

7th Annual Facilities Officers Conference



Linda Daniels and Tom Daniel present Judy Wilder the Lifetime Achievement Award.

By Bill Halabi, Georgia Institute of Technology

The Board of Regents of The University System of Georgia held its Seventh Annual Facilities Officers Conference at Kennesaw State University and Southern Polytechnic State University on October 28 and 29.

The conference offered a variety of educational sessions which covered Privatized Housing, Regents Construction Inspections, Campus Archaeology, Schedule Management, Preventative Maintenance, Sustainable Campus Landscape, Campus Heritage, and Minority Participation. A panel discussion of alternate construction delivery methods was held with panel members from several universities. There were roundtable discussions of topics such as professional development, landscape design, and preventative maintenance. Information about Regents policies and staff changes was exchanged.

Attendees also received a tour on each campus. Lee Richey, Associate Vice President of Facilities at Kennesaw State University, showed off the Kennesaw campus and its new dorm. Southern Polytechnic presented its new Architecture building to the group.

During the banquet Linda Daniels, Vice Chancellor of Facilities,

presented Judy Wilder the first "Lifetime Achievement Award." The award is named *The Judy Wilder Service Achievement Award* in her honor. Other annual service awards were bestowed upon Ken Scott, Associate VP of Environmental Safety Division at University of Georgia, Sharon Brittain, Director of Facilities Planning at Atlanta Metropolitan College, and Lynn Agan, Director of Campus Planning and Development at State University of West



Dr. Siegel, KSU President, and Lee Richey, KSU AVP for Facilities accepting the "Award of Excellence for 2002."

Front L to R: Jodie Sweat, Dir of plant Maintenance; Dr. Siegel; Lee Richey; John Anderson, Dir of Facilities Planning and Design Services; Judy Wilder, BOR. Back L to R: Paul Underwood, Project Manager for "Campus Green;" Andy Jordan, Superintendent of Grounds; Linda Daniels, Vice Chancellor for Facilities at BOR.

(Continued on page 3)

Schools News

GAPPA WORKSHOPS

GAPPA sponsors workshops every year to benefit the Universities employees. They usually last one day and the cost is minimal. They are offered throughout the state. Below is the list of workshop which are scheduled for this year:

- "Leadership Supervisory Training", was held on September 19th 2002 at Macon State College with 70 attendees.

- "The Fundamentals of Central Energy Plants" was held on November 21st 2002 at Georgia College & State University.

- "Everything You Always Wanted to Know About Concrete." Jodie Sweat & Kennesaw State University will be hosting this third workshop on Tuesday February 11, 2003.

- Dick Mellet & Georgia Southern University will be hosting the fourth and final workshop for this year in April 2003. Topic to be determined.

If you are interested in hosting or giving a workshop, please contact Jerry Spiceland at Gainesville College at 770-718-3630.



GAPPA web site has a lot of information. You can get information about registration for the GAPPA annual meeting at Jekyll Island. You can get information about the educational sessions, scholarships, copies of old newsletters, and a list of all registered vendors. Check it out.



The "Everything You Always Wanted to Know about Concrete" workshop will be held on Feb. 11 at 9:30 at Kennesaw State University Center. It will be presented by Alan Sweat, Tim Moss, and Dale Williams of RMC Allied Readymix. There is a \$25 registration fee which will include the cost of lunch. Registration Deadline is Jan 24, 2003.

You can obtain a registration form at the GAPPA website or on page 5 of this newsletter:

WWW.GAPPA.ORG

WWW.GAPPA.ORG

GAPPA History Project

By Wayne Dill, University of Georgia

GAPPA was founded in 1983 by a group of plant directors that recognized the need to have an organization of professional plant personnel in the state. GAPPA will celebrate its twentieth anniversary next year. During the twenty years, the organization has made tremendous progress and it has enjoyed the reputation of being one of the finest state organizations in the country. The GAPPA Board wants to publish a history of our organization. We need



information from the early days on the efforts and the circumstances surrounding the establishment of GAPPA. Old pictures and publications would be wel-

comed to be included as part of the history. We need the old recollections of the first years as well as recent happenings.

