

# The Blueline

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*The Newsletter of the Healthcare Facilities Management Society of New Jersey*

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[www.hfmsnj.org](http://www.hfmsnj.org)

## *President's Message*

**Joseph A. Berlesky, CHFM**

I trust everyone had a great summer. Your Executive Committee was very busy over the holiday working to make the Society even better than it is. I am very fortunate having such dedicated people assisting me during my Presidency.

As stated, the Executive Committee made sure we were busy. In June we were again educated by Anthony Monaco of the NJ State DOH. This year Tony educated us about Mold and Indoor Air Pollution. During the hot month of July we attended ASHE's 41<sup>st</sup> Annual Convention in Orlando, Fl. There we received the Chapter's "Gold Award" for our ongoing affiliation with ASHE. What a proud moment for me watching Oscar receive the well-deserved award.

August is our month we dedicate to the Professionals and Professional Associates. This is the month we schedule the Trade show and it was a success. I hope you had a chance to stop by and visit. Mary Padgett coordinated the show and her and her TEAM did a fantastic job. Thanks Mary.

September brought us the All Day Seminar. Wow, John DiGirolomo, President-elect did a superb job on this one! There was nothing but complements about the program and the food--- words cannot explain how good food was--- Ben had something to do with this I'm sure...

September 16 was our first regular membership meeting and it was a great start considering everyone was back from the summer holiday. The meeting attendance was great and so was the educational program. We all benefited from the topic of *Time Management*. I just wish I had more time to manage...

Last but not least, our Social Justice Committee was busy volunteering for the Bridges Program whereby the homeless are fed & clothed in Newark, NJ and New York City. Frank Keller and his TEAM will continue this effort and is also planning a project to rehabilitate a home in 2005.

Now we need to get down to business. In October we will be reviewing our Constitution and By-laws changes. We will be voting for our 2005 Officers. So, be sure to attend the meeting scheduled for October 21<sup>st</sup>. This is the meeting that you need to be there! In closing I want to say that I am proud to have been your 2004 President. Without you and your continued support we would not be the best Society that we have become.

Remember, to stay informed please continue to visit our web site often at [www.hfmsnj.org](http://www.hfmsnj.org)

## *Hospital Spotlight*

**St. Joseph's Wayne Hospital**

St. Joseph's Wayne Hospital, a member of the St. Joseph's Healthcare System, is a 229-bed acute-care

community hospital that provides comprehensive medical and surgical care, emergency and diagnostic services to the residents of Wayne and communities in northern New Jersey. A Catholic hospital, St. Joseph's Wayne Hospital is sponsored by the Sisters of Charity of Saint Elizabeth. Our care for patients and service to the community are guided by the values of dignity, charity, justice, compassion, efficiency and quality. We administer the highest quality care through effective partnerships with physicians, religious leaders of all faiths and community leaders.

Clinical services provided at St. Joseph's Wayne Hospital include the Stella and Edward Van Houten Senior Acute Care Unit designed to provide appropriate, specialized care to older adults. The John Victor Machuga Diabetes Education Center is certified by the American Diabetes Association; diabetes nurse educators provide inpatient and outpatient education and support services to adults and teens with diabetes. A recently renovated and expanded Emergency Department provides life-saving care to 30,000 people annually. The St. Joseph's Wayne Ambulatory Surgery Program has been ranked #1 in the nation for outstanding customer satisfaction for two years and offers a full range of ambulatory and same-day-surgery procedures. Comprehensive radiology services include mammography and state-of-the-art MRI and CT scanning for the advanced diagnosis of a wide range of illnesses. Sleep Care Center provides diagnostic evaluation of more than 100 sleep disorders in both children and adults in a comfortable environment. The 20-bed Acute Rehabilitation Unit, the only inpatient rehabilitation unit in Passaic County, offers comprehensive rehabilitation services for people recovering from orthopedic procedures, stroke, or traumatic injury who need between two and three weeks of comprehensive rehabilitation in a hospital setting. A state-of-the-art Cardiac Catheterization Laboratory provides advanced technology for the evaluation and treatment of heart disease and peripheral vascular disease. Inpatient surgery, a telemetry unit and rehabilitation services are additional clinical services provided at St. Joseph's Wayne.

The staff of St. Joseph's Wayne Hospital includes more than 400 physicians representing all specialty areas, more than 600 full and part-time employees and 300 adult and teen volunteers.

For further information on the clinical programs, educational groups and other services offered at St. Joseph's Wayne Hospital, visit our web site at [www.sjwh.org](http://www.sjwh.org).

St. Joseph's Wayne Hospital is licensed by the New Jersey State Department of Health and Senior Services and is accredited by the Joint Commission on Accreditation of Healthcare Organizations. Following its most recent accreditation, the hospital received an outstanding score of 95 percent, with perfect scores in 39 of 45 departments reviewed.

