

The Blueline

The Newsletter of the Healthcare Facilities Management Society of New Jersey

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www.hfmsnj.org

President's Message

Joseph A. Berlesky, CHFM

ESTABLISHING THE COURSE

It is a privilege for me to share a few thoughts in this, my first issue of the President's Report. Since assuming my presidential responsibilities, I have been delighted to meet with some of you and look forward in coming months to further acquaintances and associations. Let me say that I appreciate the contributions made by those who have gone before me who have made our Society what it is today. My gratitude expands daily as we all witness the strength of the Society and observe the strides made, thanks in significant measure to your generosity the membership of the Healthcare Facilities Management Society of New Jersey.

IMPROVING ON EXCELLANCE

Any time change occurs in an organization, questions naturally arise. Some have asked where my attention will be focused. As I consider where I might best focus my discretionary energies here at the HFMSNJ, I look forward to the opportunity to contribute my efforts to our members. During 2004 I want our membership to expand and benefit from the quality education we have to offer.

ACQUIRING NECESSARY RESOURCES

I see as one of my roles and responsibilities helping to garner the resources necessary to accelerate our vision and purposes. I will work hard with each of you in that effort. We are well situated with our committees who have committed to do even more than the impressive work they already accomplished. Our success does depend on our membership attending meetings and the Society to continue to provide the quality education that we have come to enjoy over the years. It is more apparent than ever how much the success of our organization depends on our volunteers, and members who find so many different ways to support us. This is our most valuable resource --- you the membership --- I request that everyone make it a priority to get involved and become an active member.

OUR HISTORY – OUR 55th YEAR

In 1949 Walter Booth of East Orange was the 1st President of the Society. As we celebrate our 55th year one might wonder if Mr. Booth would have imagined that what was

started in 1949 would have grown to become what we are today. Remembering that our mission is to further the member's education, raise the standard of healthcare facilities management and to act as a resource to assist the facilities manager in their problem solving I know Mr. Booth would be extremely proud of our accomplishments.. In closing I again want to thank you for your support and I look forward to working with you in the coming months and years.

Hospital Spotlight

Christian Health Care Center

Christian Health Care Center (CHCC) was founded in 1911 as the Christian Sanatorium by a group of deacons from local Reformed and Christian Reformed Churches. The men desired to build a hospital which would provide physical, mental, and spiritual care following Christian principles for all individuals with mental illness, regardless of his/her ability to pay.

By 1916, sufficient funds had been raised to purchase land on Goffle Hill in Wyckoff. The plot consisted of 10 acres of land, a farmhouse with seven rooms, a large barn, and a 92-foot deep artesian well. The farmhouse was renovated to make it suitable for patient care, and in 1917, after nearly six years of hard work and tireless fund raising, the Christian Sanatorium was dedicated in the name of God as the first private psychiatric hospital in New Jersey.

By 1919, the facility's 17 patients were straining the San's resources. The trustees recognized that if the work of Christian San was to continue, the institution needed to grow. Ample funds were raised to purchase the property adjacent to Christian San. The 14 _-acre plot included a stucco building suitable for the future superintendent's residence and sufficient land on which to erect a second hospital.

History soon repeated itself. Both hospitals were filled to capacity, and the waiting list continued to grow. Trustees authorized the purchase of an additional seven acres adjoining the San. To aid fund-raising efforts and contribute to the San's ministry, 40 women gathered in

1925 to form the Ladies' Auxiliary, which would later become the Women's Auxiliary.

Construction crews settled in once again during 1925. New structures included a Nurses' Home and a third hospital which would house ambulatory patients on the first floor and those requiring additional nursing care on the second floor.

Following a tragic fire in 1935, construction of a new, fireproof hospital began in 1936. The three-floor structure would be able to accommodate 100 patients. By its silver anniversary, Christian San encompassed 36 acres with five buildings and a Superintendent's residence. As the institution continued to grow, so, too, did the average age of current and potential patients. The expansion of the elderly population at the facility led to the segregation of older and younger patients. In 1955, the Board of Trustees voted to convert Building No. 4 into a nursing home. Christian Sanatorium officially entered the elder-care arena in 1957 with the opening of the 45-bed Christian Nursing Home. The Mental Health and Outpatient Counseling Center opened in 1966.

