

ROCKY MOUNTAIN VIEWS



Rocky Mountain Association of Higher Education Facilities Officers

Fall 2000

President's Message



Craig Bohn

It was great to see so many of you at the RMA 2000 Conference in St. George, Utah. Renewing friendships, attending educational sessions, "networking" with peers, and participating in the activities certainly makes the organizing and hosting effort well worth the time spent.

This year's conference theme was "Mastering the Present to Assure the Future." Hopefully, through the conference sessions, our business partners, and the networking between you and your peers from other institutions, you were provided a way of conquering the challenges of today to ensure and provide a better future for all who follow.

The conference started with a choice of participating in the Annual Golf Tournament or a tour of Zion National Park. This year's golf tournament was held at the scenic Entrada Golf Course in Snow Canyon. This course not only challenged our skills as golfers, but provided some of the most beautiful landscape that you will see on any course. The tour of Zion provided those who attended with some of the most magnificent and natural scenery ever witnessed, along with a showing of "Treasure of the Gods" at the I-MAX Theater.

After a full day of activities and the Annual Business Meeting, we had the wonderful opportunity to visit with our friends and interact with our "Business Partners" at the Opening Social and Business Partner Fair. This was not only a great time to network and visit with all the attendees, but to enjoy some great food.

A variety of educational sessions were held over the next two days, along with some fun evening entertainment and activities. Whether you attended a session on performance contracting, stress management, master planning, working with the media, or employee retention, you had the opportunity to learn and expand your knowledge. Nightly activities included a dutch oven cook out, cowboy poetry and music, a trip to Mesquite, Nevada to try your luck at the casinos, and our Annual Banquet.

I want to thank all those who attended the 48th Annual Educational Conference. Success of a conference depends on the support of those affiliated with the organization. The

support of our RMA members, non-members, business partners, and companions was overwhelming. Without this support, it would be difficult to provide such a positive and learning experience.

This year's officers and committee members consist of myself as President, Paul Smith as 1st Vice President, Steve Baldick as 2nd Vice President and Dave Brixen as 3rd Vice President. Wayne White and Harvey Chace are our Senior and Junior Representatives for APPA. Robert McGregor is on the Membership Committee, Brian Nielson on the Professional Affairs Committee, Jeff Turner on the College Task Force Committee and Brian Andersen on the Electrical Deregulation Committee. Also Greg Wiens serves on the Awards and Recognition Committee, Mary Vosevich on the Educational Programs Committee and Mark Shively on the Information Services Committee.

It is our goal to continue to focus on educational opportunities for our members. Recently, Scott Perry (Casper College) and Craig Bisgard (Auraria Higher Education Center) were awarded scholarships for the Institute of Facilities Management. Scholarships are available and we encourage each of you to apply to help defray the cost to your institution. Other education opportunities include the Leadership Academy and the PETS Program.

I appreciate the opportunity to serve as your RMA President, and look forward to working with each of you over the next year!

Congratulations!

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

Joel A. Straquadine
John Albright
Que Collard

University of New Mexico
Boulder Valley School District
University of Utah

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STATE/PROVINCE REPORT

MONTANA REPORT



Bob Lashaway

Well, the fires are all extinguished and the temperatures are finally beginning to feel somewhat like fall in the northern Rockies. The early effects of global warming bring a mixed blessing to Montana State University. In comparison to other institutions that produce a fair amount of scientific research, we generally have need for very little mechanical cooling. This far north, at 4900 feet above sea level, most evenings

produce temperatures in the mid-50's and below, and daytime temperatures in the high 80's and above have been unusual, until recently it seems. The low humidity also allows us to use some evaporative and combined-cycle cooling for general creature comfort, so space cooling on our campus has not been a terribly complex animal. However, in recent years we are seeing more requests for cooling earlier in the spring and later in the fall - early being before Memorial Day and late being after September 30.

Before the snickers burst into belly laughs about our enviously minimal "cooling" needs, take a moment to reflect on the fact that it's all a matter of perspective, and any increases in service demands are difficult to absorb without corresponding increases in available resources. The cumulative effects of seemingly constant service demand creep are as insidious as any other type of inflation, and are harder to quantify and even more difficult to compensate for in the budgeting process.

