



Division of Facilities



Newsletter



Reflections & The Future

By Tim Brunner, Associate Director Power Plant & Utilities

Greetings from the K-State Power Plant! We've had a year full of positive change, and I want to share some of our accomplishments and successes.

I need to start by thanking my crew for their dedication and hard work. Their team-centered mindset enabled us to achieve several goals, and set a path of continuous improvement for our Campus utility infrastructure and systems. **Chris, Roger, Mike, Larry, Velder, George, Cliff, Justin, Joe, Garrett, Christian, Steve, and Tanner:** *"Thank-you for all you do to make us successful!"*

There are several steps in the process of creating and distributing steam to Campus. Ideally, once steam has been used in a space on Campus, it returns to a liquid state and is pumped back the plant, where it is re-heated and converted back into steam. Any breakdown in this process can be expensive. To help increase system reliability and efficiency, we initiated a Preventive Maintenance Program, where we



maintain condensate pumps, test steam traps, identify leaks, check expansion joints, and monitor pressure-reducing stations each quarter within the underground distribution tunnels. By fixing leaks and tuning the system, the plant is experiencing a reduced load, and an increase in liquid condensate returning to the plant, saving the University \$50,000 to \$75,000 each year.

Another cost savings came in the form of reduced chemical treatment use in our Steam and Chilled Water Plants for 2017. After researching ASME guidelines, meeting with chemical representatives, and pursuing extensive training we are now able to maintain chemical levels within more defined parameters. These efforts are reducing the volume of chemicals needed which saves Campus more than \$37,000 per year. Bulk containment units were integrated at the Steam Plant to eliminate chemical storage, creating a safer, more efficient, hands-free-operation for plant staff. Smart-release chemical skids are planned for Unger and the Rec Center to continue these trends.

We have also eliminated many deferred maintenance issues in the steam plant by thinking outside-the-box. For example, instead of replacing the two leaking condensate return storage tanks at a cost of \$350,000, we researched tank-lining options and found a solution that would cost less than \$30,000 per tank. The first tank has been lined and the second is almost completed. We expect to receive another 10-12 years usability as a result of this solution.



We assumed operational responsibility of the new Chiller Plant (as seen in the photo above) in May 2016. It's been a year of fine-tuning plant performance based on Campus load, equipment efficiency, balancing two plants in harmony, and optimizing run times to minimize utility expenditures. The new plant houses two high efficiency 2925 ton York chillers, and is designed to accommodate two additional chillers in the future as the Campus expands.

This year, a top priority is to balance the operation of our plants in a way that minimizes electrical demand, a strategy that we expect will save approximately \$200,000 in utility costs compared to last year.

The old chilled water plant received some needed attention for optimal system operation, including the replacement of cooling tower fans, motors, gearboxes and communication lines. These changes were necessary after dealing with failures of existing equipment. With a good preventive maintenance program now in place, this equipment should function well for the next 20 years.

We've implemented new logging software in the plants, an upgrade from the paper-to-spreadsheet method. This software will allow us to trend plant efficiency, immediately see problems in boiler/chiller operations, and aid in calculating a 'starting point' to trouble-shoot any issues we have in the tunnels. Our goal is to phase out paper logs completely by January 2018.

In the upcoming year, we will concentrate on Plant Thermal Efficiency. We plan to insulate our boiler drums as well as address further insulation needs in the underground tunnels. Even though our Preventative Maintenance program is in its early stages, we are already enjoying the benefits of detecting and derailing potential issues before they become major problems. As we continue to 'get ahead of the game', we will start seeing even greater strides in efficiency and savings in our operating costs.



KUDOS!..

... TO BILL SPIEGEL, DIANNE SPIEGEL, KELLY WHITEHAIR, & MARK WHITEHAIR for creating another successful Homecoming Float for the Recycling Department! The two banners on either side of the float describe what K-State recycled in 2016.



Left-Side Banner:

"In 2016, KSU diverted 99,643 pounds of food waste and additional organic matter that were turned into rich compost used through-out Campus"

Right-Side Banner:

"Last year K-State recycled 1,987,117 pounds of waste which means we diverted 30.94% of our campus waste from going to the landfill"

...to THE BUILDING MAINTENANCE ZONE 4 TEAM (Galen Hageman, Arturo Sias III, Brent Kolterman, Josh Seward, Erik Bergstrom, Parker Dean, Steve Jones, Josh Ricker, Anthony Stevens, Roy Jones, & Lex Pearson)

