

# The Blueline

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**THE NEWSLETTER OF THE**

**HEALTHCARE FACILITIES MANAGEMENT SOCIETY OF NEW JERSEY**

VOLUME II, ISSUE 4

4TH QUARTER

DECEMBER 31, 2008

### **President's Message Fourth Quarter 2008**

Wow! What a busy three months it has been! Congratulations to the Education Committee, chaired by our President-Elect, Ben DiFranco, CHFM, SASHE and Region 2 Representative to the ASHE Board. We hosted not only the High Performance Hospital Seminar, in conjunction with the International Facilities Management Association, but an all day with George Mills of the Joint Commission and Dave Uhaze of the New Jersey DCA. What a lineup in such a short time. The next Education Chair has some pretty big shoes to fill.

November brought two major elections, the HFMSNJ and that other one for the Washington, DC job. Just kidding! Both new Presidents have a lot of work ahead of them, and I know they will succeed.

It has been my honor and pleasure to serve you as President for the past three years; it is an experience I will never forget. As I move to the role of Trustee of this great organization, I hope to maintain the personal and profession relationships with all of you. As always, please stay active, join a committee and develop the talent we have for the next group that will become our leadership.

I wish you and your loved ones a Happy and Healthy Holiday Season.

Thank you,

Written and Contributed by:

**John DiGirolomo, CHFM, SASHE  
President, HFMSNJ**

### **President-Elect's Message**

2008 has been a great year for our society. Our group had access to Tony Monaco, Mike Yarnell, Dave Uhaze, George Mills and many great educational programs. I want to thank everyone for their hard work and selfless dedication to this group, that drive has made our chapter one of the best in the country.

Although I am looking forward to 2009 I want to thank Mr. John DiGirolomo SASHE, CHFM, for his stewardship over the last three years. He has kept our group solvent and saw us awarded the first Levels of Affiliation Platinum Award issued by ASHE.

I wish all our members and their families a happy and safe holiday season and I look forward to a new year with new goals. Our organization will continue to improve, an ambition that has been our benchmark since 1949.

I encourage members to get involved. That is our hidden strength . . . people getting together for the purpose of learning and solving the many common problems we all face.

I wish you all HAPPY HOLIDAYS AND A HAPPY NEW YEAR.

I have decided to change some positions in an effort to bring some new blood and enthusiasm into our group.



Effective January 1<sup>st</sup> the following individuals will be in charge of these areas. It is my hopes that we can do justice to the past presidents that have gone before and continue to move the HFMSNJ forward

Ed Fay....President elect...Education  
Bill Anderson...Treasurer  
Joe Glaski...Secretary  
Frank Keller...Social Justice  
Rajendra Shah...Newsletter  
George Thomas ...Public relations and nominations  
Kim MaKay...Web site  
Pete Appelmann....Membership  
Mike DePadova...Sergeant at arms  
Amy DiPaolo...Golf Outing  
Robert Roop PE...Advocacy  
Engineering Advisory Board... Hank Schuurman  
Ad Journal ...Oscar Gonzalez and Brian Akers  
John Schliewenz....Historian and scribe  
Audio Visual...Mark Carter  
Board of Trustees....Oscar Gonzalez  
Board of Trustees....John DiGirolomo

Written and Contributed by:  
**Benedict DiFranco CHFM, SASHE  
ASHE Region II Director  
President-Elect, HFMSNJ**

## Secretary's Report

### Happy New Year!

Written and Contributed by:  
**Edward Fay  
Secretary, HFMSNJ**



## Status Report Executive Hospital Engineers of New Jersey Club

Once again the Christian Health Care Center looks forward to the pleasure of hosting the fourth quarter's meeting of the EHENJ Club. [Due to the business of the holidays the meeting date has been rescheduled for January 22<sup>nd</sup>.](#) Once again this offers a great forum for those of us working in facilities to discuss our issues and share solutions that have worked for our membership. In addition I would hope to have an opportunity to give a brief tour of our recently completed Co-generation plant.

Our installation of a Carrier / UTC Pure comfort system which combines the use of four 60KW gas fired micro-turbines with a dual mode absorption chiller to produce electricity, chilled, and hot water simultaneously. This in combination with several infrastructure upgrades provides the heating and cooling needs of much of the campus while producing up to 240KW of electrical power. This provided through both new four pipe through wall fan coil units and existing water source heat pumps. Although the electrical capacity does not produce independence from the utility it obviously reduces the demand substantially and augments the facilities emergency generators by servicing less critical circuits during any outages. Being at the end of our grid makes this a real plus.