As the delivery of health care changed, so, too, did the composition of Christian San's population. Requests for nursing home beds continued to escalate. At the end of 1971, after two years of research, the board decided to construct a new facility to accommodate 120 residents, thereby tripling its capacity. By fall 1974, not only was the new nursing home complete, but Christian San was heralding a new name: Christian Health Care Center. History soon repeated itself again, however; the additional space proved to be inadequate to meet demand. In 1986, the Board of Trustees approved an unprecedented \$12 million expansion plan. In 1988, the Center established Pathways, New Jersey's first partial-hospitalization program designed specifically to treat adults 20 and older who experience both a developmental disability and a mental-health disorder. In 1989, Ramapo Ridge Psychiatric Hospital; Heritage Manor West Nursing Home; Hillcrest Residence, an assisted-living facility; Woodside Adult Day Services; and the Commons were dedicated. In 1992, Heritage Manor West established a Dementia Special Care Unit.

With the relocation of the psychiatric hospital, Building No. 3 was an ideal choice to renovate for yet another growing segment of the elderly population: independent seniors. Evergreen Court opened in 1995 and Evergreen Court Annex in 1997.

During the annex renovation, the Center opened Southgate at Ramapo Ridge, a long-term care nursing program which provides treatment for adults 18 and older with behavioral problems that prevent them from receiving care in traditional facilities.

The elder-care spectrum continued its expansion with the opening of The Longview Assisted Living Residence in 1997. The Longview also includes The Courtyard, a special residence designed to meet the needs of those with

early-stage types of dementia. With the opening of The Longview, Hillcrest Residence was converted into supportive senior housing - the middle ground between independent and assisted living.

In an effort to reach community members who may need access to the Center and to broaden support, the Christian Health Care Center Foundation was formed in 1999. The Foundation's mission is to support the Center's ministries through financial gifts, volunteer efforts, and prayer.

CHCC began the new millennium with the expansion of its outpatient mental-health program through the addition of several Advent Counseling Centers, located throughout North Jersey. While Advent serves individuals of all faiths, the program is uniquely positioned to provide Christian counseling when requested by a client.

The most recent extension of the Center's ministries is the expansion of Christian Health Care Adult Day Services in the Wayne area.

If history is a guide, then the Center's future promises continued growth, Lord willing, to fulfill the needs of the ever-changing community, while never losing site of the Christian principles on which the institution was founded.

Education Update John DiGirolomo

As evidenced by Article I, Section 1 of our Constitution, one of the main objectives of our Organization is to educate the membership. As Chair of the Education Committee, I am proud to have the responsibility to plan the Educational Calendar. I understand the importance of this duty, as it is a key element of the success of the organization. 2004 will hopefully exceed our expectations and so far has brought us presentations on alternative energy by GE and Northeast Power Systems (along with the coldest meeting date in recent memory) in January and the record setting attendance date in February when the FBI and The National Center for Missing and Exploited Children presented their views on Child Abduction. A preview of upcoming presenters is as follows: March's meeting will have an update on NFPA 99 code changes, April will feature Healthcare Lighting Design, May brings us the Future of Building Automation Systems, September will feature Design for Bioterrorism and Infectious Disease, June and October are reserved for our friends from the NJDOH and an all day seminar is being planned for September. Stay tuned for more details. We even have a presenter booked for January 2005!

If you have an idea for a presentation or any feedback on previous presentations, please drop me a line at john.digirolomo@ehmc.com or call me at 201-894-3207. I look forward to hearing from you.

Committee Reports

Membership Report

Pete Appelmann

WELCOME NEW MEMBERS TO THE HEALTHCARE FACILITIES MANAGEMENT SOCIETY OF NEW JERSEY

WE OF THE ORGANIZATION WISH TO EXTEND OUR THANKS TO THE SPONSORS AND THE NEW MEMBERS WHO HAVE BEEN INTRODUCED IN THE PAST MONTHS.

