

April 2011

GAPPA

CREATIVE SOLUTIONS IN DIFFICULT TIMES

GAPPA News

## ***GAPPA 2011*** ***“Creative Solutions in Difficult Times”***

Despite the economical challenges of last year, we had a successful conference in 2010. We plan to have another conference filled with learning and fun. As before, GAPPA is offering \$800 vouchers for member institutions to help with the expenses. For more information, please check our website [www.gappa.org](http://www.gappa.org) and sign up. This year, our conference will be held in the historic district of Jekyll Island in a temporary facility that is clean, accommodating and plentiful. We will have plenty of room for the educational sessions, tradeshow, and other events (see photos on page 2). **See you in Jekyll.**



Since 1987, The Grapevine has electrified audiences across Georgia, becoming one of the most popular party bands for corporate events, and conventions.

In 2000, The Grapevine received the prestigious Band of the Year Award from the Atlanta Society of Entertainers.

This is Grapevine will be joining us at GAPPA in Jekyll Island to turn back the hands of time so we can all enjoy a blast from the past!



## List of Educational Sessions

1. Developing sustainable campus landscape practices
2. CAFM, A Case Study: The Whole Enchilada
3. Georgia Institute of Technology Fitten Freeman and Montag Residence Halls Renovation
4. Georgia Energy Efficiency Policies.
5. NFPA 110: Are you in Compliance?
6. (BIMM TO FM) - Building Information Modeling Management To Facility Management.
7. Understanding of how the work of Facilities Managers in higher education relates to organizational sustainability in their respective institutions,
8. A Two-Phased Approach to Improving Capital Planning and Project Management at Georgia Tech
9. Construction Jeopardy: Are you playing the game?
10. Learn how photographs can help reduce cost and provide a perfect record of your facility before, during and after construction.
11. Problem Solving with Variable Refrigerant Flow systems.

### Jekyll Island Conference Facilities



# Georgia's Energy Savings Performance Contracting Legislation: What Does this Mean for State Facilities?

*Reprinted with permission from Energy Ace (Wayne Roberston)*

With the passage of Georgia's Constitutional [Amendment 4](#) on November 2, 2010, the State of Georgia took a major step forward for energy efficiency in state facilities via Guaranteed Energy Savings Performance Contracting (ESPC). Georgia state agencies, taxpayers and citizens will see the following important benefits:

- 1. Improved energy efficiency in state facilities**
- 2. Reduced state facility operating costs**
- 3. More "green-collar" jobs for Georgians**

## How does Energy Savings Performance Contracting Work?

Simply stated, Energy Savings Performance Contracting is a third-party financing program for energy improvements in existing state facilities.

## Owner with limited funds can have energy improvements

It is essentially a method of project financing and infrastructure enhancement without up-front capital investment, and with a guarantee of system and economic performance. A third-party Energy Services Company (ESCO) pro-

vides energy analysis, design and construction, guarantees the savings, and facilitates the financing. With Performance Contracting, an Owner with limited funds can have energy improvements in the present by financing with future savings. The guaranteed savings stream created by the energy improvements is designed to pay for the financing of energy retrofits.

**Recommended Steps for Georgia Facilities Interested in Energy Savings Performance Contracting**  
Energy Ace is a Georgia-based firm offering Performance Contracting consulting. We recommend a three-step approach to state agencies interested in Energy Savings Performance Contracting:

1. Have an **Energy Audit** of your existing facilities performed by an independent firm. An Energy Audit will identify the best energy efficient opportunities in your facilities, and provide recommendations categorized as a) low cost/no cost **upgrades with a payback of one year or less** or b) capital improvements.
2. Perform **Retro-Commissioning** (a "tune-up" for your facility's energy using systems) where appropriate.

Your Energy Audit in the previous step will suggest where Retro-Commissioning would be cost-effective. A large study done by Lawrence Berkeley laboratory showed an average payback of only 1.1 years for Retro-Commissioning.

Proceed with implementing energy capital improvement projects identified by your Energy Audit. If conventional funds are not available or will take too long to make available, **consider Energy Savings Performance Contracting as a means of financing.** The results of an Energy Audit and Retro-Commissioning provide the due diligence for capital improvement decisions. Energy Savings Performance Contracting will allow the facility owner to seek capital improvements in the near future due to the unique financing options.

To learn more about Energy Savings Performance Contracting, visit Energy Ace's online resource portal at <http://energyace.com/performance-contracting-workshop-information> or contact us at [info@energyace.com](mailto:info@energyace.com).

