



What Do You Want Out of Life?



The following is excerpt from Brook Baker's speech. Brook H. Baker III is the President of APPA & AVP for Facilities at University of Alabama at Birmingham.

Mr. Baker gave an outstanding speech at the opening breakfast. He started by posing the question. "What do you want out of life?" He said most people say money, health, happiness, and success. Then Mr. Baker proposed a way to achieve that. He said

People like to associate with happy people

to practice the following 5 principles.

1. Attitude: Be Happy. It is important to be happy because people like to associate

with happy people. It doesn't mean just smile. Most people may claim to have a mean boss, kid's problems, etc..., it is important to be happy. He reminded the crowd of GAPPA's theme for

A person can't succeed at anything unless he/she enjoys it

this year "Providing Leadership for Campus Growth." He said in order to provide leadership, you must set a good example. He said that he does not promote somebody that doesn't have a sense of humor. He believes

one pessimistic person can bring down five optimists

that a person can't suc-

ceed at anything unless he/she enjoys it. A person enjoys [it] not because it is fun, but because of the positive attitude toward it. Mr. Baker reminded the audience that they must develop an interest and excitement about what they do.

2. Be Positive: He talked about the "Law of Emotional Gravity" which states that **one pessimistic person can bring down five optimists.** Therefore, change the pessimists or influence them.

3. Be a Goal Setter: He said back in the 1950's, a

(Continued on page 2)

2004 GAPPA Annual Conference

It was another great GAPPA conference. There were one hundred and fifty attendees and another one hundred exhibitors. A variety of educational sessions were offered. The topics varied from budget issues to mold in buildings. The trade show provided the administrators a window into the new and innovated products and services on the market. The new GAPPA board will be chaired by Robert Hascall, the Senior Vice president for Facilities at Emory University.



Bob Hascall giving away the door prizes.



Lyman Davison Dooley, Inc Booth



George Wingblade talking to the Trane representative.

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study was done of the graduating seniors at Yale University. Five percent had written down goals. At the end of thirty years, they found out that the five percent that wrote down their goals achieved more than the other ninety-five percent combined. He reminded the crowd to write the goals down. He said that we should have goals for our organizations. We should write them on the white boards and keep them in front

of us. **"If you don't have them you won't achieve them"** he said.

4. Love people: "I believe every man I meet is my superior" he said. People know if you love them. Get interested in their lives. Ask them about their moms, their children... You don't have to be their friend. Just love them.

People know if you love them

5. Stay Hungry: stay hungry Mentally, physically, in your ca-

reer, and spiritually. Mr. Baker believes that leaders are readers. He said the information you need in the next five years, you get from the people you meet and the books you read. He recommend reading "How to Win Friends and Influence People" by Dale Carnegie. Physically, take care of your body. "Eat right and exercise" he said. You must feed your body and your soul also. Be spiritual. Your body needs more than food and water.

GAPPA President's Corner

Bob Hascall / Emory University

GAPPA President

A New Beginning... Looking forward to another GAPPA Annual Show is always exciting - the 22nd Annual GAPPA Show, scheduled for 2005 is also "a new beginning" for us. Our Board of Directors have appointed me as your new GAPPA President and, in keeping with this *new* theme, we have agreed to a change of venue for 2005. Jekyll Island remains the most popular location and this will not change, but the Jekyll Island Convention Center will be our new Show, dining and meeting venue. This new location will allow our exhibiting vendors more extensive space for their booth displays, as well as additional amenities, meeting rooms, etc. We are eagerly looking forward to welcoming you there in 2005.

Our list of "new" Exhibitors is already lengthy. We are confident that the enthusiasm of these first-time presenters for their products and services in a new field of exposure, reaching an extensive and "new" audience, under one roof, will open many unexplored avenues for future business as well as providing valuable *new contacts* for the

exchange of state-of-the art knowledge, processes and technologies. The upbeat and friendly environment of the Show has always provided an atmosphere of easy personal interaction amongst the Exhibitors. Many of our regular vendors have been coming back to GAPPA for twenty plus years, providing a ringing endorsement indeed for the Show.

May 27 to June 1, 2005 are the dates confirmed for the next Show. We are already engaged in the preparation of registration and accommodation information, together with the formulation of a program of educational and recreational events. This planning is vital as our primary aims are twofold: Firstly, to provide an ideal setting in which our vendors can exhibit, for the exchange of views, opinions and knowledge, and where invited Speakers can keep us abreast of new trends, developments and ideas in our facilities field. Secondly, to ensure that the "fun factor" is high. The location and climate of Jekyll Island allows us to organize a variety of outdoor events such as tours of the historic district, boutique shopping for the ladies, water sport



events for children, beach picnics, bicycle rentals – everything to make the Show an event to be enjoyed by all ages. One of our annual highlights is the "Casino Night" – a fun-filled evening for the adults, while the children are entertained separately with fun events and good food of their own!

