



Summer 2004

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President's Message

This will be the last message from me as your President. I certainly have enjoyed the opportunity to serve you as President. My experience has been very rewarding and very educational!

I continue to be amazed at the quality of people I have met that are a part of RMA. When I first started attending RMA conferences I commented to my wife how friendly and open people involved in RMA were. Ever since then I continue to appreciate my colleagues in RMA and look forward to seeing you each year. RMA is comprised of first class quality people and it has really been a pleasure for me to serve you as your President. I look forward to continuing to serve you as a Board Member in the coming years.

I want to take a minute to encourage everyone, if you haven't already done so, to make your plans to attend the RMA Conference in Jackson Hole, Wyoming. While you are there don't forget to attend the annual Business Meeting. At the annual Business Meeting we have a number of important issues to discuss. Among other items of discussion, we will be voting on a by-law amendment that will allow state/provinces adjacent to an RMA state/province to become a member of RMA. As you may know our colleagues from the State of Idaho have expressed an interest in joining RMA. I have been working with Chris Cristofferson, Stanford University and President of PCAPPA, to pave the way for a change such as this to occur. PCAPPA will be voting on a similar by-law change at their annual Business Meeting.

We also will be discussing the RMA dues structure. During this past year Tommy Moss, 2nd Vice President and John Bruning, Secretary Treasurer, have been working on a plan that will provide a financial road map for RMA's future. On another item APPA has several elected officer positions that will need to be filled next year.

RMA has been successful in the past at having its members being elected to APPA executive positions. I hope we can continue that trend. This next year the open positions at APPA are:

- President Elect
- Secretary/Treasurer
- Vice President for Professional Affairs

RMA's Senior Representative, Paul Smith, Pima College will be taking RMA nominations to the APPA nominating committee this winter. At the Business Meeting in Jackson we will be discussing potential candidates. So please be thinking of qualified candidates that would be willing to serve in one of the positions.

Once again, please plan to attend the annual Business Meeting at the Jackson Lake Lodge it is your opportunity to share your thoughts.

Before I close, I want to publicly thank John Bruning for the work he has done in the last few months in cleaning up RMA official business paperwork. It seems that through some confusion with the IRS and RMA's State of Colorado incorporation paperwork, RMA did not exist according to the IRS. John jumped into this and spent considerable time getting the paperwork in order so that RMA is once again a recognized 501(c) (3), tax exempt entity in the eyes of the IRS. Thank you John for the great work!

That's all folks! See you at the Jackson Lake Lodge!

Dave Brixen
RMA President



Editor's Corner

Please accept my apologies for the late newsletter, my right hand person, Esther Federico, was out ill, and I just don't have the facility to handle the publication of the newsletter. This has been a good year for RMA and the coming annual educational conference looks good. APPA's annual meeting in Washington, D. C. was great and our new President, Mr. Ed Rice, is stressing improving our membership and those services offered to members. Your organization is only as good as its members and I encourage each of you to participate in RMA as fully as possible. RMA needs state/province members for membership, awards and recognition, information and research, professional affairs and education. I am always looking for a state/province correspondent to provide articles for the newsletter. If you are interested in working in any of these areas, please contact one of the following people: Dave Brixen, David.Brixen@asu.edu; Mark Shively, MShively@uwyo.edu; Tommy Moss, tmoss@users.fm.colostate.edu; Eakle Barfield, EBarfield@msubillings.edu; Nancy Hurt (membership), nhurt@users.fm.colostate.edu; Polly Pinney (education), Polly.Pinney@asu.edu; Harvey Chace (information & research), hchace@unm.edu; and George Stumpf (awards and recognition), George.Stumpf@uchsc.edu. If you want to participate and are not sure who to contact feel free to email me and I will get the right person to contact you. The Association is only as good as the membership makes it, so please be active and continue to make RMA the best regional association in APPA. I hope your summer was enjoyable and that you got enough rest and relaxation to make it through another school year.