Back on the global warming front, we are also seeing some potential benefits from recent warmer-than-normal weather (whatever "normal" is these days). We are probably one of the few institutions our size that shuts down our main heating plant each night during the summer (without a low-pressure operating mode, nor a distributed back up option). This method of operating saves us in the neighborhood of \$80k+ per year on fuel and personnel costs - not a small number in the land of perpetual deficits and budget cuts. The unusually warm weather helps carry the buildings farther into the late night temperatures before they become a little chilly (and all the folks up here from Arizona for summer conferences begin to complain about the frozen pipes in their rooms). The past several warmer-than-normal winters have also allowed us to spend more on maintenance and less on utilities, however, as the cumulative affects of these light winters conspire to reconfigure our budgets, there is surely a colder than normal winter out there somewhere, just waiting to eat our lunch.

Another hot topic in Montana these days is de-regulation of the electricity market which is proving to be a bonafide boondoggle. The Montana Power Company, *the* power provider in Montana for the past hundred years, has divested all its energy supply, power generation and distribution assets, and

moved on to play in the even more volatile telecommunications arena. We are all scheduled to exercise our "customer choice" by July, 2002, and it looks like any available choices at that time will be significantly more expensive than our current costs. The Public Service Commission is poised to extend the transition period from the regulated market to the new "choice" market by possibly two years, however, it is most likely that price protection will not be a part of that extension. So, the legislature is left with the dismal prospects of leaving the electorate with extremely volatile and most probably significantly higher electric prices, or trying to re-regulate the industry. We do not expect Montana to be any better at getting the cats back into the bag than California has been. To add insult to injury, some of our neighboring states that either moved more cautiously or shunned de-regulation altogether are now laughing aloud at our predicament.

Let's switch topics to wild fires. While the flames from this summer's conflagration have cooled, the financial impacts are still emerging. The state budget picture has gone from a small surplus to a possible deficit, and the wild card is now the final cost of fighting the fires around the state this summer. Most of the large forest fires were in the western part of the state, with a few large and fast moving range fires east of the continental divide. The University of Montana in Missoula, spent some time coordinating relief efforts with the Red Cross, and some of their facilities were used as temporary housing for citizens evacuated from fire areas. At times, the traffic on the interstate highways to and from Missoula was controlled by pilot cars to avoid L.A.-style chain reaction crash events due to extremely low visibility and motorists tendencies to rubber-neck at the flames adjacent to the freeway instead of watching for traffic, deer, elk, bear, etc. UM reports that most of their hard costs were covered by reimbursements from the Red Cross, however, there was a fair amount of personnel and equipment costs that were simply donated - appreciated and commendable, but no less an unanticipated and unreimbursed cost to UM's Facilities budget.

Here in Bozeman, we were fortunate not to have been scarred by the fires themselves, although we had visibilities as low as two miles many days. Remember, everything is relative - Houston-type visibilities of two miles are critically low when one is used to seeing 60-80 miles on a "normal" day. We experienced some additional particulate build up in some building filters, due to smoke particles, and we had a layer of ash settle out on counter tops which distressed some research lab occupants. The main Facilities contribution was the volunteer time our Assistant Director spent on his own to fly Civil Air Patrol missions for county emergency services and one of our trades persons drove fire crews around the state. At MSU, public service beyond the job is encouraged, appreciated and recognized.

MSU-Billings hosted the fall Montana Facilities Director's conference in late October. The day-long event was well attended and all the units, with the exception of MSU-Northern

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were represented. Speaking of MSU-Northern, we are beginning the process of filling the vacant director position and I would appreciate hearing from any facilities folks throughout the Rocky Mountain region who might be interested. Northern is a small institution, ~1400 FTE, in northern Montana, and the position would be an excellent opportunity for someone who is looking to move up in the profession. In addition, the position offers a great association with our excellent and professional facilities operation here in Bozeman. Give it some thought and give me an email or a call.

MSU has now announced its new president, Geoffrey Gamble, who spent 20+ years at Washington State University, and most recently two years at the University of Vermont. President Gamble will take over the reigns of the university on December 4th, and we are all pleased that he was chosen and we eagerly await his leadership. **RMV**

WYOMING REPORT



Frank Fox

With the focus this month on the "General Highlights" for the past 6 - 12 months several items come to mind. Foremost in everyone's mind here is the snowstorm that struck Halloween night leaving approximately 15 inches of the white stuff on the ground amid various downed trees, shrubs, etc. in other words a genuine mess. The Interstate of course was closed to eastbound traffic as well as the highways north and south of Laramie.