For further information on the clinical services and educational programs available at St. Joseph's Wayne Hospital, please call 973-942-6900.

## *Education*

The third quarter of 2004 started with the Officers attendance at the 41<sup>st</sup> ASHE Conference & Technical Exhibition in Orlando which was chock full of interesting, cutting edge seminars, best of all was the presentation on compliance by our own Frank DelGaudio.

Our own HFMSNJ was featured in the Leadership Conference, with much of our day-to-day paperwork distributed to Chapters across the country in a book that sets the example of how to run an effective Chapter. Congrats to all the Committee Chairs, whose devotion to our Chapter allowed us to be so honored?

September was busy as we hosted our all day seminar in addition to the regular meeting. Our all day

featured Mr. Bob Bartels and Dr. Bill Wagner of Safety Management Services who presented a lesson on the new JCAHO survey process. Over 40 members attended this seminar loaded with great information on the Environment of Care standards. As a testimony to the quality of the seminar, be advised that 34 members were in attendance at 4PM!

The regular meeting featured Fred Walker of Dale Carnegie who gave a motivating lesson on Time Management. This seminar allowed us to visit a topic related to our workday, but not technical in nature. Fred was informative and is clearly a master presenter.

We are looking forward to the fourth quarter that begins with Codes & Standards Update by Dave Uhaze of DCA followed by our Holiday Party. If you haven't signed up yet, please get in touch with Ben DiFranco soon!!!!

## *Committee Reports*

### **Membership Report**

Election Committee recommendations for 2005:

The following are nominees for  
For Secretary..... Benedict DiFranco, CHFM  
For Treasurer..... Robert K. Thompson  
For President Elect... John DiGirolomo, CHFM  
For President..... Joseph A. Berlesky, CHFM

Vote will take place at our Annual Meeting scheduled for Thursday, October 21, 2004.

### **Advocacy Issues**

## *Toys for Tots Drive*

Our 1st. HFMSNJ Toys for Tots program will begin with October's regular membership meeting scheduled for Thursday, October 21, 2004

We will be receiving toys through the November 19th meeting. So, please participate.

To benefit the children we are requesting you bring to the meetings a new unwrapped toy for ages toddler to 14 years old.

I already bought the football that glows in the dark, but several more would be appreciated.

Questions, please contact Frank Keller or Joe Berlesky.

## *Bridges Run*

Reminder – Our next Bridges Run is Saturday October 16<sup>th</sup>. We will meet at the “Bridges” office at approximately 8:30am. “Bridges” is located at Christ Church, 561 Springfield Avenue, Summit, NJ (908-276-0173) (corner of Morris Avenue and Springfield Avenue.)

BRIDGES outreach focuses on visiting the homeless of New York City and Newark. Bridges consists of committed people who on every Friday and Saturday, bring a truckload of soup, beverages, bag dinners, clothing, blankets, toiletries, and other goods to designated stops in lower Manhattan and downtown Newark.

Although headquartered at Christ Church in Summit, BRIDGES is not connected with any religious group or organization. BRIDGES welcomes all people of various races, religions, and creed to participate in its service program.

Food and supplies required for our sandwich making will be furnished by the Healthcare Facilities Management Society of New Jersey. During the time leading up to our “run” what we can do as participants is to collect toiletries (sample or travel size), clothing, sleeping bags, knapsacks, etc., and bring them to be sorted before the run. Sample or “travel” size toiletries (shampoo, tooth pasta, deodorant, etc.) are essential to our street friends. If you cannot attend the “run” you might be able to donate some of these items (or just come to help make sandwiches.)

## **Codes and Standards**

### **ADA Compliance Strategies**

**By:**

**Michael A. Pomarico Architect NCARB ASHE**

**Part 2 of a 3 Part Article**

#### **Administrative Support**

Support by administration is key to success for a facility manager’s successful implementation of an ADA compliance program. Administration should be made aware of the legal implications of the ADA, including not only the potential for law suits, but also financial penalty for offences. Enlist your legal and risk management representatives to identify the potential exposure of the facility to the legal consequences of ADA non-compliance.

An effective presentation of the risk and legal exposure related to non-conformance will build a demanding argument for authorization to proceed with the development of a handicapped accessibility compliance program.

#### **Establish Key Survey Components and Potential Barriers**

An integrated approach to compliance will lead to the most successful compliance strategies. Evaluate the site as a whole; understand your circulation patterns, flow, interrelationships with public transit systems and the surrounding community as it feeds your site with pedestrian and vehicular traffic. Establish logical routes for the handicapped to travel; remember that the ADA specifically addresses routing. Don’t create circumferential routes and avoid obstacles. Walk your site and become familiar with its features, and observe your staff, patients and visitors. Watch how they move and interact with these key accessibility components:

Parking Facilities

Passenger Loading Zones

## Exterior Accessible Routes

Curb Ramps

Ramps

Doors and Gates

Signs

Be aware of the tendency to overlook the obvious especially when you traverse your site day after day.

