



AFC Newsletter

OCCURRENCE

October 2002

President's Message

Page

- 1 – President's Message
- 2 – Commissioning
- 3 – Earth Day Revisited
- 4 – Council Officers
- 5 – Registration for Fall 2002 AFC Council Meeting

Interesting Fact: School districts have spent more than \$56 billion dollars on facilities from 1998 through 2000.

Frank Coppinger **Academic Facilities Council President**

In May, we had another very successful joint AFC/HCC Spring Conference in Seattle with 17 AFC attendees and 10 participants from the Health Care Council. Conference evaluation forms indicated good to excellent assessments of all the seminars. The presentations covered concrete flooring, construction management trends, research building, post occupancy audit, emergency planning and custodial services. In addition, everyone enjoyed the tour of the University campus, a dinner train journey and a tour of the world's largest building, the Boeing aircraft assembly plant.

This October, the AFC Fall meeting is being held in Toronto, Canada. On Thursday, October 3rd, the conference will open at York University and in addition to workshops, tours will be conducted of university and school facilities. On Friday, October 4th, a joint meeting will be held with the Public Sector Facilities Council at the University of Toronto. Several interesting workshops and tours are scheduled.

Our Council members are under increasing pressures from trying to meet the rising expectations of students and staff, despite ever decreasing resources.

This year our first objective will be to increase the membership of the AFC Council and the participation of our members. Julie Barrett is leading our Membership Committee and is delivering a seminar on Presentation Skills at our fall conference.

Our second goal is to make more effective use of technologies to communicate knowledge to members. A Communications Committee is being formed and the new IFMA listserv will be employed to encourage communication between members.

The remaining objective is to promote partnerships and dissemination of research material which would be of interest to AFC members. Your assistance in any of these areas would be most welcomed. Email any ideas to me: frank.coppinger@tdsb.on.ca.

Commissioning, An Introduction.

The increased financing and investments in the existing building and infrastructure of school districts and institutes of higher learning and the construction of new facilities has led to the increased use of commissioning during the construction and renovation process. The use of commissioning during the construction process has become more popular over the last ten years. There has been an increase in the number of firms offering this service as their core business. The need to understand the correct application and use of commissioning is needed to attain success with this consultant.

What is commissioning?

There have been many definitions and descriptions of this service as this industry has developed. A current description that is concise and complete that I have come upon is by Karl Stum of CH2M Hill's facilities services design division. He says the following:

“Commissioning is a systematic process of ensuring that all building components and systems are expertly designed and perform according to the contract documents, owner's objectives and operational needs. Ideally, developing and documenting owner project requirements beginning in the pre-design phase achieve this. Continuing through design with reviews of design and contract documents; and continuing through construction and warranty period. The actual verification through review, testing and documentation of performance, including the operations personnel receive adequate training and system documentation.”

This is a long statement that can be summarized by saying that the commissioning agent should be part of the complete project, beginning with pre-design, and ending when the owner has decided what post occupancy reviews are needed to guarantee correct operation of the facility or renovation.

Team work during commissioning

Commissioning can offer specific technical, operational and managerial review and direction within a project. Your commissioning agent should be selected based on what the owner identifies (as the projects need to understand, review and guarantee integration of the design and construction processes). The commissioning agent scope of work should be clearly laid out in a narrative that identifies its tasks and responsibilities during the different phases of a construction process.

The project design, construction, and occupancy presents many opportunities for identifying the formation and transition phases of the different team members. This is critical to the success of the Commissioning agent. You need to have the right people present at the right time.

Typical lead team members throughout the process should be the project manager, the commissioning agent, the department representative(s), the designers, building operations staff, the contractor and the appropriate subs. A key factor to this team approach is that the commissioning agent has been granted authority to authorize and direct change as identified in the scope narrative of their project scope. The commissioning agent should be an objective voice for the owner in accepting the system performances.

Outcomes of Commissioning

It is the objectivity and authority on the job site that allows the Commissioning agent free reign to address the issues that in the past 'fell through the cracks'. The owner will then be able to see some of the benefits first hand. Among those benefits could be:

- Energy Savings from correctly installed and functioning building systems.
- A more complete set of documents at the close of the project including OM manuals.
- Accountability of project designers, contractors and suppliers.
- Training of staff who will operate the building.
- Owner and occupant of the building satisfaction.
- Building controls better understood.

Learn more about commissioning at these Web Sites:

WWW.peci.org

WWW.bcx.org

Earth Day Revisited

The news article below really highlights the reality of what Earth Day has come to symbolize in all of our work lives. What was once a one-time event has turned into a change in the way in which we do business and conduct ourselves when disposing of our every day goods.