APPA Calendar of Events

September 12 - 16, 2004

APPA's Institute for Facilities Management
Montreal, Quebec, Canada

September 21, 2004

Chilled Water Energy Efficiency Forum
Austin, TX

September 22 - 24, 2004

World Energy Engineering Congress &
High Performance Facilities Expo
Austin, TX

September 22 - 25, 2004

PCAPPA Annual Meeting
San Diego, CA

September 26 - 29, 2004

ERAPPA Annual Meeting
Syracuse, NY

September 27, 2004

LEED for Existing Buildings Half Day
Training Workshop
St. Louis, MO

October 9 - 13, 2004

CAPPA Annual Meeting
Kansas City, MO

October 17 - 19, 2004

IFMA's World Workplace 2004
Salt Palace Convention Center

October 18 - 21, 2004

Solar Power 2004
San Francisco, CA

October 19 - 22, 2004

EDUCAUSE 2004: IT From a Higher
Vantage Point
Denver, CO

October 21 - 23, 2004

North American Conference on
Sustainability and Higher Education
Portland, OR

October 24 - 30, 2004

National Healthcare Facilities & Engineering
Week

October 27 - 29, 2004

CSI's 6th Annual Product Representative
Academy
Denver, CO

October 29 - November 2, 2004

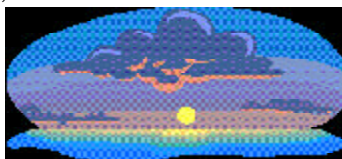
SRAPPA Annual Meeting
New Orleans, LA

October 31 - November 3, 2004

MAPPA Annual Meeting
Cleveland, OH

November 3 - 6, 2004

2004 School of Professional Grounds
Management
Charlotte, NC



NEW THINKING

Register now for Jackson Hole on September 18th - 21st, 2004.

The Conference Committee at University of Wyoming invites you to join us in the majestic Teton Mountains to attend the 52nd Annual Educational Forum. This Education Forum has been designed with innovative ideas to bring New Thinking to the old struggles of managing facilities and staff on increasingly limited budgets.

The educational program will consist of several people from the University of Wyoming, including President Philip Dubois who will be the opening speaker. Others from the university include Beth Hardin, Vice President of Administration who will be conducting a session on Total Ownership Experience and the Associate Vice President for Enrollment Management and Director of Admissions, Sara Axelson, speaking on Facilities Management's Role in Recruitment and Retention. In addition, Ken Griffin retired Associate Provost for Academic Affairs will be making a presentation on Facilities Management from an Academic Perspective as well as facilitating the Round Table discussion.

Additional educational programs include Jep Enck, President of Enck Resources presenting sessions on Change Management and Motivational Environments and Harvey Kaiser, a consultant working on an APPA project, hosting a session on Facilities Reinvestment.

An integral part of the conference will be the Exhibit Hall where our Business Partners will be able to highlight their products and services.

Please plan to take advantage of this fabulous opportunity to explore new ideas, share knowledge and experiences, meet new friends, and renew old friendships.

Our website is located at <http://uwadmnweb.uwyo.edu/PPLWEB/RMA2004/>. On the website you will find schedules, travel and accommodation details, as well as other helpful information. You can also email us at RMA@uwyo.edu.

State/Province Reports

Montana Report

At MSU, we have spent some time evaluating the LEEDS program, but have yet to employ it on any of our building projects. While the program would appear to coincide with responsible building practices overall, we have not been able, nor willing, to re-direct any of our severely under-staffed human resources to take on the task of administering such a program for a building project. We believe that at a basic level, if our projects conform to the provisions of existing pertinent codes, we should be in relatively good shape – we will certainly be better off than with most projects in the past.

APPA put on yet another great Educational Conference, this time in Washington, D.C. the education session were well presented, well attended, and informative. The event was well supported by APPA's business partners, and the Rocky Mountain group was well represented.

There was one issue about which I was somewhat dismayed - the tone of the keynote address. Dr Brit Kirwan, Chancellor of the Maryland University System, shared his personal revelation on the old "do more with less" mantra, i.e., "we will now be required to more, *much* more, with less, *much* less." He urged facilities professionals to participate in finding ways to contain costs in order to maintain the quality of higher education and summed it all up by noting energy (enter/create buying consortiums), construction (go green) and efficient use of alternative delivery systems (expand into on-line education).

Maybe they have been insulated from the deregulated energy environment that we experience here in Montana, but if we consider just our natural gas situation, it might impact their approach back east sometime in the not-too-distant future. All of the higher education units here do participate in a buying consortium of sorts – we band together with each other as well as many K-12 institutions, state govern-

ment entities and some Cities to bid our gas contract. While this approach obviously makes good business sense, it could not by itself offset an ~89% increase in bid price over the previous contract. In addition, while conservation is always advisable, even if we were able to achieve a 10% reduction in consumption overnight, it would result in background noise relative to such an immediate increase (not that the value of such a reduction wouldn't be increasingly valuable in the future).

