



The Blueeline

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Newsletter of the Healthcare Facilities Management Society of New Jersey

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President's Message

Fellow HFMSNJ Members,

I want to thank you again for the opportunity to serve as President of our organization. I would also like to thank Ben DiFranco for the leadership he provided, and the example he set, as our outgoing president, he has been, and will continue to be, an asset to our association.

Of course we have to take a moment to thank all of our sponsors and speakers who supported, and continue to support, our organization and make our educational topics the envy of all other ASHE chapters. We couldn't do it without you.

We are off and running on what is sure to be another truly great year. Our association has proven to be an ASHE leader in the quality of speakers and education topics we provide to our members.

For 2011 we've added new members to the executive committee, began the processing of upgrading the website - I encourage everyone to visit the HFMSNJ website to see all the hard work - and we have once again laid out a year of highly educational and pertinent education materials. Based on the hard work the board performed in 2010, I think that you have seen, and will continue to see, greater improvements in the HFMSNJ's quality of services we bring to the membership.

Your executive board is meeting monthly to discuss and plan for the remaining year. I can assure you, all of us are committed to making our chapter meetings and membership worthy of your precious time and money.

ASHE continues to offer guidance on how to make our chapter an even larger success and we appreciate the support. If you are not a member of ASHE, I encourage you to visit their websites and get signed up.

I am grateful for the opportunity to lead our group this year. Thank you, Members, for the support and encouragement. If you need information or wish to provide some feedback please e-mail myself or any of the chairs.

Edward Fay CHFM, CHSP

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Greening Healthcare Facilities through HVAC

(reprinted from The Network)

-submitted by Rick Ciullo
Chem-Aqua, Inc.

Healthcare facilities are increasingly looking for ways to more efficiently use energy, water and materials while reducing their impact on health and the environment. This focus on green building complements the mission to promote patient, employee and community health and has major financial benefits. Although often overlooked in the green equation, the water treatment program for building water systems can play a crucial role in helping healthcare facility managers meet green objectives. Effective water treatment promotes green building by reducing energy and water use and associated carbon dioxide emissions, providing a healthier and more productive workplace, and reducing the building's overall impact on the environment

The clearest benefit of good water treatment is its positive impact on energy and water usage. Operating a healthcare facility is an energy and water-intensive business. On average, hospitals use 2.7 times more energy per square foot than office buildings. A large portion of this energy and water is used to operate the building's HVAC systems.

Water treatment is an essential part of preventative maintenance for HVAC systems. Effective programs: protect waterside surfaces

from the ravages of corrosion, deposits and microbiological growth; extend equipment life; keep heat exchange surfaces clean and energy efficient; maximize how efficiently water is used; and reduce the safety and liability concerns associated with pathogenic bacteria. Higher requirements for outside air, heating, cooling, humidification and dehumidification in a healthcare facility put an additional load on the HVAC system making good water treatment critical and the economic impact of inefficient operation significant. Since carbon dioxide released from utility plants is a major source of greenhouse gas emissions, an effective water treatment program that helps reduce energy use also helps reduce a building's carbon footprint.

Many confuse being green with being chemical free. Green building involves using energy, water and chemicals in the most efficient and effective way to reduce the impact on the environment. Cutting-edge water treatment companies have embraced the Green Building Movement and developed advanced equipment that in some cases may serve as chemical replacement technology while maintaining operational efficiency. The chart shows the dramatic effects inefficient energy, water and chemical use can have on your bottom line and the environment.

Some of the ways healthcare facilities can use water treatment to green their operations include: switching from liquid chemicals to solid

Savings Associated with Greening Building Water Systems

<u>Cooling Systems</u> **	<u>Reduced Energy Usage/Costs</u>	<u>Reduced Water Use/Costs</u>	<u>Reduced Chemical Use (Solid Program)</u>
Tower Liquid to Tower Solid Chemicals at 5 cycles	-----	-----	593 lbs/yr
Maintaining 5 cycles vs. 3 cycles in Cooling Tower	-----	837,894 gallons/yr (\$4,189 savings per yr)	839 lbs/yr (244 lbs/yr)
Removal of 0.004" Biofilm on Condenser Tubes	152,212 kWh/yr (\$15,212 savings per yr)	-----	-----
Repairing a 100 GPD Chill Water Leak in a 10,000 Gallon System	10,020 kWh/yr (\$1,020 savings per yr)	36,500 gallons/yr (\$183 savings per yr)	985 lbs/yr (427 lbs/yr)
<u>Boiler Systems</u> ***	<u>Decreased Energy Usage/Costs</u>	<u>Decreased Water Usage/Costs</u>	<u>Decreased Chemical (Solid Program)</u>
Boiler Liquid Chemicals to Boiler Solid Chemicals At 3% Blowdown	-----	-----	2,541 lbs/yr
3% Blowdown vs. 5% Blowdown in Boiler	584.7 MMBTU/yr (\$2,340 savings per yr)	193,815 gallons/yr (\$970 savings per yr)	547 lbs/yr (67 lbs/yr)
Removal of 1/32" iron deposit on boiler tubes	2007.5 MMBTU/yr (\$8,030 savings per yr)	-----	-----

*Solid containers are one gallon and four/cs (44 lbs/cs). **Based on 500-ton chiller operating 24/7, 365 days/yr at 50% Load.