### **Develop a Methodology**

Establish a survey methodology. It is recommended that it consist of direct field observation and measurement of all site circulation components, as well as digital photography to catalog each of the items. This documentation can be transcribed onto CAD drawings or cross-referenced with existing site plans to create a catalog of site components. Measurement techniques may consist of taking physical dimensions and grade changes through the use of a measuring tape and 6' level. Measurements should be taken at all transitions, curb cuts, loading zones, etc., and at 10' intervals along accessible routes. The documentation, once acquired, can be entered into a spread sheet designed to aid in the analysis of accessible components.

The documentation you may present could consist of a Survey Chart, Drawings, and itemized detailed Survey Report Forms. Evaluation forms are available, and can greatly assist in preparing a professional analysis. All items must be tagged back to the site plan for quick reference. Annotation with an identifying digital photograph can greatly assist in the presentation of your survey findings.

### **Draft Findings**

Due to the very public nature of a hospital campus, the necessity to provide accessible routes and elements could encompass nearly all of the existing site components. Don't be surprised if a high percentage are non-compliant; it would be expected.

Typically, reasons for non-compliance are varied and range from very simple striping or signing issues, to more complex grading and slope issues. In some instances, site features that appear to have been in compliance when installed, no longer are as a result of differential settlement of the earthwork area where the feature was constructed. Don't be surprised if areas appear to have been constructed contrary to regulatory requirements, as this happens quite often due to force of habit, and ignorance of the strict requirements of the ADA.

### **Perform a Risk Analysis**

Draft your survey documents and findings into a report. This report can then be presented to administration and risk management of legal representatives to develop a risk analysis. Your findings report will be a key component in building a case for the healthcare facility to move forward and develop compliance strategies. A comprehensive risk analysis will provide essential guidance in the facility's identification of and decision-making process for moving into the remediation stage of your compliance strategies.

Next Quarter, Make Recommendations, Engage a Professional Engineer, Establish Budget Requisites and

Develop an Implementation Plan,  
Maintain a Quality Assurance Program.

## **By-Laws**

There have been some changes to our By-Laws dealing with grammar as well the removal of the one-dollar dues for our retired members Article IX Tax Status

a) Healthcare Facilities Management Society of New Jersey Inc is a 501(c) 10 organization according to the United States IRS as recognized in a letter dated February 29, 1947.

b) The same organization is a non-profit organization under New Jersey Department of the Treasury letter dated February 29, 1949.

This will be voted on under New Business in the October meeting.

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## **Ad Journal**

I'd like to thank everyone who participated in our 2005 HFMSNJ Trade Show. Vendors had the opportunity introduce their products and services as well as develop new relationships with our Healthcare Facilities.

Once again, holiday season is approaching us and we're looking forward to our upcoming HFMSNJ Holiday Party on November 19th. As in the past, to help make this event a huge success, we're asking for the continued support of our vendors. If you would like to get involved or have any questions, please don't hesitate to contact me direct at (732)886-0600 ext. 150, 732-773-4598 (cell), or mary@diversifiedfixture.com. As always, your donations are greatly appreciated!!

## ***Kudos***

Congratulations to Mike DePodova for receiving his CHFM in Orlando at the ASHE Conference. Welcome Michael to our elite group and for the rest of our leaders lets get with it!

A **GIANT THANK YOU** from the editor to Sal MiCale for his prompt response to my request on short notice for a Hospital Spotlight article for this issue of the Blueline. Sal is living proof that leaders are truly out there and they exist among us!! Thank You Sal.

## ***EAB Activities***

Life Safety Code 19.7.5.5 states that trash containers in excess of 32 gallons must be keep in a storage room or other hazardous area, not in a suite or corridor. Many shredders are place in central locations; corridors or secretarial areas, and are housed on containers that exceed 32 gal.

## ***Good and Welfare***

The Golf Outing will be held Tuesday, June 7 2005 once again at Fox Hollow Golf Club. You will receive

information on the outing in March.

If anyone is interested in joining the Golf Committee or sponsoring any of the events please call Roger Ennis on 908-964-0408.

### ***Odds and Ends—***

*By the members for the members*

The EPA visited one of our Region 2 Hospitals as part of their region (2) initiative for voluntary compliance. The inspector visited Bio-Med, Boiler Room, Pharmacy, Radiology, and Hemo-dialysis. All types of waste need to be identified and all hazardous waste needs to be secured and tracked. The inspector also interviewed staff members.

## **THOUGHT FOR THE DAY**

**Seize the moment. Remember all those women on the Titanic who waved off the dessert cart!!!**