"Containing" costs relative to energy appears to be extremely elusive if not impossible, so maybe it might be wise to speak in terms of marginally influencing the future rate of increase in the overall consumption of energy? This might be where conservation, green/sustainable, etc., can play a role; however, in the absence of forced compliance mechanisms, market price (and the eventual "costs") will be left as the primary influence on consumption. Econ 101 seemed to imply that market price is a function of supply and demand. Is anyone projecting any significant salvation relative to the supply of energy commodities in the near future – or, any significant reduction in even the rate of increase in the consumption of energy? If not, it may be relatively sane to expect price and eventual "costs" to also continue to increase. At some point, the market may solve the puzzle for us!

As for the *much* more with *much* less thing - perhaps the paradoxical extreme might be arriving at some point at which we can do absolutely everything with absolutely nothing at all? I keep a periodical clipping in my desk quoting a guy named Loh. He states, and I agree, that there is a limit to what we can do with limited resources. We can maximize efficiency initially, but at some point we are not going to continue to do more with less, we are in fact going to have to do less with less. We can maintain quality for a time by doing less with good equipment and loyal, motivated and well-trained staff; however, we can only draw down resources to a certain point and still execute the wise stewardship responsi-

bilities that university leadership expects of us.

As for the business of higher education in Montana, it appears that applications are up by a surprising amount over last year and, if our yield tracks that trend, we should see enrollments increase as well. With out-of-state tuition bearing a greater burden relative to costs, and the continued decrease of state support throughout the system, increased enrollment is seen as a positive development. We have had more precipitation this summer than during most drought years and the campus looks great. We are finishing our list of summer projects as well as a spate of unscheduled, last minute items, but we expect to have the campus fully prepared for the onslaught of opening day.

Wyoming Report

52nd Annual Educational Forum

The conference Committee at the University of Wyoming Physical Plant invites you to join them in the majestic Teton Mountains to attend the 52nd annual Educational Forum.

Jackson Lake Lodge is the site of the forum. Jackson lake Lodge is the most popular lodging facility in Grand Teton National Park. Comprised of a limited number of Lodge Rooms and a number of cottages, Jackson Lake Lodge has something for everyone.

Please join us in Jackson Hole on September 18th – 21st, 2004. This Education Forum has been designed with innovative ideas to bring "New Thinking" to the old struggles of managing facilities and staff on increasingly limited budgets. There will be an Exhibit Hall where out Business Partners will be able to highlight their services. Take this fabulous opportunity to explore new ideas, share knowledge and experiences, meet new friends, and renew old friendships.

Our website is located at <http://uwadmnweb.uwyo.edu/PPLWEB/RMA2004/>. On the website you will find schedules, travel and accommodation details, as well as other helpful information. You can also email us at RMA@uwyo.edu.

Well Construction

With the objective of irrigating the entire campus with nonpotable well water a new well was drilled on the West Main Campus. During the first day of operation the plug at the bottom of the casing disintegrated causing the pea sized gravel surrounding the well to be sucked up and spread throughout the irrigation distribution system. Thus causing 90 some percent of the sprinkler heads to be come inoperable.

Area Drought

The drought forecast for the area has not been as nearly severe as originally thought. Although there have not been the normal levels of precipitation, snow melt etc. we have been fortunate in receiving fairly regular afternoon rains thus keeping the campus green.

Handicapped Access

In order to improve access for wheelchairs on campus the Physical Plant has recently acquired an attachment for the skid loaders that grinds concrete, in particular the edge where slabs have moved vertically causing a lip that prevents wheelchairs from passing over the area.

Recreation Area

All of the earthwork and installation of sprinklers has been completed on the 11-acre recreation site. Now the grass is starting to appear. Hopefully it will be playable this fall. And to think several months ago the entire project was going to be put on hold with the pending drought.

Prexies Pasture Phase I

The reconstruction of Prexies Pasture Phase I is proceeding. This will change the core campus to a walking campus with no vehicular traffic.

Utah Report

UNIVERSITY OF UTAH AND LEED CERTIFICATION

At our place, we're not exactly on the "bleeding edge" with this, but we have finally entered the arena of **LEED** certification. Unlike states such as California, who have been dabbling with it for quite a while, we had previously only read or heard about it. One of the first things I learned about it was what it stands for: **Leadership in Energy and Environmental Design**. This newfound knowledge then helped me realize that even the experts who used the term "LEEDS" were all wet.

