



Georgia Chapter of APPA

Leadership in Educational Facilities

GAPPA News

March 2012

“People, Planet, Profit: Laying A Foundation for Tomorrow”

Jekyll Island it's all green! The new 128,000 square foot convention center is designed to conform to Leadership in Energy & Environmental Design (LEED) certification at a Silver level and will be integrated into its natural beachfront location in a manner that minimizes impact on the environment while creating a wonderful and unique guest experience.



Check online for previous copies of “GAPPA News”, newsletter or photos of annual meetings.

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FROM THE PRESIDENT

GAPPA Members:

Hard to believe that another year has gone by and it is time to register for the 29th Annual Meeting of the Georgia Chapter of APPA (GAPPA). This year the annual meeting and trade show will begin with an opening seminar Saturday afternoon, May 26, and will wrap up with our concluding session by noon on Wednesday, May 30, 2012. As you may recall, Jekyll Island is undergoing a fantastic transformation, and this year we will be among the first organizations to enjoy the new conference center as the Jekyll Island Authority continues its development plan.

We are all aware of the fiscal issues the state and the country are facing and all of these issues flow directly to our business affecting the way we care for our people and facilities. This year the theme for the conference is "People, Planet, Profit: Laying a Foundation for Tomorrow." As the theme suggests, it is an opportunity to learn and share innovative solutions and processes that will help us protect our staff and the environment on a limited budget. Register today to attend a beneficial educational conference that will help you manage through these challenging issues.

In addition, The 2012 Trade Show has 100 exhibitors and numerous other sponsoring business partners bringing solutions, services and equipment that will help you get the most for your campus dollars. Our vendor partners are an important component in helping to find the most cost effective solutions to our institutions facility needs, and the Trade Show is an exceptional way to explore and compare many innovations.

The GAPPA Board recognizes that institution budgets, and in particular travel funding, is extremely tight, so we have again approved and set aside funds for stipends this year to help support your travel to the 2012 GAPPA Annual Meeting and Trade Show. The stipends will provide up to \$800 per individual, with a maximum of two stipends awarded per institution to support travel and/or lodging for members. I encourage you to apply early for a stipend, as there is a limit on the total number available. Complete details are in the member registration packet attached and available on the GAPPA Web site at www.gappa.org.

So, Plan to join us and bring a co-worker to this exciting and beneficial opportunity including:

- Educational sessions
- Peer networking
- Keynote speakers, and
- Tradeshow

Come learn from your peers and industry leaders, and carry new ideas back to your institutions. We hope to see you all at Jekyll!

Sincerely,

Eddie Woodhouse

President

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Design-Bid-Build project delivery system Upgrades at Savannah Tech and Georgia Perimeter College



Regional general contractor Benning Construction Company has completed upgrades at Savannah Technical College and Georgia Perimeter College.

At Savannah Tech, Benning Construction (BCC) constructed a 3,400-square-foot addition to the Student Enrichment Center. The addition houses three new classrooms with advanced presentation systems, a small office suite and two restrooms.

At Georgia Perimeter College, BCC upgraded the student resource center known as the “JagSpot” at the college’s Clarkston campus, and also renovated a 700-car garage at the school’s Dunwoody campus. The JagSpot received upgrades to its computer lab, business center and media design center.

Both the Savannah Tech and Georgia Perimeter jobs represent successful public sector bids for Benning Construction using the **Design-Bid-Build project delivery system**.



Chat with new board member Bill Moody Director of Plant Operations Gainesville State College



Bill has been with the Board of Regents for 25 years. He started working at GSC in October of 2005 and he has enjoyed every minute of it. Bill started in 1987 at Clayton State College as an electrician, and then he was promoted to foreman, then supervisor, and finally to Manager for Plant Operations and Facilities. After a few years as a manager, a director position became available at GSC. He applied and was selected for the position. He knew it was the perfect job for him. Bill has a State of Georgia Electrical License, a State of Georgia Low Voltage Electrical License, a State of Georgia Conditioned Air License (HVAC), and a Facilities Management degree.

He has been married to Vickie for the last 30 years. They have two sons and four grandchildren. Their oldest son Robby works with Delta as a Mechanic and the younger son Adam and his family are missionaries in Sweden.

Bill and his wife enjoy their church, children, fishing, and of course the annual GAPPA conference.

