



WINTER 2005, VOLUME 1

# news

ACADEMIC FACILITIES COUNCIL OF INTERNATIONAL FACILITIES MANAGEMENT ASSOCIATION (IFMA)

## MESSAGE FROM THE PRESIDENT...

AFC PRESIDENT BILL O'NEILL, UNIVERSITY OF MINNESOTA

### Greetings from the Academic Facilities Council

The AFC has two educational and networking events each year. We have had this format for years and believe that it is an effective way to help educate and offer networking opportunities to our membership. I would like to encourage you to become involved and participate in these conferences. This past year our conferences have taken us to the east coast and west to Utah.

In the spring of 2004 we held our conference at Pennsylvania State University. Past president Susan Hobbes wrote about the conference in the AFC Spring 2004 newsletter. This past fall we held our AFC fall conference in Salt Lake City prior to World Work Place 2004. We were hosted by Lynn Leifson of Brigham Young University. Our first day we enjoyed education sessions and tours at BYU and then moved to the University of Utah the following day. You can read more about this on page 2.

The AFC spring conference will be held on April 14, 15 and 16 at California State University, San Marcos and the University of California, San Diego. The agenda and registration have been sent to you via e-mail. Please join us for this fine event. I will assure you that you will not be disappointed. The agenda is also available for you to review on page 4 and 5, as well as the AFC Web site; ([www.facm.umn.edu/AFC](http://www.facm.umn.edu/AFC)).

I would also like to address AFC membership and your involvement in the council. As with any organization, there are a few people who identify, organize and execute the newsletters, programs and conferences. We would like to expand that core group of participants. I have just completed the first quarter of my two year role as president and I would like to extend to you an invitation to become more involved as an AFC member. We have many opportunities

for you to participate in the creation of great events for your career enhancement. We also have the assistance of IFMA Headquarters to help us along in our unique council experiences.

Matt Dawson, IFMA Chair of the Board of Directors has taken a much needed step to connect with the councils through a teleconference meeting every other month that includes all of the council presidents or their designees. Matt's message is that IFMA believes that the councils are the driving force in delivering information, knowledge and resource for our particular part of the facilities industry. They are here to help us move our councils forward and are positioning IFMA Headquarters to better respond to our council needs. That is great news for us!

It is an ideal time to get more involved in the AFC. I look forward to our next teleconference where you can participate and hear more about what we are planning in the future and how you can become involved.

The next teleconference is Tuesday, March 1 at 12:30 CST. Dial up number to follow. You will be hearing from me via e-mail with more information.

## AFC SPRING CONFERENCE IS APRIL 14-16

A complete agenda and registration form are located on pages 4, 5 and 6 of this newsletter. Sign up today!

## INSIDE

- SPRING CONFERENCE AT CALIFORNIA STATE, SAN MARCOS - APRIL 14-16 2005
- FALL 2004 MEETING MINUTES
- TOPICS OF CONCERN
- FALL CONFERENCE REPRESENTATION
- TREASURERS STATEMENT
- THANK YOU TO FALL CONFERENCE SPONSORS
- NEWS FROM MEMBER INSTITUTIONS
- SPRING CONFERENCE AGENDA AND REGISTRATION FORM
- VISIT THE AFC WEB SITE AT ([WWW.FACM.UMN.EDU/AFC](http://WWW.FACM.UMN.EDU/AFC)) FOR THE MOST UP TO DATE INFORMATION.

## TOPICS OF CONCERN

The following is a list of topics that are currently of concern to AFC members. Do any of them sound familiar? If you would like to have these or any other topic addressed at a future AFC Conference, please notify any AFC officer.