Please provide any material to Wayne Dill, UGA Physical Plant, 1180 E. Broad St., Athens, GA 30602-5410 or e-mail ewdill@arches.uga.edu You may also contact Janet Kirkpatrick, Middle Georgia College, e-mail jkirkpat@warrior.mgc.peachnet.edu. Janet has volunteered to work on this most important project.

GAPPA NEWS



2003 GAPPA Annual Meeting & Trade Show May 23 - 28, 2003

Holiday Inn Jekyll Island

Jekyll Island , Georgia

For registration form, please check our web site www.gappa.org or
call Anton Kashiri @ (770) 528-7256 or akashiri@spsu.edu

Annual Facilities Conference...

(Continued from page 1)
Georgia.

Dr. George Wingblade, the Director of Plant Operations at South Georgia College, received the Leadership Award for having served as Interim Vice Chancellor for Facilities for more than six months earlier this year. Lee Richey and his staff at Kennesaw received *The Award of Excellence* for best landscaping project— specifically for “KSU Campus Green.”

GAPPA President’s Corner

By Lee Richey/ Kennesaw State University

KSU President – Dr. Betty Siegel recently gave the address at the annual Facilities Officer’s Conference. She gave at least one illustration of ways that some folks feel about their careers and the issues they address everyday.

CONDITION: THE WIND IS BLOWING (Could this include budget cuts?)

PESSIMISTIC – “WIND BLOWING IN WRONG DIRECTION –NOTHING I CAN DO ABOUT IT”

OPTIMISTIC – “WIND DIRECTION WILL CHANGE IN TIME – JUST HAVE TO WAIT”

REALISTIC – “ADJUST THE SAILS AND MAKE PROGRESS ANYWAY!”

I think most Facilities Managers ARE realistic – continually adjusting the sails. Have we maximized the opportunity we each have to improve while working on a College or University campus? What

classes have we recently attended that made a difference in our careers?

Completing a basic 4- year diploma along with development of technical and management skills/credentials specific to our industry is important for all of us in GAPPA. Each of us should be developing ourselves and others within our organizations now - in order to have well qualified professionals available when future leadership positions open.



In keeping with the 2002-03 GAPPA theme of “Improving Communications and Process Efficiency”, the GAPPA Board just approved funding consideration of any application from our membership institutions to attend the Master’s Program in Facilities Management at Georgia Tech. We discovered that we already have several individuals enrolled in the Master’s program and at least one in the Doctoral Program. Tuition Remission is available to USG employees and the HOPE scholarship is available to all GAPPA institutions. Please contact our Education/Scholarship Chairman – Mr. Dick Mellett, DPO at Georgia Southern, if you need assistance.

Highlights of SRAPPA 2002

By Elaine Gossett/ Emory University

The SRAPPA 2002 Conference and Exhibition is now a memory for all of us in Emory's Facilities Management. We will remember the hustle and bustle to prepare for our biggest challenge of the year at the



Sam Polk, SRAPPA president speaking at a luncheon during the conference

Grand Hyatt Atlanta, October 12-15. We certainly won't forget the 400+ attendees from 53 colleges and universities from the Southeast, or the 108 exhibitors and 100 sponsors who supported our conference and came from all across the United States.

Activities such as the golf tournament at



Left to Right: Steve Bartkowski, retired Atlanta Falcon quarterback, Bob Hascall, Emory University Senior Associate Vice President for Facilities Managements, Bob McMains, Emory's Director of Plant Operations at the Golf Tournament at Stone Mountain park.

