



Estate Management Department

Newsletter

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Estate Management Department
4 Nassau Road
The University of the West Indies, Mona.
Email: maintenance@uwimona.edu.jm

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“ It feels so good...”

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 highlights achievements of the Department. We invite you to provide us with feedback via estatemanager@uwimona.edu.jm.

It Feels Soooo Good!

Because I'm happy!
Clap along if you feel like happiness is the truth;
Clap along if you know what happiness is to you;
Clap along if it feels like that's what you wanna do!
Cause I'm happy yeah! (Pharrell Williams)

We are aware that these are challenging times for everyone and the impact on our staff has been psychological, financial and social. The EMD's "Feel Good Initiative" was an attempt to help staff re-engage and keep motivated. For the month of November, a weekly challenge was given in which staff members compete to win prizes. The Challenges and winners were as follows:

1. Take and submit a photograph with two colleagues that are not from your section.
Winners: Samantha Williams and Leonie Jackson
2. Name all secretaries in the Department.
Winners: Winnifred Mattis, Adanika Gordon and Leonie Jackson
3. Name all managers of the Department.
Winners: Mark Bryan, Damian Johnson and Elvis Thompson
4. Name three things that make you proud to be a member of staff in the Department.
Winners: Mrs Ingrid Allen-Johnson and Mr Allan Campbell

The response to this initiative has been overwhelmingly positive. The competition was fierce and more importantly a lot of fun, fun, fun!



KNOW YOUR CAMPUS

The Mona Campus of the University of the West Indies (UWI) sits on a site of remarkable historical, cultural and architectural diversity, and occupies approximately one square mile of land on the outskirts of the city of Kingston. The Campus has its early origins from the early 17th century as part of the Mona and Papine Sugar Estates.

During WWII, a section of the land was the site of the Gibraltar Camp, a village of barracks occupied by some 1,000 evacuated Gibraltans as well as an assortment of Europeans Refugees from Hitler's Blitzkriegs, most of them Jews.

The University College was established in 1946 at 62 Lady Musgrave Road. In 1947, 650 acres of land was handed over to the College by the government for the establishment of the University College of the West Indies (UCWI). The University was granted a 99 year lease of the land with a peppercorn rent of £1 per annum. The College was officially relocated to Mona.

The Mona Campus was established in 1948 and named the University College of the West Indies. It was the only Campus of the University for over a decade.

The first set of 33 students walked into hut 102 of the old Mona military encampment to begin their university studies.

The landscape of the Mona Campus has been formed and influenced by a diverse range of peoples who have left their mark on the history of Jamaica and the Campus topography.

The first new buildings were constructed in 1949 by Higgs and Hill Limited. The buildings include the Library, Undergraduate Halls of Residence, Science Blocks (Physics, Chemistry, Zoology, Botany, Physiology, Human Anatomy, Biochemistry), Arts Block, Maintenance Building and Science Workshop. This period also saw the construction of staff houses in College Common.

The architecture of the late 20th century dominates but does not obscure the relics of the more distant past. The Aqueduct, Bookkeeper's Cottage and the Old Dramatic Theatre, stand as reminders of the rich history of the Campus.

Look out for future editions where we will continue to explore the rich legacy of this remarkable Institution.

Source

Frances-Brown, Suzanne: "Mona Past and Present". UWI Press, 2004

Electrical Section Lighting up our world

Repair of Security Lights

The Electrical Section, under the leadership of Superintendent of Works, Mr Bernard Lawrence, has been busy! Over the past three months they have restored over 90 security lamps Campus-wide and this despite the absence of the bucket truck. This is the mark of true dedication as team members were willing to work and extend themselves beyond the limit to ensure the safety of students and staff. The Unit's bucket truck has been out of commission for several months now. The team has therefore use creative means to get the job done

Replacement of Transfer Switch

The team successfully completed the replacement of the transfer switch for the generator located at the Campus Projects Office. The generator provides standby power to the Projects Office, Old Personnel Office and the Mona Office of Research and Innovation (former Confucius Centre).

Reconfiguration of High Voltage Distribution Line

Emergency mode was activated following a failure at the Co-Gent Plant. The team responded and quickly reconfigure the distribution of the high voltage lines on the Campus. Their prompt action prevented widespread and extended power outage.

Relocation of Standby Electrical Generator - Western Jamaica Campus

The power of the EMD extends all the way to the Western end of the Island where the Electrical team is currently in the process of relocating a 700 volt standby generator which will be relocated to the Mona Campus. They are in the final phase of reconfiguring the electrical systems to its original state.

Meet Mr Wayne Hinds – Draughtsman/Building Supervisor



Wayne Hinds joined the Estate Management Department as a contractor in 2017. His great work ethic and specialized skills bolstered his selection for employment as a permanent member of the Department's staff in 2018.