Hello Gentlemen,

I wanted to take a moment to express my appreciation for the efforts put in by Facilities Zone 4 employees. Since the University has established the Zone grid, it is my opinion that when I call with a need for assistance, the person that comes knows exactly where to go and what to do, not to mention I recognize them (which is actually important in my building, since we have a higher confidentiality code due to clinics). The Facilities employees are sensitive of our need for confidentiality. They always check in so we know who is in the building. They continue to update me on the status of the work being done, which reduces the phone calls to their office or Service Desk office. The response time is quite prompt, and the results of their work is very satisfactory. As a matter of fact, we have a new Zone 4 worker, **Anthony Stevens**, who came in this week to change out filters, and replace light bulbs. While he was here he also vacuumed out the light fixtures (bugs) and wiped the canister lights (fingerprints), making our clinical areas appear more sanitary. **Josh Ricker**, GMRT, is also quick to respond, and does an excellent job with our lighting needs. We've called in many room temperature issues, and **Brent Kolterman** and/or **Art Sias** show up and save the day. It's amazing they know what to do, and how to troubleshoot! **Steve Jones** does excellent work with our structures, which we've had several items needing hung on walls, or repairs. He's a good carpenter! **Josh Seward** and **Erik Bergstrom** are our master plumbers (also my heroes!) **Parker Dean**, our electrician, takes very good care of our electrical needs. And then with **Galen Hageman** at the helm, things run smoothly. Anytime I call him for something he calls me back promptly, and is very patient, gracious, and knowledgeable.



While I'm at it, I'd like to say it's always a pleasure to call the Service Desk, and get **Joy**, **Cody** or **David** on the phone. You couldn't pick better people for that position!

I saw this posted in a FM News online (**see below**), and I couldn't agree more. I have worked at Kansas State University for over 30 years, and have never had more confidence in facilities services than I do in the Zone 4 Team! Thank you Facilities!



-**Becky Wolfe**, Speech & Hearing Center

The following was published in a previous edition of the FM Newsletter

Thank you, Facilities employees, for all that YOU do for K-State!

- **YOU** are the silent warriors, fighting every day to keep our university operational, clean, and beautifully landscaped.
- **YOU** are the unseen heroes who keep the Chiller Plant running 24/7, come in during the middle of the night to mop up flooded areas or clear snow and ice off roads and sidewalks.
- **YOU** are the dedicated individuals who pick up, sort, and deliver hundreds of packages, periodicals, and letter mail for faculty, staff, and students every day or graciously respond to 1,500 plus phone calls, e-mails, service requests, etc. every month and create work orders for each one.
- **YOU** are the steadfast teams who respond to those 1,500 work orders to meet the needs, desires, and life safety issues of our campus community.
- **YOU** are the “energy experts” who strive to identify ways to conserve energy and reduce utility dollars for the university.
- **YOU** are the “behind the scenes” folks who procure the parts, paper products, etc. necessary to complete work orders, who pay the bills and, oh yes, make sure Facilities employees get paid!
- **YOU** are the ones who support the campus community with vehicles for their travel needs and the ones who keep university vehicles running.
- **YOU** are the overseers of campus construction projects, academic and special event schedules and a myriad of other tasks crucial to the success of Facilities and K-State.

...to **GARRETT HEATH, JOSEPH ALTER, CHRISTIAN GREY, GEORGE LEROUX, AND TIM BRUNNER** for achieving certification as **Class-3 Operating Engineers** and becoming licensed through the **Society of Power Engineers**!



*(Above, from left to right:
Garrett Heath, Joseph Alter,
Christian Grey, George
LeRoux, and Tim Brunner)*

HAPPY RETIREMENT!



Congratulations to John Hofmann!


John came to work for K-State in the Utilities/Power Plant department in July of 2005. After more than 12 years of service, John retired on October 1st. We wish him all the best as he enters this WONDERFUL season of life!

Congratulations to Janice Rood!

Janice is entering a well-earned retirement after serving with K-State's Custodial Services for over 32 years! Good Luck Janice and thank you for all your devoted years of service to the K-State Family!





Don't Forget!






Facilities Holiday Potluck

Friday, December 15th
Dykstra 109C
8am to 5pm (All Day!)



If you would like to participate, simply bring any food item (dessert/main dish/whatever!) to share.

Please contact Joy Knutson @ 2-1777 if you have any questions.



JINGLE JINGLE *let's* MINGLE

Join us for the Administration
and Finance holiday party!

FRIDAY, DECEMBER 15, 2017 ❄️ 1-5 P.M.
K-STATE STUDENT UNION COURTYARD



snacks and
hot cocoa bar

games
BINGO
BOWLING
CARDS



holiday movie
SHOWINGS OF ELF @ 1:15
& 3 P.M. IN FORUM HALL



prizes
KSU MEN'S BB TICKETS,
GIFTCARDS TO LOCAL
BUSINESSES & MUCH MORE!

cookie
decorating



bring your
holiday cheer
PHOTOBOOTH FROM
1-3:30 P.M.



