



Estate Management Department

Newsletter

May 2022 Volume 1
Issue 5

Estate Management Department
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Welcome

Welcome to this issue of the Estate Management Department's Quarterly Newsletter.

In addition to our website

(<https://www.mona.uwi.edu/emd/>) our newsletter is our way of connecting with you to let you know what we are doing to meet the facilities management needs of the Campus. It will seek to, among other things, raise awareness of Campus-related facilities management issues and highlight achievements of the Department.

We invite you to provide us with feedback via

estatemanager@uwimona.edu.jm

Know Your Campus



The UWI Chapel

The Chapel at the Mona Campus of the University of the West Indies is set in a scene, far distant from that which it spent the greater part of its existence. It began life in 1799 as a stately Georgian building on the sugar estate of Gale's Valley in Trelawny, one of the north-western parishes of Jamaica. Royal Highness Princess Alice, Countess of Athlone and Chancellor of the University College of the West Indies, suggested to Mrs. Kelly-Lawson, then owner of the Hampden and Gale's Valley estates, that this fine example of West Indian architecture could be preserved for greater usefulness if presented to the University for reconstruction as a Chapel.

In work supervised by the College's first Resident Engineer, Mr. A. D. Scott, the old building was taken down and transferred stone by numbered stone, across the Island. Part of the transportation cost was paid by the Custos of the Parish of St James, Sir Francis Kerr. A gift of 40,000 pounds sterling was received from an anonymous donor, for the building of the Chapel.

The construction of the new Chapel began in April 1956 and the corner stone was laid by then Governor of Jamaica, Sir Hugh MacIntosh Foot (later Lord Caradon); and the first Service was held on the last Sunday of Trinity Term, June 21, 1959. The Chapel was dedicated on February 14, 1960, during the Service of Commemoration marking the Installation (February 16, 1950) of Princess Alice as Chancellor. Source:

Secretariat, UWI MONA

The UWI/Trench Town Polytechnic College Collaborates

At a function held on Wednesday, March 9, 2022, the UWI/EMD donated two used golf carts to the Trench Town Polytechnic College.



L-R: Dr Devon Smith, Estate Manager, Professor Dale Webber - Pro-Vice-Chancellor, Principal, UWI Mona, Mr Dwight Carr - Plant Manager, Trench Town Polytechnic College, Dr Goseth Edwards-Watson – Principal, Trench Town Polytechnic College, Mrs Sandra Brown - Deputy Principal, Trench Town Polytechnic College, Mr Jordan Williams - Research Officer, Trench Town Polytechnic College,

The Principal during her address, expressed her enthusiasm and vision of how the Golf Carts can be used as a tool of learning, research, and the emergence of new knowledge for the students. She articulated her dream of the students pulling the units apart, analyzing the mechanics and eventually putting them back together. She envisions the carts being used as a teaching tool for many students and eventually being restored for use at the school.

She expressed the view that she sees this as the first of many collaborations between The UWI and Trench Town Polytechnic College.

She noted that this donation was another step in the process of developing partnerships with other tertiary institutions. She further stated that one of the missions of the school is to add social value to education and make a difference in the lives of the underserved students who make up a large portion of their constituents.

She anticipates further collaborations in other areas of research, and looks forward to a strong partnership with The UWI.

UWI Partners with Forestry Department for Three Million Trees Initiative

In 2019, the Government of Jamaica launched the **National Tree Planting Initiative** aimed at planting three million timber and ornamental trees, over three years, across the Island. The Initiative is aimed at mitigating the effects of climate change. The University of the West Indies is globally recognized for its research and activism on climate change and climate resilience. It currently leads the Global University Consortium on the United Nations Sustainable Development Goal (SDG) 13: Climate Action, and so, it was important for us to participate in this Initiative.



The UWI, led by Mr. Oswald Morgan, Superintendent of Works, Sanitation and Grounds, EMD, and his team, worked with the Forestry Department to identify 231 sites on the Mona Campus for trees to be planted.

The first tree was planted during a ceremony held at the Mona Campus on Thursday, February 24, 2022, attended by Professor Dale Webber, Pro-Vice-Chancellor and Principal, Mr. Ainsley Henry, CEO and Conservator of the Forestry Department and members of his team, Dr. Devon Smith, Estate Manager, Members of the Guild of Students and staff members of EMD.