A typical day at work for this quiet unassuming gentleman is usually a busy one. His job is not one that requires him to sit at a desk, so he can often be seen on the Campus grounds armed with his clipboard and tape measure as he goes about taking measurements for the various projects that the Department is doing on the Campus.

If you are lucky enough to catch him at his desk Wayne is usually totally engrossed in the production of drawings and site plans. His knowledge of AutoCad enables him to produce and deliver drawings and site plans in real time. This has been an asset to the Department as it has reduced the time usually taken to do estimates and Bills of Quantities. Wayne's talents are not just limited to drafting. He has been serving as de facto supervisor for the painters in the Department.

When asked what motivates him at work he responds that he feels proud to be creating something that will become a part of the University's records and can be used even after he retires. He feels that he is creating something that can be used as a learning tool for others.

Even the most skilled workman will be challenged if he does not have the correct tools to work with. Wayne looks forward to having adequate supplies of work materials and his dream is to have a state of the art computer and plotter that will allow him to work much faster and produce better drawings.

He has big dreams and is planning to pursue a degree in Construction Engineering in the near future. In response to the question about what he would like to see changed in the Department Wayne responds that he would like to see more incentives to encourage and motivate workers.

Acknowledgements & Commendations

Congratulations! We are so proud of you!

The EMD extends heartiest congratulations to Miss Samantha Williams on the successful completion of the Master of Science in Social Policy and Administration. Miss Williams is a Senior Secretary in the Department. Way to go Samantha!



Mr Allan Campbell was beneficiary of a scholarship, having successfully applied for and completed the North American Board of Certified Energy practitioners', solar photovoltaic associates training in July 2021. We are sure that his achievement will aid in further enhancing the services of the Electrical Section and the Department.



Promotions

We have extended congratulations to staff members who received promotions:

- Ms Sophia Murray - Promoted to Manager - Finance & Administration
- Mr Dennis Samuels - Promoted to Senior Supervisor, Building Works
- Mr Varic Vernon - Promoted to Assistant Supervisor, Electrical

New Staff

We welcomed two new staff to our Department:

- Ms Cheron Lawson, Senior Secretary, Electrical
- Ms Peta-Gaye McLeary, Supervisor, Grounds

Farewells

Sadly, we said farewell to few valued members of our staff:

- Mrs Wendy Thomas, Central Control Office
- Mr Jelani Bogle, Work Control Centre
- Miss Rushina Lemard, Work Control Centre
- Mr Ian Leach, Transport Section

We wish for them all the very best in their future endeavours!



Maintenance Tips

Roof Maintenance

As a homeowner, caring for your roof can be an intimidating process. No matter what roof type your home has, you can ensure it lasts to its expected service life with the right level of care and maintenance. Committing to timely inspections and roof maintenance activities you can prevent the need for extensive repairs from water leaks and other problems, and even early replacement of your entire roof. These roof maintenance tips will help ensure your roof achieves its expected service lifespan.

- Thoroughly Inspect Roof Annually

Each season comes with problems unique to the weather patterns common during that time. Hot, humid months bring excessive sun damage and potential hurricane damage. Therefore, it is important that you perform a thorough inspection of your roof each year. Look at the roof for signs of excessive wear or damage, making sure to note if any part of the roof is missing and need to be replaced. Check the integrity of the caulk around the flashing, as well as your vent pipes. Note any areas that have moss or lichen, as that indicates the potential for material decay beneath. Address any problems you find right away to prevent small, easily repairable issues from escalating.

- Treat for Moss, Lichen, and Algae Annually

Allowing moss, lichen, and algae to grow on your roof can lead to extensive damage and an overall unsightly appearance. This often occurs during warmer months in the shady areas of your roof. You can easily remove these growths by having your roof cleaned by a professional. Once your roof is clean and dry, you can apply preventative products containing zinc and copper that will keep the moss, lichen, and algae from growing back. When applied annually, these products effectively prohibit growth of all substances on your roof.

- Clean and Maintain the Gutters

When kept in good condition, your gutters protect your roof by directing water and debris away from your roof and home foundation. To ensure your gutters can do their job correctly, you must keep them free of leaves, sticks, and other debris. If you do not have trees close to your home, cleaning your gutters at least twice a year to keep water flowing properly. If you have trees on your property or live in an area that experiences semi-regular hurricanes or tropical storms, cleaning your gutters on a quarterly basis will keep them fulfilling their purpose adequately.

- **Remove Leaves and Debris From Your Roof on a Regular Basis**

With the removal of roof debris, you effectively protect your home from damage and even prevent the growth of moss, lichen, and algae. Your gutters will not catch all of the leaves and debris that may land on your roof, especially after heavy storms. Therefore, it is important to regularly check your roof for debris and remove it promptly.