Please check in with our webpage regularly as it is hoped to have this information ready for publication shortly after our first Board Meeting in August. Invitation letters with registration forms and an events program will, of course, be mailed to all of our vendors in time for inclusion in the 2005 Show.

Looking forward to meeting you at the Jekyll Island Convention Center in May of 2005,

Your President,
Bob Hascall

GAPPA 21st Annual Meeting



Mike Leasure and Renee Butler.



Annual Business Meeting.



Kevin Murner, K.C. Harris and Rick Rurk at the Annual Business Meeting.



Annual Business Meeting.



Jerry Spiceland & Bob Bell.



Peter Hickey at the business meeting.



Mrs. Richey (left) and Mrs. Reed (right).



Annual Awards Banquet.



Wayne at the Annual Awards banquet.



Bob Hascall at the Banquet.



Clay and Bob at the Banquet.



Ms. Judy Wilder (right) at the Banquet.

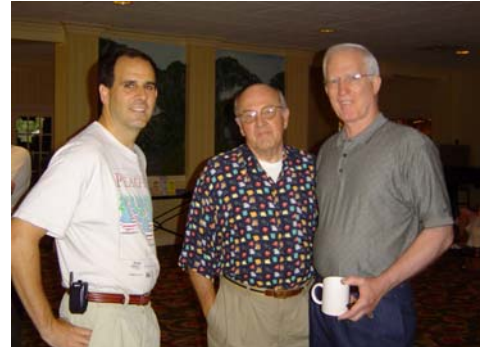
GAPPA 21st Annual Meeting



Janet at the experience exchange.



GAPPA ladies waiting for the next event.



Clay chatting



Peter & Lee



Bob and Bob chatting.



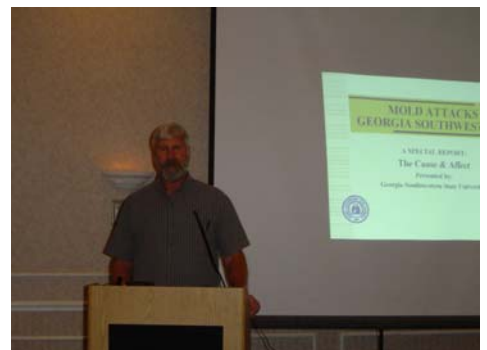
Wayne at the breakfast meeting



Anton calling the people to the meeting.



GAPPA board meeting.



Jim introducing the next speaker.



Waiting for the next meeting



Managing Conflict session



Harvey Networking

GAPPA 21st Annual Meeting



Bob introducing the next speaker.



George Smith.



Yaskawa Booth.



Lee Richey introducing Brooks Baker.



Diane Kirkwood, "Managing Conflict"



Educational Session.



Dan Young with Lee discussing FLAPPA.



Lee Presenting Bob with appreciation plaque.



Lee Presenting Bob Bell with appreciation



Lee Presenting Anton with appreciation



Lee Presenting Don with appreciation plaque.



Lee Presenting Dave with appreciation plaque.

GAPPA 21st Annual Meeting



Clay Saying few kind words about Jerry.



Jerry presenting Don with appreciation plaque.



Jerry presenting Harvey with appreciation plaque.



Jerry presenting George with appreciation plaque.



Lee presenting Jerry with appreciation plaque.



Jerry presenting Jodie with appreciation plaque.



Bob presenting Lee with appreciation plaque.



Lee presenting Rod with appreciation plaque.



Lee presenting Wayne with appreciation plaque.



Lee presenting Bill with appreciation plaque.



Lee presenting Jodie with appreciation plaque.



GAPPA board being sworn in.

GAPPA 21st Annual Meeting



Mrs. Hascall & Mrs. Shumpert.



Christy Anderson.



Mrs. & Mr. Reed.



Travis & Rod.



Bill & Zach.



Mr. & Mrs. Page.



The Auction.



Fola.



Rod auctioning Vidalia Onions.



GT breakfast table.



GSU breakfast table.



Emory breakfast table.

Spirotherm® Air Elimination

Air & Dirt Removal: You Could Be Spending LESS.

It's no secret that air is the number one enemy of closed loop systems. It's noisy, it's destructive to mechanical components, and it ultimately causes us to spend more on energy because it inhibits heat transfer. Pipe scale, a nasty byproduct of air, is just as problematic, damaging pump seals, control valves, metering equipment, etc. Like air, pipe scale also prevents efficient heat transfer and ultimately increases the operating cost and energy consumption of the system.