APPA 2011 - Annual Conference and Exposition

July 16-18, 2011  
Atlanta, Georgia

# Vendors

**Again, we have a list of very interesting and varied vendors attending. Below is the DRAFT list of vendors who signed up for a booth at the conference. Please plan to visit with them and discuss their products or services and consult with them on issues that you may be experiencing at your School.**

Spencer Bristol Engineering, Inc.  
Universal Restoration Services  
Ajax Building Corporation of GA  
Timothy Haahs & Associates Inc.  
Fortune-Johnson General Contractors  
Cooper Craft Communications  
GSB Architects, Inc.  
REPCO SALES OF GA.  
Southern Civil Engineers, Inc.  
ASSA ABLOY/Door Security Solutions of The South  
Overhead Door Company of Atlanta  
Carrier  
NORESCO  
2WR, Inc.  
Belfor  
jB+a, Inc.  
HOK  
Electronic Controls, Inc.  
Laboratory & Biosafety Sys Inc.  
Michael E. Clark & Associates, Inc.  
American Seating  
RHD Utility Locating  
Flynn Finderup Architects  
MilliCare by Triolgyfm/Grout Armor  
Tandus Flooring  
Multi-Level Flooring Contractors, Inc.  
General Electric ( GE Sensing )

HKS  
Parrish Construction Group, Inc.  
Automated Logic - Georgia  
Andrews Hammock & Powell, Inc.  
Ban Energy Solutions  
Whiting-Turner Contracting Co.  
The Potts Company  
Mohawk Group - Bigelow, Lees, Karastan  
spotswood associates  
NBP Engineers, Inc.  
The Winter Construction Company  
DPR Construction  
"AIT Environmental Technology ( AI Thomas LLC )"  
Centennial Contractors Enterprises  
ICS Contract Services, LLC  
Stevens & Wilkinson  
Prime Power Services, Inc.  
Richardson Technology Systems  
Classic Groundcovers  
Well Being Hygiene  
Daikin McQuay Georgia  
PALACIO COLLABORATIVE, INC.  
Concord Project Consulting  
John Q. Bullard Assoc. Inc.  
Eaton's EMC Engineers, Inc.  
Lord, Aeck & Sargent  
McCarthy Building Companies, Inc.  
Calloway Engineered Systems  
McKenney' s Inc.  
Club Car  
DVA Architecture  
InterfaceFLOR  
Carter Goble Lee Companies  
KSi Structural Engineers  
BRPH  
Sika Sarnafil  
Greene & Associates, Inc.  
Delta Controls  
CWC Carithers-Wallace-Courtenay  
Clark Patterson Lee  
Multivista Southeast

Juneau Construction Company  
Mingledorff' s , Inc.  
Geotechnical & Environmental Consultants, Inc.  
AssetWorks  
Cooper Carry, Inc.  
CDH Partners, Inc.  
Hecht Burdeshaw Architects  
Creative Facilities Solutions  
Millard, Inc.  
Blackmon Mooring/BMS CAT  
Full Circle Restoration  
H J Russell & Company  
Professional Service Industries, Inc. ( PSI )  
North Ridge Restoration, LLC  
RA-LIN and Associates, Inc.  
ISES Corporation  
Dyson B2B  
Hal Gibson Companies, LLC  
Technicon Engineering, Inc.  
Gale Associates, Inc.  
Georgia Power  
Rochester & Associates, Inc.  
Johnson Controls/York Equipment  
Siemens Industry  
Bradfield, Richards, Rhodes & Associates, Architects, Inc.  
Turner Construction



# GAPPA GOALS

- To promote the common interest in construction, care, and operation of Physical plants used by universities and colleges within Georgia.
- To foster professionalism among the persons engaged in this work.
- To provide information services, programs and activities to its members.
- To represent the interest of its members of higher education community and other groups.

## New Board Member

**1. School name:** North Georgia College and State University

**2. Your name:** Todd Bermann

**3. Your Title:** Director of Plant Operations

**4. How long have you been at this school?**

2.5 years in this position

**5. Campus size in Square feet**

~1.5M GSF building space+ ~500,000 GSF parking decks

**6. How many employees in your department/**

87 FTE staff in Plant Operations

**7. How many students in your school?**

~6,200 FTE students

**9. What is the most challenging issue for your department?**

Managing the recent growth spurt

**10. What is your school known for?**

Being one of 6 Military Colleges in the USA and being located in proximity to the mountains of North Georgia.



## Graduation from APPA Institute

Congratulations to Michael Leasure of Georgia Tech for successfully completing the “**APPA Institute for Facilities Management**” program, which is a multi-year professional development curriculum focusing on the key areas of higher education facilities management including: General Administration and Management, Design and Construction, Operations and Maintenance, and Utilities and Energy.

**Mike has been the recipient of GAPPA scholarship.**