- Reorganization
- Scarce funding
- Staff shortages
- Errors and omissions
- Commissioning of new facilities
- Capital Construction
- Land acquisition
- LEED Certification
- Energy Management
- Back-up power
- Surge space
- Staff development
- Deferred maintenance
- Special needs requests for staff and students
- Good citizenship of students in classrooms
- Emergency Management
- Residence Hall marketing strategies

## FALL CONFERENCE REPRESENTATIVES

The following education organizations were among those represented at the 2004 IFMA-AFC Fall Conference:

- University of Cincinnati
- Pennsylvania State University
- Toronto School District
- American University
- University of Nevada, Las Vegas
- Towson University
- University of Minnesota
- Brigham Young University
- University of Utah

## TREASURER STATEMENT

The AFC bank balance at the end of December was \$31,251.74.

## FALL 2004 MEETING MINUTES

The 2004 IFMA-AFC Fall Conference took place in Salt Lake City, Utah on October 14 and 15 prior to IFMA World Workplace. The AFC is frequently the beneficiary of good weather at our conference locations, and Salt Lake City was no exception.

After breakfast at the Prime Hotel on Thursday, October 14, the group headed for Brigham Young University in Provo, Utah. The day's sessions were held in the Student Athlete Building, an impressive building with a three-story lobby that is lined with sports memorabilia. The group met in the third-floor conference room, a handsome and comfortable room with an adjoining balcony that overlooks the practice football field.

The AFC was welcomed to BYU by Lynn Leifson, the conference coordinator, and Tom Ereksen, Director of the School of Technology. The BYU Facilities Management major is located within this school, in the College of Engineering and Technology.

Bill O'Neill, AFC President, gave an overview of the previous day's strategic planning session. Those present introduced themselves and answered the question "What's on Your Mind?" (See *Topics of Concern* at left.)

Linda Beverly, Leslie Scantlebury and Barbara Zlatnik from IFMA Headquarters were present and talked briefly about the value of the council and IFMA's collaboration with BOMA and APPA.

The group received a presentation of the Facilities Management program at BYU with student presentations of their internships, research and capstone projects. An alumnus of the program talked about the value of the program in his pursuit of his career goals.

On the way to lunch we walked through the Indoor Practice Facility. The one year old facility is 106,000 square feet of marvelous, versatile column free space that features a FieldTurf playing surface, approximately 420 feet wide by 220 feet deep.

After lunch, Roy Peterman, Director of Grounds, gave a presentation on Water Conservation and the Campus Recycling Program. The Grounds Department currently recycles more than 65 percent of

waste material with a goal of reaching 80 percent.

The afternoon campus tour included a preview of the new Humanities Building that was nearing completion.

Dinner was a short distance into the mountains at the Sundance Ski Resort. Unfortunately, Robert Redford was nowhere to be found.

The morning session on Friday, October 15 started out at the Prime Hotel with a presentation by Katie Cutler, a BYU student. Katie's topic, "Using Efficiency Studies Effectively," is a World Workplace Presentation.

Jeff Campbell's presentation, "Significantly Reducing Facility Maintenance Cost Through Innovative Custodial Safety Procedures," is also a World Workplace presentation. Jeff is the Chair of the BYU Facilities Management Program.

The group traveled by light rail to the University of Utah. Here a walking tour was given of the historic Fort Douglas, a part of the University of Utah campus.

Salt Lake City was host to the 2002 Winter Olympics and the University of Utah was the site of the Olympic Village. The AFC dined where the Olympic athletes dined, at the Chase N. Peterson Heritage Center in what was then Olympic Village.

During the lunch break there was presentation on "Soft Surface Floor Coverings In Colleges And Universities."

In the afternoon Doug Christensen from BYU and Peter van der Have from the University of Utah presented the "Total Cost of Ownership." The day concluded with a tour of the Rice-Eccles Stadium and Olympic Park Visitor Center. The stadium was the venue for the several Olympic events including the opening and closing ceremonies.

