

# ROCKY MOUNTAIN VIEWS



Rocky Mountain Association of Higher Education Facilities Officers

Summer 2000

## IT'S BEEN FUN



**H. Val Peterson**

I became a facilities manager over 32 years ago and at the time was identified as the youngest “top dog” at a major college or university. I should have known better to get into something I knew nothing about, but I suppose it can be blamed on the indiscretions of youth. I had no prior experience in facilities and was a true “greenie”. Being somewhat like a newborn baby, I was still wet behind the ears and, no doubt, other places as well. I had the boundless energy of the new baby but

made it a point to not cry often.

My mentor was a fine old gentleman who was trying his best to shuck the departmental harness after serving the institution for over 25 years. He was a member of The Tribe and carried the name of “Honest Injun” - a name obviously bestowed before the term “politically correct” was coined. After leaving me on my own with hope that I would quickly soak up like a sponge all the knowledge needed to do the job, I was left to look to others for inspiration and direction.

Two of my earliest roll models were Myron “Fife” Fifield of the University of New Mexico and Martin “Moose” Whalen of Montana State University. Fife and Moose were organizers and early leaders in establishing the Rocky Mountain Region as a viable association for facilities types.

Fife published an in-house newsletter at UNM that carried the name of *El Servicio Real* or “The Royal Service”. This early newsletter was my inspiration for creating my own such publication and its content instilled within me a life-long desire to render service to my institution. Fife was a smooth-talker and contributed extensively to my schooling as I muddled along as a fledgling facilities person. Moose on the other hand was a rebel and not afraid to tackle whatever contentious issue might arise. In reality he was just a big overgrown kid that liked to talk and have fun. With yours truly being a shy newcomer to the profession he took an initial interest in me and went out of his way to make sure I got started off on the right foot. Over the intervening years there have been others that have offered help, given advice, provided information and made suggestions that combined to soak up my “sponge of knowledge.”

The 32 years have passed by very rapidly and now it’s time for me to move on to something else. There were some indicators that started to manifest themselves in my life that lead me to the decision to move along to another phase of life. Such as:

- I started to make “oof” sounds when I sat down.
- After arising from my chair it would take about 12 steps to get the legs working in sync again.
- I started watching the weather channel for entertainment.
- Friends names started showing up in the obituary column in the newspaper.
- My car insurance premium went down after all the kids left home, but now it’s starting to increase.
- College students started to look like little kids.
- I began to enjoy elevator music just in time to see it replaced by a TV monitor babbling out the news.
- Bedtime began to arrive before the 10:00 news on TV.
- My grandson recently interviewed me for a school project because I was the oldest person he knew.
- My idea of a good trip is to climb into a hammock and let my mind wander.

And if that’s not enough, I felt the need for a full-time nurse. It’s a good thing the wife is a nurse and available. It’s not that I have any serious health problems, but I need someone with a medical background to remind me to take my medication in order to avoid health problems.

I’ve succumbed to the lure of leisure time and have decided to leave the hustle and bustle of the daily grind and ten-hour days. I must admit (under duress of course) that I’ve enjoyed working as a facilities manager, even though some days and some experiences would have been readily exchanged for an alternate form of punishment. I came to the decision to retire in order to eliminate a major source of stress in my life – that being my wife nagging me to do so. My decision, however, is not without mixed emotions.

(Continued)

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Leaving the job won't necessarily be easy either. Those of us who have survived downsizing, budget reductions, layoffs, privatization, forced retirement and new bosses have come a long way together. Over the years I have seen good folks come and go. Lifelong friendships have been forged. I have seen the Rocky Mountain Region grow and mature in professionalism and leadership. This region has a uniqueness that is not enjoyed by all of APPA's regional associations. I have witnessed the demise of The Tribe that, in my view, was a major loss to the Region and its members.

Leaving all the good friends and work associates that were accumulated over these many long years will be the most difficult part of retirement. But I will choose to remember the good times we've had together, I will recall with a smile some of the unrefined experiences we've shared, and I will totally block out all the bad stuff.

