

State Facilities Quarterly

"Provide and protect public assets"

Official Newsletter of the National Association of State Facilities Administrators
An organization of planning, development, operations and maintenance officials

Pennsylvania Electricity Deregulation Update

By Ken Davidson P.E., C.E.M., Penn State Facilities Engineering Institute

In December 1996, Pennsylvania Gov. Tom Ridge signed an electric competition bill that phased in deregulation in the state over a three-year period beginning on January 1, 1998. Nearly \$500,000 was saved by state agencies in the first year.

In 1999, six Pennsylvania agencies (General Services, Higher Education, Corrections, Military Affairs, Agriculture, and Labor and Industry) saved \$3.1 million by forming a consortium to procure deregulated electricity. Since then, the Department of Transportation, Public Welfare, Historical and Museum Commission, Liquor Control Board, Pennsylvania Higher Education Assistance Agency, and Game Commission agencies have joined.

In the third year of shopping, electricity was fully deregulated with some new twists added to its efforts. First, to heighten awareness for its commitment towards a cleaner environment, Pennsylvania required a portion of its competitive electricity purchases to be generated from clean and renewable sources. Penn State Facilities Engineering Institute helped to develop a pilot program to successfully purchase five percent of the electricity needs from clean and renewable sources. The program also served as a learning experience for suppliers, agencies, and the general public.

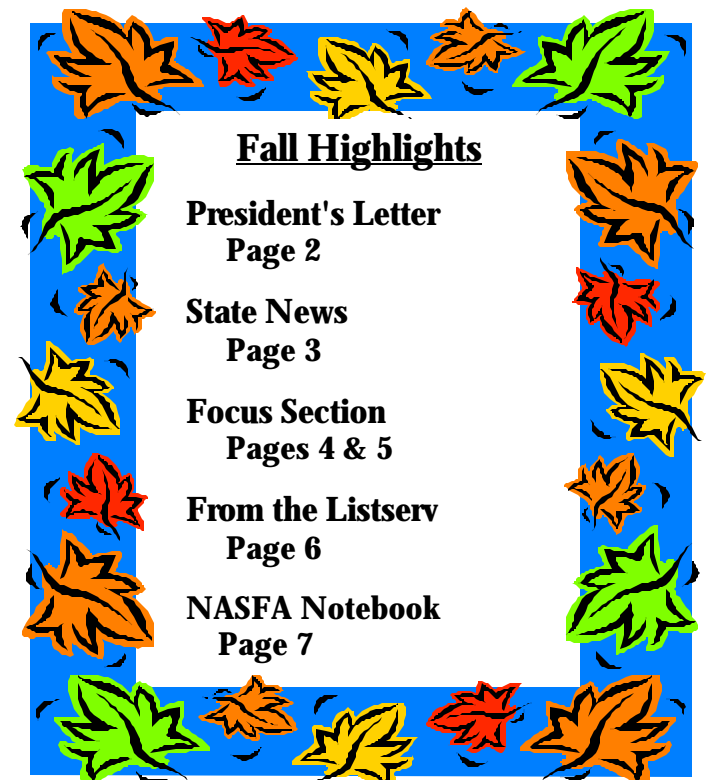
The pilot program is already paying dividends. The winner of the pilot award has used some of the revenue from the contract to build a 10-megawatt wind farm in western Pennsylvania. The wind farm was completed in May of 2000 and now supplies some of its output to the state. In 2001, Pennsylvania will increase its purchase of electricity from clean and renewable generating sources to six percent.

Pennsylvania replaced the normal sealed envelope paper bidding process with an electronic auction in which

electricity suppliers competitively bid against one another online. Although electricity prices have increased sharply since 1999, savings for 2000 are expected to top \$1.5 million. ●

For more information contact Ken Davidson P.E., C.E.M., Penn State Facilities Engineering Institute, at (814) 863-2090.

Check out this issue's Focus Section for additional environmental articles.





President's Letter

Time is racing on, as it does when you are older, very busy or having a good time. I will have to admit to all three. Hard to believe this is my second letter to the membership.

