

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

Innovations Awards brochure now online

Innovation is trying something new, something that isn't "what we've always done."

Following that motto, NASFA has done something new this year. The brochure for the 2003 NASFA Innovations Awards, sponsored by VFA, is available in electronic format only on NASFA's Web site www.nasfa.net, where it can be downloaded.

Submissions will be considered and evaluated in three categories, design and construction, operations and maintenance, and real estate management, with one winner being selected from each category prior to the conference. An Overall Innovation Award, displaying significant results and utilizing innovative facility administration solutions, will be given to one of the three winners.

The overall winner will be announced during the awards banquet at the 16th Annual Conference & Tradeshow, June 21-25 in Overland Park, Kansas.



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The 2003 award winners will each be presented with a plaque, and one representative from the overall winning program will be reim-

bursed for travel, accommodations and one state registration. Winning programs will be highlighted in NASFA's newsletter, *State Facilities Quarterly*, and on the association's Web site.

Programs must be a state government program either newly created or improved and must also be from a NASFA state dues paying member. For other eligibility requirements, download the complete brochure at www.nasfa.net.

The deadline for submissions is December 20, 2002. If you have questions, contact Lisa Collins, NASFA Program Associate, at (859) 244-8179 or llcollins@csg.org.

NASFA President-Elect receives promotion



Building Services Division

On October 9, 2002, Selby Lucero, former Deputy Director of the

of the New Mexico General Services Department was named Acting Director of BSD.

Selby, a graduate of the University of New Mexico, is a registered architect. He will be overseeing the state properties in Santa Fe with a staff of

custodians, maintenance personnel and trades people.

Selby is the 2002-03 NASFA President-Elect, participates on the NASFA Recognition Committee, and co-chairs the NASFA Education Committee. |

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President's Letter



Members from Mississippi took notes during a roundtable discussion at the NASFA Southeastern Regional Meeting in Savannah, Georgia.

"I urge all of you to continue your affiliation with NASFA and get involved any way you can, be it by joining a committee or making a call to a non-member state urging them to join NASFA." Thomas

Sandretto, 2002-03
NASFA President.

I have enjoyed the opportunity to observe NASFA in operation by attending each of the three regional conferences that were held this fall. I urge all of you to continue your affiliation with NASFA and get involved any way you can, be it by joining a committee or making a call to a non-member state urging them to join NASFA. Any help you can provide encouraging states to renew their memberships or to obtain new states would be appreciated.

The Western Regional, held in Santa Fe, New Mexico, September 22—25, consisted of presentations and a tradeshow. Selby Lucero certainly displayed his conference organizational abilities to the utmost. Since he is also chairing the program portion of the next annual conference in Overland Park, Kansas, you may rest assured that the conference will be well worth

attending. On a personal note, I must point out that New Mexico certainly "raised the bar" when it came to accommodations for the president.

Springfield, Illinois hosted the Great Plains Regional, September 29—October 2. The meeting included a presentation and site visit to the Lincoln Presidential Library and Museum, which is under construction. I plan to make a return visit after the library is finished. This is a tremendous project and a very exciting one. Sessions were also held at a newly constructed "green" building on the state fairgrounds and included a tour. I must express appreciation to the Illinois members for their enthusiastic support of this organization and the contribution they are making.

The Southeastern Regional was held in Savannah, Georgia, October 9—11. Members were

polled prior to the meeting for topics, and the meeting used a roundtable discussion format each day, with very intense discussions. By the way, I must say, true to its reputation, southern hospitality continues to make welcome those who visit, including a certain Yankee from Vermont.

The reason I have mentioned the different formats used in each regional is merely to point out it is the networking and the interaction of the members that is the most important service provided through any organization. Each format works for those using it, and I would like to think that NASFA has helped to bring them all together.

Thomas Sandretto

Thomas Sandretto (VT)
2002-03 NASFA President

Don't forget to renew your NASFA membership!

State Membership—\$1,800

Corporate Membership—\$1,500

Renew your membership online at www.nasfa.net or contact Alecia Lohaus at (859) 244-8121.

Non-paying state and corporate members will lose all NASFA benefits after November 30, 2002.

Fairchild elected 2003-04 NASFA vice-president

Walter H. Fairchild, Deputy Director, Georgia State Financing & Investment Commission, was elected as the 2003-04 NASFA Southeastern Regional Vice-President during the region's recent meeting in Savannah, Georgia. His term will begin following the 16th Annual NASFA Conference & Tradeshow in Overland Park, Kansas, June 21-25, 2003.