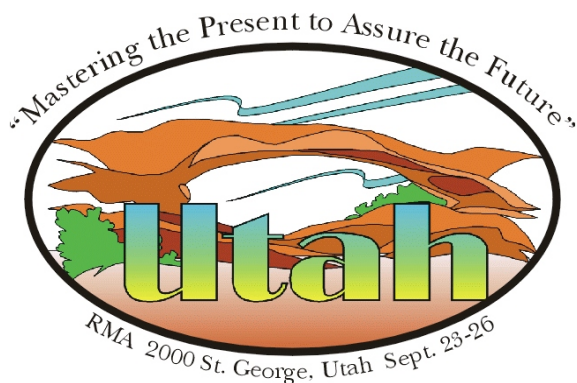
And while I may miss some of the day-to-day happenings (but surely not the job itself) I look forward with anticipation to having more free time to just goof off, to take naps, to stop and smell the flowers, watch the sunset, travel to exotic places and to take more photographs. I am also available for consulting services if you can afford my fees.

I look back on my 32 years as a facilities manager with no regrets. I have grown and matured in the profession thanks to mentors, friends, coworkers and associates from all across the land. I have tried, in some small way, to give back something to the profession and firmly believe that each of us has an obligation to make contributions to our chosen field, which will provide the opportunity for others to grow and be successful.

I wish each of you well and would desire that success should come your way that you may accomplish all that's important in your life.

It's been fun!

**Many Thanks to Val for his articles over the years.**



## President's Message By Harvey Chace

The International Education Conference in Ft. Worth, July 23-26, was a stellar event. Once again Lander Medlin, APPA's Executive Vice President snatched victory from the jaws of defeat by personally wading into logistical glitches that threatened to scatter delegates to a number of satellite hotels. Applying a combination of personal charm and firmness ("you people at this hotel have gotta make this happen?"), everyone got a great room and a front row seat at the greatest show in town.

As usual, the education sessions were top notch and the recreation, and meals provided by our business partners were world-class. Our dinner speaker was Hall of Fame, Dallas Cowboys' quarterback, Roger Staubuck. Roger delivered a truly inspiring speech. But, the best quip of the night came during our pre-dinner reception when an Australian delegate asked Roger how he acquired all those coffee shops.

As usual I left the conference with a stack of business cards and a head full of new ideas that I wanted to try at my campus. The two presentations that seemed to generate a lot of interest were Job Order Contracting and Discipline Without Punishment. Both initiatives promise to help plant directors to manage their organizations and deliver services while conserving our most precious resources - time and money. We have begun to implement both of these programs at UNM (More about that in the New Mexico report).

That's really the strength and value of APPA membership. Sharing your "best practices" with fellow members and empowering all to take advantage of our common wisdom.

In September we have another opportunity to share experiences and take home a bag full of ideas from St. George, Utah, the site of our annual RMA conference. I look forward to seeing you there. During the conference, Mary Vosevich will be meeting with state representatives to plan future regional education events. In-region, drive-in or fly-in education sessions are the best vehicle for returning value to each member institution. We look forward to our first offering in the Spring of 2001.

In St. George. I'll be passing the gavel on to Craig Bohn and ending my year term as the RMA President. The time has flown by. One doesn't have time to make a mark or to leave a legacy in just one year. But, I feel satisfied that we have increased our treasury sufficiently to begin the in-region management training events that are common in the densely populated eastern and west coast regions. Thanks for your support. I'll be honored to serve as RMA's "junior representative" to the APPA Board in the year ahead.



## STATE/PROVINCE REPORT

### MONTANA REPORT



**Bob  
Lashaway**

NOTE: This quarter's contribution was graciously contributed by Pamela Barrett, Architect/Assistant Campus Planner, MSU-Bozeman. – RVL

In an effort to update ourselves on the current trends in university master planning, I attended the annual conference of the Society of College and University Planners in Denver last July. Several concepts and tools were presented that could be critical as we prepare to undertake a new master planning effort on the Bozeman campus, and perhaps at all MSU affiliated sites.

In the area of space utilization, Ira Fink from Ira Fink and Associates, a major consultant on space utilization issues, continues to study new methods for evaluation. He is currently undertaking a national benchmarking project to relate space use to faculty headcount, under the premise that faculty count remains more stable over time than student contact hours. He is offering a free copy of the final report to anyone contributing data to the study. To participate in the study, contact Dr. Fink at (510) 843-1900.