We continue to gain experience in running the system which should allow us to discuss if we have been able to provide the optimum load conditions which have eluded so many co-generation projects in the past. Because many of us remain skeptical,

we will share any differences between the promises of the project sale, subsequent design, and what is actually experienced. There will be plenty of construction lessons learned (war stories) as well.

Hadi, Mike, and I along with the entire Christian Health Care Center's facility team look forward to having you as our guest. So that we may have a reasonable count on the number of participants and forward directions you are asked to RSVP at your earliest convenience by way of E-mail to [Hschuurman@chccnj.org](mailto:Hschuurman@chccnj.org) or by phone to 201-848-5842.

Submitted by:  
**Hank Schuurman, Chairman EAB**  
**VP Facilities Management**  
**Christian Health Care Center**



## Notes from the Editor

### Happy New Year!

For the new Editors sake, I hope all the HFMSNJ members, new officers and the committee chairmen include in their New Year resolutions making timely submissions for the newsletter next year.

Since very few members remembered to submit something for the newsletter on or before my posted deadline of December 12, 2008, I've issued this very brief 4th Quarter issue of BLUELINE.

This is my last issue as Editor as our new President has been successful in getting some new blood to volunteer to serve on committees.

I have enjoyed being the Editor for these past two years and hope you enjoyed the issues I've compiled and the humor I've added to the BLUELINE. I'd like to thank all of you that have contributed articles, jokes and photos over these past two years. It made my job as Editor quite easy.

Henceforth submit all articles to:

**Rajendra Shah,**  
**PE, MBA, BSME, CHFM,**  
**SASHE**  
**Director, Construction and**  
**Facilities Management**  
**Phone (732) 294-2609**  
**rshah@CentraState.com**

Submitted by:  
**John Schliewenz, AIA, CHFM**  
**Editor - HFMSNJ Newsletter**  
**"THE BLUELINE"**



## Membership

### Happy New Year!

Submitted by:  
**Peter A. Appelmann Jr. Chairman**  
**Membership Committee**

## NJHA – EAB Report Engineering Advisory Board

1. NJHA is looking for information on Record Retention in our area. CHCC has forwarded requirements from NJ Health Care Facilities but anyone else having information is asked to forward it to either Sally Roslow at the HJHA or Myself.
2. Just prior to our December Meeting I had an opportunity to represent the NJHA and our association in a meeting with State Senator Smith the chairman of the energy and environmental committee. The following stances were taken on proposed bills:

**S-702** – Permits the Commissioner of DCA to amend the energy sub-code at any time without regard for national standards.

\* **Opposed.**

### **Energy Audit Bills**

- S-1117 - **Good bill** because it provides financial incentives to participate.
- S-1064 – **Bad bill** because it may increase the Societal Benefits Charge (SBC).

**A-616** – Separates SBC pool into three categories: residential, small employer and large employer. Provides credits to businesses to invest in clean energy.

\* **Support.**

**S-2428** – Allows utility companies to bypass BPU rate setting process and allows them to establish formula-based rates. \* **We joined a coalition in opposition to this bill.**

3. A member suggested that the constituents may be interested in a group purchasing type arrangement with an energy management company. Since each facility would have different requirements and approaches maybe a template RFP or RFQ could be put together involving several vendors. A special thanks to Rajendra Shah for forwarding a template he has used at his facility. Additional input would be helpful as we begin this project in the coming year.
4. A reminder to the members that the 2010 addition of the AIA healthcare Guidelines are open for comments.
5. The committee has been asked to participate in the work of the NJHA hurricane task forces preparation of reference material. Particularly of interest are providing updated Emergency Preparedness checklist as previously developed by the committee.

Written and Contributed by:

**Hank Schuurman, Chairman EAB**  
**VP Facilities Management**  
**Christian Health Care Center**



## Leadership lessons from Santa Claus

Your elves and reindeer are depending on you – just as you depend on them.

Don't let them down.

-- Santa Claus

Never forget that getting big things done all year long isn't about magic.

It's about leadership.

-- Santa Claus

I pay attention to what my elves (and others) feel. Perceptions are realities for those that hold them...and I must deal with those realities in order to lead effectively.

-- Santa Claus

People need me...they depend on me. We're doing something important here. And knowing that gives me the energy to carry the sack, lead the pack, and keep coming back.

-- Santa Claus

Quotes from Walk the Talk at [WALKTHETALK.com](http://WALKTHETALK.com) .

Contributed by:

**Hank Schuurman,**  
**VP Facilities Management**  
**Christian Health Care Center**

