something that never before existed. Learn the innovative secrets of Steve Jobs

There's more! Go here for leadership training:

<http://www.jmu.edu/talentdevelopment/index.shtml>