The Principal during his address, welcomed the opportunity for the University to partner with the Forestry Department on this initiative to mitigate against the threat of climate change and the impact on our environment. He further stated that with this partnership, The UWI, Mona, aims to replace and even enhance the urban “forestscape” of the Campus. The UWI is particularly interested in two (2) main components - Tree Planting and Research. The areas to be planted include car parks, walkways/roads, and borders (field). The particular trees of interest include those that attract wildlife, have stable root systems, and can tolerate windy conditions.

Meet Mr. Christopher Wright - Accommodation Officer



Christopher joined the Maintenance Services Department in October 1996 as a Purchasing Officer in the Emergency Stores. His outstanding performance in the role, earned him a promotion to the position of Stores Supervisor within six months. He held this position for 19 years until he was promoted to his current position of Accommodation Officer in the Housing/Accommodation Section in 2015.

His responsibilities include ensuring that the maintenance needs of staff occupying UWI houses are served in a timely manner. A typical day at work will find him at his computer at 8:00 a.m. checking his email for maintenance requests that may have come in overnight. The requests are logged in webTMA and contact is made with the relevant service centres in the EMD to ensure that the services requested are provided in a timely manner.

Christopher is a sports enthusiast and participated in various sporting activities, representing the Jamaica National under-21 Hockey Team in 1998. He has also represented the UWI playing football at the InterCampus Games as well as Business House. He is a diehard supporter of the Liverpool Football Team.

An easy going person by nature, he is not easily daunted, but at times finds it challenging to deal with delays in executing maintenance and repairs to the properties he manages. He is however motivated to give of his best despite the challenges.

When asked what keeps him motivated after more than twenty years in the Department, he shared that he is proud to be part of a Department that impacts every aspect of the University and contributes to elevating the reputation of the University locally and internationally.

His most satisfying experience “is being able to work among some of the most hard working and honest persons in EMD. “Integrity counts a lot in my book, and to know that there are persons in this Department who I can say still has this intact, is very satisfying”.

His desire is for the EMD to regain its reputation as the first choice for repairs and maintenance on the Campus. This he believes can be achieved if the necessary resources both staff and financial, are provided. This can be achieved by an overhaul of the Department to improve efficiency and accountability.

Electrical Section Lighting Up Our World

Reconnection of University of the West Indies (UWI)/Jamaica Public Service Company (JPSCO) Interface

As part of the Campus and EMD risk mitigation strategy, the UWI/JPSCO interface was recently reconnected under the guidance and supervision of the Electrical Section (ES). This reconnection enables the Campus to immediately switch to JPSCO power in the event of a failure at the Co-Gen Plant. The ability to immediately reconnect to JPSCO eliminates the risk of disruption in the Campus' operations due to a power failure.

Standby Power Generator Rationalization Project

The ES has commenced the process of assessing the capacity of standby power on the Campus. As such, the team is relocating and purchasing standby generators to ensure that critical areas of the Campus' operations have sufficient backup power to enable normal operations in the event of a failure of the power supply.

So far, they have relocated a 165kVA generator from the Western Jamaica Campus to Taylor Hall. The generator is capable of providing 100% power demand for the Hall. Also, an 800kVA generator, nicknamed the "Big Boy", was relocated from the Co-Gen Plant and will now provide backup power for the departments of Geology/Geography, Physics, Mathematics, Computing and Life Sciences. Students' facilities such as the Inter-Faculty Lecture Theatre (IFLT) and Science Library will also be connected. A new 300kVA generator will be purchased for the Co-Gen Plant.

Lighting of the Queens Way.

The Queens Way will soon be aglow! The ES will be lighting the way with elegant LED street lights befitting its royal status. The project will also be extended to the Mona School of Business Management (MSBM) car park.

Striving for Growth - Sanitation and Grounds

The Sanitation and Grounds Section has embarked on a number of initiatives to improve plant health and care on the Campus. The activities aim to establish new gardens in some common areas, removal of dead trees and the treatment of plants to control pests and diseases. Mindful of the limitations imposed by scarce funding; the plan is to collaborate with relevant external partners, build worker capacity and acquire, propagate and plant shrubberies resistant to common plant diseases. The following outline some of the activities that have been done.

