



The ACCFO Newsletter

Volume 7

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The ACCFO Organization

ACCFO is a private, non-profit organization comprised of managers and supervisors involved with facility operations and maintenance. The purpose of the association is to provide an opportunity for community college facility personnel to review their abilities and interests, to refine their skills, and to participate in discussions on facility issues. It provides the participants the opportunity to share their successes, receive assistance from their counterparts in overcoming obstacles, and establish facility networks for future collaboration. We encourage all 58 community colleges to become involved by participating in ACCFO.

ACCFO Officers

President - Garion Bunn

Vice President - Danny Carpenter

Secretary - Marc Boberg

Treasurer - Patricia Clark

Vice Treasurer - Steven Garner

Past President - Terri L. Ashcraft

ACCFO District Presidents

District I President - Clarence Tate

District II President - Steven Garner

District III President - Tim Lassiter

Dist. I Exec. Rep. - Mark Fox

Dist. II Exec. Rep. - Zack Harris

Dist. III Exec. Rep. - Jeremy Webb

ACCFO Conference

2019 ACCFO Fall Conference

October 16, 17, 18, 2019

Courtyard Carolina Beach
Oceanfront by Marriott

Website Address - NCACCFO.org

Contact Person

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The 2019 ACCFO Fall Conference will be held at Courtyard Carolina Beach Oceanfront by Marriott at Carolina Beach, NC on October 16-18, 2019. We encourage you to mark your calendar and start making your plans to attend this conference. The ACCFO Professional Development Committee is working to provide you with an outstanding slate of professional development sessions. We hope to provide you with a look at some different technologies that if you don't already have, you better plan to start doing your research. In the next year you will see which companies start utilizing the 5G technology. Manufacturers will install chips into all parts of their machines to let technicians know when a part needs repair or replacement. The speed at which things can be processed and delivered to you remotely will be where you want to be in the next few years. Data has become the norm and there is plenty to look at. Sensors will change how we look at the different functions of our buildings including: lighting, room temperature, humidity, occupancy, access control, and other HVAC sensors. Look at your floor plans remotely, look at all of your equipment including data sheets and wiring diagrams remotely. You do not have to go to the technical library to find your drawings for your building or equipment, they are on your tablet. Things are changing fast, this will be a great opportunity to see new things in action. Action is where things happen.

HAPPY ☆ NEW YEAR



I would like to take this opportunity to wish everyone a “Happy New Year” and a successful facility year. With a new year comes new challenges and additional duties for most. We need to take the time to catch up on facility issues that face us in the coming year and make a plan as to how we can implement programs and procedures to make our individual departments more efficient. This is also a great time to take stock of how we manage our teams and how we provide leadership and guidance to help them become better personally as well as professionally. Our team not only provides exceptional service to our community colleges, but they also set the example for communicating and providing service to faculty, staff, and students. Keep in mind; our efforts through ACCFO are to promote providing excellence in service. All of this requires training, not just in the technical aspects of our duties, but also in the interpersonal skills that are needed to be respected as a professional. Reach out to your professional development department at your college and request special topics that your team will benefit from. The goal is to help them better understand the impact of their interactions with each individual they serve. Our service is interdepartmental as well as intradepartmental, good customer service starts at home.

The New Year is a time to set goals for yourself and your team. Write down things that can realistically be obtained throughout the year. No need for a long list of things; use both work related and personal goals in the same list. This holistic process is ideal for success in achieving your goals. Having confidence in oneself is necessary to make correct decisions under the pressures of our daily jobs. Be the example for your team and encourage them to seek guidance from you or another individual on the team. Team input and understanding the strengths of each individual on your team makes any situations solvable. Again, listen to your team members and seek their input, not every decision needs to be made alone. Remember, no man is an island.

Reward and recognize your team for their accomplishments and contributions throughout the year. Share it with the entire community college and even in the ACCFO Newsletter. Letting the entire community college system know the type of employees that work at your college is rewarding to you as well as to them. That should be one of your goals; sharing your employee’s contribution to their community college with others.