We currently have two building projects that are striving to gain recognition through the **LEED** certification process. Thus, we are constructing buildings that are not only energy efficient, but also sustainable *and* environmentally sensitive. Our first serious candidate is an engineering classroom that is joint-funded by the state and a private donor. We received permission from the state agency that oversees capital construction to pursue LEED certification, mainly because a substantial part of the project budget is provided from non-state sources. The leadership of the College of Engineering is also very supportive, because they want the building to be a model of smart design that the University can rightfully brag about. I am very supportive because I want us to save energy and dollars in any way we can. Fortunately, the early programming on this building already required a high level of commissioning. The additional cost will thus be only moderately higher than was first anticipated. This building project is currently in the design phase, with construction commencing in early spring, 2005. Ironically, some of the future occupants want to do away with LEED, because they would rather have larger offices and bigger windows offering a view of Salt Lake valley.

The other building is a Health Sciences Education Building that is already under construction. Although we had always had energy efficient design in mind, there was no serious discussion about LEED certification until we were well into construction. Since this is a state-funded building, we learned early on that there would be no

funding available from current budgets to pay for the increase in cost, estimated to be at \$150,000. However, the user group agreed to tap a non-state funding source to cover these costs, enabling the designers and the contractor to tweak the designs as they move along toward completion.

One certainty is that, if/when we do this again on future building projects, it makes the most sense to start planning in that direction very early on in the pre-programming phase of the project. It also makes sense to involve as many of the key players (even the contractor) as early as possible. Finally, it makes sense to filter through the LEED criteria, identifying those that make sense for a particular project in a specific location on campus, in the community, and in the region.

Colorado Report

By John Bruning

Greetings from the Centennial State! The theme of this edition of the Rocky Mountain Views is Leeds Building Certification, but I want to diverge from the theme to highlight some news from the Southwestern corner of our fair state and Ft. Lewis College. Our colleague, Al Mages, submitted information from Ft. Lewis that I think demonstrates what a great job Al and his team are doing down in Durango. Here's Al:

Attached you will find two articles that may be useful for an upcoming issue of the Rocky Mountain Views. One is about the new Linda and Ben Nighthorse Child and Family Development Center that will be completed in the very near future. The second is about the reconstruction of Raider Avenue. It received the "Best in Colorado" Quality Award for the "2003 City Street New or Reconstruction Project" category. We just love being the "Best in Colorado". The project included replacement/relocation of utility services. The state provided funding of \$1,221,885 for the project. A related project reconstructed Parking Lot B. It was funded by the College from parking fees at the cost of \$249,900.

Additionally I want to report that Mark Gutt, Construction Manager for the College, attended the APPA Leadership Academy in Fort Lauderdale in June utilizing the Scholarship provided by RMA.

Mark found the session very beneficial and wanted to let RMA know that he appreciated the opportunity to attend.

Generally speaking, Physical Plant Services at Fort Lewis College is coping adequately with the reduced financial conditions. The operating budget was reduced again for FY 04/05 as it was that for many other institutions. The most interesting and in a way rewarding aspect of the financial situation is to see how much the College is benefiting for the improvements and programs made during the 1990's. Just one example is the computerized irrigation system. With it we are able to adequately irrigate. Our old system demanded almost constant attention to keep it operating. Even with the reduced staffing we are able to adequately irrigate the campus with the new system which we would not have been able to do with the old system especially considering the drought conditions we have faced in recent years. The same applies to the roofs, electrical, water, etc. projects that were completed.

A long-standing issue that we have been able to resolve was the inability to replace vans and sedans in the College's Motor Pool fleet due to the lack of funding for replacement of State Fleet Management owned vehicles. The program consisted of three parts and has been underway for several years. The first step was the purchase four smaller buses primarily for team and field trip use. The drivers all have their CDL licenses and have been trained. The second was the purchase of more golf cart type vehicles and mini trucks (none of which are licensed) for use only on campus. The third, for which we just received approval, will be the elimination of the Motor Pool except for the buses and having College Departments rent all other vehicles from local agencies. Implementation of the program has involved a number of individuals on campus in what might best be described as a "two steps forward, one step back" approach to getting the issues resolved. The good news is that persistence has paid off.

