

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

2001 Annual Conference Was a Winner

In the heart of downtown Lexington, Kentucky, the Hyatt Regency was the site of NASFA's 14th Annual Conference and Tradeshow, June 9-13. Nearly 200 attended, representing 34 states and 27 companies. The tradeshow was a huge success with 22 exhibitors displaying their products and services.

Everyone was welcomed to Lexington by Armond Russ, commissioner, Kentucky Department of Facilities Management. NASFA was also fortunate to be greeted by Dan Sprague, executive director, The Council of State Governments.

Dr. Carl Hurley, American's Funniest Professor, kicked off the conference with his keynote address *Customer Service With a Smile!* His stories and humor reminded everyone how important customer service is in any industry. To quote one NASFA member, Dr. Hurley was "a great way to start the conference!"

The exhibit show began on Sunday evening during the president's reception and concluded on Monday evening. The show offered members the opportunity to meet with companies and see first-hand their facilities management products and services. It also allowed the exhibitors to meet one-on-one with professionals responsible for the planning, development, operations and maintenance of state facilities.

As always the conference touched on a wide variety of topics including electronic bid packs, resource based design and construction, security of operational and administration sites and design guidelines for lease/purchase and state buildings.

New this year were sessions appealing to professionals in real estate and natural resources. Funding barrier-removal in natural resource agencies and lease agreements for cellular and microwave towers proved to be popular topics for the two new groups.

The highlight of the conference was the reception and awards program held at Spindletop Hall, located minutes from the Kentucky Horse Park. During the awards banquet, the 2001 Innovations Award winners were recognized. The winner was *Washington's Lexan Restoration Project*, and Honors for Creative Excellence were Arizona's *Privatized Lease to Own Program*, Michigan's *Maintenance Excellence* and Missouri's *Design Firm Qualification Database*. All of the Innovations submissions can be read in their entirety on NASFA's Web site www.nasfa.net.

President Gary Grimes (KS) made a special presentation to NASFA staff member, Jack Gallt, who has worked with the association for nearly 10 years. Gallt is leaving the association to take on new responsibilities at The Council of State Governments.

NASFA is already busy planning the 2002 Annual Conference and Tradeshow to be held in Salt Lake City, Utah, June 15-19. NASFA hopes to see everyone as it goes for the gold in 2002!

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President's Letter

I am truly and sincerely honored to be the 2001-02 NASFA president. The annual conference in June was a great opportunity for learning and sharing problems and solutions, not to mention a lot of fun. I think John Butler (GA), said it best, "You just don't feel alone anymore." There's somebody out there who understands your problem and has dealt with it.

There's an old Chinese curse, "May you live in exciting times." Well, we may have all been cursed, because these really are exciting times. The Executive Committee met with representatives of the Associated General Contractors of America on the last day of the conference, and we have agreed to begin a working relationship with them to deal with some of the issues that confront both owners and contractors. Gary Grimes (KS), NASFA's past president is managing that effort and would appreciate any volunteers to assist him.

As your representative, I attended the third meeting of the Owners Association Alliance. You may have seen mention of it in the spring issue of *State Facilities Quarterly* and the July 9 edition of *Engineering News Record*. It was an interesting and exciting meeting where representatives of the major owners associations got together to talk about common problems and issues. We will meet again in November to begin discussions on what we as owners

can do to help with the labor shortages that we are experiencing in a phase of facility administration from architects and engineers to maintenance specialists and everywhere in between.

Many of us are currently facing budget problems in our home states as the economy recovers from the shock of the demise of the dot com world. Now is when NASFA has its greatest opportunity--to do more with less. We can turn to our counterparts in other states and learn what they have done to cope with these problems.

Being a committee member and talking with members in other states is the best way to be tuned into the opportunities offered by NASFA. We stand at the brink of becoming a nationally recognized organization that speaks for public owners. Add your voice to that by becoming involved. If you don't know

what committee you want to join, call me or a member of the NASFA staff, and we'll be glad to direct you.



Gary Grimes, NASFA 2000-01 President, presents Lamar Holland with the NASFA President's Plaque.

Lamar Holland (GA)
2001-02 NASFA President



2001 Annual Conference & Tradeshow Sponsors

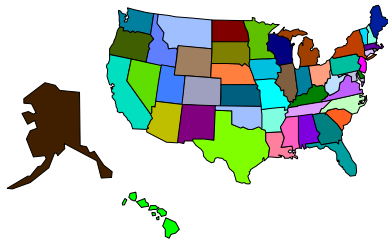
Holder Construction Company - www.holderconstruction.com - **\$5,000**

ISES Corporation - www.isescorp.com - **\$5,000**

Heery International - www.heery.com - **\$3,500**

The Facility Group - www.facilitygroup.com - **\$2,500**

Lee Engineering & Management Group - www.leeesign.com - **\$1,500**



State News

Nebraska Agencies Try to Cut Costs

Source: Lincoln Journal Star, July 23, 2001

In response to Gov. Mike Johanns' July 13 letter urging spending restraint, agencies have started thinking about short-term ways to cut corners and shave dollars. State deputy fire marshals will make do with their old police radios. Replacing the oldest units, at a cost of \$15,000, will be delayed.