- **Trim Branches Hanging Near Your Roofline**

Trimming large trees near your home, especially those that hang over your roof, can protect your home from damage caused by impacts and debris accumulation. Heavy storms and natural disasters like hurricanes can cause tree limbs to fly freely, potentially damaging your roof. Trim branches that hang too close to your roof or look like they might break in a storm. It is recommended that you check the growth of the tree branches around your home on an annual basis to determine when they need a trim.

- **Replace the Caulk Around Flashings as Needed**

Your roof has flashing around the vent pipes to prevent water from leaking into your home. To ensure the flashing on your roof can protect against water leaks, you should inspect and replace the caulk on an annual basis. During the inspection, check to see if the caulk is missing or starting to lift up in any areas. If so, simply scrape away the old caulk and apply a new bead to fill the gap. **Understand the Impact of Sun Exposure on Your Roof**

Sunlight over time can have a devastating impact on the condition of your roof. In areas with too much sun, UV rays relentlessly shine down on roofing materials, heating them up and dissipating their protective oils. Without enough sun, however, the risk of moss, algae, and lichen growth increases considerably. By understanding how the sunshine, or lack of, affects the condition of your roof, you can work with a roofing expert to mitigate those factors.

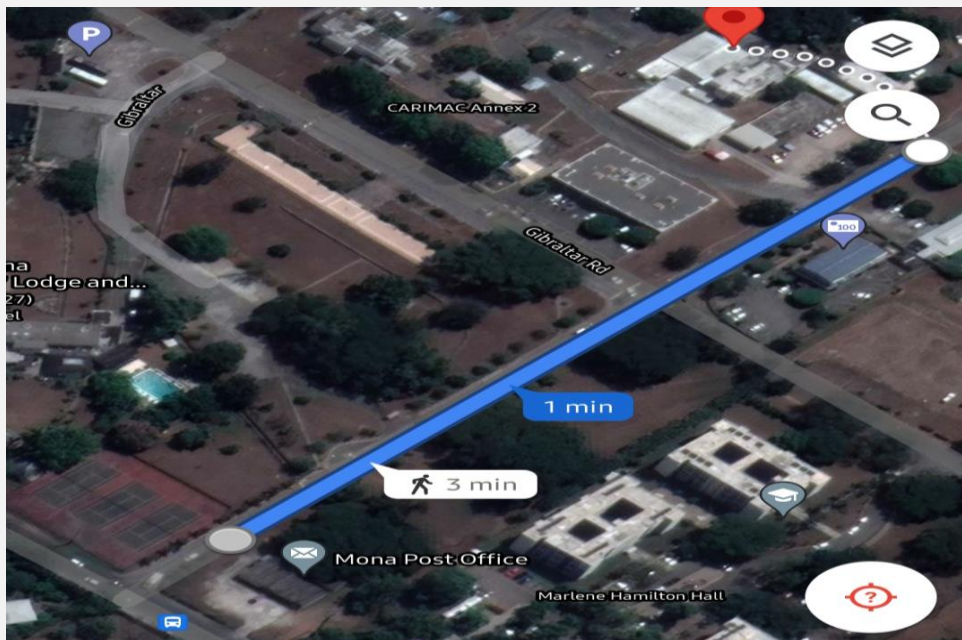
- **Have Your Trusted Experts Perform All Maintenance and Repairs**

Only a professional will know if you should repair or replace your roof. As a homeowner the best decision you can make when it comes to roof maintenance is to trust a professional specializing in residential roofing. There are many reasons why trusting a professional is beneficial to your home, but perhaps the most important reason is peace of mind. Roofing experts are skilled professionals who know what to look for, how to work with all roofing types, and keep detailed ledgers of their work. This gives you peace of mind that regardless of what type of roof your home has, the professionals will know what to do, and what needs to be done to keep it lasting.

Get Vax!



The Management team of the Estate Management Department joins with the Ministry of Health and Wellness in encouraging everyone to get vaccinated against Covid-19. This can be done at the Mona Ageing and Wellness Centre located at the Department of Community Health and Psychiatry. See directions below.



Visit Our Website

<https://www.mona.uwi.edu/emd/>

Work Control Centre

WhatsApp: (876) 856 9222

Contact Our Office

*Office of the Estate Manager
Estate Management Department
4 Nassau Road
The University of the West Indies,
Mona, Kingston 7
Tel: (876) 288-0011*

Email: estatemanager@uwimona.edu.jm

Office Hours

Mondays – Fridays

8:00 AM to 4:00 PM

Editorial Team

Mrs Audrey Ellis-Lettman

Mrs Jean Leslie

Ms Winnifred Mattis