That concludes the educational portion of the program. Believe it or not, even with such a full schedule of presentations and touring, there was still plenty of time to get

*continued to page 3*

## THANK YOU SPONSORS

We would also like to thank all of the sponsors for their support of the 2004 IFMA-ACF Fall Conference:

Jerry Bell, Lees Carpet  
Sebesta Blomberg ([www.sebesta.com](http://www.sebesta.com))  
FFKR Architects  
Okland Construction  
([www.okland.com](http://www.okland.com))  
Barry Ryskamp, Interface Flooring  
([www.interfaceflooring.com](http://www.interfaceflooring.com))  
Steve Vaughn, Mannington Commercial  
([www.mannington.com](http://www.mannington.com))  
Tom Miller, Workrite Ergonomics  
([www.wrea.com](http://www.wrea.com))  
Tandus USA, Inc. ([www.tandus.com](http://www.tandus.com))

## MEETING MINUTES CONTINUED...

reacquainted with old friends and to meet new ones during the two-day conference.

And did I mention the food? Every time we turned a corner there was a meal or a snack to be eaten.

The AFC would like to extend our thanks to Lynn Leifson of BYU and those from the University of Utah for all of their hard work in organizing the conference. We would like to thank all of the BYU and UU presenters for sharing their knowledge and information with us.

## SPRING 2005 CONFERENCE - APRIL 14-16

Hold the date for the Academic Facilities Council Spring 2005 Conference. This year's conference will be held in San Diego on April 14 - 16. A full slate of educational sessions and facilities tours are planned at the California State University-San Marcos and the University of California at San Diego campuses. Sessions on energy management, LEEDS, facilities organizational structures, and briefings on several projects are planned.

There will be plenty of opportunity for networking with fellow facilities professionals, as well. Join us in San Diego for an informative and enjoyable time.

See pages 4, 5 and 6 for agenda and registration form.



Visit the California State University - San Marcos Web site at ([www.csusm.edu](http://www.csusm.edu)) and the University of California - San Diego Web site at ([www.ucsd.edu](http://www.ucsd.edu)).

## NEWS FROM MEMBER INSTITUTIONS

### TOWSON UNIVERSITY

Towson University with an enrollment of nearly 18,000 students is continuing its capital construction program with a new \$100 million Liberal Arts building and the development of a central utility loop for the academic core. The construction of these facilities along with additional residence halls, support facilities, parking garages, site and safety projects will allow Towson to increase enrollment.

Learn more about this institution by visiting ([www.new.towson.edu/adminfinance/facilities/](http://www.new.towson.edu/adminfinance/facilities/)).

### PENN STATE UNIVERSITY

PSU has a student population at the University Park campus of nearly 42,000 in undergraduate through doctorate level programs. Additionally, the 22 other PSU campuses in Pennsylvania support close to 40,000 other students in undergraduate and graduate level programs and at its Hershey Medical College.

Penn State University continues to increase its building spaces via various projects currently under construction such as Food Sciences, School of Forest Resources, School of Architecture and Landscape Architecture (SALA), Outreach Innovation Building, Technology Center Expansion,

328 Innovation Boulevard Building, and Pollock Road Improvements (turning the road into more of a pedestrian mall). A project nearing completion is the Smeal College of Business. Recent project completions include Blue Band Building, Eastview Terrace Housing, Life Sciences, Redifer Commons Addition, Penn Stater Addition, East Sub-campus Parking Deck and Chiller Building, and Shortlidge Mall (about a block-long street completely converted to a pedestrian mall). Needless to say, much utility work is occurring across campus to support these new buildings and mall upgrades and changes.

Information on these projects can be viewed at ([www.opp.psu.edu/construction/projects.cfm](http://www.opp.psu.edu/construction/projects.cfm)).

### AMERICAN UNIVERSITY

American University is a 10,000 student university with a liberal arts emphasis, located in Washington, DC. AU's more than 5,000 undergraduates are a microcosm of the world's diversity. From across the United States and from more than 150 countries, they share a desire to shape tomorrow's world. AU actively promotes international understanding, and this is reflected in its curricula offerings, faculty research, and the regular presence of world leaders on campus.