President Richard and Mary Jo Myers

Cordially Invite you to a

Holiday Reception For All Faculty and Staff

Friday, December 15th

12:00 to 1:30pm

3:30 to 5:00pm

At the President's Home

100 Wilson Court

Appetizers will be served

Welcome To Our TEAM!

The Division of Facilities is always excited to welcome new employees to our Facilities Team. It takes a lot of man-power (and women-power!) to keep our campus running smoothly so we are glad YOU'RE HERE!



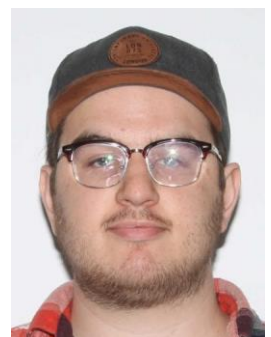
Sean Wilson was hired as a HVAC Tech for Zone 2.
He is working for Mike Paph.



Thomas O'Briant was hired as a Custodial Supervisor Senior
for Vet Med. He is working for Allan Leikam.



Kathryn Busby was hired as a Custodial Specialist.
She is working for Mike Price.



Zachary Busick was hired as a Custodial Specialist.
He is working for Gerry Negron.



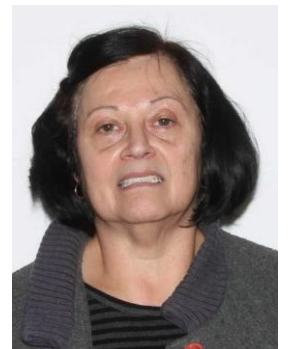
Rodney Menhusen was hired as a Custodial Specialist.
He is working for Stephanie Brecheisen.



Jason Daugherty was hired as a Custodial Specialist.
He is working for Beverly Price.



Matiullah Shinwari was hired as a Custodial Specialist.
He is working for Stephanie Brecheisen.



Coreen Nelson was hired as a Custodial Specialist.
She is working for Beverly Price.

NOVEMBER BIRTHDAYS

NOV 1ST – A. ALLEN WEGE & WANDA SCOTT

NOV 4TH – MARK FRONCE

NOV 6TH – KATHRYN REED



NOV 7TH – DANIEL WILLIAMS & HENRY DAVIS JR.

**NOV 9TH – KIT TEBBUTT , JAMES HARTFORD,
& MICHAEL MATHEWS**

NOV 15TH – STEVE BISHOP & SHANE MCCUNE

NOV 17TH – ROY JONES

NOV 19TH – JOHN SILVA

NOV 21ST – GLEN RUBASH

NOV 23RD – ANNE JOHNSON

NOV 28TH – MICHAEL LOVGREN

NOV 30TH – MARY WALGRAVE



DECEMBER BIRTHDAYS

DEC 1ST – SEAN WILSON

DEC 2ND – DEENA BARGER & CHERRY ROSENBERY

DEC 6TH – AUGUSTINE GONZALES

**DEC 7TH – BLAKE MILES, YOUNG WONG KWON,
MARC CROSBY, & MATT SMITH**

DEC 8TH – STEVEN JONES & JOSEPH FRENCH

DEC 9TH – JUAN CEJA & HYE STODDARD

DEC 10TH – MICHAEL STODDARD

DEC 11TH – DARLENE MATHEWS

DEC 14TH – VANESSA SAUCEDO & QUENTIN RAWLINS

DEC 17TH – SON KUTELI & DENNIS BRADY

DEC 19TH – LEX PEARSON

DEC 21ST – PATRICK LANCASTER

DEC 22ND – CHRISTOPHER FALLEY

DEC 25TH – CATHY HODGES

DEC 27TH – SALLY AVERY & LYNN SCHWANDT

**DEC 29TH – CHRISTOPHER COYLE, HENRY BILLINGS, &
TAYLOR NICKLES**

DEC 30TH – CHAD KRUEGER



JANUARY BIRTHDAYS

JAN 1ST – ELISABETH JULIANA

JAN 2ND – VALERIE ELWELL

JAN 3RD – BARBARA LARSON

JAN 4TH – DONALD DEWITT & TERRI WYRICK

JAN 5TH – DONALD ENGELKEN

JAN 6TH – BILL SPIEGEL

JAN 12TH – JANET WEEKS & ALEXANDER SCHUMP

JAN 13TH – RYAN SWANSON

JAN 14TH – ORLANDO WRONE

JAN 15TH – BRIGETT UMSCHIED

JAN 16TH – RACHEL LINGENFELTER & EVELYN NEGRON

JAN 19TH – DAVID BAMMES

JAN 21ST – STEPHEN ANDERSON

JAN 23RD – JACK CARLSON

JAN 24TH – DARREN IVEY

JAN 25TH – TRAVIS HOMEIER

JAN 27TH – BURT PEARSON

JAN 30TH – ROY JOOSTEN

JAN 31ST – STEVEN RICKER