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NGCSU & GSC Partnership



North Georgia College and State University has teamed up with Gainesville State College to create a satellite campus in North Forsyth County. It is under construction now and is slated to open August 1st. It appears at this time the maintenance and other associated administrative tasks will be handled solely by North Georgia College and State University. This will add another dynamic to their stewardship at Plant Operations. As their campus continues to grow and change, the leadership in Plant Operations anticipates their organization will be blessed by the skills and abilities of their workforce to be successful in their mission and be of great value to the overall mission of North Georgia College and State University.

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When arriving at Gainesville State College in 2005, the college total square footage was around 350,000. Today it is almost double that footage. There are 8,900 students at two campuses.

The latest academic building opened in August 2011. This 135,000 sq. ft., five story building, contains 37 smart class rooms, faculty offices, a coffee shop, and a 200 seat multipurpose room.

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What about the new board member Todd Bermann Director of Plant Operations North Georgia College and State University?

Todd Bermann was born and raised in San Luis Obispo, California, 4 blocks from the Cal Poly State University campus in that town. His father was a professor in Agricultural Engineering at Cal Poly for 35 years and served as department head for a while. In 1995, Todd received his undergraduate degree in Facilities Management (formerly “Physical Plant Administration”) from Brigham Young University. Marriott Management



Services recruited him to work for them at several private universities in Upstate New York before he went to work for Georgia Tech Facilities in 2000. In 2008, Todd received his Masters Degree in Building Construction with an Integrated Facilities Management focus at Georgia Tech. Todd was a very grateful beneficiary of the GAPPA Scholarship Program which supplemented the tuition differential costs for his Mas-

ters. North Georgia College and State University brought Todd in as Director of Plant Operations in July of 2008.

“Congratulations to Todd for being appointed the Chairman of GAPPA Scholarship Committee”.

Georgia Tech wins the APPA Innovation Practice Award



Congratulations to Georgia Tech Facilities Management department for receiving the APPA Effective Innovation Practice Award in 2011. The award is for the advance measurement and verification plan for each new building filed under the LEED (Leadership in Energy and Environmental Design). Georgia Tech Facilities Management department wanted a plan to validate the projected savings of the LEED energy conservation measurements and to obtain energy usage metrics. Also the school of Mechanical Engineering needed a topic for their graduate students for their thesis. Both of the needs were the foundation of this new plan. This data will provide an ongoing research platform for future students.

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Engineering's New Role at Institutes of Higher Education

For a long time, facilities managers have pointed out the need to focus on life cycle costs rather than construction costs as a way to evaluate the true expense of an entire facility portfolio. There appears to be a positive shift towards this way of thinking in the academic sector, especially at the university and college level. Since there has been a shift in government funding from construction of new buildings to building maintenance, there has been an increased focus on reducing operating costs, especially in the energy area.

“Poor economic times and increasing environmental concerns have amplified the need and accelerated the support for life cycle thinking”.

In order to meet these demands, the building design and construction sector has turned to ever more technically advanced systems to reduce energy consumption and cost. The complexity of these systems has brought extensive pressure on maintenance and operation personnel to keep up with the pace of new technology. In addition, facility managers face the difficulty of reducing energy costs while still satisfying multiple client needs. Many have found that the best way to maintain this balance is to maintain building systems at or as close to the design parameters as possible; even minor component failure can increase operating costs.

As a result, facility managers are seeking more technically trained staff. From my review of schools in Georgia, I believe Georgia Institute of Technology is a leader in this way of thinking. In my 14 years at Georgia Tech, I have seen an increase from 2 engineers to 16 engineers and a similar increase in architects, in the Operations & Maintenance department alone. As universities turn more and more to outside consultants for design and construction, retaining internal technical knowledge has become more critical than ever.

Georgia Tech has restructured its Operations and Maintenance department to include a strong techni-

cal group focused on working side by side with maintenance technicians to audit and retune buildings back to their original design standards. This group is tasked with identifying opportunities for improvement and implementing solutions.