Johanns is suggesting a three to five percent spending cut for the fiscal year that began July 1. Across-the-board cuts are not always feasible for the smallest agencies, but percentage cuts equal big dollars. A one percent cut in spending for operations could save as much as \$10 million a year, according to the legislature's fiscal analyst office.

But if history is any guide, the belt-tightening routine will follow a typical pattern, from delaying computer purchases first to the last resort of raising taxes. First, state agencies will trim budgets by waiting to buy equipment, trimming out-of-state travel and reducing tuition assistance reimbursement. If the trend continues, Johanns and senators will move to across-the-board cuts, more politically palatable than eliminating entire programs.

North Dakota Installs Kiosks

Source: Bismarck Tribune, July 24, 2001

Travelers can now log onto the Internet at rest areas along North Dakota roadways. In an effort to better promote itself, the state has installed eight "information kiosks" at some of the most-used rest areas, with plans to add five more.

North Dakota's departments of tourism, parks and recreation, and transportation worked with a Mississippi technology firm to develop the kiosks. They cost about \$10,000 a piece but were provided at no charge in exchange for exclusive advertising rights.

The computers can be used for free to view road-condition information or connect to any of the above agencies' Web sites. There also are free links to information on lodging, dining and recreation sites in North Dakota. Any suitable Web site can be viewed for 20 cents a minute. The machines accept credit cards and cash in denominations of \$20 or smaller.

Virginia Capitol in Need of Repairs

Source: The Virginian Pilot, July 24, 2001

A crowd had gathered in the Virginia Supreme Court's second-story courtroom in the State Capitol in April 1870 when the floor collapsed into the House of Delegates assembly hall below. Sixty-two people plummeted to their deaths and another 250 were injured. The collapse was apparently the greatest state capitol building disaster in United States history. It's one bit of history Virginia leaders have no interest in reliving.

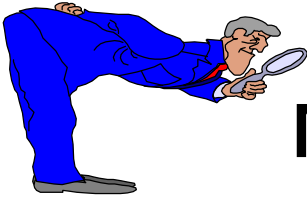
But Virginia's beloved Capitol is once again in need of extensive repairs. Chunks of concrete that reinforce the original wooden A-frame roof are falling. Heating, air conditioning and electrical systems are 40-years old, making repairs slow and expensive. The storm drainage and sewage systems intermingle and lack the capacity to handle heavy rainfall, causing smelly water to back up in the Capitol basement. Aging water pipes have created seepage in the attic as well as the Capitol's underground tunnel, corroding electric boxes and causing the roof of the tunnel to sag in places.

"As we look toward 2007, there probably will be no more important state Capitol in this country," said Donald C. Williams, director of the state department of general services. "It may be the most important public building project that the commonwealth has undertaken. It's exciting. I'm very excited about the prospects, but it's also a little scary."

That year is on legislators' minds because they expect a surge in traffic through the Capitol as tourists converge on Virginia for the 400th anniversary of the Jamestown settlement.

State officials believe it could take up to two years to renovate the building, but Williams said there is no way to know yet exactly how costly the project will be. He is asking the legislature to give him \$1.5 million for a study to determine the full extent of the structural problems. Williams has also said that water and sewage repairs alone would cost more than \$2 million.

Virginia completed renovations to the governor's mansion in 1999 for \$7.2 million. The state has suggested that a series of renovations of other Capitol Square buildings, and construction of a new parking garage, would cost more than \$112 million. Renovations for the Capitol building itself aren't included in that figure.



Focus Section: New Corporate Affiliates

Hellmuth, Obata + Kassabaum (HOK) Consulting

Hellmuth, Obata + Kassabaum (HOK) Consulting is part of HOK, Inc., the second-largest architectural firm in the world as ranked by the January 2001 edition of *World Architecture* magazine. With locations in North America, Europe and Asia, HOK offers integrated services to clients in various markets worldwide.

HOK Consulting's professionals have evolved from the traditional design fields of architecture, interiors and planning into a group that provides a unique set of pre-and post-design services to organizations of all types. The group offers consulting in real estate strategy, facility planning, workplace improvement, project programming, business process improvement and information technologies.

HOK offers extensive experience in the design of facilities for all branches of government, including numerous large office and administrative facilities for major federal government agencies. The firm was most recently selected to design three new office buildings for the U.S. Department of State, located in Croatia, Kenya, and Tanzania.