Much discussion time throughout the four-day conference was given to the topic of making a space utilization survey a less confrontational event between surveyors and users. Consensus was that there should be a compelling reason to undertake the study, as opposed to implementing a full scale space study as the result of several disconnected space skirmishes. At MSU-Bozeman, two compelling reasons are current: first, the recent campus "building boom", and secondly, the anticipated arrival of a new university president. Currently, we are trying some utilization review tactics in the microcosm of one building – Culbertson Hall. Based on the results, our intention is to outline a campus wide program by the end of the year.

At the conference, it was agreed that creative thinking is more of a necessity than ever in solving space problems in a time when legislative funding of public universities is on the decline. Some examples that are being tested at other universities are:

- Home offices for faculty.
- Eliminating office space for professors emeritus.
- Space allocation by department (i.e. so that if a department wants to recruit a new faculty position or researcher, they have to carve the space from their allotment).
- Space committee from campus community and mandated by the President.
- Tying space allotment for researchers to their grant-raising success.

One university utilizing such practices is Michigan State. Information on their results can be accessed by contacting Phyllis Grummon, PhD, at [www.msu.edu/~biomed/index.htm](http://www.msu.edu/~biomed/index.htm).

Tools for managing space use continue to develop. Presentations on commercially available software packages demonstrated integral systems that include integrated plans, room maintenance information, maps, space use information, class schedules, report making capabilities, and website access. These systems are based on over-the-counter software and are web-accessible. They include an AutoCAD library, facilities condition inventory data, space database, work order tracking, scheduling, and even key checkout. One such system is in place at Penn State University. A one-page handout describing PSU's system is available by e-mailing Chuck Aldini at [chuck\\_aldini@urscorp.com](mailto:chuck_aldini@urscorp.com). Another firm specializing in these systems is the Jordani Consulting Group. David Jordani can be reached at [www.jordani.com](http://www.jordani.com). The cost of software to run these systems begins at about \$20,000, but a planner should budget 8 to 10 cents per square foot when accounting for design consultant and data input time. The average time span for implementing a credible full service system is approximately two years from budget commitment to website information availability.

Current thinking about master planning has been leaning toward a more fluid master plan that can be updated and realigned regularly as circumstances and resources evolve. The first phase of an "open master plan" process has just been completed at the University of Rhode Island. Their master plan encompasses all campuses in Rhode Island, is available on the web, and welcomes continuous feedback from university constituents. URI contends that their open planning eliminated the two major negative reactions that usually follow a significant planning effort; the suspicion that decisions are being made unilaterally, and the assertion that "no one asked me. . ." URI's master plan can be viewed at their website, [uri.edu](http://uri.edu), and questions about the process can be directed to their Director of Strategic Planning and Research Development, Kathleen Mallon. **RMV**

### WYOMING REPORT



**Frank Fox**

At the University of Wyoming, the Space Management issue is handled by the Facilities Planning Department in conjunction with a committee under the purview of the Vice President for Administration and Finance. Thus, it is out of the realm of the Physical Plant.

On an other subject Mark Shively and I have just returned from the Western National Association of Colleges and Universities Business Officers Executive Leadership and Management Institute at

Stanford. This is a genuine first class operation. The class is limited to 38 attendees, class starts with breakfast around 7 a.m. and goes until approximately 9:00 p.m. with the appropriate breaks for lunch, dinner, etc. The exchange of experiences from one campus to another can be both humorous and very helpful. The food is exquisite, the classes are challenging and the whole experience is well worth every cent. Mark even graduated to the amazement of all the attendees and staff.

The campus here is as usual torn up with construction taking place during the summer months. There have been more automated sprinkler systems installed than ever before in the history of the University. The Union is undergoing a major renovation with hopes that the bookstore move will be completed prior to the arrival of the students this fall. The addition to the Fine Arts building is substantially complete. And as with every year our part time student help is leaving in droves for their vacations prior to classes starting. The main difference this year is a real lack of students wanting to work to fill in for those who are departing.