Fairchild recently chaired the 2002 NASFA Southeastern Regional

Meeting and currently serves on the NASFA 2004 Site Selection Committee.

Fairchild has also been named to the Construction Management Association of America's Board of Directors. He accepted the position during the CMAA's national conference in San Diego, California in October. Seven director positions are filled by election each year.

NASFA's current regional vice-presidents are:

Cliff Steger (TN), Southeastern Region; Ken Fougeron (NE), Great Plains Region; Robert "Bob" Bippert (WA), Western Region; and Laurel LaFramboise (VT), Eastern Region.

The NASFA Eastern Region will elect a new vice-president during the NASFA 16th Annual Conference & Tradeshow in Overland Park Kansas, June 21-25, 2003. †



Walter H. Fairchild was recently elected as the 2003-04 NASFA Southeastern Regional Vice-President.

Three NASFA members retire

Three very active NASFA members recently retired from state government.

Jack Quintana, Director of Facility Programs, Utah Division of Facilities, Construction & Maintenance retired on September 13.

Quintana served as the NASFA 1999-2000 President and the 2000-01 Past-President. He also co-chaired the 2001-02 Education Committee which planned the 15th Annual Conference & Tradeshow in Salt Lake City, Utah in June 2002. During his NASFA membership, he also served as Western Regional Vice President and Secretary/Treasurer.

Henry G. Shirley, Director, Bureau of Capital, Outlay Management, Division of Engineering &

Buildings, Virginia Department of General Services, retired on September 30.

Shirley began working for the Commonwealth of Virginia in 1987. While working for the state, he was extremely active with the National Conference of States on Building Codes and Standards and served as NASFA's liaison to NCSBCS since 1996.

He and his wife, Ginny, plan to move to Raleigh, N.C. after his retirement.

Roger Magendie, Director, Facility Planning & Control, Louisiana Division of Administration, retired in July. During his NASFA membership, he attended several annual conferences and regional meetings.

These three NASFA members have contributed

much to the association's success over the years. NASFA wishes them the best of luck in their retirement.

If you are planning to retire or know of someone who will be retiring, please contact Marcia Stone, NASFA Association Manager, at (859) 244-8181 or mstone@csg.org †



Henry Shirley (VA) retired September 30, 2002.



Jack Quintana (UT) retired September 2002.



FEMA's mapping program, including digital maps, will provide better floodplain management data to planners, designers, and developers.

Next issue's Focus Section topic is *Reducing the Footprint of State Government Through Innovative Facilities Management & Design*. Suggested topics are:

- Reducing office space needs through telecommuting/virtual office design.
- Reducing document and paper storage space needs by using electronic procedures.
- Reducing risk, security, and insurance costs through telecommuting and outsourcing.

Send articles to
Lisa Collins at
lcollins@csg.org.

Toiling in the floodplain

By Don Manes

Congress established the National Flood Insurance Program in 1968 and determined that floodplain management should be given to the municipality or local community, whichever is the most local jurisdiction. But in states, such as Arkansas, Oregon, and Utah, whose construction projects are statutorily exempt from local codes and ordinances, the state itself is designated by the Federal Emergency Management Association as the local community.

The current flood map inventory covers approximately 19,200 communities and is made up of approximately 88,600 individual maps. But FEMA estimates there are 2,740 flood prone communities with no flood maps. Two-thirds of the maps are more than ten years old—the average age is 13.6 years—and reflect outdated flood hazard data because watersheds and floodplains have changed faster than FEMA could produce updated maps. Too many of Arkansas' maps date back to 1977. Localities may request updates every two years, but limited funding for the mapping program over the last 20 years has resulted in a backlog of outdated maps. This places an inordinate burden on the des-

igned floodplain managers who interpret the maps and floodplain data and issue the permits while staring at possible criminal penalties for adjudicated mismanagement.

According to risk management officials, the trend in Arkansas and nationwide is the unfolding of a tilting playfield with increasing premiums and shrinking coverage. Arkansas buys loss recovery insurance, including flood, through a third-party private carrier who is now saying if the state builds in an A-zone, there'll be no coverage at all for these new improvements, and the deductible is increasing from \$250,000 to \$500,000 for the existing improvements. The premium State Building Services pays for the office buildings increased by 22 percent in July, but only because SBS is in the master contract. The Department of Corrections, saw its premium increase 40 percent.

Expecting the worst is still ahead, many states are developing plans that would increase deductibles to \$1 million, or even \$2 million, breaking the old 'first dollar coverage' mindset, and establishing participatory trust funds to pay claims to state agencies that fall below the deductible.