I have been extended the privilege to attend all four NASFA regional meetings this fall. By the time this article is in print, the Western and Southeastern Regions will have conducted their conferences. Great Plains will follow in Lincoln, Nebraska later in October, and the Eastern Regional meeting takes place in Portland, Maine in November. I'm looking forward to meeting all the good people at our regions' conferences.

The Western Regional meeting was held in Seattle, Washington on September 20 – 22. Congratulations to Ron Sisson, Bob Bippert, Mary Briggs and all the others for successfully organizing a great conference. It seems the word is out that NASFA has something to offer its members. Nearly 170 people participated in the conference, which had a very appropriate theme of "where it rains, ideas pour!"

The Southeastern Regional conference is in Biloxi, Mississippi, October 10 – 13. My guess is that the folks down South have things together and will provide enough topics to keep discussions flowing for days.

NASFA's committee work is jumpstarting into the New Year. Many committees have organized, met, and are well on the way to fulfilling their mission. There is still time to become active in NASFA by participating on

a committee. Take the time to get involved. It is your organization!

The Strategic Planning Committee met face-to-face in Seattle following the Western Regional Meeting. A full day was spent discussing the state of NASFA, where the organization should be in the future, and how to get there. I appreciate the effort of the members being willing to spend an entire Saturday (and it was beautiful in Seattle) indoors. I believe this typifies the dedication our members have for the betterment of NASFA. Thanks everybody!

The focus issue for this *Quarterly* is environmental concerns. Whether we are dealing with designing, constructing or maintaining buildings or concerned with how we pay for the energy our buildings consume, environmental issues are at the forefront for all of us. Take the time to review the articles. I know you will find something that hits home.

Remember! Take the time! Get involved!

Gary Grimes (KS)
2000-01 NASFA President

CH2M HILL: Local Staff, Global Resources

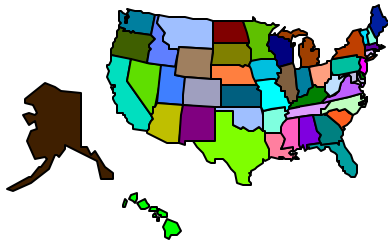
CH2M HILL helps clients apply technology and safeguard the environment by offering a growing range of integrated services that enable it to take any industrial or public works project from concept through planning, financing, design, construction, operations and maintenance. Every element of the firm is structured to ensure that it can leverage its global resources and know-how to satisfy each client's unique needs.

CH2M HILL's ability to integrate and creatively package services and contractual arrangements to meet specific project needs are of strategic benefit to its clients. Through the global network of offices and more than 7,000 professional staff worldwide, CH2M HILL provides local staff and and global resources to clients wherever they may operate.



Engineering News-Record (ENR) ranked CH2M HILL Inc. as sixth in its latest ranking of top design firms, moving the firm up two slots from the previous year. Rankings are based on 1999 revenues for design services. The firm was ranked number one in the category of manufacturing (industrial facility design and construction), fourth in hazardous waste, third in sewer/waste, eighth in transportation and fifth in water. The firm ranked 18th for top designers in international markets.

NASFA is proud to have CH2M HILL as one of its newest corporate members. Check out their Web site at www.ch2mhill.com. ●



State News

Utah Tries New Procurement Selection Method

By *Richard Byfield and Teena Scholte*

Value-Based Procurement Selection (VBPS) is the best value, less risk to the owner and win-win. If it sounds like Performance Based Procurement Selection (PBPS) with a twist, it is. It is better for Utah, due to a rewarding and exhaustive effort on behalf of the community representation from architects, engineers, contractors, the state building board, and the Division of Facilities Construction and Management (DFCM).

Utah's DFCM began using PBPS more than a year ago but struggled with the system. The reason it may not have been as successful cannot be attributed to one but to many varied factors.