Made the city look like one huge truck stop with the number of idling diesels parked any where there was room for one of the big rigs. Of course just to add to the situation the wind had to blow. And our coal supplier tried to beg off delivering coal to the Central Energy Plant. As our contract reads if we run out of coal we can go to natural gas at their expense, is a bit of a motivator to get the coal here. Another storm is due this weekend as well as the daily snow showers that we have experienced since the main storm.

Spent October 13, in Cheyenne, Wyoming with Stan Hobbs, our Business Manager meeting with the Wyoming community college Physical Plant directors. Laramie County Community College is currently undergoing some massive remodeling. The meeting was educational as usual and entertaining.

On August 3 and 4, the University of Wyoming division of Physical plant hosted the rocky Mountain Craft Association. Twenty schools were represented. The main topics of discussion were: the Physical Plants role in the recruitment and retention of students, and sexual harassment.

Meanwhile the remodel of the Student Union continues and the remodel/renovation of the residence halls food service is about to commence. The firm of Malone and Belton were the architects selected for the project. In a survey taken among the students living in the halls their main concerns were: HVAC, food service, and the elevators in the halls.

The other item of real interest on campus concerns parking or

the lack there of during certain periods of the week. Several solutions have been proposed over the years. The most evident solution has been acquiring property north of the campus as it became available and removing the structures and paving the areas. Of course this has not been the most welcome solution to other property owners in the area. The newly acquired lots have been landscaped to be as attractive as possible. **RMV**

UTAH REPORT

GROWTH and COMMITMENT

According to the executive summary for our 90th South Campus Masterplan, projections have indicated that Salt Lake Community College will require an additional 1,185,826 square feet of teaching space to meet the anticipated increase in student class hours by the year 2015. Existing SLCC facilities are already used at the highest efficiency. Recognizing the need for alternative delivery systems, the college in 1992, with the approval of the Board of Trustees, the Board of Regents and the Building Board, used funds appropriated by the legislature to purchase a site in the south valley service area, where the greatest growth is projected.

Development of the 90th South Campus will have a potential capacity of 1,300,000 square feet of construction plus associated landscaping and infrastructure. The first phase will house a technology-enhanced community learning center growing outward from that center as growth demands.

The campus will have a village character with clustered buildings nestled in the hillside taking advantage of solar orientation, views and the historic orthogonal organization of the city. At the heart of the campus, a series of pedestrian courts will link all of the facilities at a single grade to provide convenient access for the disabled and the elderly. Landscaping will include the creation of outdoor learning-resource areas and the selection of climate-tolerant plants to reduce water use.

With the development of this new campus, Salt Lake Community college hopes to continue its tradition of excellence in community-focused general, technical, and continuing education, to be a good neighbor to the residents of South Jordan and West Jordan, and to provide innovative facilities that can meet the instructional needs of the next century in an efficient and responsible manner.

Vendors and suppliers will be installing furniture and equipment beginning in December 2000 with classes scheduled to start with the Spring Semester.

RMV

New Mexico Report

By Harvey Chace

Here's a rundown on "Whaatsuup" at The University of New Mexico

1. **WHEN PIGS CAN FLY** - The University's campaign to renew its district energy plant and distribution system is off to a slow start. The state project approval process has lagged our projected timeline, and bond sales and detailed design will slip a month or so. Meanwhile, the campus is starting to feel the effects of deferred renewal on the old plant and piping. Every day we play musical chairs with our boiler inventory. It's two up and three down, but never the same two. Our corps of trusty valve twisters runs about the campus giving every facility a little squirt of precious steam at appropriate times. It could be worse. This could be the University of North Dakota. We take comfort in noting that this mess could have been avoided if the state and the university had reacted more quickly when consultants raised the trouble flag ten years ago.
2. **OOPS, I FORGOT TO TELL YOU** - The progenitors of the statewide higher education facility audit 3D International, gave their draft briefing to the state's Commission on Higher Education in November. Good intentions turned bad as institutional reps at the forum began to fuss about their individual FCI ratings. Seems like the cart was before the horse. None of the institutions had been given their individual condition reports before the briefing to the commission. Many mea culpas later, the consultant agreed to meet separately with each school and smooth out the findings. I'm sure nothing like that occurs on your campus. 3D International will present their final report to the CHE in the near future.
3. **SOMETIMES YOU WIN ONE** - Job Order Contracting is up and running at UNM. The solicitation and contract award process has been very smooth, thanks to the intensive facilitation effort of JOC consultant The Gordian Group (one of APPA's business partners). Software has been loaded and joint scoping meetings have been held on several \$100,000 - plus projects. Initial bid prices look very competitive. We'll give you an update in the next report.
4. **AND SOMETIMES YOU WIN AGAIN** - A special 1999 state appropriation for higher ed is resulting in some just-in-time improvements to UNM's shaky electrical distribution system. A new multi-conduit electrical duct bank is now looping the perimeter of the campus. And by this time next year we will have completed the renewal and upgrade of our old 4,160V substation to 12,470V service. The trenching has been unavoidably disruptive to campus foot and vehicle traffic, but we think our engineering staff has done a great job of developing work rules and restoration criteria that have minimized the impact. We'll show you our RFP, but don't you dare try to recruit our engineers.
5. **YOU OUGHTA SEE US TEAM CLEAN** - We are finally there! If you are one of UNM's 200 custodial employees, you are assigned to a four-person cleaning team. Over two year of intensive training have resulted in a complete