Facilities spend thousands of dollars each year to remove dirt and scale from their systems. It makes more sense to remove the air that leads to scale in the first place.

This is exactly what Spirotherm® air elimination products accomplish for commercial and institutional facilities. Spirotherm also makes a unique and effective dirt separator, along with another model that combines air elimination and dirt separation in a single unit. The latter, dual-purpose unit, is particularly attractive in that it is only about 25% more in cost than either of the single-purpose units.

How Spirotherm Works:

The key to Spirotherm's effective air removal is in its patented copper coalescing medium. As water (and air) enters the shell of the unit, its velocity is reduced, enabling the air to release from the water. Turbulence is reduced, and tiny air bubbles (called microbubbles) flow across the coa-



lescing medium which is made up of copper wires that give the bubbles something to collide with and adhere to. As the microbubbles settle on these copper wires, they begin to join, growing larger until they break free and float upward to the top chamber where the air is vented from the system. As a result, 100% of free air, 100% of entrained air, and up to 99.6% of dissolved air is removed from the system. The remaining 0.08% of oxygen left in the

system is not enough to cause oxidation (scale).

The same coalescing medium and reduction in velocity and turbulence allows dirt and scale to settle to the bottom of the unit where it can be periodically purged via a factory installed blow down valve. Via multiple passes through the unit, particles as small as 5 microns can be removed with the Spirotrap® dirt separator or the combination air/dirt separator.

When To Apply Spirovent Air and Dirt Separators

Spirotherm's air eliminators or air eliminator / dirt separator units will improve operational efficiencies, lower maintenance costs due to air and dirt problems, and enhance overall system performance on closed loop hot water heating or chilled water systems. How much so depends on the time and money the facility is already spending on air and dirt removal, chemical treatment, and associated mechanical repairs. Older systems, with old pipes and poor chemical treatment programs, can especially benefit.

Spirotrap® dirt separators can be effectively applied to both closed-loop and open cooling tower systems. Cooling towers, which tend to function as large outdoor air filters, are especially demanding and usually require a high level of maintenance to ensure proper operation. Unlike filter-based or centrifugal devices, the Spirotherm full-flow units never need system shut-downs for

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Energy Conservation

Since energy is a big portion of every University's budget, we always try to give ideas to Energy Manager, maintenance staff, and designers to come up with programs that would save money. Below are some simple ideas that can be implemented with little or no money. The material is obtained from "100 ENERGY-SAVING IDEAS." The book is published by Georgia Power

Company.

- When renovating a building, consider energy efficiency.
- Talk to your local utility company about your desire to conserve energy. They can assist your organization.
- Perform energy audits in house or outsourced (check GAPP web site for a list of consultants

that can offer help.)

- Consider non tradition means of getting money such as lease-purchase, creative financing, and equipment purchase.
- Interior window treatment.
- When replacing a roof, consider roofing insulation.
- Insulate a brick wall.

GAPPA WORKSHOPS

We look forward to a year of enjoyable educational opportunities provided through upcoming Workshops that will be hosted by the following schools:

Georgia Institute of Technology

Host: Bill Halabi
Workshop Topic: **WATER TREATMENT**
Date: Wednesday, September 22, 2004
Time: 9:00 a.m. – 2:00 p.m. (lunch)
Location: Georgia Tech

Georgia Southwestern (Tentative)

Host: George L. Smith
Workshop Topic: **MOLD**
Date: Friday, October 22, 2004
Time: 10:30 a.m. – 2:30 p.m.
Location: Georgia Southwestern University

Columbus State University

Medical College of Georgia State University

Georgia College and State University

Your continued support of our Workshops is appreciated!
The dates and times will be announced on the website and publicized in the next Newsletter. WWW.GAPPA.ORG

Water Treatment

Who should attend?

Chemical Treatment Technician, chiller operator, boiler operator, boiler engineer, plant superintendent, Utility Managers, and any other person involved in the chemical treatment of a centralized water loop or involved in the cost of running a steam/ chiller plant.

Course description:

The session will be very informative. It will cover the water treatment terminology, methods of treatment and preventive measures to run an efficient water system for less money. The methods are guaranteed to save you money and prolong the life of the equipments.

