Officers, Board Chairs Plan the New Year at the Annual Retreat

By Mark English
NEHES President

The NEHES Board of Directors' annual retreat gives officers and committee chairs the opportunity to establish objectives for the new year and review society accomplishments and activities of the previous year.

This year, 15 out of 21 board members attended the retreat, held December 10-11 at the Merrimack Hotel and Conference Center in Merrimack, NH. Starting on Friday morning, we looked at the year in review. Our first agenda item was to review and approve the 1999 Annual Meeting minutes. From that point on, the retreat was run by President-Elect Bob Loranger, who will take office as president on January 1, 2000. Objectives of the Society for the coming year were established.

New Officers

Bob is the Director of Facilities at New England Medical Center (Boston). The other new officers for 2000, also attending the retreat, are: President-Elect Joe Mona, Director of Facility Systems at Lawrence General Hospital (Lawrence, MA), Secretary Rick Malmstrom (second term as secretary), Plant Engineer, Boston Medical Center, and Treasurer Jeff Thomas, Manager of Support Services, Mercy Hospital (Portland, ME).

New Committee Chairs

Committee chairs appointed to date are: Education and Career Development, Steve Cutter; Engineer of the Year, Jack Gosselin; Membership, Joe Mona; Newsletter, Steve Cutter; and Scholarship, members of the Fall Conference Planning Committee. As immediate past president, I will chair the Steering and Bylaws Committee. The remainder of committee chairs will be appointed in January.

Topics discussed and/or acted upon by those attending the retreat included:

Advocacy

The board discussed the concept of sponsoring the NEHES NFPA liaison as a member of the NFPA 101 Life Safety Code Healthcare Technical Committee, Chapters 12 and 13. The board voted to support that, but this is subject to NFPA approval. There is always a healthcare representative on the committee. This is our big advocacy objective for this year.

Bylaws

We talked about potential changes in the bylaws that would be up for approval at the annual meeting in October. The board was also very much supportive of hiring an executive secretary to offload some of the burden on Rick Malmstrom.

Communications Initiatives

We need to keep the momentum up, with the newsletter and the web page. There will be more material and information posted on the web page.

Fall Conference Structure

A general discussion took place on the year 2000 Fall Conference. There was a great deal of discussion on possibly changing the way we do the conference. Up to now, the responsibility has rotated from state to state. If we follow that scheme, the year 2000 would be the responsibility of the four Massachusetts chapters. Last year, it was determined that it would be a joint effort among the four groups. The board, however, is considering the following concept: instead of rotating from state to state and instead of starting from scratch with new personnel every year, a permanent Fall Conference Planning Committee would be established. Individuals would be assigned to that committee to spearhead various activities such as educational programs, vendor support, exhibits, hospitality (meals, hotel, meeting rooms), spousal programs, etc.

Even though it is probably not appropriate to think that the individuals would serve on the committee permanently, the areas of responsibility would be permanent and we would try to establish continuity from year to year with individuals passing along information to others on the committee and replacing them from year to year. We also discussed having the seminar in a permanent location. If we establish long-term contracts with hotels, we could get better rates. But there was a fair amount of feedback that members want to continue rotating locations.

This issue is still pending. But for sure, the year 2000 Fall Conference will be the first week of October in Sturbridge, MA.

We also talked about the idea of shortening the duration down from one full week. At the present time, the tentative plan is to run it Monday, Tuesday, and Wednesday, October 2-4. All these suggestions will be discussed at the first board meeting in January.

Leadership Development

We discussed the process of nominating and selecting candidates for the board and attendance at the ASHE chapter leadership forum during the ASHE annual conference in Seattle in July. The board is always looking for participation from members in various society activities.

Membership

Membership activities are one of the three major areas of attention for the year.
HE DOES TWO JOBS, BUT MAKES TIME TO TAKE PRIDE IN PROJECTS WELL DONE

The last several months haven't been easy for Russ Garland. He has been doing his own job as well as his manager's until his new boss arrives this month. In spite of the extra workload, the Assistant Director of Facilities at Caritas Norwood Hospital isn't complaining.

Ask him what he likes most about his position and he doesn't hesitate: "the challenge and the sense of accomplishment and pride when we get a construction project or an in-house project done and it comes out well."