conversion from the typical area cleaning assignment to the team concept. We have entertained groups from several universities who are benchmarking our success. Look for more UNM TEAM CLEANING presentations at future conferences.

6. **STUDENTS IN HARDHATS?** - We have had spurts of construction now and then, but this is a tsunami! With both facility and infrastructure projects underway, UNM's students run a daily obstacle course of construction fences and excavation equipment. After our commuters fight their way through the Interstate 25 and 40 reconstruction project, they face a campus that looks like a civil engineering 101 soils lab. In the center of the campus, the Old Bookstore is in the final stages of expansion and conversion to a biology wet lab building. Right around the corner, the 100,000 square foot Student Union is about to begin a two year, back-to-the-foundation renovation. Several hundred yards away, the new School of Architecture will be popping out the ground this spring. And pedestrian approaches to the east perimeter are blocked by the new dormitory construction. To make matters worse, we are about to begin construction on a new domestic water main that will loop the central campus. The moat created by the water line project will severely impact vehicular traffic. UNM is proposing a new Olympic event for Salt Lake in 2002. It's called collegiate ditch-jumping. **RMV**

Arizona Report

ARIZONA STATE UNIVERSITY

by Dave Brixen

The most significant news from Tempe is that most of you probably know that Val Peterson retired June 30, 2000. Val has been a very successful leader here at ASU as well as an important part of RMA for many years. We all miss Val very much and wish him well in his retirement! However, we now have a new leader! As of November 1, 2000 Scott Cole has rejoined ASU as Assistant Vice Provost, Facilities Management. Some of you probably already know Scott but for those of you who don't I will tell you a little about him. Scott first worked at ASU during the late 80's as Assistant Director, Physical Plant. In 1988 Scott moved on to Central Michigan University where he served as Assistant Vice President for Business and Finance for four years. In 1992 Scott went to The George Washington University as Associate Vice President for Business. Two years later Scott returned to Arizona and spent a couple of years with the Arizona Department of Transportation as General Operations Manager.

In 1996, Scott returned to ASU to serve as Associate Director of Planning and Construction and Chief Planning Officer. Then in 1998 Scott once again ventured out of Arizona to become Vice President for Administration and Finance at the University of Montana. And finally, Scott came back to his roots in Arizona to become ASU Facilities Management's leader for the new millennium. I know Scott is glad to be back and we are excited to have him as part of our team once again! **RMV**

Editor's Corner

By Paul Smith

Thanks to Craig Bohn and all of the people from the University of Utah for a great regional conference. The St. George area is truly a natural wonder. I hope to follow in his shoes and have an equally fantastic conference in Tucson in September 2001. In this newsletter you will find scholarship applications which need to go to **Dave Brixen, Arizona State University, Main Campus, P O Box 872605, Tempe, AZ 85287-2605**. Also, there is a Call for Presentations for the conference so if you have a new idea or whatever that you want to share with your fellow RMA members fill this out and get it to us by December 15. You can get a copy of the Call for Presentations from our web site (http://dco-proxima.dco.pima.edu/dco-ehas/rma/RMA_Ed_Session.html). This has been a very exciting year for RMA and I want to thank everyone for their contributions to the newsletter. I am always looking for good articles, so if you can't get in touch with your state correspondent, please e-mail the article directly to me (preferably in Word) and I will work at publishing it. I am still in need of a province correspondent from our Canadian members so if you want to volunteer, contact me (psmith@pima.edu, (520) 206-4758) or Steve Baldick at the University of Calgary.