American University is engaged in many projects to upgrade and improve its facilities. Katzen Arts Center, a \$48 million integrated arts facility, will open this spring. You can view the project Web site at ([www.american.edu/katzen](http://www.american.edu/katzen)). In addition to the arts center, a newly renovated Student Health Center will be completed. A number of projects are on the boards for the coming months including: infrastructure replacements for the steam and electrical distribution systems, renovation of a former residence hall (used as temporary offices), and an addition to the University Center.

Information about American's facilities can be found at ([www.american.edu/finance/vpfin/](http://www.american.edu/finance/vpfin/)).

## 2005 SPRING CONFERENCE AGENDA

### WEDNESDAY, APRIL 13, 2005

Arrivals throughout the day on major airlines

12:00 p.m. – 5:00 p.m. LUNCH AND STRATEGIC PLANNING SESSION

6:30 p.m. AFC PRESIDENT'S INVITATIONAL DINNER

### LODGING

HAMPTON INN, SAN MARCOS  
123 Carmel Street  
San Marcos, CA 92076

1-800-426-7866, Request AFC  
Conference Rate

### THURSDAY, APRIL 14, 2005

### CALIFORNIA STATE UNIVERSITY, SAN MARCOS (CSUSM) – GORDON CLARKE FIELDHOUSE

8:00 – 8:30 a.m. REGISTRATION & BREAKFAST

8:30 – 9:15 a.m. WELCOME, ORIENTATION AND CONFERENCE OVERVIEW – Bill O'Neill, AFC President Chuck Walden, CSUSM Director Facility Services, Russ Decker, CSUSM Director Planning, Design and Construction, Neal Hoss, CSUSM Vice President Finance and Administrative Services and Chief Financial Officer.

9:15 – 9:50 a.m. "WHAT'S ON YOUR MIND" - brief introductions by attendees of their names, organizations, what they do, major happenings at the moment.

9:50 – 10:00 a.m. BREAK

10:00 – 10:50 a.m. CSUSM Campus Master Plan, Utility Infrastructure Master Plan, & Capital Program. We are currently in the process of revising both our campus Master Plan and Utility Infrastructure Master Plan in the midst of an aggressive Capital Improvement Program. Discussion will focus on challenges and opportunities of integrating our Master Plan updates while maintaining the momentum of our Capital Improvement Program.

10:50 – 11:00 a.m. BREAK

11:00 a.m. – 12:00 p.m. DEPUTY BUILDING OFFICIAL/PERMITTING FOR NEW CONSTRUCTION PROJECTS – Charles E. Evans, DBO, & ACCELA Corporation. CSUSM is one of the first universities to implement a formal building permit and inspection tracking system for new construction. This models the same software system that is in use by municipal jurisdictions throughout the United States. The software provides a standard format that has been developed and refined over the past twenty years.

12:00 – 2:00 p.m. LUNCH & AFC BUSINESS MEETING

2:00 – 2:50 p.m. CSU CONSTRUCTION DELIVERY METHODS PANEL DISCUSSION - Design/Bid/Build, Design Build, CM at Risk, Job Order Contracting, Master Enabling Agreements. Speakers from CSU Chancellors Office of Capital Planning, Design and Construction.

2:50 – 3:00 p.m. BREAK

3:00 – 3:50 p.m. SDSU CHEMISTRY BUILDING RENOVATION – Discussion of successful modernization project of bringing new state of the art life to an old chemistry building by project architect and mechanical engineers. McGraw- Baldwin Architects and MA Mechanical Engineers.

3:50 – 4:00 p.m. BREAK

4:00 – 5:30 p.m. TOUR UNIVERSITY VILLAGE – CSUSM's new 475 bed Student Housing Project: Marti Gray, Director CSUSM Foundation and Brad Fenton, Project Manager, discuss the joint effort with University, Foundation and Developer to design, build and operate with unique financing challenges. Tour immediately following.