Georgia Tech believes there is an inherent and ascer-

“The solutions range from simple calibrations to complete upgrades and replacement of systems. A mixture of in-house staff expertise and contracted services is used to accomplish the upgrades and repairs”.

tainable direct payback in this strategy. Although it is in its infancy, we are excited by the progress of the first project, an in-depth building energy study of the Allen Lamar Sustainable Education Building (SEB). Although the building is only 33,030 square feet, we believe we have identified improvements that would result in a 25% reduction in energy consumption. Many of the improvements require only returning the systems to their original intended designs. The cost of these improvements is estimated to be \$37,000 with a simple payback of 3 years or less.

The SEB building has also been accepted as a participant of the Atlanta Better Buildings Challenge (BBC). The Atlanta BBC is a partnership between the City of Atlanta and the metropolitan business and non-profit communities that has come together to meet the President's challenge of making commercial buildings 20% more energy efficient by 2020. As a participant of the challenge, SouthFace, a local non-profit, will conduct a separate energy audit of the SEB, which will be an excellent test of our audit methodology.

I hope to continue sharing our lessons learned through GAPPA in the coming years.

Michael Leasure-Associate Director of Energy-GA Tech

Jekyll Island Convention Center and GAPPA

On Friday March 9, 2012, GAPPA Board of Directors visited the newly constructed Convention Center at Jekyll Island. The purpose of the visit was to check the progress of the construction site and to assess the condition of the facility.

Everybody agreed that the new convention center is beautiful and that it has more accommodations than the previous one. It is modern with user friendly utility and easy hook ups for vendors. Hyatt and Westin hotels plan to start on their hotel construction next door in June 2012. Once the hotels are erected, two large retail facilities will be constructed next. The shops will be built on both sides of the street on the back side of the Convention Center. The board inspected the nice and modern cooking facilities which will be managed by a chef. The conference center will have a large selection for breakfast, lunch, and dinner. The Ball Room is about the size of a football field. The meeting rooms are spacious and they overlook the water.

The Island is getting an inviting look, you must come and see.



Convention Center pictures Continued



2012 GAPP Annual Meeting and Trade Show 2012 GAPP Stipend Application

Travel Stipend Directions

GAPP is offering travel stipends for up to \$800 per individual and up to \$1600 per institution to support travel and/or lodging for members who attend the 2012 GAPP Annual Meeting and Trade Show.

Application Guidelines

- Travel Stipend application deadline is **April 27, 2012**
- E-mail application to gappareg@gmail.com, lavonneg@uga.edu, or fax to 706-583-0900

Brief Description of Need (e.g. Member institution has no money budgeted for travel expenses due to current financial situation, or will enable additional attendee from institution)

Expenses the Travel Stipend Covers

- Mileage to and from member institution to Jekyll Island at \$0.51 per mile or current GA rate
- Hotel lodging (single room rate)
- Meals not included at event

Expenses NOT Included in the Travel Stipend

- Conference registration fees
- Membership dues

General Eligibility (Institution must be current on dues)

1. Applicant must be current employee of a member institution.
2. Applicant must also complete and submit the member registration form for the 2012 GAPP Annual Meeting & Trade Show. Stipend application does not constitute registration for conference.

Reimbursement to Member Institute

- Reimbursement will be post Annual Meeting and Trade Show
- Submit request for reimbursement by e-mail to gappareg@gmail.com, lavonneg@uga.edu, or fax to 706-583-0900
- Reimbursement requests must be received no later than **July 31, 2012**

Note: Travel stipend applications will be taken on a first come basis and will be approved based on description of need. Total allocation is limited to 30 stipend allowances.

Application is available at;

http://www.gappa.org/2012_gappa_members_registration.pdf

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EDUCATIONAL SESSIONS

Hours	A	B
SATURDAY		
2:30 pm - 5:00 pm	Pre-Conference Workshop, AGC’s RFQ/RFP Best Practices, Mike Kenig, Holder Construction with Education Partner/co-presenters To Be Determined.	
MONDAY		
1:30 pm - 2:30 pm	“How to launch your project (in the right direction); a Building Program Template” , Macon State College and Flynn Finderup Architects Program Topic:	Invasive (but pretty!) Plants : Paul Dexter Adams, Director of Grounds, University of Georgia, Invasive (but pretty!) Plants and the long-term headaches and commitments associated with their introduction and subsequent management.
TUESDAY		
8:00 am - 9:00 am	“Re-Building upon the Past as a Foundation for the Future.” Dr. Virginia M. Carson, Ph.D. President, South Georgia College, Michael W. Miller, AIA, Program Manager & USG Historic Preservation Officer, Gita Hendessi, AIA, President, Hendessi & Associates, Nancy C. Juneau, CEO of Juneau Construction Company, Jackson Kane, M. Arch. ,Project Manager, Lord Aeck Sargent Architecture.	Lessons Learned from 175+ LEED Projects, Wayne Robertson, PE, LEED AP, CxA, Principal, Energy Ace Inc.