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Meet an ACCFO Member



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ACCFO Professional Development Committee



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The Professional Development Committee: Jerry, Russell, and Lance need your guidance and input into what type of educational programs you would like to be given at the 2019 ACCFO Fall Conference at Carolina Beach. If you have any suggestions or if you would like to give a specific type of program, please contact them via email or phone. We encourage the ACCFO Members in District III to identify topics that pertain to their unique locations and situations.

Greetings NCACCFO members,

The NCACCFO Professional Development Committee invites you to participate in the member survey for the Fall 2019 Staff Professional Development Conference.

We are striving to improve our conferences and provide you more targeted sessions that meet your personal and professional development needs.

If you thought the 2018 NCACCFO Conference in Asheville was great, then we'd like to hear about it! If you have ideas on how we can improve future sessions, we'd like to know that too.

Please select the link below to complete our brief member survey. The link will be available until **Wednesday, January 31, 2019 at 5pm.**

Thank you for your input!

[ACCFO 2019 Survey](#)

Hurricane Florence Disaster Recovery Fund

RALEIGH – The State Board of Community Colleges today (Dec. 18).

Approved the allocation of up to \$2.94 million to community colleges from the Hurricane Florence Disaster Recovery Fund for repairs of facilities damaged by the hurricane. The board also allocated an additional \$525,329 to community colleges contingent upon clarification from the legislature that the funds can be used to reimburse colleges for repairs already completed or begun with non-state funds. The following 14 colleges submitted requests and were approved for funding: **Bladen, Brunswick, Carteret, Coastal Carolina, Craven, Fayetteville Tech, James Sprunt, Johnston, Lenoir, Pamlico, Robeson, Sampson, Southeastern and Wayne.** The funding comes from \$5 million the legislature approved in October for repairs at community colleges.

Source: North Carolina Community College System

Chiller Maintenance

Chillers are the largest single energy user in your facilities, so it is critical that you implement a comprehensive maintenance program. If you do not have one in place, contact one of your HVAC Contractors for a list. Here are a few things you need to consider for your yearly turn-around. Use a predictive program which include test like vibration analysis, infrared thermography, and rotor bar testing to diagnose problems before they happen. A excellent preventative maintenance program can ensure the best performance and efficiency of your chillers.

A daily log is still the first step in maintaining an efficient chiller, even though the microprocessor controls can record the necessary readings, there is no substitute for a written log in the chiller room from daily inspections. A log builds a history of operating conditions, including temperature, pressure, fluid level and flow rate. These readings should be compared to the manufactures recommendations and specifications. The use of manual and electronic recordkeeping will help provide the best performance of your chillers.

Heat transfer has the greatest single effect on your chiller performance. Chiller efficiency declines rapidly when tubes become fouled. Contaminants, such as minerals, scale, mud, sludge, algae, and other impurities, increase thermal resistance. Condenser tubes should be brushed cleaned, rather than chemically cleaned, at least annually with an automatic rotary-cleaning machine to keep them free of contaminants. Some new chillers feature automatic tube-brushing systems, which can be retrofit onto existing chillers. These nylon-bristle brushes that flow through the tubes for cleaning. A custom-manufactured, four-way reversing valve is installed in condenser water-piping system, and every six hours, the system automatically reverses the flow through the condenser tubes for about 30 seconds. Coupled with proper water treatment, these systems virtually eliminate fouling within the chiller and maintain design-approach temperatures.

Manufactures recommend quarterly tests of compressors for leaks. It is difficult to create a perfectly sealed machine, and leaks allow air and moisture, commonly referred to as non-condensable, to enter the unit. Once in the chiller, these non-condensable increase condensing pressure and compressor-power requirements, and reducing efficiency and overall cooling capacity. Low-pressure chillers have high-efficiency purge units that remove these non-condensable. However, moisture in a chiller can create acids that corrode windings and bearings and create rust inside the shell. Small rust particles called “fines” float in the vessels and get trapped inside heat-exchanger tubes. Fines in tubes decrease the unit’s heat-transfer effectiveness and overall efficiency. Left unchecked, they can lead to costly tube repair.