SCHMIDT, PETER
ELLIS, ANDREW
BRODERICK, CLARE
OTTE, MATT
D'APUZZO, RALPH
GALANIDO, JERRY
KANE, KEVIN
LINDENBAUM, HERMAN
KIELCZEWSKI, SLAWOMIR
LEFKOWITZ, JAMES
LOCARRO, ANTHONY
MURRELL, STEVEN
PANZARINO, PAUL
MOHR, MARIE
STEAD, SANDY
COOPER, BOB
CHIN, KEN
CUVIELLO, JONATHAN

Advocacy Issues

Robert N. Roop, P.E.

Sprinkler Systems Regulations

After executive committee review and comment, a letter was sent to George Miller, NJDCA Chief, Fire Code Enforcement. The letter requested a specific interpretation to exempt healthcare facilities and allow each facility's own personnel to perform service on their own equipment and systems.

Hot Water Temperature

The draft letter to the NJDOH remains under review by members most impacted by the water temperature for adult day care and other extended care facilities that still have the old 110°F maximum.

A response to an email inquiry from Sally Roslow, NJHA, on Pennsylvania long term care facility hot water temperature regulations was prepared and sent. Members of The Healthcare Facility Managers Association of Delaware Valley assisted in formulating the response. Sally requested it for use at the February EAB meeting.

NFPA 99, 110 and 111

The comment period for revisions to these three important standards referenced by JCAHO, CMS and the NJ DOH is underway.

NFPA 99 – Standard for Health Care Facilities
NFPA 110 – Emergency and Standby Power Systems
NFPA 111 – Standard on Stored Electrical Energy
Emergency and Standby Power Systems

The public comment period ends 4/02/04. Any comments from the membership are welcome. They will be bundled and forwarded to ASHE for submittal. Additionally, as an NFPA member, I will forward comments directly to NFPA on behalf of our society

Sentinel Alert, OR fires

An email survey was conducted in 2003 of members and also membership of The Healthcare Facility Managers Association of Delaware Valley. The survey was conducted to determine facilities response to Sentinel Alert #29, OR patient fires.

Nine responses were received. No surprisingly, there was no clear consensus with most respondents seeking direction or stating that procedures were under development at their facility.

Those who provided a direct answer to how were patient fires extinguished responded with:

Water spray
ABC extinguisher
Smother the fire by hand
Wet sterile dressing and sterile DI water
CO2

One respondent noted they follow ECRI recommendations. That document focuses on fire prevention in the use of ESUs and conditions in enriched atmospheres. It does mention the use of sterile water and sterile saline, blankets and BC extinguishers although it offers no guidance in their use.

ASHE's Levels of Affiliation

Oscar Gonzalez, CHFM

I am pleased to inform you that ASHE's Levels of Affiliation documentation is on the final fine tuning stages and I am planning to have it express mailed on Tuesday, March 23rd, just prior to the April 1st deadline.

We are claiming the maximum of 330 points which far exceeds the 280 points required to meet ASHE's criteria for the "Gold" Chapter Recognition Award.

I will be honored to receive our 15th consecutive Chapter Gold Award this July at ASHE's Annual Conference and Exhibition in Orlando, Florida.

Vendor Relations

Mary M. Padgett

We are in need of vendor sponsors for the ASHE Conference. The response has been good however we haven't hit our goal.

Joe Berlesky and I will soon be announcing the date of the Special Vendors Meeting. Vendors, this is your chance to share your outlook and ideas in an open forum with the association.

Ad Journal

Jody Crawford

Please consider participating in the HFMSNJ 2004 Ad Journal. First and foremost your continued support is gratefully appreciated. This year we are requesting that our vendor members who over the years have supported our society continue to show that support by taking out our Journal Ad Web Page Package. This package provides a link directly to your web site from the Society's www.hfmsnj.org. Additionally, this year we are also requesting that our Regular Membership consider an ad or a business card ad. Please share this request and Advertiser Application *which is attached to this newsletter* with your providers of goods and services that you have been satisfied with. Or if you prefer forward your leads to:

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HFMSNJ,
Ad Journal Chairman
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Kudos

Charles Church, CHFM

My Thanks to Bill Anderson, my committee members Michael Pomarico and Otto Von Eilbergh for their help in putting our first newsletter together.

Also I want to thank Hank Schuurman for submitting this quarters Hospital Spotlight.