Russ joined Caritas Norwood in Norwood, MA 26 years ago after a first job in construction. He is Caritas Norwood's Chief Engineer and supervises the construction and day-to-day activities at the hospital, such as meeting with architects, parking, and safety.

The 227-bed community healthcare facility just opened a new psychiatric ward and covers about 300,000 square feet.

In 1982, Russ became a member of both the South Shore Healthcare Engineers' Society and NEHES. "I joined because of the availability of knowledge," he said. "I haven't been disappointed. It has helped me with new regulations or when I have a problem. The people in these groups will help you get through your inspections and with policies and procedures. I recommend joining to everyone."

He has served the 26-member South Shore group as secretary-treasurer and is in his second term as its president. "I enjoy being president very much and I enjoy the people in the organization. It can be challenging but everyone helps out."

His colleagues chose him as their Member in the Spotlight because of his longtime assistance to the group. "He's been carrying a tremendous load at his job but he still helps us out," said Bob Bunzick, a retired member. Bob Rowan, South Shore's executive secretary and Plant Supervisor at Cape Cod Hospital, said, "He's a very good man and knows his job well. He is very knowledgeable and has helped this chapter out a lot."

Russ, and his wife, Linda, and three children live in Mansfield. He is a member of the VFW and enjoys fishing and motorcycles.

NEHES HAS ACCOMPLISHED MUCH, BUT NEEDS YOUR HELP TO DO MORE

A number of board members were assigned the task of getting involved in recruitment. We are optimizing our membership benefits, keeping our attention on what you get out of being a member.

Recognition

We will continue with the Engineer of the Year program. The board voted to increase the number of scholarships given to students during Fall Conference from one to two. That requires additional funding but the board felt it was an appropriate use of society funds. This had been debated for a number of years. We will now award two scholarships at $2,000 each.

Spring Seminar

Bob Okerholm submitted a brief update on the year 2000 Spring Seminar. Rhode Island is putting it on this year. The tentative date is Tuesday, March 28, 2000, in Leominster, MA.

Teleconferences

We went through the effort of setting up a teleconference in November, but it was cancelled due to very minimal registration. Whatever the reasons were for the lack of registrations, everyone felt the concept of teleconference is still very important. We will pursue additional teleconferences this year for members.

We want to know what topics our members would like to have teleconfereced and when they should be scheduled. The locations are pretty much set - Boston, Hartford, Togus, ME, and Lebanon, NH.

Parting Thoughts

It is becoming more and more difficult to do all the things we as a society want to do. Although things are tough, we have accomplished a lot and expect to accomplish a lot in the future. Bringing on an executive secretary would be very helpful.

I am very thankful for all the support, help, and encouragement from the board during my tenure. It has been very enjoyable. I'm very proud of the accomplishments of the newsletter, the Spring Seminar, the Fall Conference, and the time and effort that has been put in by the board members.

I look forward to continuing as a board member in a significantly reduced role as Steering and Bylaws Committee chair. I'm interested in hearing from anyone who might want the bylaws changed, and I am looking forward to working with the new board and officers.

Mark English is the Director of Engineering at Hartford (CT) Hospital.
Put March 28 on Your Calendar!

NFPA's Robert Solomon to Lead Safety Program at Spring Seminar

The NEHES Spring Seminar for 2000 will have safety as its theme March 28 at the Sheraton Four Points, Leominster, MA.

Organizers are members of the Rhode Island Healthcare Engineers' Society.

Speaking at the all-day seminar will be Robert Solomon, PE, NFPA, on Life Safety Code 101; a second, to-be-announced NFPA official discussing NFPA 99, Healthcare Facilities Code, and an OSHA representative, who will talk about safety as it relates to healthcare facilities.

Registration brochures will be mailed to NEHES members in late January.

Rhode Island chapter members are contacting vendors to help sponsor the event.

For members' convenience and maximum vendor exposure, exhibits will be set up all day in the same room where lunch and breaks are taken.

The Lake and the Leaves Cooperated
Fall Conference 1999 Took Members, Vendors to Northern Vermont

Lake Champlain can become treacherous and choppy in just minutes, and leaves on Vermont's maple trees sometimes turn yellow and brown instead of glorious reds and oranges. Both the lake and the leaves, however, cooperated when NEHES members traveled to Vermont October 4-8 for Fall Conference.

Planned by members of the Vermont Healthcare Engineers' Society, the event brought more than 65 vendors together in support of NEHES.