Most chillers use water for heat transfer, so the water must be properly treated to prevent scale, corrosion and biological growth. A one-time chemical treatment is required for closed-water systems, which are typical of chilled-water systems connected to the chiller evaporator. Open systems typically are used for condenser-water systems connected to the chiller condenser. Condenser systems that use sources such as cooling towers require continuous chemical water treatment. Managers should work with a chemical-treatment vendor familiar with local water supplies and can provide full-service maintenance for all facility water systems. Scale should not be a problem if the vendor maintains proper chemical treatment of the evaporator and condenser-water systems. The presence of scale in the condenser or evaporator tubes indicates improperly treated water. The vendor needs to test water quality every three months and correct the water treatment program, which should aid in cleaning the chiller tubes.

Also, all systems strainers should be cleaned every three months. Sand filters and side-stream filters for condenser-water systems are very effective at maintaining clean water, if properly maintained. To determine when cleaning is required, technicians should monitor pressure drop at the filters and refer to manufacturer recommendations on cleaning. Filters should be cleaned quarterly, regardless of pressure drop.

Annual chemical analysis of oil and refrigerant can aid in detect chiller-contamination problems before they become serious. Testing consists of spectrometric chemical analysis to determine contaminants, including moisture, acids and metals, which hamper performance and efficiency. A qualified chemical laboratory specializing in HVAC equipment must perform the analysis. Most manufacturers provide annual oil and refrigerant analysis services.

Source: Kevin M. Graham, P.E., is a project manager with Smith Seckman Reid, Inc.

Other Test: Eddy Current Testing; Lubrication; Starters & Controls; Purge & Capture Systems; Vibration Test

ACCFO New Facilities



Rendering of Gaston College's Veterinarian Medical Technology



SOUTHEASTERN COMMUNITY COLLEGE HOLDS GROUNDBREAKING FOR NEW ADVANCED MANUFACTURING TRAINING CENTER

College leaders, employees and supporters gathered to celebrate the groundbreaking of the Advanced Manufacturing Training Center at SCC. The center is an expansion of the T Building and will include a training area, classrooms, offices and a meeting space.

"We heard from local industry partners that this kind of training is what they will be looking for when hiring future employees," said SCC President Dr. Anthony Clarke.

The project is funded by the college's \$6.8 million share of the Connect N.C. Bond voters approved in March 2016.

Source: North Carolina Community College System

ABCS of Security: Avoidance, Barricade, Confront, & Survive

ABC's of Security: Run, Hide, Fight

ABC's of Security: Alert 911 - Lockdown (shelter in place) - Inform (constant, real-time updates) - Counter the attack (a last resort) - Evacuate (get out)

New Community College Presidents



Dr. L. Eugene Smith at Brunswick Community College. The State Board of Community Colleges today approved the selection of Dr. L. Eugene “Gene” Smith Jr. as president of Brunswick Community College. Smith currently is vice president of academic and student services at Wayne Community College, where he has worked for 25 years as an instructor and administrator. He holds bachelor’s and master’s degrees in biology and a doctorate in educational leadership, all from East Carolina University.

Smith will begin work Jan. 2. He will succeed Dr. Susanne Adams, who is retiring after seven years as president and more than 40 years in education.



Dr. Rachel Desmarais at Vance-Granville Community College. The executive vice president and chief operating officer of Forsyth Technical Community College in Winston-Salem since 2015, Desmarais has been with Forsyth Tech in a variety of roles since becoming a department chair in 2002. She earned her doctorate in instructional design and technology from Old Dominion University in Norfolk, Va., a master’s degree from the University of North Carolina at Greensboro and a bachelor’s degree from Mars Hill College. She will succeed Dr. Gordon Burns, who has served as interim president since August.