It was time to go back to school. Team efforts were used, and steps were taken to formally map out an integrated procurement process. The details of the process itself are located on DFCM's Web site at www.dfc.state.ut.us under VBPS. The validity of the process was tested for two weeks on the parking deck waterproofing project at the Matheson Courthouse. The performance, value and partnering that was exhibited through the process has given the non-believers renewed faith. If all parties are in agreement of the contract terms, the notice to proceed will be out before September 29, 2000. Fast? Yes. Effective? As the saying goes, "The proof is in the pudding."

For more information on how the project progresses, watch for the next article on the VBPS or visit DFCM's Web site for updates on the courthouse waterproofing project. ●

Richard Byfield is the director of the Utah Division of Facilities Construction & Management (DFCM) and can be reached at (801) 538-3261. Teena Scholte is the manager of the DFCM's contracts program and can be reached at (801) 537-9212.

Michigan May Tighten Capitol Security

Source: *Detroit News, August 28, 2000*

Legislators may be rethinking Michigan's 121-year-old capitol building's security by limiting off-hours access and posting at least one state trooper at a desk in the rotunda.

House Speaker Chuck Perricone is troubled that the state has done nothing to provide better protection at the capitol despite a state police report several years ago that recommended sweeping changes, including metal detectors and X-ray scanners.

Sen. John Schwarz, R-Battle Creek, opposes metal detectors in the Senate Gallery, and Perricone isn't pushing yet for their adoption because critics fear making visitors feel less welcome. He has urged a legislative group that includes aides to the governor to approve by December a plan to install tighter security at the eight entrances through a voice-recognition or card-swipe security system for use after business hours. ●

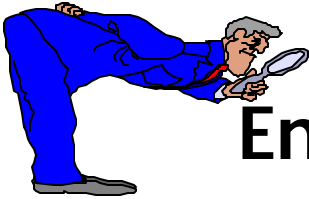
New York Archives to Be Renovated

Source: *The Boston Globe, October 1, 2000*

Using \$7.5 million in state funds, the New York State Archives in the state library is scheduled to be renovated over the next two and a half years, increasing space for public use and storage, enhancing climate controls and security, and adding a classroom.

The renovation project will gut and renovate the eleventh floor of the state's cultural center, at the southernmost end of the Empire State Plaza and the building that also houses the state museum.

Workers have already started to move the hundreds of thousands of documents and historical artifacts to their temporary home on the building's third floor. The new storage area will also be designed to better protect records from changes in humidity or temperature that could damage them over time. Archives officials also will add computers and better Internet connections. ●



Focus Section: Environmental Issues Matter

Utah's Most Wanted Fugitive is Dust

By the Utah Division of Facilities Construction & Management staff

Fugitive dust is the fine powdery material that originates from an activity such as construction. Since it irritates the eyes, nasal tissue and seriously impacts the respiratory system, it is a health concern. The tiniest parts of the dust may reach the alveoli of the lungs and reduce lung capacity.

The Utah Division of Air Quality Dust Rule (R307-309) requires a dust control plan from all sources whose activities or equipment have the potential to produce fugitive dust. Dust control plans were developed and submitted for approval by sources in May 1999. Sources that had submitted plans prior to this date had to revise their plans to make it current with the new rule. The rule addresses storage and handling of aggregate materials, construction/demolition activities on sites greater than one-fourth of an acre, roadways, and mining activities.

Strategies to control the dust include, but are not limited to, wetting/watering, chemical stabilization, enclosing or covering operations, and planting vegetative cover. Other strategies are to limit the number of blasts and limiting blasts to wet seasons, among others.

With these strategies, why is there still so much dust? Sources such as haul trucks, construction areas for housing and commercial development, and most highway/road construction are not required to submit a dust control plan. The following are suggestions to reduce the dust problem and may be introduced as legislation in the future:

1. All haul trucks would be required to be covered by tarps or have moisture content such that no material could become airborne.
2. Owners, developers, and contractors of housing/commercial developments larger than one-fourth of an acre would be required to submit a dust control plan when obtaining building/construction permits.
3. The Utah Department of Transportation (UDOT) would develop dust control plans for all highway construction projects.