Tom Whittaker, Conference Chair and Project Manager at Southwestern Vermont Medical Center (Bennington), praised the Vermont engineers' planning. "Everyone in the VHES lent a helping hand and contributed to the success of this event. Those who understand how one of these programs works will recognize the workload of the Vendor Chair (Norm Welch) and Hospitality Chair (Theron Manning). They carried a very significant workload and performed a masterful job. Mr. and Mrs. Manning and Mr. and Mrs. Welch also headed up the spouse/guest program for us."

Other VHES committee chair for the event were: Tobey Clark, Mark Cappello, Gordon Lewia, Bud Myers, Mike Marriott, Phil Vanderwarker, Joe Kaczmarek, and Ray Forsell.

Bob Okerholm, Director of Maintenance and Security at St. Elizabeth Home (Providence, RI), won a $300 3Com Palm Pilot III during a raffle at the annual meeting. Bob was also the first engineer to mail his Conference registration and the first to check in October 4.

By Eugene A. Cable, PE
NEHES Liaison to NFPA
Regional Safety and
Fire Protection Engineer
Dept. of Veterans Affairs
Albany, NY

The purpose of this article is to alert you to changes in the Code, so that you can save money, avoid repairs where no longer necessary, avoid project costs where Code changes negate old requirements, and be prepared where Code changes might require new design features.

Mr. John Fishbeck, JCAHO, states that updates to the "Life Safety Code" can be utilized by a medical facility as long as the entire new edition is used. In other words, they would not hold us to the 1997 edition if we can take advantage of 2000 edition changes.

Code Change Highlights

New Chapter 5: performance-based design option has made its debut within the 2000 Edition, NFPA 101 Life Safety Code. This represents a huge shift in design option from "cookbook" Code application to performance-based, goal-oriented engineering. Also, the Society of Fire Protection Engineers is publishing "The SFPE Engineering Guide to Performance-Based Fire Protection Analysis and Design."

"Life Safety Code" chapter numbers are all changing.

New chapter for ambulatory healthcare facilities.

Changes Particular to Health Care (References are old section numbers.)

Chapter 5: Performance-based design option - based on Code goals and objectives:
- Sets basic performance criteria;
- Sets some prescribed details for means of egress;
- Lists assumptions;
- Gives eight required fire scenarios - if each is creditable;
- Safety factors;
- Lists documentation requirements.

Section 5-12: a new exception for any mechanical equipment rooms, boiler, and furnace rooms will allow up to 150 feet common path of travel to a single exit for the space. This is particularly important for existing attic/penthouse space where often only one exit is provided. Another exception may be interpreted to allow up to 200 feet travel distance for attics in healthcare buildings.

Section 5-3.2: new exception will allow four-inch projections into corridor width between 38 and 80 inches above the floor.

Section 12-1.1.4: will say that a change from hospital or nursing home to Ambulatory Health Care Facility is not considered a change in occupancy; therefore, no need to comply with requirements for new occupancy.

Section 13-1.3: occupancy determination: Ambulatory Health Care Facilities definition will not change in one sense. There was an attempt to make all clinics "Ambulatory Health Care" even when only one patient is rendered incapable of self-preservation. The definition was changed to include wording that Ambulatory Care Occupancies are facilities that use anesthesia that renders four or more patients incapable of self-preservation.

Section 13-2.2.2.4: a revision to door-locking requirements, will clarify that Code allows locked doors in special clinic areas; the exception will have new language "without delayed egress."

Section 13-2.3.4: allows existing 28-inch doors to remain if fire plans do not include movement of patients in beds, wheelchairs, or gurneys through these doors. (Watch out for this one. Regardless of the fire plan, patients are often moved by these means.)

(This one did NOT get into the Code.) Proposed Section 12-3.4.3; for new facilities only and new fire alarms, fire alarm system notification of occupants and staff, "Notification of staff shall provide adequate information to implement the building evacuation/relocation plan."

Home Depot Gift Certificate Winner

The winner of the $25 Home Depot certificate (drawn at random from those Fall Conference surveys returned by NEHES members) is Dennis Desmarais, Director of Engineering at Baystate Medical Center (Springfield, MA).
JCAHO Tells Its Surveyors to “Dig Even Deeper” in the New Year

By Robert J. Thompson, PE
NEHES/JCAHO Liaison
Fire Protection and Safety Engineer
Dept. of Veterans Affairs
Bedford, MA

More on Tough Love!
The Office of the Inspector General investigation of the Joint Commission has stated that JCAHO is not doing its job and surveyors should stop being collegial and start being regulatory.