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EDUCATIONAL SESSIONS CONTINUED

TUESDAY CONTINUED

9:30 am - 10:30 am	"Campus Construction in the new Economy" , Steven C. Thweatt, Associate Vice President, Office of Planning, Design & Construction, Emory University,	Retro-commissioning: Operation & System Recommissioning for Energy Conservation, Michael Leasure Georgia Institute of Technology, & Spelman Science Center Recommissioning, Art Frazier, Spelman College & H. Jay Enck, CxGBS.
11:00 am - 12:00 pm	Facility Condition Assessments: Benefits & Limitations of a Facility Condition Assessment, Rod Moore, Georgia Tech and Jack Wexler, Faithful+Gould. Facility Condition Assessment, Mike Sabo, ISES, either Bob Watkins, Director of Facilities or Brendan Bowen, Assistant Vice President, Campus Planning & Facilities or Carlos Ruiz, Mechanical Engineer, Facilities & Grounds, West Georgia.	Innovative HVAC Technology: "Latest Advancements in Evaporative Cooling Technology" , Daniel Kelly, Director, North America Sales, EVAPCO, Inc., & Chilled Beam Technology , Bryan McCaffrey, DPR Construction, the use of chilled beam technology.
LUNCH HOUR 12:00 pm – 1:00 pm Commercial Energy Efficiency Program , Jim Milam, Georgia Power Company 12:15 - 12:45		
1:00 pm - 2:00 pm	Building Record Documentation: Bridging the Gap in Building Record Documentation: From Paper to 3D, how do we get there?, John Maclean & Michael Greene, turner FMS, & Laying Your Data Foundation – the BIM to FM Handoff of Information, Bob Campbell & Sam Westbrook, Holder Construction Company.	"TV Guide for Leadership" , Steven C. Thweatt, Associate Vice President, Office of Planning, Design & Construction, Emory University.

EDUCATIONAL SESSIONS CONTINUED

TUESDAY CONTINUED

2:30 pm - 3:30 pm	VSU's process and result in administering Post Occupancy Surveys , Vic Douglass, University Architect for Valdosta State University & Robert Tindall, Engineer and Associate Director for Plant Operations Valdosta State.	Operation & Maintenance Collaborations: A), Integration of Architects & Engineers & Scientist in Operation & Maintenance , Michael Leasure Georgia Institute of Technology & Partnering on Facility Maintenance Drives Efficiency and Cost Control , Dexter Stanphill, President of CGL Engineering, LLC.
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WEDNESDAY

BREAKFAST

Christina Hills, APPA	APPA FPI
Christina Hills, APPA	APPA, EFP/CEFP Credentialing programs.
Paul Wiederhold, SRAPPA	SRAPPA 2012
David Gray, APPA,	APPA 2012
Lander Medlin, APPA	Closing Remarks

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Vendor List

2WR, Inc. AAF International (American AirFilter AIC/OEM AirEnergy, Inc. AJAX Building Corporation Allstate Construction AMERESCO, INC/GEORGIA Andrews Hammock & Powell ATC Associates Inc. Automated Logic Batson-Cook Company Benning Construction Company Big Ass Fans Blue Ridge Technologies Bradfield Richards Rhodes & Associates, Architects, Inc. Calloway Engineered Systems CDH Partners, Inc. Centennial Contractors CGL Facility Management LLC Charles Perry Partners, Inc. Clark Nexsen Architecture & Engineering Classic Ground Cover Club Car Concord Project Consulting, Inc. Cooper Carry, Inc. CWC Carithers-Wallace-Courtenay Daikin McQay	Delta Controls/Control Concepts, Inc. Door Security Solutions of GA DPR Construction Draper & Associates DVA Architecture, LLC Eaton Corporation Energy Solution Gr. Engineered Restorations, Inc. Epsten Group Ferguson Enterprises, Inc. Flynn Finderup Architects Forbo flooring Systems Gale Associates, Inc. GCP, Inc. (Georgia Construction Products) GEO-HYDRO ENGINEERS INC Georgia Natural Gas Georgia Power Company Georgia Power - Power Services Georgia Safe Sidewalks Gleeds Goodwin Mills & Cawood, Inc. Greene & Associates, Inc. Griffith Engineering, Inc. Heat Transfer Systems Heery International Holder Construction ICS Contract Services, LLC Ingersoll Rand Security Technologies, Inc.
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Vendor List Continued