ASHE Notes

Joe Rawson

The 2004 ASHE Board of Directors met for a board orientation meeting January 28-29th, 2004, in New Orleans, at which time new and existing board members receive thorough overview of current ASHE business activities and the responsibilities and duties of board members. Directly following the board meeting, the 2004 committee members and chairs met to review their mission and outcomes for the year and link them to the association's strategic plan.

CHFM Certification:

The purpose of ASHE's CHFM Certification program is promote healthcare facility management through the certification of qualified individuals by recognizing those individuals who meet the eligibility requirements Experience such as engineering experience, including: years in healthcare setting and management CHFM status provides satisfaction of being among the elite in a critical field of healthcare management. Confirmation of mastery of knowledge required as a profession is seen as valuable in an increasingly competitive marketplace.

The CHFM Examination is composed of 110 multiple-choice test questions. 100 scored and 10 pretest questions (not scored.) The examination has specifically defined content questions in the following areas: 23 Compliance, 18 Planning, Design and Construction, 28 Maintenance and Operations, 14 Finance and 17 Administration questions.

Since the CHFM Certification has started in 2003, 615 healthcare facility managers have participated and 387 individuals earned the CHFM credential

Coming Soon – CHFM Practice Test

ASHE recognizes the anxiety of successful professionals working at taking tests. To help members to feel more confident about taking the exam ASHE will be providing a CHFM Practice test on line. The test will mirror the CHFM Examination in Content domains and format of test questions (100 multiple-choice test questions.) The program will be accessible through any compatible computer, to be taken at your convenience – all at once or over 90 days. It will afford online feedback upon completion, explanations of correct and incorrect responses, identification of right and wrong answers by content domain and aggregate score by content domain.

Official notification will be coming from ASHE in the near future.

For more information on the CHFM Certification process, Obtain *Candidate Handbook and Application* by Downloading from www.aha.org/certification Obtain information by Contacting the AHA Certification Center at 312/422-3713 or mlawrence@aha.org

ASHE's Emerging Leader Awards

Remember to look for candidates who are worthy to be nominated for consideration for the Emerging Leaders Award. The candidate requirements are not limited to ASHE members. The individual has to be actively employed in a healthcare-related facility (those that provide patient care) and have responsibility for facility operations, facilities management, plant engineering, planning, design and construction, safety, clinical/biomedical engineering and technology management, and must have been in healthcare for a minimum of one year.

Please contact me if you wish to participate in submitting someone as a nominee for this year. I will assist you in any way I can. It's a great recognition just to be nominated by your peers.

EAB Activities

New Jersey Engineering Advisory Board
John Schliewenz, RA
Chairman

2003 was an interesting year for the NJEAB. The southern New Jersey ASHE Chapter was represented by a lone member, Joseph Collins, all year. . . Thanks Joe.

For much of the year we extended our meeting time to attend the Facility Sub-Committee of the NJHA Disaster Preparedness Task Force. This group produced the NJHA "Emergency Preparedness Hospital Facility Management Readiness Assessment Tool", a guide that was distributed to all NJHA member hospitals in NJ. NJHA also submitted this to the AHA for consideration for national publication. The Facility Sub-Committee consisted of seventeen members, eleven were from the NJEAB.

The installation of an emergency generator is required to permit NJHA Headquarters to serve as the NJ DOH backup emergency command center. The EAB assisted in development of the scope of work. The bid documents have been finalized, bids are in and a vendor selection will be made by NJHA shortly. Steve Krebs, Facility Manager for NJHA, thanked us for our contributions towards the generator project.

NJHA Legislative Action Group

Recent events include passage of a Bill to standardize medical gas cylinder color coding. The Bill to adopt California fire resistance standards for furniture is on hold. The prevailing wage bill is out of committee and is likely to raise hospital construction costs if passed.

Extended Care facilities are not regulated by same branch of DOH and have not adopted 120F hot water temperature standard. This committee will support efforts to change this. We discussed the draft letter prepared by John Schliewenz to be sent out under a NJHA cover letter to the appropriate authorities.

Joe Collins requested that NJHA ask the Dept of Labor about the boiler room "Sight & Sound" waivers that were granted in 2002. Several hospitals implemented projects to comply with the waiver criteria and cannot find out if they are still being offered. The one hospital that had the waiver has received notice that it will not be renewed but could not reach the Pressure Vessel Board for comment.