Stone Mountain Park, tours of Emory's campus and Casino Night, and Night at the Fabulous Fox will not soon be forgotten. We received many positive reviews of these activities and of our educational sessions. A total of 52 papers were submitted and 30 were chosen for educational sessions. SRAPPA institutions conducted six of the 30 sessions on Monday and Tuesday. Five special sessions were conducted



Attendees at one of the educational sessions at SRAPPA

on Sunday. Larry Siegel with his Chiller Check presentation won the "Best in the Show" award and will receive an all-expense paid trip to the APPA National Conference in Nashville next summer, courtesy of SRAPPA.

Sam Polk did an excellent job of recruiting Historically Black Colleges and Universities (HBCU's) to attend this year's conference. Fifteen new HBCU's were represented, which went hand-in-hand with our "Bridging The World In 2002" theme.



Sam Polk, SRAPPA president presenting awards to SRAPPA board members



Marquis at the Fabulous Fox theater displaying SRAPPA theme for 2002, "Bridging the The World In 202"



Lee Richey, GAPP President bidding at the Auction

For Emory's staff perhaps the highlight of the conference was the opportunity to meet many of the people we had talked with during conference planning. Of course, the networking opportunities for all of us were endless. What an excellent opportunity to share our experiences and knowledge! We feel that we made inroads toward "Bridging The World In 2002". Hopefully we helped all of you bridge some gaps to achieve



SRAPPA Day Bar-B-Que at Stone Mountain Park

a higher level of success in your service delivery.



Lander Medlin, Executive Vice President, APPA

Workshop & News

“Everything You Always Wanted to Know About Concrete”

Registration Cost: \$25.00

INCLUDES WORKSHOP MATERIALS & LUNCH

February 11, 2003

Please make check Payable to: GAPPA

Mail check and registration form to:

Jodie Sweat

1000 Chastain Rd. #3601

Kennesaw, GA 30144-5591

Registration deadline: January 24, 2003

Name: _____

Institution: _____

Tel: _____ Fax: _____

Address: _____

E-mail: _____

Emory Hosts Military Entourage

By Robin Smith/ Emory University

On October 29, 2002, Emory's Facilities Management hosted a visit for an entourage of military officers and employees from the Department of Defense, the Army Health Facilities Planning Agency, the Air Force Surgeon General's office, and the Army Corp of Engineers. The purpose of this visit was to observe the unique way Emory does commissioning based on an owner's point of view.

A representative of the military was present last summer in Chicago at the annual meeting of PECI (Portland Energy Conservation Inc.), where an Emory employee spoke on commissioning, and Emory was chosen as the first university in the country to receive the coveted "Benner Award" for Com-

missioning. Consequently, the U. S. Army Health Facilities Planning Agency proceeded to arrange a visit to Emory.

The schedule for the day began with a roundtable discussion with questions and answers followed by a tour of Emory's new Whitehead Biomedical Research Building. This building just recently earned 33 to 38 points or a "Silver" rating according to the new LEED rating system. The LEED rating system of 69 possible points is a voluntary, consensus-based national standard for developing high-performance, sustainable buildings.

The group also attended the "closeout ceremony" for the newly completed Schwartz Performing Arts Center. This ceremony is a process developed by

Emory to formalize the compilation of all maintenance related documents for a project that are then presented to the Plant Operations Department responsible for maintaining the building. A few of the related instruments included in this presentation are warranty information, maintenance and operations manuals, blue prints and the final plan for commissioning all based on Emory's standards.

The day ended with a closed meeting of the military officials as they formulated their own plan to go forward with the commissioning of their new construction as well as retro-commissioning of their existing units. The visitors agreed to continue interaction with Emory as they work toward their mutual goal of making commissioning "*business as usual.*"

Schools News

Georgia Southern University Fast Track Construction Project

By Richard Mellett, Georgia Southern University

In the summer of 2001, Georgia Southern received \$33,000,000 special funding to construct a facility for the newly formed School of Information Technology. The new facility is needed for instructional and administrative space by the fall of 2003 so the Board of Regents new fast track construction procedures were selected for this project. The Staubach Company was selected as the Executive Administrator and The Facility Group was selected as the design-build firm. Design began in January 2002 and construction started in May

2002. Completion is scheduled for June 2003 with occupancy by the start of the fall semester 2003.

The Facility Group has bid and



awarded about 75% of the sub-contracts. The project remains within budget and on schedule at this time. The fast track process has been intense for all participants and requires extensive participation by the University's facilities staff and the program user representative. Decisions must be made

rapidly to keep the project moving on schedule. The concrete frame for the three story, 140,000 SF building should be complete by the end of December. Mechanical and electrical subcontractors have begun roughing of piping, duct work, and conduit. Concrete block work began in mid-November.