InterfaceFLOR Interstate Restoration INVISTA/Antron Carpet Fiber ISES Corporation jB+a, Inc. John Q. Bullard Associates, Inc. Johnson Controls Juneau Construction Co., LLC KSI Structural Engineers Laboratory & Biosafety Systems, Inc. Lighting Associates, Inc. Lord, Aeck & Sargent Marshall Best Security McCarthy Building Companies, Inc. McKenney's, Inc. Mechanical Products, Inc. Michael Clark & Associates Multivista NBP Engineers, Inc. New South Construction Company North Ridge Restoration O'Brien & Gere Palacio Collaborative, Inc. Parker Young Construction, Inc. Parrish Construction Group, Inc. Pitts Electric Pond & Company	Potts Construction Prime Power Services, Inc. RA-LIN & Associates, Inc. Repco Sales of Georgia, Inc. RHD Utility Locating RMF Engineering, Inc. Rochester & Associates, Inc. Siemens Industry Sika Sarnafil, Inc. Spencer Bristol Engineering, Inc. Sports Turf Company, Inc. Stevens & Wilkinson, Inc. The Budd Group The Gordian Group The Whiting-Turner Contracting Company The Winter Construction Company Thermaxx Jackets Timothy Haahs & Associates, Inc. Traka USA Trane Incorporated Travis Pruitt & Associates, Inc. Turner Construction WayPoint Systems Wellbeing Hygiene WFF Facility Services
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GAPPA Scholarship Program

Focus: To stimulate further development in the field of facilities management and to advance the purposes of the Association.

Purpose: To provide financial assistance to qualifying Association Members who strive for job enhancement through education and training.

Only persons employed full-time in the field of facilities management for at least 12 months at a GAPPA member institution are eligible. Preference will be given to persons who plan to continue a career in facilities management and who display high motivation and leadership ability.

The GAPPA Board of Directors based on recommendations from the Scholarship Committee will select scholarship recipients. Scholarships will be awarded on an individual basis. (Both APPA and SRAPPA offer their own Institute scholarships. See regional criteria for scholarship application requirements.)

The GAPPA Board of Directors will determine the number of scholarships to be awarded annually based on the availability of funds. It is anticipated that up to \$16,000 may be available annually.

GAPPA scholarships are typically awarded for attendance at three categories of education and training programs:

1. **Attendance at APPA's Institute for Facilities Management.** The scholarship award will be made for the applicant to attend all four phases of the Institute program. At least one phase should be attended annually. Attendance at consecutive phases to complete the program in two years is encouraged. The scholarship amount will be for up to \$2,000 for each phase of the program to cover tuition, travel expenses, lodging, and meals. The sponsoring institution will be responsible for any expenses exceeding \$2,000. Once the scholarship award has been made, the recipient should notify the scholarship committee chairman in advance of attending a phase to insure funding for reimbursement is available.
2. **Attendance at APPA's Leadership Academy.** The scholarship amount will be up to \$2,000 to cover tuition, travel expenses, lodging, and meals. The sponsoring institution will be responsible for any expenses exceeding \$2,000.
3. **Attendance at degree-track courses from accredited educational institutions, job related vocational or technical training, certifications or licenses (i.e. HVAC, EPA, Pesticides, etc.), and professional development seminars.** The scholarship amount will be up to \$2,000 annually until completion of the course of study to cover tuition, travel expenses, lodging, and meals. The sponsoring institution will be responsible for any expenses exceeding \$2,000. The recipient should notify the scholarship committee chairman in advance of attending a second or subsequent year of study to insure funding for reimbursement is available.

For more information regarding the Scholarship please click on the link below

<http://www.gappa.org/scholarship/index.shtml>