All NASFA members are stakeholders. FEMA is asking all levels of government to help build the Na-

tional Spatial Data Infrastructure and to support the E-Government Geospatial One Stop. Improvements are expected in light of the ten-fold increase to \$351 million annually starting in FY-03 for FEMA's mapping program. The conversion to digital maps will provide better access to essential data by planners, designers, developers, and the regulators via the Internet. Consequently, the patient players can hope to see improvements in flood maps and essential floodplain data. †

Don Manes is the Deputy Director for the Arkansas State Building Services and can be reached at (501) 682-5554 or dmanes@asbs.state.ar.us.

1,400 pounds diverted from Georgia landfill

Source: **Tenant Talk, Summer Issue**

The recently completed renovation of the Floyd Towers loading docks not only went a long way to improve fire safety at the site, but also helped to preserve the environment at the same time.

In the normal process of renovating the interior loading dock area, the Georgia Building Authority corrected fire safety ceiling requirements, and replaced old 2x4 ceiling tiles with new, smaller

tiles. Seven thousand square feet was removed from the ceilings of the Twin Towers building.

Thanks to a contact provided by the Department of Natural Resources, GBA arranged for the old material to be picked up at no cost, and divert the seven pallets carrying 1,400 pounds of ceiling tiles to a recycling facility in Macon, Georgia, instead of sending it to a county landfill.

GBA is proud to add this recycling effort to its list of environmentally proactive initiatives. †

For more information contact the Georgia Building Authority at (404) 656-3253.

Why the Green Mountain State is green

By Laurel LaFramboise

In 1970 Vermont's legislature passed Act 250, a strong land use and development law, to bring some semblance of sanity to the mushrooming development begun in the '60s.

Act 250 established nine regional environmental commissions that were to use 10 criteria concerning environmental, aesthetic, and/or community impacts to review development plans. It also created a state Environmental Board to review appeals from the regional commissions.

By law, parties to an Act 250 hearing include the applicant, the town and its planning commission, the regional planning commission, and affected state agencies. The District Commission may also grant party status to adjoining property owners, and to other persons or groups who qualify under Environmental Board rules. After the district makes its decision, any party may appeal to the Environmental Board, but only statutory parties may appeal the state's decision to the Vermont Supreme Court.

Vermont has local, state, and federal permits that a developer must consider while planning and carrying out a project. There are also regional plans that must be addressed and adhered to. Many Vermont state agency permits are driven by federal mandates and are similar in scope to labor and industry, natural resources, and historic preservation. They require state review of safety, wastewater, storm water, drinking water, air pollution, habitat disturbance, and historic significance in any public building project. Since all of these areas are included in Act 250's 10 criteria, getting local and state agency permits often is enough to fulfill Act 250 permit requirements.

About 600 applications for Act 250 permits are

submitted each year, with a 98 percent approval rate—although conditions are often attached. Of those, about 20 decisions each year are appealed to the Environmental Board, and four to five end up in the Supreme Court. The Board has also been given authority to enforce compliance with fines for permit violations. Last year there were 23 cases of violations, with fines averaging \$10,000.

Vermont has kept its rural flavor and limited the amount of "strip development" common to other states. The desire is to maintain the natural beauty of the state, sometimes even at the expense of individual freedom and economic growth. The result is a "green mountain" state in more ways than one. †

Laurel LaFramboise is a Project Specialist, Maintenance & Aviation Division, Vermont Agency of Transportation, and can be reached at (802) 828-2604 or laurel.laframboise@state.vt.us.

New Hampshire buildings to be more energy Efficient

Source: Gov. Jeanne Shaheen Press Release, September 4, 2002

As part of her ongoing initiative to cut the state's energy bills and reduce

pollution, Governor Jeanne Shaheen recently announced that 10 additional state buildings will soon be upgraded to make them more energy efficient.

"I believe that government has a responsibility to stretch every tax dollar as far as possible. With the Building Energy Conservation Initiative, we are using our resources more efficiently," Governor Shaheen said.

Gov. Shaheen established the BECI program to upgrade state buildings for energy efficiency. There is no upfront cost to taxpayers for the energy efficiency upgrades. The savings on the state's energy bills pays for the improvements.

When completed, the upgrades are expected to save taxpayers \$2 to \$4 million a year on the state's energy bills and reduce carbon dioxide emissions by 37 million pounds a year.

Governor Shaheen and the Executive Council approved contracts to upgrade the State House Annex, Department of Justice, State Library, Storrs Street Warehouse, old Labor Building, Records and Archives Building, and three buildings in the State Office Park.