I am sure many of you are experiencing the same weather we have had in Laramie; hot, dry, and windy with hazy skies from all of the particulate in the air from the many forest fires. This has made it a real challenge to keep the grounds attractive for the parents and students touring the campus during orientation.

**RMV**

## UTAH REPORT

**RMA 2000 Conference  
St. George, Utah  
September 23-26, 2000**

“Mastering the Present to Assure the Future”

If you haven't already, it's not too late for you to register for the RMA 2000 Conference in St. George, Utah. Plans are coming together to make this a very exciting and informative conference. We would hate to see you miss the opportunity to attend the various sessions, meet with our “business partners” to learn about the latest and greatest technology and advancements, and network with your peers from the various institutions in the Rocky Mountain region.

Please take the time to visit us at our web site and join us for a great time in St. George. If you have any questions, please contact us at 801-581-5609. **RMV**

[www.facilities.utah.edu/po/rma/](http://www.facilities.utah.edu/po/rma/)

## Arizona Report

At Pima Community College we are at the midpoint of a \$140 million capital development program. General obligation bonds that were approved by the voters of Pima County in May 1995 are funding the program. When the program is finished we will have added about 300,000 square feet of new construction and renovated about 335,000 square feet. This program will also remove all relocatables and portable buildings from the District's five campuses. Construction started in 1999 at the existing five campuses.

The new construction at the District's Desert Vista Campus has just been completed and includes a new 37,000 square foot library, student services and classroom building. Renovations are underway in the original campus building and will be completed by the end of September. The renovations have provided more science laboratories, expanded bookstore space, space for a culinary arts program and additional classrooms.

The new construction and renovation at the Community Campus has been completed. This project has provided space for an Entrepreneurial Center housing Small Business Development, Corporate Education and a Business/Industry Relocation Start-up Center. The renovations allow the Community Campus to house the administration for Pima College Adult Education, which has recently been transferred from the Superintendent for Instruction for Pima County to the College. Space was also provided to handle the administration of the College's Center for Training Development. In addition to the new construction and renovation, the parking lot was expanded and the central courtyard was fully developed.

The Downtown capital development project will be accomplished in three phases. There will be approximately 82,000 square feet of new construction, 99,000 square feet of renovation and extensive reworking of the landscape and parking lots. Phase one - construction of a Science and Technology building (60,000 square feet) - has been completed, as has the parking lot on the north edge of the campus. The construction contract for phase two has been awarded for \$12.6 million. This phase will involve the construction of a new classroom building and a link between two existing buildings, a new central plant, a child care facility, extensive renovations to three existing buildings, landscaping and the renovation of the west parking lot. All of this work is expected to be complete by January 2002. The final phase, which will involve the renovation and addition of parking lots along the eastside of campus and the development of a main entrance, should be complete by April 2002.

The East Campus project is well underway and involves the new construction of a science lab facility and offices for faculty (33,000 square feet) and the renovation of spaces throughout the existing campus (45,000 square feet). A single contractor is working this project even though it has two phases. The first phase, which will be complete by the end of September,

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involves site work, the construction of the new laboratory and office building, the renovation of the HVAC system in the existing administration building, and the construction of new space to expand the library. Phase two, which has begun, involves the renovation of several instructional buildings and the student union and the completion of the site work, development of the main entrance and landscaping. This project is expected to be complete by April 2001.

The West Campus capital development project is also a multi-phase project being handled by a single contractor. This project involves the construction of about 32,000 square feet, the renovation of 156,000 square feet, reconstruction of all of the campus parking lots, the construction of a new main entrance, and landscaping throughout the campus. The contractor has finished phase one which involved the construction of a new building to hold central receiving, an archaeological repository, campus police and a bookstore warehouse. Phase two included the addition of new space to an existing building and major renovations of both the student center and administration/library building. The last two phases involve the major reconstruction of the campus parking lots, renovation of several classroom buildings, and the addition of a new main entrance.