Training of Workers

On March 9, 2022, the Section collaborated with the Rural Agriculture Development Authority (RADA) to stage a Plant Care Training Workshop for twelve UWI workers. Mr. Robert Tulloch (RADA, Extension Officer) was the lead presenter. The training covered topics such as:

- An introduction to plant care, highlighting different nutrients deficiency such as nitrogen, potassium, phosphorus, magnesium, calcium, and iron, fertilizer application,
- A framework for the pesticide application cycle, a review of IPM (Integrated Pest Management) guidelines for developing sustainability.

Participants agreed that the information provided during the training was useful and the presentation well executed.

Commemoration of Walter Rodney Student Protest

At its meeting on December 2, 2019, the Grounds Buildings & Premises Committee considered the planting of three Lignum Vitae trees at the top of the Queens Way Lawn. The trees were to be planted to commemorate the starting point for the Walter Rodney Student Protest March, in 1968. The trees were successfully planted in a ceremony on March 17, 2022.

Collaboration with Newport-FERSAN and RADA

It was observed that trees and shrubs across the Campus were either dying, or were affected by pests or diseases. In an effort to better manage the plant stock, the team reached out to RADA and Newport-FERSAN Limited. The agronomist from RADA reported that the plants were being affected by the ensign scale. It was recommended that the plants be removed and the area treated. The representatives from Newport-FERSAN has developed a special control regimen using various chemicals. It is hoped that by working with both organizations, the health of our plants can be restored and the loss to diseases will be significantly reduced.

Acknowledgements and Commendations

The EMD celebrated our dedicated, hardworking champions on Administrative Professionals' Day, April 27, 2022. We appreciate the work you do to keep the Department running so smoothly and efficiently.

Partnership with Institute of Civil Engineering (ICE)

Students from the Institute of Civil Engineering, as part of their contribution to the UWI, expressed their desire to carry out a tree planting activity. The Sanitation and Grounds Section facilitated the students in fulfilling this project and thirty trees were planted in early March, 2022.



Students from the Institute Civil Engineering (Mona Chapter) planting sapling

On-Campus Food Safety Training

The Business Development Office in collaboration with the EMD, successfully engaged the Kingston and St. Andrew Health Department in executing an on-Campus Food Handlers Training and Certification Workshop. The workshop was held on Thursday, May 12, 2022 and was attended by 27 food handlers from the Campus. Presentations included areas such as; general food safety, proper food storage, time and temperature control for food, personal hygiene and cleaning and sanitization.

It must be noted that failure to acquire a Food Handler’s Permit by a food handler, may result in a fine of one million dollars or 12 months imprisonment.

Acknowledgements and Commendations



Top : Mrs. Patrice Minott-Chulan, Miss Cheron Lawson, Miss Jeannelle Francis

Bottom: Mrs. Sashana Beezer, Miss Samantha Williams, Miss Winnifred Mattis, Miss Adanika Gordon, Miss Leonie Jackson, Miss Shana-Kaye Taylor

Farewell

The EMD sadly bid farewell to a valued member of the team Miss Sharon Johnson. Miss Johnson was a part of the Work Control Centre.

We wish her all the very best in her future endeavours!

In Your Face!

The Mona Campus will resume face to face teaching at the beginning of the new semester. Sections of the Campus have been closed for almost two years since the onset of the COVID-19 Pandemic. There is a lot to be done to get the Campus ready for re-opening and the EMD is leading the charge.

Infrastructure Inspection Initiative

The Estate Management Department is currently liaising with facilities officers in all Faculties, Libraries and Halls of Residence to collaborate on an infrastructure inspection, to ensure minimal disruption as the Campus moves closer to full resumption of face to face operations. The objective is to identify and appropriately address critical areas that impact health and safety. Against this background Mr. Carlyle Beharie, Superintendent of Works (Buildings Services) will meet with facility supervisors to carry out inspections of infrastructure as outlined below.