HOK's vision is to be the world leader in innovations for the built environment. It strives to deliver quality design products and intelligent services that enable its clients to achieve their goals and enrich their lives.

Just the Facts

Beginnings

Established by three principals, Hellmuth, Obata + Kassabaum (HOK) and 26 employees in 1955 in St. Louis, Missouri.

NASFA Contact

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KPMG

Just the Facts

Beginnings

KPMG was formed in 1987 with the merger of Peat Marwick International (PMI) and Klynveld Main Goerdeler (KMG).

NASFA Contact

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Web site: www.kpmg.com

KPMG helps clients successfully respond to changing opportunities by providing professional services, wherever and whenever they're needed.

KPMG has tailored its services - including assurance, tax and legal, consulting, and financial advisory services - to address the complex business challenges faced by global clients. Through the firm's international network of industry professionals, the best people, products and technologies are combined to enhance services with industry insights and best practices.

In 2000, KPMG achieved record revenues of \$13.5 billion, an 11 percent increase driven by all of its major service lines. More than 100,000 KPMG professionals in member firms worldwide collaborate across industry, service and national boundaries to deliver professional services in 155 countries. This enviable network of firms is connected through three operating regions, bringing together local and national resources with greater flexibility, responsiveness and consistency of service delivery worldwide.

KPMG's mission is to turn knowledge into value for the benefit of its clients, its people and communities.

Johnson Controls, Inc.

Johnson Controls, Inc. is a global market leader in automotive systems and facility management and control. For nonresidential facilities, it provides building control systems and services, energy management and integrated facility management. Johnson Controls, Inc. (NYSE: JCI), founded in 1885, has headquarters in Milwaukee, Wisconsin.

Johnson Controls, Inc. is dedicated to providing world class integrated facility management and workplace consulting services. Their unique service offering includes facility management and workplace consulting services for commercial and government clients worldwide, comprehensive integrated facility management services, facility operations and maintenance services, and technical support.

Its sales for 2000 totaled \$17.2 billion and was the 54th consecutive year of sales increases, the 10th consecutive year of earnings increases and the 25th successive year of dividend increases. Dividends have been paid consecutively since 1887.

Johnson Controls, Inc. pioneered the single-source Integrated Facility Management concept, an innovative approach to facility management that enables clients to reduce facility operations and maintenance costs and focus on their core tasks.

Its roots in facilities management can be traced to its first contract in 1953, when it was selected by the U.S. Air Force to build, manage, operate, and maintain the Cape Canaveral Space Launch Complex in Florida thus becoming one of the first service contractors hired by the U.S. Government. This project, which it still operates, formed the foundation of the facility management and base support services that is performed today for the U.S. Government agencies, numerous foreign governments, and commercial customers around the globe.

Just the Facts

Beginnings

Founded in Milwaukee, Wisconsin in 1885 by Warren Seymour Johnson, inventor of the first room thermostat.

NASFA Contact

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Life Cycle Engineering, Inc.

Just the Facts

Location

Life Cycle Engineering, Inc. is a South Carolina corporation with branch offices throughout the U.S.

NASFA Contact

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Web site: www.lce.com

Life Cycle Engineering (LCE), a South Carolina Corporation with branch offices throughout the U. S., is a multi-disciplined engineering company with approximately 150 engineers and engineering technicians. LCE has been in business for 25 years and has worked with a wide variety of clients worldwide.

Its services span the full spectrum from program consultation to turnkey facility maintenance program development and implementation. LCE's engineered programs typically include elements such as organizational maintenance assessments and master planning, equipment survey and database development, online equipment performance monitoring, identification of spare parts/inventory requirements, implementation of maintenance management software (CMMS), among others.

The most important benefit of its services, reduced capital expenditures/minimization of maintenance costs, is attained through adherence to a proactive maintenance strategy developed and implemented in partnership with its customers. Other benefits reported by clients have included rapid investment returns, increased facility life expectancy, improved maintenance planning and scheduling, decreased equipment downtime, improved professional knowledge, skills, and abilities and increased personnel efficiency and utilization.

Meet the New Executive Committee



NASFA's 2001-02 Executive Committee:
Front - Laurel LaFramboise (VT); Second Row - Lamar Holland (GA), Harold Munson (OK), Mark Allen (MO); Third Row - Tom Sandretto (VT), Ron Sisson (WA), Gary Grimes (KS), Gordon Nelson (ME).

President - Lamar Holland (GA)

Lamar is certified by the Construction Specification Institute (CSI) as a certified construction contract administrator. He joined the Georgia State Financing & Investment Commission in July 1999 and is currently developing a statewide construction manual.

President Elect - Tom Sandretto (VT)

Tom has served Vermont as a member of the management team in the collective bargaining process through five contract periods and has completed Strategic Leadership for State Executives at Duke University. He has been a member of NASFA since 1996.