Still to come in the program are the construction of a new 90,000 square foot campus on the northwest side of Tucson, a new aviation technology center (about 33,000 square feet) at Tucson's International Airport and a new Education Center (about 11,000 square feet) in Green Valley, Arizona. The new campus is expected to be under construction by the end of next summer, the aviation technology center project will be out to bid by the end of September and the education center is currently being designed in a partnership with Pima County.

As you can see we have been busy and are still handling the day to day operations of our multi-campus community college. We look forward to showing you some of this new construction at next year's regional conference. **RMV**

## Editor's Corner

By Paul Smith

The RMA Regional conference in St. George is almost upon us. I look forward to seeing everyone in St. George and the program proposed by Craig Bohn and his committee looks terrific. This issue includes the scholarship application form, which must be returned to the 3<sup>rd</sup> Vice President by February 15, 2001. All scholarship applications will be reviewed at the mid-year Board meeting. The scholarship award winners will be notified shortly after the meeting. These scholarships will be for the 2001 Leadership Academy and the September 2001 and January 2002 Institute for Facilities Management. If you are a scholarship winner you can postpone for two years your use of the scholarship.

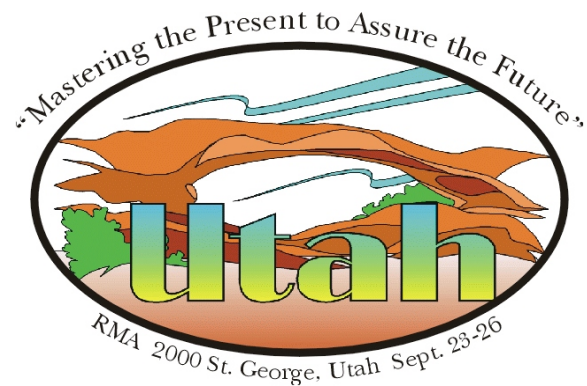
If you have been a scholarship award winner I would ask that you write an article for the newsletter, volunteer to serve on a regional committee or to be the RMA representative to a national committee. All of the state/province correspondents need your help to provide timely articles for the newsletter. If you would like to take on the responsibility of being a state/province correspondent please contact me and I will put you in touch with the current correspondent so that an orderly change can be made. Additionally, is there anyone out there willing to take on the task of writing a quarterly or semiannual column for the newsletter. If this appeals to you please contact me. All suggestions, ideas, comments for improving the newsletter are appreciated and can be sent to me. Thanks for your help and I look forward to seeing you in St. George.

## APPA Calendar of Events

September 17-21, 2000  
Institute for Facilities Management  
Pittsburgh, PA

September 23-26, 2000  
RMA 2000 Regional Meeting  
St. George, UT

July 22-24, 2001  
APPA 2001 Educational Conference & 88<sup>th</sup> Annual Meeting.  
Montreal, Canada



**The ROCKY MOUNTAIN ASSOCIATION OF PHYSICAL PLANT ADMINISTRATORS OF UNIVERSITIES AND COLLEGES** was organized in February of 1953 for the purpose of promoting the common interest in the planning, maintenance and operation of physical plants of Universities and Colleges in the Rocky Mountain Region: to foster a professional spirit among those engaged in this work; and to support and supplement the activities of its parent organization, the "Association of Higher Education Facilities Officers (APPA)." The Rocky Mountain Region encompasses the states of Arizona, Colorado, Montana, New Mexico, Utah, Wyoming, and in Canada the Provinces of Alberta and Saskatchewan and the Northwest Territories.

**REGIONAL OFFICERS 1999-2000**

President	<b>Harvey Chace</b>	University of New Mexico
First Vice President	<b>Craig Bohn</b>	University of Utah
Second Vice President	<b>Paul Smith</b>	Pima Community College
Third Vice President		
Secretary/Treasurer	<b>John Bruning</b>	University of Colorado, Boulder
Newsletter Editor	<b>Paul Smith</b>	Pima Community College
Senior Representative	<b>Wayne White</b>	Utah State University
Junior Representative	<b>Harvey Chace</b>	University of New Mexico

**FUTURE MEETINGS**

2000 Annual Meeting	St. George, Utah	University of Utah
2001 Annual Meeting	Tucson, AZ	Pima Community College
2002 Annual Meeting	To be Announced	