4. UDOT would require the reduction of vehicle speeds in construction zones and require the Utah Department of Public Safety to assess double penalties for violations of posted speed limits. ●

For more information, contact the Utah Department of Environmental Quality, at 1-800-458-0145 or check out the department's Web site www.eq.state.ut.us.

Vermont Deals With Sick Building Syndrome

By Laurel LaFramboise

Sick Building Syndrome (SBS) and Building Related Illness (BRI) are terms that have become increasingly familiar in the last quarter century. SBS is defined as acute health and comfort effects that appear to be linked to time spent in a building, but no specific illness or cause can be identified. BRI is used when symptoms of a diagnosable illness are identified and can be attributed directly to airborne building contaminants. Symptoms include: stuffy nose, sneezing, dry cough, tightness of the chest, sore throat, fatigue, headache, nausea, skin irritation and burning, itching eyes. In addition, BRI complainants suffer from fever, chills, and muscle aches.

Vermont has had its share of SBS and related problems. A highly publicized case was the construction of the Chittenden Bank building in Montpelier in the early 1990s. State workers who shared the building immediately began complaining of SBS symptoms, which led to an in-depth investigation by an engineering firm. The expense and negative publicity caused the state to examine how to prevent future SBS problems.

Vermont's SBS current prevention program includes a policy "to inform employees in state-owned and leased spaces of the current technology regarding the installation and/or replacement of modern floor coverings in office environments." Buildings & General Services (BGS) staff review all state requests for carpeting to determine type and appropriateness of coverings to be installed. The state is moving away from carpets in elevators, lobbies, stairwells, and corridors where high traffic can easily stain, and wear out floor coverings.

Extensive research into "environmentally friendly" floor coverings by the purchasing division led to only a few acceptable brands for state use. Little glue is used to.

adhere the carpets. A peel and stick method has been devised that is reliable, odor-free and cost-effective. Material and Safety Data Sheets (MSDS) are required to be posted on building bulletin boards by flooring contractors in case there are employees with known chemical sensitivities.

Flooring contractors are also expected to open windows wherever possible to maximize outside fresh air, or to have maintenance staff run air handlers at 100% outside air. Similar policies have been implemented for other known causes of SBS, such as wall and ceiling paint. The Agency of Transportation's Maintenance & Aviation Division has a specialist that regularly inspects agency buildings and grounds for compliance with EPA regulations, such as the "dry shop" principle which encourages spills to be cleaned immediately, without waiting for spilled fluids to evaporate in the air. Waste oil and volatile chemicals are also carefully stored in airtight containers in good condition. Training is held regularly on the safe handling of hazardous materials. A yearly competition among state garages is held to promote a safe and clean work environment. All of these measures are effective ways for state administrators to defend their buildings against SDS. ●

Laurel LaFramboise is a project specialist with the Vermont Agency of Transportation, Maintenance & Aviation Division, and can be reached at (802) 828-2604.

Washington Decides to Repair Rather Than Replace

By Bob MacKenzie

An innovative, entrepreneurial public business effort has taken root and is proving its taxpayer savings potential at a Washington correctional facility. The Lexan® Restoration Project (LRP) has all the components of a start-up enterprise and promises big savings. Lexan® is a registered trademark for a type of polycarbonate (plastic with special resin) used instead of glass. It has long been used because of its obvious advantages over glass: lighter weight, better impact absorbent tendencies, customization alternatives and ease of installation. Lexan® is used as windows, aircraft canopies, protective covers for signs, maps and diagrams, and in many other applications.

A major limitation of using Lexan® has been an inability to repair sheets damaged by normal use and/or vandalism. That is until now. The LRP has cleared a major hurdle and is poised to save the state millions in

avoided costs. Expensive, bullet-resistant Lexan® sheets can run as high as \$1,478 per 4'x 3' sheet. The LRP can bring a damaged polycarbonate sheet back to acceptable condition for less than \$100.

The LRP began in November 1998 with a question posed by Gary Jones, associate superintendent of the Washington Corrections Center (WCC) in Shelton, Washington. He wanted a process or product that would enable the maintenance staff to repair Lexan® and other polycarbonates, instead of replacing sheets.