Georgia Southern will be hosting a GAPPA workshop in April 2003 which will feature this project. The agenda will include the current status and a discussion of the lessons learned as the construction nears completion. We hope many of you will be able to attend. To sign up, please contact Jerry Spiceland at Gainesville College at 770-718-3630.

GAPPA Scholarships

By Richard Mellett, Georgia Southern University

The purpose of the GAPPA Scholarship Program is to provide financial assistance for employees of GAPPA member institutions to attend education and training opportunities for job and career enhancement.

We particularly encourage attendance at the APPA Institute for Facilities Management. Scholarships will be awarded for other training opportunities such

as the Georgia Tech masters degree program in Facilities Management. Scholarship awards are made for up to \$2,000 to cover tuition, travel expenses, lodging and meals for attendance at each phase of the Institute program.

We currently have made scholarship awards to Rick Ruark at



Georgia College and State University and K.C. Harris at Macon State College. Both attended their first phase of the Institute in September. We have no other applications pending at this time. Details of the scholarship program to include the application process are available on the GAPPA website at WWW.GAPPA.ORG. The scholarship committee encourages all member institutions to seek applications from their employees.

GAPPA Board

GAPPA board is elected to one, two, three and four year terms. Below is the list of our current board members. If you have any questions regarding GAPPA or a facility management issue, feel free to contact any of them. They have very broad experience and they are willing to share it with other members. If they don't have the answer, they can direct you to the right place.

<u>President</u> Lee Richey Kennesaw State Univ. 770-423-6222	<u>Immediate Past President</u> Bob Bell Valdosta State Univ. 229-333-5875	<u>1st Vice President</u> Bob Hascall Emory University 404-727-7499	<u>2nd Vice President</u> Anton Kashiri S. Polytechnic State Univ. 770-528-7256
<u>Secretary</u> Don Alexander Georgia Institute of Technology 404-894-4235	<u>Treasurer</u> Dave Groseclose Georgia College and State Univ. 478-445-4458	<u>Four Year</u> David Smith Medical College of Georgia 706-478-3477	<u>Newsletter</u> Dave Groseclose, Editor 478-445-4458 Bill Halabi, Publisher 404-385-2001
<u>Vendor Representative</u> Rod King A.L.C. Controls Wk: 770-421-3280	<u>Four Year</u> David Smith Medical College of Georgia 706-478-3477	<u>Four year</u> Harvey Shumpert Georgia State Univ. 404-651-1672	<u>Three Year</u> Jim Graham Coastal Plains Experiment Station 229-386-3337
<u>Three Year</u> Dick Mellett Georgia Southern Univ. 912-681-5558	<u>Two Year</u> Jerry Spiceland Gainseville College 770-718-3630	<u>Two Year</u> Phil Norrell North Georgia College & State Univ. 706-864-1451	<u>One Year</u> Harun Biswas Clayton College & State Univ. 770-961-3549
<u>One Year</u> Dan Young Reinhardt College 770-720-5522	<u>Emeritus</u> Joe White 912-788-2349	<u>Past President</u> Clay Adamson Mercer Univ. 478-301-2902	<u>Past President</u> Jim Brown S. Polytechnic State Univ. 770-528-7256
<u>Past President</u> Travis Weatherly Perimeter College 404-299-4420	<u>Past President</u> David Sims Macon State College 912-471-2782	<u>Past President</u> Wane Dill University of Georgia 706-542-7422	For Address , Fax, and Email address, please check our Web site at: WWW.GAPPA.ORG