- Assess all plumbing-related fixtures and piping in the respective faculties/departments, and carry out repairs where necessary
- Open all closed spaces and allow for circulation of air, and provide information on potential mold or mildew formation
- Inspect and repair internal lighting fixtures where necessary
- Assess for readiness, all teaching spaces and libraries
- Identify areas overwhelmed with brush growth, pests and vermin

Leak Detection and Water Loss Audit

Water is life! We have heard this so often over the last many years. The EMD is ensuring that this precious resource is conserved and efficiently utilized on the Campus. In this regard on Tuesday, April 5, 2022 the Estate Management Department's '**Water Initiative Task Force**' commenced an exercise to identify water leaks across the Campus.

This audit exercise will seek to:

- manage the water network/consumption
- assess, and where possible, identify water leakage
- develop strategies to mitigate leakage and fix them as soon as they are identified
- continuously monitor data (consumption) against benchmark information to identify usage trends and be able to predict demand flows
- ensure a stable and reliable supply of water from the Well to the Campus.

The Task Force which is led by Mr. Rudolph Carroll, Environment and Utilities Officer, has been collaborating with the faculty/facility representatives Campus-wide.

MAINTENANCE TIPS

Tips for Purchasing and Care of Large Appliances

When procuring household appliances, there are several factors you ought to consider. These factors include energy efficiency, warranty and manufacturer's customer service. By taking these into account, you should find appliances which will not only give you good service over a longer period of time, but will also prove cheaper in the long run. Read the tips below for more information.

Dishwashers

Water usage and water heating capabilities are the main considerations when choosing a dishwasher. Purchase a model which uses the minimum amount of water possible and one which produces water temperatures capable of sanitizing dishes.

Stoves/Ovens

Aside from deciding whether you want a gas or electric, its cleaning features might also be an attraction. Unless you would prefer one which you want to clean yourself, there are self-cleaning and continuous cleaning options available.

Refrigerators

An essential item in any household, the refrigerator needs to be big enough for the family. Eight to ten cubic feet is generally big enough for parents and two children. For each additional family member add a cubic foot. For increased energy efficiency, choose a model with a freezer which sits at the top of the unit. Never forget to measure the allowable space you have to install the new refrigerator before you buy. Older homes tend to have less space to accommodate the newer larger units.

Washing Machines/Dryers

Your decision on the type of washing machine/dryer to buy, may well depend on the power outlet in your washroom area. For increased energy efficiency choose a front loading washing machine as they are about a third more energy efficient than top loaders. In order to use less water, choose washers with larger capacities, water level control and adjustable spin cycles.

Air-conditioning Systems

An air-conditioning system is a major purchase. There is no sense in selecting a system with a bigger cooling capacity than your property actually needs. Also, you will want to keep those electricity bills to a minimum. With energy efficiency being all important nowadays, check the system's Energy Efficiency Ratio (EER) on the yellow energy tag before parting with your hard earned dollars. The EER numbers run from 8 to 12, with 12 being the most energy efficient.

Clean Refrigerator Coils

If your refrigerator stops working on a hot day, suspect the coils. Service pros find this problem on half of their refrigerator repair calls. On many fridges, you get to the coils by removing the front grille. Then push a coil cleaning brush (sold at home centres) into the coils, pull it back and vacuum it clean. If the coils are located on the back, pull out your fridge to clean them.

Bonus: The clean coils will cool more efficiently and save you money on your utility bill! Keep appliances clean inside and out. For example, keeping the gaskets clean around appliance doors can help them retain their seal longer.

Avoid Overloads

You may think you're saving time, water or energy by cramming more clothes into your washer and dryer. But overloading any washer or dryer causes damage to motors, belts and other moving parts. Some of the repairs are so expensive that you're better off buying a new machine.

Change or clean filters regularly as directed

Most people know that heating and air conditioning systems and clothes dryers have filters that need to be cleared or changed. Some dishwashers, ice makers, and other appliances, have removable filters that also need to be cleaned to ensure maximum operation.

Periodically inspect appliance wiring and hoses. Look for any damage, deterioration or cracks.

Minimize appliance use

As with anything mechanical, more use usually equals more wear and tear. Even making small changes in the way you use your appliances can help. For example, preheat the oven right before you need to use it, and turn it off as soon as you remove food. Limit the number of times you open and close your refrigerator door by thinking ahead about what you need. Choose the shortest dishwasher, washing machine, and dryer cycle for your needs. Remove clothes from the dryer as soon as they are finished.

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