APPA AWARD OF EXCELLENCE 2004

Emory University Wins APPA Award of Excellence

A man in the headlines this month is certainly Bob Hascall, Senior Associate Vice President of Facilities Management at Emory University. Not only has Bob just been appointed to his first term as President of GAPPA, but, in recent weeks has returned from Washington D.C. where he accepted the APPA Award of Excellence for Emory. A number of Bob's lead staff shared the momentous occasion in Washington D.C. on behalf of all their colleagues of the Facilities Management Division. APPA's Award of Excellence is annually competed for by *several thousand* educational facilities nationwide. Winning is not merely the result of attaining outstanding performance in so many different disciplines - but in *exceeding* standards of excellence. During a visit by a peer group before the winning facility was announced, the very high quality of the work being carried out by the FM staff received very complimentary comments. Areas such as customer services, processes, team building, project management, upkeep and maintenance of buildings and fleet of vehicles, the beauty of the campus landscaping, the efficiency of recycling and waste management programs were remarked upon, as well as the evident cooperation and loyalty of his employees to Bob's leadership! Bob unhesitatingly attributed Emory's emergence as the Winner to the untiring and splendid efforts of all his staff, numbering over five hundred, many of them working silently and unnoticed behind the scenes. We at GAPPA want to join in congratulating Emory on this magnificent Award. Well done Emory! Welcome Bob, our new GAPPA President.



APPA award of excellence trophy

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.

President

Bob Hascall
Emory University
404-727-7499

Secretary

Don Alexander
Georgia Institute of Technology
404-894-4235

Four Year

Dave Groseclose
Georgia College & State University
478-445-4458

Three Year

Ralph Johnson
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706-542-7422

Two Year

Jim Graham
Coastal Plains Experiment Station
229-386-3337

One Year

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Gainesville College

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770-423-6675

Treasurer

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706-568-2009

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404-651-1672

Two Year

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770-423-6224

One Year

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2nd Vice President

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Newsletter

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478-445-4458

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Wk: 770-421-3280

Emeritus

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912-471-2782

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404-299-4420

Wayne Dill
University of Georgia
706-542-7422

For Address , Fax, and Email address, please check our Web site at:

WWW.GAPPA.ORG

Job Openings at Georgia Tech

Area Maintenance Manager



The facilities department at Georgia Institute of Technology in Atlanta is looking for Area Maintenance Manager. The candidate would be responsible to Provide leadership to a multi-craft team of twenty people responsible for the facility maintenance of over one million square feet of classroom, laboratory, retail, administrative, industrial and recreational space. Provide customer feedback/assessment, direct maintenance activities, coordinate work requirements with other Facilities departments. Handle personnel issues. Must have a technical diploma, associate degree or two years of college or equivalent. Prefer a Bachelor's Degree with eight to ten years of job related experience with supervisory management and computer experience. Must have a valid GA Driver's License. Able to pass drug/alcohol prescreening.

Other positions at Tech: Compliance Engineer ; Preventative Maintenance Project Manager ; Electrician III ; Electrician II ; Plumber II. For more informations, Please check our Web Site at : <https://ea.ohr.gatech.edu/jobs.asp>



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Georgia Association of Physical Plant Administrators

GAPPA Newsletter Editor

Bill Halabi, Maintenance Manager

Georgia Institute of Technology

Facilities/ OM

151 sixth st NW Atlanta, Ga. 30332-0350



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 back-flushing, costly replacement
 cartridges or additional high-head
 circulators to operate.*

*How much time, money and labor a
 facility spends on air and dirt prob-
 lems are questions best asked of the
 maintenance staff. Historically, deal-
 ing with air (and the related prob-
 lems) has been viewed as regular
 maintenance items. Seasonal change-
 overs, and the bleeding and purging
 involved, can take days. Achieving
 efficiency gains usually involve scru-
 tinizing the equipment, and not the
 system. Air and dirt problems, if not
 corrected, will continue to plague
 even new equipment installed on an
 old system.*

It's important to realize that many existing solutions also come with their share of expenses. Regular chemical treatment, though effective,

is an ongoing and significant expense. Furthermore, when systems are drained, or must be continually replenished due to leaks, these chemicals are lost or diluted in the process. Regarding dirt separation, centrifugal separators can be effective, but retrofits typically involve extra piping and pump(s) that cost money to operate. Other types of filtering equipment, including sand filters, bag filters, and cartridge type filters must be regularly maintained, (ie. replacing cartridges, backwashing filters, etc.) and can increase water consumption.

Spirotherm units are virtually maintenance free, requiring only an occasional, simple blow down. Very often they can directly replace an existing tangential air separator, installed in the original system. In many cases, these original air separators were improperly sized and therefore never provided adequate air separa-

tion. Again, the maintenance supervisor, and/or staff typically know if an air problem exists. Chances are they will be delighted to know there is an effective solution that won't require a major overhaul or continual, long-term maintenance.

For more information about Spirotherm dirt and air separators, contact Caroline Calloway at 770-663-4339.

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If you have material for the newsletter, please email it to me at Ga Tech. My Email address is :

bill.halabi@facilities.gatech.edu