Secretary/Treasurer - Harold Munson (OK)

Harold started his career with the State of Oklahoma in October of 1982 as a senior maintenance technician. He was promoted to his current position in January of 1998 and currently oversees the operation of four buildings in the State Capitol Complex in Oklahoma City, along with complexes in Ada and Tulsa, Oklahoma.

Gary Grimes - Past President (KS)

Gary has been with the State of Kansas for sixteen years, the past ten years as deputy director of the Division of Architectural Services. He is a registered architect, a member of AIA and a board member of the local Illuminating Engineering Society.

Vice President (East) - Laurel LaFramboise (VT)

Laurel was a tracked vehicle mechanic in the Army and has taught public, private and home school. She now does technical writing and manages building major maintenance for the Agency of Transportation.

Vice President (West) - Ron Sisson (WA)

Ron has worked for the Washington State Department of Transportation for thirty-five years, first as a transportation engineer and now as a facilities manager. His current primary responsibility is the identification and documentation of best practices, procedures and standards for the WSDOT to maintain its buildings and related sites.

Vice President (Great Plains) - Mark N. Allen (MO)

Mark is the assistant director for Missouri's Division of Facilities Management. He has been the vice president for NASFA's Great Plains Region since 1999. He served as chairman of the 2003 Site Selection Committee and currently serves on NASFA's Membership Committee.

Vice President (Southeast) - Cliff Steger (TN)

Cliff came to the State of Tennessee in 1994 after having served 26-years in the United States Air Force. He is responsible for management of all centralized state building commissioned approved projects as well as the state building energy management and environmental remediation initiatives.

Vice President (At Large) - Gordon Nelson (ME)

Gordon has been a facilities manager for more than 25 years serving facilities at The University of Southern Maine, LL Bean, and Harvard University. He has been with the State of Maine and a NASFA member since 1998.

Vice President (At Large) - Ron Wilkinson (MT)

Ron manages mechanical design and commissioning for the Montana Division of Architecture and Engineering. He is an author and speaker on HVAC quality assurance and conducts seminars and workshops nationally on commissioning.

NASFA Notebook



Thank You! 2001 Tradeshow Exhibitors

3D/International, Inc.
www.3di.com

Abacus Engineered Systems
www.abacus-engr.com

Adams Consulting Group
www.adams-grp.com

Applied Data Systems, Inc.
www.adsi-fm.com

Applied Management Engineering, Inc.
www.ame.net

Archibus, Inc.
www.archibus.com

The Building Commissioning Association/Working Buildings, LLC
www.bcxa.com,
www.workingbuildings.com

Carter & Burgess, Inc.
www.c-b.com

Dome Corporation of North America
www.dome-corp-na.com

Dynamic Energy Concepts, Inc.
www.dynamicenergyconcepts.com

Einhorn Yaffee Prescott
www.eypae.com

Heery International
www.heery.com

ISES Corporation
www.isescorp.com

KPMG
www.kpmg.com

Lee Design & Management Group
www.leedesign.com

Life Cycle Engineering
www.lce.com

MAXIMUS
www.maximus.com

Milliken and Company
www.millikencarpet.com

Neogard
www.neogard.com

REDICHECK Associates
www.redicheck-review.com

TMA Systems
www.tmasystems.com

VFA
www.vfa.com

2001-02 NASFA Executive Committee

President	Lamar Holland(GA)
President Elect	Tom Sandretto (VT)
Secretary/Treasurer	Harold Munson (OK)
Past President	Gary Grimes (KS)
Vice President - East	Laurel LaFramboise (VT)
Vice President - West	Ron Sisson (WA)
Vice President - Great Plains	Mark Allen (MO)
Vice President - Southeast	Cliff Steger (TN)
Vice President At-Large	Gordon Nelson (ME)
Vice President At-Large	Ron Wilkinson (MT)

2000-01 NASFA Committee Chairs

Advisory	Gary Grimes (KS), Chair
Annual Conference & Tradeshow	Tom Sandretto (VT), Co-Chair Bruce Whittington (UT), Co-Chair
Communications	Don Manes (AR), Chair
Finance	Harold Munson (OK), Chair
Recognition	Selby Lucero (NM), Chair
Membership	Joe Dykes (TX), Co-Chair Mike Kenig (Holder Const.) Co-Chair
Nominating	Gary Grimes (KS), Chair
Site Selection (2004)	Laurel LaFramboise (VT), Chair
Special Projects	Gary Grimes (KS), Co-Chair Harold Munson (OK), Co-Chair

State Facilities Quarterly

Don Manes (AR), Newsletter Chair
Marcia Stone, Association Manager
Lisa Collins, Editor

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 summer issue of *State Facilities Quarterly*.

The deadline is October 12, 2001.

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

National Association of State Facilities Administrators

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