A process that uses hand-held orbital sanders with a sequence of abrasives to repair the Lexan® sheets was found. Graffiti and other damage are removed, and optical clarity is restored. The process was used on helicopter windshields during Operation Desert Storm. However, testing in early 1999 at WCC was disappointing, with the first try providing only an 80 percent solution.

In late 1999, a breakthrough occurred with the innovative application of an adhesive film. The film is applied to a repaired sheet of Lexan® and actually fills in the micro scratches, caused by the repair process, and dries to a near-perfect, optically clear sheet.

The Western State Hospital of the Department of Social and Health Services (DSHS) was also included in the validation test and expressed interest in using the ultimate product. Sheets of damaged Lexan® could be forwarded to WCC, repaired and shipped back for a fraction of the cost of new sheets. Savings to taxpayers could be more than ever imagined.

A supervisor and inmates were trained on the technical procedures of repairing the sheets. Jim Miller, a construction maintenance supervisor at WCC, was named coordinator of the LRP in February and has worked feverishly to organize and equip the new enterprise.

"Inmates were hand selected and interviewed for skills, motivation and retainability in the project," Miller said. "Equipment had to be fabricated or purchased, along with product, and all within a very limited budget."

Jones stressed that the project must be self-sustaining and must prove it can effectively repair the sheets before the project can expand. He cautioned that the durability of the repair process had not yet been fully tested and that much of the process is "learn as we go." ●

Bob MacKenzie is plant operations manager for the Washington Division of Engineering & Architectural Services and can be reached at (360) 902-7257 or bmacken@ga.wa.gov.



From the Listserv: Members Helping Members

Question and responses posted by Lamar Holland, assistant director, special projects, Georgia State Financing & Investment Commission

In Georgia, the fire marshal issues a building permit based on a life safety and ADA review, but no one reviews documents for other code issues. How many states have a code enforcing authority for state construction? Who issues the building permit for your state?

Alabama: Alabama's State Fire Marshal Office promulgates and adopts the life safety and accessibility codes. It may inspect some buildings but usually doesn't unless it receives a tip or written complaint. They do not review plans and specs for projects, but primarily rely on the Building Commission to review plans for state projects, schools, hotels and motels, and theatres. The fire marshal primarily investigates fires and relies on the Building Commission to enforce the building codes.

Idaho: The Division of Building Safety (DBS) and fire marshal check all state building plans. The DBS does not allow a building to be constructed without having been checked.

Kansas: The state has a dual system that overlaps in some areas. The state fire marshal has authority for life safety after a building is constructed and for all fire alarm and sprinkler systems. There is also the Division of Architectural Services (DAS), which has code authority for the entire state except for the capitol complex. Kansas does not require building permits for construction of state projects. DAS performs document reviews for compliance with codes, life safety, and ADA regulations. The fire marshal also reviews the documents, but has jurisdiction only after occupation of the facility.

Michigan: The state has a state construction code based on the BOCA code with modifications. Any jurisdiction may adopt its own code as long as it is based on a nationally recognized code. Those that do not adopt a code are subject to the state constitution code and state enforcement. Many jurisdictions choose to have the state enforce the code.