Dr. Amanda Lee at Bladen Community College. Most recently the chief of staff and vice president of academic affairs at Union College in Barbourville, Ky., Lee previously served as president of Cape Fear Community College in Wilmington. She holds a doctorate in communication arts from Regent University, and bachelor’s and master’s degrees from Baylor University. She will succeed Dr. William Findt, who is retiring this month after 10 years as president.



Dr. Scott Ralls at Wake Technical Community College. Ralls has served as president of Northern Virginia Community College since September 2015. Prior to that, he was president of the NC Community College System for seven years and president of Craven Community College in New Bern for six years. He earned master’s and doctoral degrees in industrial and organizational psychology from the University of Maryland and a bachelor’s degree from the University of North Carolina at Chapel Hill. Ralls will succeed Dr. William Aiken, who has served as interim president since September.



Dr. Kenneth Boham (Interim President) at James Sprunt Community College.

ACCFO - Vendor Corner



ACCFO wishes to say “Thank You” to all of its vendors that have been involved with our yearly conferences and our ACCFO District Meetings. We would like to welcome our new vendors that want to participate in our conferences and have thus far been unable to make the cutoff. As you know, we are limited to the number of booth spaces available for each conference. We would look at a larger venue however we are a very small organization and we have limited members since our group consist of the 58 community colleges in North Carolina. We want our vendors to be part of ACCFO and have our members seek their expertise and knowledge. Our vendors have proven to be a valuable resource for our members and provide guidance toward products and services that help maintain our community colleges. The facility managers responsibilities 10 years ago can not compare to what is expected of them today. Technology has changed drastically in the last number of years and the next few years look like it will continue to be explosive. Having devices that respond to each other, providing valuable data which will allow equipment to self diagnose problems before we know there is a problem. This is where our vendors come into play, they are able to show us this technology and how BIM can play an important role in maintaining our buildings.

The ACCFO Professional Committee has just begun to set the format for the 2019 ACCFO Fall Conference to be held at Carolina Beach on October 16 - 18, 2019. This is a new group of ACCFO members dedicated to bring our members programs that will impact our community colleges and provide them with tools that will help them in 2019-2020. You can see the members of this committee on page 3 of this publication. They may contact some of



vendors to see if they are willing to provide an educational segment at the next conference. They are always looking for motivational and positive segments to help with the overall growth of our members. It will take a few months for them to pull all the resources they need to create an informative agenda. We hope to have everything in by early May. We will put the vendor registration packet together to be sent out via email the first part of June. Remember that we have a new ACCFO Treasurer, Patricia Clark. She will reserve a booth space once she receives your check (no credit cards), we can not guarantee you a space even if your check is received; she will notify you if a space is assigned to your firm. We usually have more vendors wanting to attend than we have space hence we will have to return your funds. If you have any questions about the process, please contact Phil Harrison.

ACCFO wishes to have your feedback, comments, suggestions, complaints, or alternative way of doing things, or need further information concerning our yearly conferences. We hope that you look at your firms information on our ACCFO website www.ncaccfo.org to see if we need to update any information or delete someone that has left your firm. A number of our vendors have asked how can they become an ACCFO member. Our membership is limited to the facility people at the 58 community colleges. We have considered creating a sponsor membership which would allow vendors to become some type of member. Creating such membership has many drawbacks which are hard to resolve hence we have just sidelined that suggestion. We have such a great group of vendors and their support has been unmatched. Our vendors tell other vendors about our organization and contact us to see how they can get involved. The first thing is that you must be on one of my vendor email list to receive information about ACCFO. If you receive this email and wish to be removed from the list, please contact Phil Harrison. ACCFO Newsletters and other ACCFO news and registrations are done through our email lists. We are very appreciative of the support and interaction our vendors have with our members. We strive to make our vendors inclusive in our organization and we work to support our vendors. Thank you again for your unwavering support.