Surveyors are being told to dig even deeper in 2000 and that the scores have been too high. In 1998, 18% of facilities surveyed received commendations; for 2000, the figure should be only 1-2%. Surveyors have been told to be very literal regarding the 12-month track record; if something is there for 11 months and 29 days that would not count.

JCAHO has an agreement with most other accrediting agencies to award deeming status; i.e., the other agencies accept JCAHO’s findings. You are accountable not only for the standards and scoring guidelines, but also for everything in the introductory remarks and the intent of each standard.

EOC Considerations
The Environment of Care (EOC) standards are recognized to remain quite prescriptive. EC.2.14 intent requires utility systems to be maintained, tested, and inspected. This includes emergency generator testing, testing of stored emergency power supply (SEPSS), and testing of battery-powered lights for egress. This is in accordance with the Life Safety Code.

Revisions to NFPA 110 require emergency generators to be tested 12 times per year, with testing intervals not less than 20 days and not more than 40 days, for a minimum of 30 continuous minutes, under an electrical load that is equal to at least 30% of the nameplate rating of the generator.

An exception permits the organization to test less than 30% if it can achieve and maintain the exhaust gas temperature recommended by the generator manufacturer.

Testing applies to SEPSS and battery-powered lights required for egress if malfunctions may jeopardize life safety or are intended to automatically supply illumina-
Study Guides for ASHE Certification Program are Ready

By Jack Gosselin
ASHE Region 1 Director
Vice President of Facilities Management
Day Kimball Hospital
Putnam, CT

Committee to Use Survey

The 1997 Facilities Benchmarking Survey developed by Don Garrison, former NEHES President, and Bob Loranger, NEHES President for the year 2000, will be nationalized this year by the ASHE Facilities Management Committee. Regional directors will distribute the survey to all ASHE members via their chapters. Following implementation, ASHE will then collect the data from the surveys. I will chair this committee again, as I have for the past three years.

Certification Program

The ASHE examination program for the title of Certified Healthcare Facilities Manager will kick off shortly after the first of the year when the program's study guide becomes available. This program is offered for members and non-members. For further information, contact ASHE, (312) 422-3800.

ASHE Conferences

The International Conference and Exhibition on Healthcare Facility Planning, Design, and Construction will be held March 8-20 in Nashville.

The 37th annual ASHE conference will be held in Seattle July 10-12. The conference has been shortened by a half day to make it easier for members to attend. The chapter leadership forum will be held July 9. All NEHES leaders and potential leaders should try to attend. Testing for the ASHE certification program will be done during the conference and throughout the year.

Swenson on ASHE Board

Dana Swenson, formerly employed at Fletcher Allen Health Care (Burlington, VT) and chair of the NEHES Fall Conference in 1993, has been elected a Region 7 board member. Dana lives in Houston and is the Director of Patient Care Facilities at the University of Texas MD Anderson Medical Center.

Invited to NY Outings

The Hospital Engineering Society of Greater New York has invited members of other chapters to attend any of their outings. The group recently toured Grand Central Station and plans their annual gala March 25 at a Brooklyn restaurant.

Think about New Director

I will chair the nominating committee to choose my replacement as Region 1 Director. I will recruit two people to serve with me on this committee, and we will choose two or three candidates from New England and New York State.

Questions about any of the above? Contact me at jgosselin.hne.org or by phone, (860) 963-6313, X-2353.
IMPORTANT FAX-BACK SURVEY
The NEHES Board of Directors needs your help!

Whether or not you have ever attended Fall Conference, we'd like your opinions! Your opinions do count as we work on the format of future Conferences.

The annual Fall Conference is our largest educational and networking event and offers tremendous opportunities for the Healthcare Engineer. Unfortunately, less than 40% of our membership typically attends the program. Your prompt response to this simple "fax-back" questionnaire will help the NEHES Board as it looks at Conference structure alternatives focused on increasing participation.

Please fax this survey back to Rick Malmstrom at (617) 414-7054 (no cover needed).

If you were unable to attend a recent NEHES Fall Conference, which of the following were applicable?