***500 HP, 100 PSIG Boiler operating 24/7, 365 days/yr at 50% load, 85% Condensate Return, FW Temp 180o F.

^Electric costs \$0.10/kwh, natural gas costs \$4.00/MMBTU, water costs \$5.00/1,000 gallons

chemicals; increasing the cycles in their cooling tower to reduce the blowdown rate; eliminating leaks in closed loop systems; decreasing the blowdown in their boiler system; and preventing or removing deposits that reduce efficient heat transfer. These actions benefit the environment by saving energy and water, decreasing greenhouses gases released into the atmosphere (due to decreased use of electricity and fuel) and efficiently using chemicals.

Another way water can help to green building operations is by using air handler condensate as cooling tower makeup water. Using this waste water stream can reduce fresh water usage by up to 4,500 gallons of water per month, depending on the humidity and temperature of the air handler. Rain water can also be collected and recycled for cooling tower makeup or landscape watering if a proper recovery system is created. These are just a few of the innovative ways the water treatment program for building water systems can help healthcare facility managers meet green objectives.

An effective water treatment program helps keep building HVAC systems operating at maximum efficiency, reduce energy usage, save money, conserve resources, and protect the environment. When you're looking for ways to green your healthcare facility and reduce operating costs, remember to consult an experienced water treatment specialist.



Breaking News

The 2011 New England Healthcare Engineers' Society (NEHES) Spring Seminar, Friday, March 18th in Leominster, Massachusetts will feature our own Distinguished President-Elect Joe Glaski. Joe will be presenting the topic "LEAN for Healthcare".

Charitable Events

Ride For Kids - August 7th, 2011

In support of the efforts of the Pediatric Brain Tumor Foundation (PBTF), Brian Akers of St. Joseph's Hospital is putting together a group to participate in the Hudson Valley, NY Ride. St. Joseph's Wayne Hospital has agreed to hold a staging area for members to meet before proceeding to the ride as a group. For more information, contact Brian at BAkers@sjwh.org and/or go to www.ride4kids.org for more information on this worthy event.

WELCOME NEW HFMSNJ MEMBERS!

- **Joe Arches** - Becht Engineering
- **Mauro Cecchetti** - Millennium Healthcare
- **Howard Halverson** - The Valley Hospital
- **Irving Leong** - NK Architects
- **Adria Rosoff** - The Holder Group
- **Alvin St. Paul** - Newark Beth Israel MC

For the latest traffic conditions, in any weather, go to www.511nj.org or dial 511 on your phone, or download "trumpit" to most Smartphones for audio alerts.

*-submitted by Terrence McCarthy
Robert Wood Johnson University Hospital - Rahway*

Drexel Standout - Way To Go Morgan!!!!

Check out the status of HFMSNJ Scholarship recipient Morgan Cichewicz, granddaughter of Ed Cichewicz! Morgan is a junior at Drexel University, setting records for Drexel's Swim Team. Click on the link below to read more about her activities.

http://drexeldragons.com/roster.aspx?rp_id=1822&path=wsxim

Orange Regional Medical Center: Building for Excellence (New Hospital Overview)

*-submitted by Joe Glaski, MBA, SASHE
Orange Regional Medical Center*

Arden Hill Hospital in Goshen, New York and Horton Medical Center in Middletown, New York

merged in 2002 to become Orange Regional Medical Center. Both hospitals are located approximately 65 miles northwest of New York City. Since the merger, the hospital has focused on consolidating duplicate resources, expanding existing services, implementing new leading-edge services and technologies, improving access to necessary services, and ultimately elevating the quality of healthcare in the region. Due to the age and structural limitations of the existing facilities Orange Regional Medical Center is consolidating the two campuses onto a single site at a new hospital under construction in the Town of Wallkill, New York.