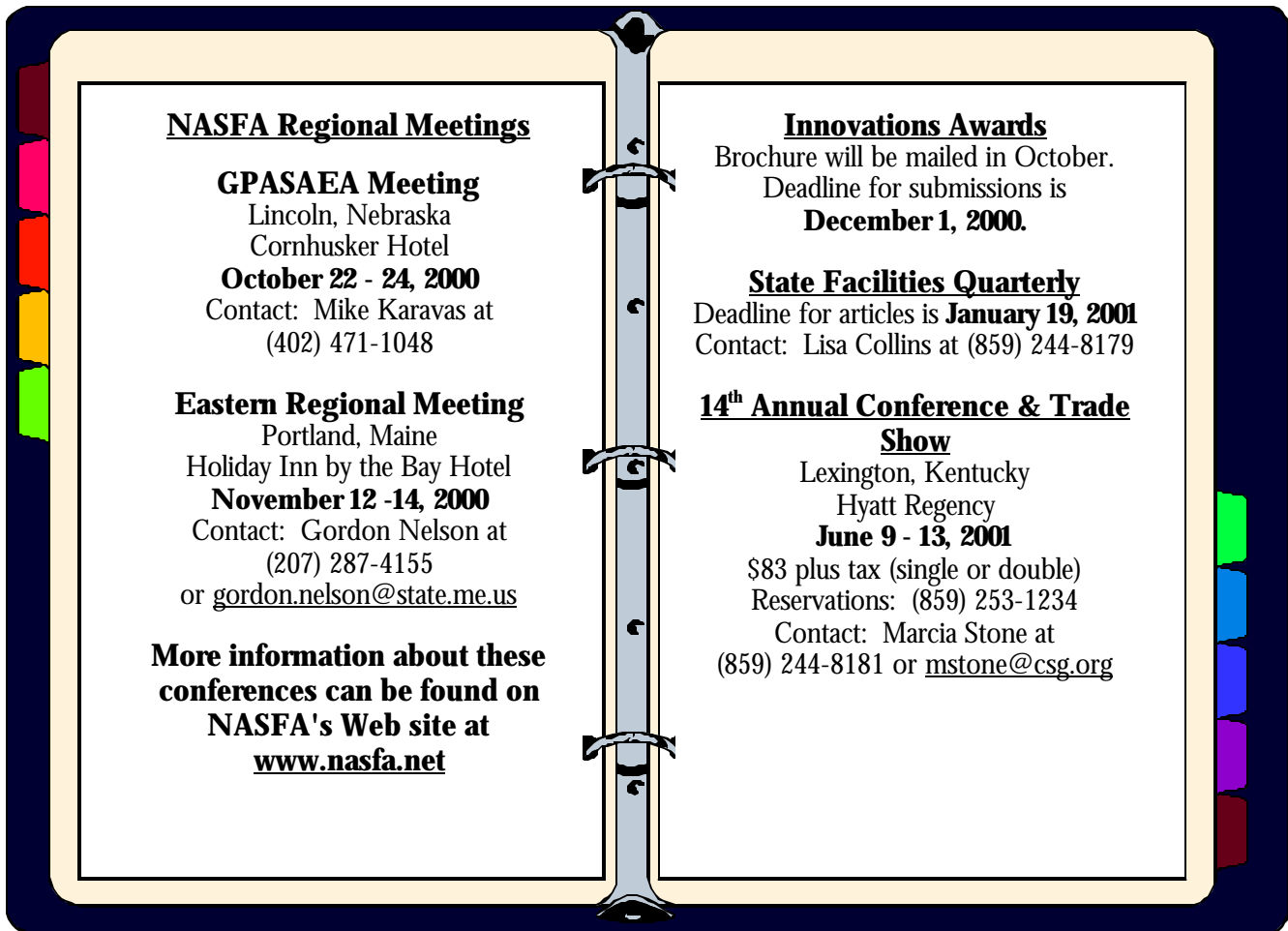
Minnesota: The state has a Construction Codes Advisory Council made up of four state agencies and 11 industry representatives currently charged by the legislature to look at the current code system and make recommendations. The Building Codes Division has jurisdiction during construction, and the fire marshal has jurisdiction after construction and also issues certificates of occupancy.

Missouri: The state does not have a state building code. Each county or municipality dictates the code that is to be followed and inspects accordingly on private work. There is a wide variance in codes across the state. The projects managed by the Missouri Office of Administration, Division of Design and Construction are designed following the BOCA National Code. The director is the code enforcement authority. No building permits are issued.

Nevada: The Office of the State Fire Marshal does life-safety plan reviews and enforces the codes in and for public buildings and public schools. It operates under the Nevada Revised Statutes and Nevada Administrative Codes, section 477 and resides under the Department of Motor Vehicles and Public Safety. The state does not have a separate code-enforcing agency.