HELP



I am always looking for material for the newsletter. Please email your material to me at Ga Tech. My Email address is :
bill.halabi@facilities.gatech.edu

LET US KNOW YOUR THOUGHTS

1. Would you like to see the date of the Annual Meeting & Trade Show changed, or continue meeting over the Memorial Day weekend?
CHANGE _____ STAY THE SAME _____
2. Would you like the Board of Directors to consider a change in location for the Annual Meeting?
YES _____ NO _____
3. Comments: _____

Please complete this short survey, clip and mail to Lee Richey, GAPPA President, Kennesaw State University, 1000 Chastain Road, Box 0113, Kennesaw, GA 30144-5591

Backflow Prevention

By Jon Jimenez, P.E.
Concord Project Consulting,
Inc.
www.concordpc.com



The Standard Plumbing Code requires backflow preventers to protect the public water mains as well as the water

supply for the occupants inside each building. This article was written to provide an overview of the backflow prevention requirements and considerations.

The intent of the Code and rules of local jurisdictions for backflow prevention is to prevent contaminating materials from entering the potable (drinkable) water supply. This contamination can occur when the pressure of the polluted source exceeds the pressure of the potable source. Examples of causes for backpressure or back-siphonage would include:

- City water main breaks.
- Usage of nearby fire hydrants.
- Backpressure inside a building due to pumps or building height.

Some jurisdictions (such as the City of Atlanta) require a **Double Check Valve** assembly as the minimum protection downstream of each water meter for low hazards (no toxic sources connected). Any piping

connection with systems that use chemicals is considered high hazard. High hazards must be isolated from the public water system with **Reduced Pressure Zone (RPZ)** backflow preventers, which provide a higher level of protection than double check valves. From a City water protection standpoint, the high hazard protection may be located at the water service entrance, or it can be located downstream of a low hazard device to isolate an individual high hazard. In some cases the RPZ is required at both the service entrance and at the high hazard connection. While the City's requirements focus primarily on protection of the City water supply, the Plumbing Code also includes requirements for protection of the potable water supply inside each building.

The following systems are possible sources of potential contamination:

Chemically treated hot and chilled water systems for HVAC: These connections must be protected at the branch to the treated water system with a Reduced Pressure Zone (RPZ) type backflow preventer.

Irrigation systems: Connections to irrigation systems require either a double check valve or an RPZ type backflow preventer installed above grade depending on the local jurisdiction.

Fire protection systems: Stagnant water with no chemicals in fire protection systems is considered a low hazard. Double check valve assemblies are the minimum requirements for fire protection systems.

Research laboratories using chemicals: Research laboratories that use chemicals are required to be provided with an RPZ device at the building's water meter.

Swimming Pools: For buildings with swimming pools an RPZ device must be provided at the pool connection where there is a direct connection. An alternate solution is to provide an air gap at the fill location with a manual valve.

CONSIDERATIONS:

Thermal expansion: When a backflow preventer is added to a system with a water heater, the system becomes closed under no flow conditions. When the water is heated in a closed system, water pressure can rise to the point of opening a T & P relief valve at the water heater. Domestic water systems should be provided with expansion tanks to prevent this problem. The expansion capacity required is small and can be accommodated with a 5-gallon tank. Another solution is to provide a relief valve to bleed off a small amount of water whenever

pressure exceeds 80 psig.

Drainage from RPZ: RPZ type backflow preventers include a relief port so that in the event that both check valves are held open with debris, the relief opens to prevent backflow. To reduce flooding damage in this situation, the relief requires a floor drain that should be two sizes larger than the device where possible. Although the RPZ provides maximum protection against backflow, the relief port (and possibility for flooding) becomes a primary reason not to provide an RPZ type device at low hazard buildings, where only a double check valve is required by Code. The RPZ is not required if a line serves only offices or ordinary classrooms with no exposure to chemical hazards. Low hazard facilities require only a double check valve device (at the most, depending on the jurisdiction) which requires no relief piping.