The schools and university set the example for the rest of society to follow. The article seems to indicate that there have been some wake up calls at Universities around the nation brought forth by the EPA. Lets hope that you have not been left unprepared for such a visit.

Each one of us more than likely has their own recycling and hazardous waste programs and trends indicate that we will be doing more through our own choice, or by being required by new rules and regulations.

It is important that we stay current with these day to day issues so that we can be assured that we are in compliance with current requirements and we are positioning ourselves to 'keep current'.

ANN ARBOR, Mich. -- Earth Day 2002 may have come and gone, but every day is Earth Day at the University of Michigan, it seems.

One of the first campuses to embrace then-Sen. Gaylord Nelson's call in 1970 for an environmental revolution, Michigan by many measures has maintained its leadership role as a steward of Earth. The campus -- initiatives, from a student-led paper recycling program to the "Greening of Dana," a building renovation that takes advantage of renewable energy and recycled materials.

1995, the Environmental Protection Agency has slapped dozens of universities, including Yale, Boston and Brown, with citations for improperly storing hazardous chemicals and polluting the air, ground and water. Last April, the University of Rhode Island agreed to an \$800,000 settlement for such violations. A few months earlier, the University of Hawaii was fined \$1.7 million, the largest EPA fine ever for a university.

After "the initial shock, (universities) have been incredibly cooperative and even aggressive in figuring out ways to address the problem," says the EPA's Joshua Secunda, who works with Northeast colleges and universities. Nearly half of about 300 schools are taking part in a new

EPA program in which they can avoid fines if they find and fix regulatory violations.

There are other payoffs as well. University of Michigan officials have calculated the annual cost to dispose of bulbs and ballasts at about \$160,000. But by recycling the metal and glass parts, the tab drops to \$70,000.

Cutting its use of fertilizer, herbicides and insecticides last year saved about \$15,000.

But setting such policies is "the easy part," says Terry Alexander, director of the university's occupational safety and environmental health department. Imagine, he says, if the campus were to cut its utility bills by just 1%. That could save \$400,000 to \$600,000 a year.

Kennedy, too, sees behavioral change as key and urges schools to consider orienting new students and faculty to environmental policies and goals. Michigan officials, meanwhile, have launched contests and awareness campaigns. And students found that simply painting recycling bins drew more attention -- and more waste.

But they also acknowledge a never-ending hunger for more.

"It's almost hard to measure environmental awareness in terms of success because there's no endpoint," Kennedy says. "Whenever you get one goal met, you raise the bar."

Web Sites that can keep you or your colleagues current on issues effecting you and your institution. in the USA and Canada.

<http://www.epa.gov/>

http://oaspub.epa.gov/webi/meta_first_new2.try_these_first

http://www.epa.gov/reg3ecej/compliance_assistance/executive_summary.pdf

<http://www.ns.ec.gc.ca/links.html>

<http://www.atl.ec.gc.ca/community/home.html>

Recycling Programs directory sites:

<http://www.google.com/search?q=State+recycling+programs&hl=en>

<http://www.google.com/search?q=State+hazardous+waste+recycling+programs&btnG=Google+Search&hl=en>

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Academic Facilities Council

2002 AFC Fall Conference
Thursday, October 3, 2002 and Friday, October 4, 2002

Toronto, Ontario, Canada

Day 1. York University; Day 2. University of Toronto (held jointly with the IFMA Public Sector Facilities Council)

Planned Session Topics Include:

- Personnel Management Toolbox
- E-Real Estate
- Plant Operations Support
- Presentation Skills
- Facility renewal planning

Registration Fee: IFMA AFC Members \$150 (US); Non-members \$180 (US) , includes continental breakfast, lunch and dinner on two days.

Please complete the following to register for the event.

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IFMA AFC Fall Conference, October 3 - 4, 2002

Registration Form

Salutation Dr. Mr. Ms. Mrs. Name _____
first mi last

Company or Institutional Affiliation _____ Telephone: _____

Address _____

City _____ State/Province _____ Postal/Zip Code _____

Email: _____

I have: special needs to accommodate a motor/sensory impairment, or dietary needs: no red meat vegetarian.

Other: _____

Check enclosed, made payable to IFMA/AFC

Please mail your completed form to:

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For more information about the conference, please contact Frank Coppinger; President, IFMA-AFC; Telephone (416)-397-2417; FAX (416) 397-2640 E mail: frank.coppinger@tdsb.on.ca , or Susan Hobbes, Vice - President, IFMA-AFC @ Telephone (702) 895-1046 Fax (702) 895-4173 Email: shobbes@cmail.nevada.edu