Fifteen state buildings have already been upgraded for a projected first-year savings of \$500,000, more than initial estimates. †

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Facilities Quarterly
to see highlights of
the following NASFA
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Applied Management Engineering (www.ame.net) was established in 1980 to meet an emerging field that integrates both management and engineering consulting services associated with ownership of real estate, infrastructure, facilities and associated equipment resources. The firm is now recognized as a national leader in the concept and development of Facility Condi-

tion Assessment programs.

Its approach to conducting facility assessments is based upon its research, development and authorship of "Managing the Facilities Portfolio." These concepts lead to the development of a facility portfolio management model and utilization of an automated Facility Condition Information System. This model, combined

with FCIS, forms a coordinated process that enables facility manager to consistently plan and manage capital assets.

For more information about Applied Management Engineering, contact Robert G. Brooks, P.E., at (757) 498-4400 or bob@ame.net.

Carter & Burgess (www.c-b.com), a nationally recognized engineering/architecture firm, offers facility management consulting services such as asset management, condition assessment, due diligence/acquisition analysis, and reliability-centered maintenance.

In contrast to the disci-

pline-based structure of many consulting firms, Carter & Burgess is organized by market sectors. Its multidiscipline teams of architects, engineers, planners and program/construction management personnel serve a broad diversity of market sectors.

Carter & Burgess professionals continually build

expertise in assigned market sectors, with clients ultimately benefiting from teams that better understand their industry.

For more information about Carter & Burgess, contact Eric Dillinger, at (817) 735-6794 or dillingeret@c-b.com.

Heery International (www.heery.com) is a full-service architecture, interior design, engineering, construction management and program management firm with more than 1,000 employees located in offices throughout the United States and Europe. Recognized for service excellence by a broad spectrum of

professional organizations and industry publications, Heery's talented multidisciplinary staff regularly exceeds client requirements.

Heery believes that a company can succeed only by balancing and using its primary resources—its people—in ways that maximize client satisfaction and individual talent.

Heery can manage complex, multi-site projects, partner with third-party consultants or handle single-objective jobs.

For more information about Heery, contact Jim Moynihan, at (404) 881-9880.

New NASFA Corporate Affiliates Continued...

George Butler Associates, Inc., (www.gbutler.com) is a full-service professional design firm providing a wide range of engineering and architectural services to clients in the public and private sectors. Since GBA's establishment in 1969, the firm has grown in both size and capability. Some of this growth can be attributed to the expanded use of services by many of GBA's earliest clients.

GBA has worked hard to establish and maintain a reputation for uncompromising quality, on-time project completion, and fair and reasonable fees. Each project is considered in its entirety, within the boundaries specified by the client and with the comprehensive experience and expertise of the GBA staff. The result is innovative, functional, and cost-effective design.

For more information about George Butler Associates, Inc., contact Roy Wilson at (816) 421-1300 or rwilson@gbutler.com.



Holder Construction Company (www.holderconstruction.com) has been a full-service provider of construction services for more than 40 years, and the company's product mix has complemented the ever-changing economy. However, its reputation for delivering the highest

level of service in the industry is constant and is a critical element in the company's success. Teamwork is how it manages each project and how the company is run. Its proven ability to work internally as a team and collaboratively with owners and architects is Holder's founding princi-

ple. Its motto has always been, "do the kind of job that makes our clients want us to do their next project!" For more information on Holder Construction Company, contact Mike Kenig, Vice Chairman, at (770) 988-3260 or mkenig@holder.com.



Lee Design & Management Group (www.lee-design.com) was developed to provide county, city, and state clients with the most comprehensive and knowledgeable professional services in the industry. The firm maintains a staff of professionals with careers in criminal justice planning, design,

construction, and facility maintenance. The firm's understanding of each facet of planning, designing, building, and operating a correctional facility is what differentiates Lee Design from its competitors. What endears us to our clients, however, is its commitment and determi-

nation to ensure that the client's best interest is kept at the forefront of every decision made. For more information about Lee Design & Management Group, contact Joe E. Lee, President & CEO, at (770) 716-0081 or log onto www.lee-design.com.

Membership Services & Benefits

These are just a few of the services and benefits NASFA corporate members enjoy:

- On-line listserv.
- Weekly and quarterly newsletters.
- NASFA Web site.
- Membership directory.
- Committee participation.
- Leadership opportunities.
- Annual conference & tradeshow discounts.

Don't delay—renew your NASFA membership today!

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Formed in 1987, 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.

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.

The deadline for the fall issue of **State Facilities Quarterly** is January 17, 2003.
Contact Lisa Collins at (859) 244-8179 or e-mail lcollins@csg.org for more details.

National Association of State Facilities Administrators

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