1. _____Could not take time away from work.
   
   What do you feel would be the ideal Conference length?
   _____ 4 days  _____ 3 days  _____ 2 days  _____ 1 day

2. _____Did not feel that the program had good value.
   
   Which parts of the program were not valuable enough to you?
   _____Educational Programs   _____ Vendor exhibits   _____ Social Functions

3. _____Too far to travel.

4. _____Costs too high.
   
   Which costs are too high?
   _____ Registration? (currently $195.00)
   _____ Travel/Accommodation costs?

5. Other: ___________________________ ___________________________ ___________________________ ___________________________

Would you attend if part of the programming occurred on the weekend?   _____ Yes   _____ No

Would you favor holding the program at the same central location each year?   _____ Yes   _____ No

Does your organization financially support programs like the NEHES Fall Conference?   _____ Yes   _____ No

Please fax this back to Rick Malmstrom at (617) 414-7054 (no cover needed).

Thank you for your time!
Moving Up the Organization in Facilities Management:
Proven Strategies for Improving Productivity in Your Workforce

- By A. S. Migs Damiani, CPE/F • AFE, President, Complete Building Services

Specifications:
- Publication: July, 1998
- Format: Paperback • 6" x 9"
- ASHE Catalog #: 055161
- ISBN: 1-891121-03-0
- Pages: 136 pp.
- ASHE Member Price: $21.00

Market/Audience:
Leader-Managers in facilities engineering and management who seek to become more integral, respected members of the company's management team by showing how their in-house personnel can be more productive and valuable for advancement than downsizing, outsourcing, or re-engineering their workforce. Facilities professionals work in planning, designing, construction, maintenance and support services.

Product Summary:
Migs Damiani, noted speaker, trainer, and practicing professional in Facilities Management, takes on the trends of downsizing, outsourcing, and re-engineering the facilities maintenance and management workforce of medium-large companies. Starting with an estimate of $30 billion annually that is forecast for outsourcing by the year 2003, Damiani tackles issues of productivity and efficiency as they relate to nurturing an "in-house" staff or hiring outside help. He expertly argues the case for "building up" in-house staff and services. In addition he provides valuable, ready-to-use, step-by-step project management and construction development guidelines. Throughout the book the author's theme is that strong, positive facilities professionals will win the confidence and approval of upper management by nurturing talent from within. As a result, the FM professional may well advance to higher levels of responsibility within the organization.

Key Features:
- Teaches facilities leaders the business savvy and people skills often lacking in their training and prior experience
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- Provides insights on capturing the attention of top management
- Presents strategies for developing excellence, improving facility management's image, and developing an FM service strategy
- Shows how to outsource the right way ... when it's a viable alternative ... and reveals hidden costs of leasing
- Demonstrates the connection between maintenance and indoor air quality
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11. Maximizing Indoor Air Quality
12. Quality Is an Attitude
13. A Case Study of a Successful FM Department

NOTE: This is a standalone book for Facility Managers but also serves as the perfect complement to the author's recently published general leadership book, Creative Leadership: Mining the Gold in Your Workforce ($17.95, St. Lucie Press: 1998). The two books are available from SciTech at the special package rate of $33.50. Migs is also author of Looking for the Gold (list: $14.95), available from SciTech for half price ($7.50).

About the Author:

A.S. MIGS DAMIANI is President of The Donohoe Companies' Mechanical Systems Operations Division, commercially known as Complete Building Services (CBS), which maintains over 13 million square feet of space in the Washington metropolitan area. Prior to joining CBS in 1994, Migs was the Director of the Department of Facilities and Services for Montgomery County, Maryland. Migs holds a BS degree in Commerce and Engineering from Drexel University and a Masters in Engineering Administration from The George Washington University. He has been named Plant Engineer of the Year by the American Institute of Plant Engineers (AIPE), recently renamed The Association of Facilities Engineering (AFE), and is a Fellow of AFE and an Honorary Life Member of the American Institute of Architects (AIA). Migs is a graduate of The Center For Creative Leadership and has been a guest lecturer at The George Mason University, Georgetown University, The University of Maryland and James Madison University. He has received over 30 national awards in his distinguished career and is a frequent speaker at national engineering and maintenance conferences. Migs also conducts specialized "people skills" training for industry, government agencies, colleges and universities, hospitals and professional societies.

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