EAB Vacant Chairs:

We continue to need to find replacement members for EAB chairs that are vacant. The southern ASHE chapter is not regularly represented which is impacting on the goal of the organization to represent a statewide cross section of NJ healthcare facility managers. This is one of our best opportunities to access an organized means to effect changes in legislation that impact on facilities and it needs the support of both ASHE chapters.

Good of the order:

Most everyone has heard by now about the tragic event where a medical air tubing line was attached to a needle-less system IV line. Both lines were made of clear tubing prompting many hospitals to return to color coded medical gas tubing. Another lesser known issue that you may want to discuss with your nursing and respiratory staff is the "Christmas tree" serrated connector found at the base of regulators used for oxygen and air. This connector is often color coded yellow for air and green for oxygen. These adaptors are not diameter indexed and can be swapped. Your hospital may want to consider going to clear or stainless steel connectors.

Odds and Ends--

By the members for the members
Frank Keller

The Carpet and Rug Institute has conducted an extensive survey of the carpet industry to ascertain if any form of formaldehyde is being used in carpet manufacturing. Results of the survey indicated that carpet manufacturers do not use formaldehyde in the manufacturing process. It is not uncommon to detect trace amounts of formaldehyde in both indoor and outdoor environments

since it is a naturally occurring substance. Research shows that carpet, like many other products, may absorb traces of formaldehyde if exposed to an environment containing formaldehyde.

Because we now spend approximately 90% of our time indoors, we are all becoming more aware of our indoor environment. How many of us realize the important role carpet plays in improving the quality of our lifestyles? After all, carpet enhances the beauty of our homes and buildings and often determines how our interiors are perceived. Unlike other floor coverings, carpet is a natural insulator, providing warmth in the winter and retaining cool air during summer months. Carpet also reduces noise pollution by eliminating or muffling distracting clatter. The US Environmental Protection Agency (EPA) scientists have concluded that carpet can be beneficial in trapping and immobilizing potential allergy-causing particulates, preventing them from re-entering the indoor air stream, if the carpet is properly cleaned and maintained. A 1990 study in Sweden determined that levels of particulate contaminants, bacteria, and fungi in the indoor air in carpeted areas were always far below levels in the air above hard surface floors. Similar results have been obtained in other studies in American hospitals. However, as our homes and commercial buildings have become more energy efficient, they have also become tighter, locking in a higher level of foreign matter than before. Chemicals and microscopic particles are emitted into the air by various sources-paint, furniture, furnishings, cleaners, wall coverings, air conditioning systems, pets, and, to a small degree, carpet.

Some Answers to Questions about Carpet and the Indoor Environment

What role does carpet have in the indoor environment? New carpet may give off a low level of emissions for a few days following installation. The level is significantly

lower than many other household products and furnishings, such as paints and wall coverings. Millions of customers every year enjoy the benefits of carpet with total satisfaction.

How long will the emissions last? Emissions from new carpet drop substantially within the first 24 hours after installation. They dissipate to an undetectable level within several days if adequate ventilation is provided. The weight of scientific evidence to date clearly indicates that these emissions are not harmful and that carpet is safe.

THOUGHT FOR THE DAY

**Those who serve quietly serve
nobly**

Good and Welfare

The Second Annual HFMSNJ Golf Outing is scheduled for Tuesday May 4th, 2004 at Fox Hollow Golf Club in Somerville, NJ. Last year's event was a huge success with a good time had by all who attended. If you don't play golf consider joining us for the reception and dinner only. Information about the event is attached to this newsletter.

Jim Corueil has submitted a web site which could be of interest. www.reliability.com.

Advertiser Application for 2004-2005 Web Ad Journal and Web Page



Return application, payment and art work to:

Jody J. Crawford
HFMSNJ Ad Journal Chairman
Post Office Box 95
Cranford, NJ 07016
732-937-8640 Fax 732-937-8802
E-Mail: jody.crawford@rwjuh.edu

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An electronic (MS Word) document or **unfolded** original will be accepted for the Ad Journal

Please make your check payable to: Healthcare Facilities Management Society of NJ, Inc.

Deadline, April 15, 2004

Thank you!