Outdoor Irrigation Installations: Often backflow preventers for irrigation will be installed outdoors. This installation will require special measures to prevent freezing of water inside exposed pipes and devices. Once a backflow prevention device freezes, the components that form the seal are usually deformed and the device will fail. To prevent freezing, each location can be purged of water with compressed air. The devices designed for outdoor use can

(Continued on page 10)

Pictures From The Regents Officers Conference



Linda Daniels and Tom Daniel presenting Judy Wilder bouquet of roses and a gift in appreciation for her years of service to BOR.

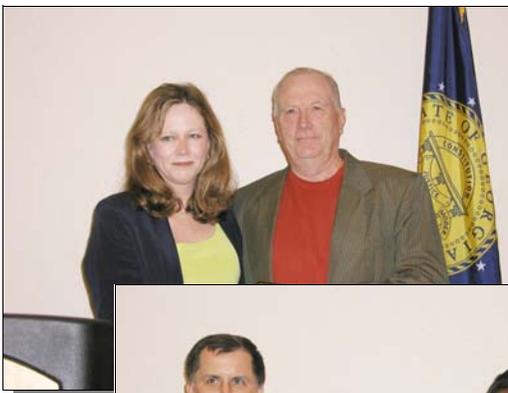


Lee Richey accepting the "Award of Excellence for 2002."



Left:
Lynn Agan presenting a Gift to Judy Wilder.

Right:
Lee Richey presenting Judy Wilder a plaque on behalf of GAPP in appreciation for her years of support.



From top left, clockwise. Linda Daniels, Vice Chancellor for Facilities presenting Dr. Wingblade the leadership award; Linda Daniels presenting J Dorsey a going away gift; Mark Demyanek presenting Ken Scott the Annual Service Award; Peter Hickey presenting Sharon Brittain the Annual Service Award.





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Georgia Association of Physical Plant Administrators

GAPPA Newsletter Publisher
Bill Halabi, Maintenance Manager
Georgia Institute of Technology
Facilities/ 350
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Atlanta, Ga. 30318



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be fitted with a compressed air connection for purging of these systems. Another measure would be to provide an insulated enclosure to reduce heat loss from the pipes. The enclosure can be a lockable device to prevent vandalism. In locations where landscape is a concern, these enclosures are available in fiberglass with the shape and surface of a rock.

Testing and Certification: Some jurisdictions require annual testing and certification of each required testable device. Both the RPZ and double check valves are the testable devices. To perform the testing, the tester must have the training and must be certified to test backflow preventers. The testing requires shut down of the water systems. For some buildings, it will be essential to coordinate this shutdown with the users who may have 24-hour experiments underway. To minimize

downtime, a parallel arrangement using 2 smaller backflow preventers can be provided for buildings where water shutoff cannot be accommodated.

Hose Connections: Hose connection vacuum breakers should be provided at all hose connections. These devices are designed to prevent the flow of contaminated water back into the potable water supply against back siphonage conditions. These devices require no plumbing changes and they can be screwed directly onto the hose connection.

Chemical Lab Sinks: Vacuum breakers should be installed on every laboratory sink outlet where a hose can be attached. It should be noted that the RPZ type backflow preventers that are required at the water service entrance for buildings with chemical labs are intended to protect the public water supply. The

individual vacuum breakers at lab sinks provide additional protection for the occupants inside each building.

SUMMARY

This article is provided as a guide to help facility managers be aware of the general requirements and issues for retrofitting their water services. Retrofits should be performed with consideration of local codes, authorities having jurisdiction, and specific existing conditions.

Jon Jimenez is a mechanical engineer who produced detailed construction documents for backflow preventer retrofits at 130 buildings at Georgia Tech and 30 buildings at Georgia State University. Concord Project Consulting specializes in university HVAC and plumbing renovations for small and medium size projects.