Orange Regional has worked with HBE Corp. from St. Louis to design and build the new facility. The new hospital, slated to open in summer 2011, will be the first new freestanding hospital built in the State of New York in more than 20 years. The cost of construction, including moveable equipment and fees, is approximately \$255 million. Total project cost approaches \$350 million and includes financing costs, interest during the construction period and refinancing of debt on the existing two campuses. The project was funded, in part, by \$261 million in tax exempt bonds issued by the Dormitory Authority State of New York in May 2008. Another \$48.6 million was provided through a New York State HEAL (Healthcare Efficiency and Affordability Law) grant. The balance of the project funding included equity sources such as cash accounts proceeds from the sale of the existing two campuses and a \$21 million Capital Campaign.

Orange Regional's vision has always been to take the best of both the Arden Hill and Horton campuses and create the most patient-friendly, efficient and advanced hospital possible in a contemporary, yet warm and welcoming atmosphere. With 383 licensed beds, the 600,000+ square-foot medical center will offer:

- Comfortable and spacious private patient rooms
- 50 treatment bays within the Emergency Room
- Heated helipad and covered, three-bay ambulance garage
- Advanced Birthing Center with 10-bed Neonatal Intensive Care Unit in development
- Sophisticated Cardiology Center with three catheterization labs and indoor rehabilitation track
- Spacious Surgical Suite with 12 Operating Rooms
- Surgery and Procedure Center
- Two Interventional Radiology Rooms
- Bone & Joint / Neurosciences Center

- Dedicated Pediatric Unit
- Inpatient Cancer Center
- Outpatient Infusion Center
- Dedicated Behavioral Health Unit
- Wireless Healthcare Information Technology
- Electronic Medical Records
- Non-denominational Chapel
- Healing Garden with lush landscape
- Expanded Cafeteria/Outside Dining Patio
- Gift Shop & Café
- More than 1,600 free parking spaces
- Spacious waiting areas
- Easy access from I-84 and Route 17
- Open design spaces to accommodate future technologies, patients, visitors and growth
- Scheduled opening date is August 5th, 2011

All of Orange Regional Medical Center's inpatient services that are currently offered will be relocated to the new facility including inpatient oncology services, emergency and elective angioplasty services, robotic surgical services and stroke center designation.

To learn more about Orange Regional Medical Center new hospital project, please visit www.ormc.org.

2011 Education and Events Calendar

Date	Presentation	Speaker	Presenter's Organization	Sponsoring Co's
January 20 th	Violence Prevention in Healthcare	John McNamara	McNamara & Associates	Triple A Supplies
February 17 th	NFPA 99	Dave Dagenais	Independent	Trace Testing
March 17 th	New Jersey DEP Waste Regulations	Paul King	NJDEP	First Environment
April 21 st	Parking Deck Maintenance	James Zullo	Tim Haahs Engineering	Tim Haahs Engineering
May 19 th	TBD	Bridget Goryeb	Highland Associates	Available
June	HFMSNJ Annual Golf Outing			
June 16 th	ALL DAY SEMINAR "Regulatory Round Table" and Vendor Fair (Featuring a cross section of representatives who inspect facilities for compliance)			
July 17 th to 20 th	ASHE Seattle, Washington			
August	No Regular Meeting Scheduled			
September 15 th	TBD			Available
October 20 th	TBD			Available
November 17 th	DCA	Dave Uhaze	DCA	Follet Ice
December TBD	Annual Holiday Party			
December TBD January	Wrap up / Planning Meeting, Executive Committee Only			

Ensuring Fire Safety for Food Service Operations in Commercial Facilities

Nelson Dilg of Nelbud Services Group will be presenting at the National Facilities Management & Technology (NFMT) Conference in Baltimore on March 16th.

"In recent times (the last couple of years) several noteworthy things have happened relative to fires in grease exhaust systems. One thing that has happened is that the NFPA standard governing this particular discipline within fire prevention has moved to put the responsibility for safety in these matters squarely upon the building owner. In the past, the responsible party was very vague by definition. The second thing is the firefighter deaths attributed to fighting these otherwise preventable fires, if their building owners/engineers had fulfilled their responsibility to safety. Two were killed in Boston, one in Chicago and last month 18 firefighters and EMTs were injured in one of these fires in NYC. In response, and very recently, many major cities and several states have passed new laws requiring licensure and strict inspection/reporting requirements. Many other cities/states are following suit and beginning to speak of criminal consequences for building owners/mangers that fail to comply. Unfortunately, most building operators are either uninformed or ill-informed. Still, public awareness is at an all time high and growing."

Nelson Dilg has have been speaking and teaching on Fire Safety subject for about fifteen years. For more information on the event, go to:

www.nfmc.com/EducationEvents/sessiondescription.asp?id=1140

or contact Mark D. Eckert, Dir. of Sales, Nelbud Services Group Inc., 800-839-0832 or www.nelbud.com.



Please send your newsletter submissions to Gary Coopersmith at gcoopersmith@sweetwatercorp.com.