Linda & Ben Nighthorse Campbell Child & Family Center

The construction of the new Linda and Ben Nighthorse Campbell Child and Family Center is expected to be completed in July, 2004 with the site improvements and landscaping scheduled to complete in

September. The new facility replaces the much smaller and inadequate existing Child Development Center and is the result of years of focused efforts by many dedicated individuals.

Because of the larger size and vastly improved functionality, the new Center will allow for increased enrollment while greatly enhancing the level of service provided to the young children, their families, the local community and the Four Corners Region. The new facility will also be of great benefit to Fort Lewis College students and faculty who will be able to observe and participate in the early childhood development programs through hands on learning, research and teaching.

The portion of the building dedicated to the children and their families includes classrooms for toddlers, 3 year olds, 4 year olds and 5 year olds with a gathering area, two observation rooms, a conference room, support spaces and a reception area. The more public portion of the building includes a student classroom to be outfitted with "smart" classroom technology and a room that will house memorabilia from Senator Campbell's Washington DC office.

Outside will be a specially designed outdoor play area that includes covered porches, planting areas, tricycle paths and playground equipment. Within the outdoor play area there will be separate spaces for the toddlers and the older children.

The structure is slab on grade, steel frame with metal studs and joists. The exterior of the building uses a mixture of sandstone, split face concrete block and stucco. The predominant architectural feature is a large skylight located in the center of gathering area that provides abundant natural light into the center of the building. The total area of the building is approximately 14,400 square feet. The total project cost for contracted services and materials is approximately \$2.3 million.

Raider Avenue Realignment Project

Four Corners Materials and Fort Lewis College Durango have been awarded the 2003 Colorado Asphalt Pavement Quality Award for the Raider Avenue Realignment Project, presented at the 31st Annual Rocky Mountain Asphalt Conference and Equipment Show in Denver. Accepting the award on behalf of Four Corners Materials

were Donnie Boucher, Howard Benefiel and Dominick Martinez. Accepting for Fort Lewis College Durango was Four Corners Materials. The Raider Avenue realignment project involved the reconstruction of the street, including utility relocation, curb and gutter, sidewalks, landscaping and irrigation on the Fort Lewis College Campus in Durango.

The Colorado Asphalt Pavement "Best of Colorado" Quality Awards are presented annually to recognize the quality efforts of asphalt producers, contractors and agencies/owners in the State of Colorado. Nominations are judged on overall quality and smoothness.

A total number of 81 nominations were received for the 2003 award program, indicating a high level of pride in asphalt pavement construction in Colorado. The award presentation was held as part of the 31st Annual Rocky Mountain Asphalt Conference and Equipment Show at the Holiday Inn - Denver International Airport on February 18, 2004. Approximately, 300 attendees were part of this year's event. The award program is sponsored by the Colorado Asphalt Pavement Association (CAPA), which is devoted to the development, improvement and advancement of quality asphalt pavement. CAPA is composed of both producers and users (including government agencies) working together to design, construct and maintain high quality pavements in Colorado. Congratulations to Four Corners Materials and Fort Lewis College Durango for this award winning achievement.

Thanks Al and congratulations to you and your team for the great job you're doing!

On a personal note, I want use this opportunity to let my RMA colleagues know that this is my last submission to the Rocky Mountain Views. I've decided to retire in June 2005 and, although I plan on staying involved with RMA, I'll be stepping down as the RMA Secretary/Treasurer and the Colorado editor for the newsletter after our meeting in Jackson Hole. My association with APPA and RMA has been one of the highlights of my career and I cherish the friendships that I have established. This is a "quality of life" decision for Jane and me that will enable me to explore some new opportunities...more time for fly fishing among them! Thanks for all of your support and friendship...see you in Jackson Hole!

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 2003-2004

President	David Brixen	Arizona State University
First Vice President	Mark Shively	University of Wyoming
Second Vice President	Tommy Moss	Colorado State University
Third Vice President	Eakle Barfield	Montana State University (Billings)
Secretary/Treasurer	John Bruning	University of Colorado, Boulder
Newsletter Editor	Paul Smith	Pima Community College
Senior Representative	Craig Bohn	University of Utah
Junior Representative	Paul Smith	Pima Community College

FUTURE MEETINGS

2004 Annual Meeting	Jackson Lake Lodge, WY	University of Wyoming
2005 Annual Meeting	Vail, CO	Colorado State University
2006 Annual Meeting	Billings, MT	Montana State University