Have a great holiday season and I look forward to hearing from you in the new year.

APPA Calendar of Events

December 15-17, 2000
Improving America's Schools
Chicago, IL

January 14-17, 2001
Restoration & Renovation 2001
Washington, DC

January 14-16, 2001
TNLA's 24th Annual Trade Show & 95th Annual Convention
Chattanooga, TN

January 18-20, 2001
AACU 87th Annual Meeting
New Orleans, LA

January 28-29, 2001
CEFPI's 8th Annual Meeting
Scottsdale, AZ

January 28 - February 1, 2001
Institute for Facilities Management
Newport Beach, CA

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

September 13-15
RMA 2001 Regional Meeting
Tucson, AZ

Bits of News

Fairfield University is completing a large 14.5 kW installation of 880 Uni-Solar 17 Watt shingles on an 8 unit campus housing building (building #10 - north end of campus), funded by a \$100,000 grant from W.M. Keck Foundation and a \$10,000 grant from United Illuminating. For more information contact: Evangelos Hadjimichael, Dean of School of Engineering, 203-254-4000 x4147 hadjm@fair1.fairfield.edu. Architect: Parker Coates, 20 Gallows Hill Rd., Redding, CT (203) 938-0567. You can see a picture at: www.remyc.com/solaronschools.html

Northland College in Ashland, Wis., is giving 90 students the chance to live in one of the most eco-friendly dorms in the U.S. The \$4.1 million Environmental Living and Learning Center, opened in 1998, features waterless composting toilets and furniture and countertops made from recycled material. A 20-kilowatt wind tower and solar panels provide about 8 percent of the dorm's power and cut water-heating costs by nearly 30 percent. Milwaukee Journal Sentinel, Associated Press, 09.28.00 <<http://www.jsonline.com/news/nat/ap/sep00/ap-green-dorm092800.asp>>

YOU'VE GOT THEM! WE WANT THEM!

Here is a reminder to send your contributions to the RMA2001 Educational Conference's booklet

"SALSA for the FACILITY MANAGER'S SOUL".

DEADLINE: June 30, 2001 But don't delay! We all know how deadlines can creep up on us.

EMAIL: dbaker@pimacc.pima.edu or
RMA2001@pimacc.pima.edu

FAX: (520) 206-2736 or (520) 206-4536 Attn: Donna Baker

MAIL: Donna Baker
Pima Community College
6680 S. Country Club Rd,
Tucson, AZ 85709-1700

Whether you have been misquoted, misunderstood, appreciated, used, or abused. We are asking you, your spouse, and co-workers to send us short stories (no more than three pages or approximately 1500 words), one liners, and anecdotes about working within Facilities. We will also accept favorite quotations, cartoons, and poems.

Please include your name, college/company, phone, email, address, city/state/zip. If the work is not yours, be sure to credit the individuals whose work you are sending as well as your information.

AGREEMENT: By sending in a contribution, I agree to allow the RMA2001 Educational Conference to print my contribution for the purpose of free distribution within the booklet "Salsa for the Facilities Manager's Soul". I understand there will be no payment or royalties for my contribution. The RMA2001 Educational Conference committee is the final authority on items selected for print.

48th Annual Educational Conference St. George, Utah September 23-26, 2000



Our wonderful hostesses!



Well? Where do we go from here, the casino?



Who is in charge?



What do you think about when the television crew arrives at your office?



Some of our Canadian friends and partners.



I can't believe Don hit the yellow ball in there!

Fall 2000



A long time business partner and supporter of RMA



Business partners are part of our success



Different venues but great view none the less



Zion is the place for RMA



I'm not sure where it went

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 2000-2001

President	Craig Bohn	University of Utah
First Vice President	Paul Smith	Pima Community College
Second Vice President	Steve Baldick	University of Calgary
Third Vice President	David Brixen	Arizona State University
Secretary/Treasurer	John Bruning	University of Colorado, Boulder
Newsletter Editor	Paul Smith	Pima Community College
Senior Representative	Wayne White	Utah State University
Junior Representative	Harvey Chace	University of New Mexico

FUTURE MEETINGS

2001 Annual Meeting	Tucson, AZ	Pima Community College
2002 Annual Meeting	Banff, Alberta, Canada	University of Calgary
2003 Annual Meeting	Tempe, AZ	Arizona State University