New York: The Department of State (DOS) is the enforcement authority for the New York State Uniform Fire Protection and Building Code, the state's code book for construction. DOS has delegated the responsibility for issuance of construction permits and construction compliance certificates for construction project work in state owned facilities to select agencies. They further delegate the individual state agencies the responsibility to obtain a permit for any project work that either exceeds \$20,000 or requires structural changes to a building system. This self-administered system is in lieu of dealing with local authorities.

NASFA Notebook



NASFA Regional Meetings

GPASAEA Meeting

Lincoln, Nebraska
Cornhusker Hotel

October 22 - 24, 2000

Contact: Mike Karavas at
(402) 471-1048

Eastern Regional Meeting

Portland, Maine
Holiday Inn by the Bay Hotel

November 12 -14, 2000

Contact: Gordon Nelson at
(207) 287-4155
or gordon.nelson@state.me.us

**More information about these
conferences can be found on
NASFA's Web site at
www.nasfa.net**

Innovations Awards

Brochure will be mailed in October.
Deadline for submissions is
December 1, 2000.

State Facilities Quarterly

Deadline for articles is **January 19, 2001**
Contact: Lisa Collins at (859) 244-8179

14th Annual Conference & Trade Show

Lexington, Kentucky
Hyatt Regency

June 9 - 13, 2001

\$83 plus tax (single or double)
Reservations: (859) 253-1234

Contact: Marcia Stone at
(859) 244-8181 or mstone@csg.org

Seattle Hosts Western Regional Meeting

**By Bob MacKenzie, plant operations manager,
Washington Division of Engineering & Architectural
Services**

The NASFA Western Regional Annual Meeting was held September 20-22 at the Seattle Marriott Sea-Tac Airport Hotel. The event drew more than 178 people from 75 agencies, states, offices and colleges.

"We planned a 'shirt-sleeves-up' conference guaranteed to stimulate creative, operationally-oriented thinking and maximal sharing of lessons-learned, and a highly motivated and competent committee made it happen." said Bob Bippert, assistant director, Department of Real Estate Services. "Bringing the western states together and representatives from so many public sectors, combined with top-notch presenters from varying stripes provided unprecedented depth and practicality."

The Washington State Patrol's Honor Guard and Marsha Tadano Long, director of General Administration, kicked off the conference. The agenda consisted of facility-related issues including the ultimate purchasing system; lease versus own public facilities model; quantifying in-house staff value; evaluating outsourcing options; indoor air quality methods that work; state transportation/facility issues and a national energy success story from Wisconsin. ●

For more information, contact Mary Briggs, conference coordinator, at (360) 902-7377 or e-mail mbriggs@ga.wa.gov.

2000-01 NASFA Executive Committee

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State Facilities Quarterly

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Marcia Stone, Association Manager
Lisa Anderson, Editor, Design & Layout
Pam Johnson, Production

Your ideas and topic suggestions for *State Facilities Quarterly* are welcome at all times and will be invaluable to other state facilities managers. Please send information about studies, new projects, legislation, etc. to:

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Web site: www.nasfa.net



The National Association of State Facilities Administrators is an organization that brings together state officials involved in the planning, development, operations and maintenance of state facilities. The association was formed in 1987 to provide a forum for sharing information on effective facility administration, as well as for the sharing of problems and solutions with peers on a national level.

Any state is eligible for membership in NASFA. Annual dues entitle your state to select the individuals you want to be involved with the association. All facility administration personnel can access the information network, receive the newsletter and other mailings, and attend the association's annual meeting. Many states have elected to divide the membership fee among several departments interested in active membership.

If you are interested in obtaining more information about NASFA, contact the NASFA staff, The Council of State Governments, 2760 Research Park Drive, P.O. Box 11910, Lexington, KY 40578-1910, phone (859) 244-8181 or log onto NASFA's Web site at www.nasfa.net.

Attention States!!

Share your ideas with other NASFA members in the winter issue of *State Facilities Quarterly*.

The deadline is January 19, 2000

Contact Lisa Anderson at (859) 244-8179 or e-mail her at landerson@csg.org for more details.

National Association of State Facilities Administrators

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