7:00 – 9:00 p.m. DINNER – FISH HOUSE VERA CRUZ

## 2005 SPRING CONFERENCE AGENDA

**FRIDAY, APRIL 15, 2005****UNIVERSITY OF CALIFORNIA AT SAN DIEGO (UCSD)**

7:30 – 8:30 a.m.	BUS TO UCSD
8:30 – 9:00 a.m.	BUS TOUR OF CAMPUS THEN ARRIVE AT ELEANOR ROOSEVELT COLLEGE (ERC)
9:00 – 9:15 a.m.	WALK FROM ERC THROUGH RESIDENTIAL PORTION TO GREAT HALL
9:15 – 9:30 a.m.	BREAKFAST
9:30 – 9:45 a.m.	WELCOME AND OVERVIEW OF UCSD
9:45 – 10:45 a.m.	ALTERNATIVE ENERGY SOURCES – IMPROVING YOUR ENERGY INDEPENDENCE - Brief discussion of Solar, photovoltaic, fuel cells and cogeneration opportunities to improve your energy independence. Presented by Sempra Energy
10:45 – 11:00 a.m.	BREAK
11:00 – 11:30 a.m.	WALK FROM ERC TO WARREN CANYON VISTA, YOSEMITE ROOM
11:30 – 1:00 p.m.	LUNCH & HISTORY OF ACADEMIC FACILITIES COUNCIL
1:00 – 2:00 p.m.	TOURS: UCSD Powell-Focht Bioengineering, Computer Science Engineering, California Institute for Telecommunications and Information Technology
2:00 – 2:45 p.m.	WALK TO LEICHTAG VIAL POWELL STRUCTURES LAB AND PRICE CENTER BOOKSTORE
2:45 – 3:00 p.m.	BREAK
3:00 – 4:00 p.m.	HUMAN RESOURCE ISSUES IN FACILITIES
4:00 – 4:30 p.m.	TOURS: UCSD Central Utilities Plant (discuss Thermal Energy Storage, Cogeneration, etc.)
4:30 – 4:45 p.m.	WALK TO LA JOLLA PLAYHOUSE
4:45 – 5:15 p.m.	TOURS: UCSD La Jolla Playhouse
5:15 – 6:00 p.m.	BUS TO GASLAMP QUARTER

**SATURDAY, APRIL 16, 2005**

8:30 – 9:00 a.m.	CONTINENTAL BREAKFAST AT HAMPTON INN
9:00 – 9:30 a.m.	BUS TO SAN DIEGO WILD ANIMAL PARK
9:30 a.m. – 2:00 p.m.	BEHIND THE SCENES TOUR: Endangered Species facility followed by free time at the park
2:30 – 3:00 p.m.	BUS TO HAMPTON INN



## 2005 SPRING CONFERENCE REGISTRATION FORM

Academic Facilities Council 2005 AFC Spring Conference  
Thursday, April 14 thru Saturday, April 16, 2005  
San Diego, CA USA

### Planned Session Topics Include (may change slightly):

- Panel discussion on Energy and the Environment
- Project Planning and Implementation
- Construction Costs Update
- Cal State San Marcos Building Official Program
- What's On Your Mind
- Tours, Tours, Tours!
- Eating and More Eating!
- And Much More!

**Registration Fee:** IFMA AFC Members \$200 (US); Non-members \$250 (US), includes continental breakfasts, lunches and two dinners.

Please complete the following to register for the event.

### IFMA AFC Spring Conference, April 14 - 16, 2005 Registration Form

Salutation: Dr.  Mr.  Ms.  Mrs.

Name \_\_\_\_\_  
(first) (middle initial) (last)

Company or Institutional Affiliation \_\_\_\_\_ Telephone: \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State/Province \_\_\_\_\_ Postal/Zip Code \_\_\_\_\_

E-mail: \_\_\_\_\_

I have special needs to accommodate a motor/sensory impairment: dietary needs: no red meat  vegetarian  Other: \_\_\_\_\_

Will you be joining the Saturday, April 16, 2005, behind the scenes tour of the San Diego Wild Animal Park? Yes  No

Check enclosed, made payable to IFMA/AFC

Please mail your completed form to:

Stephen Showers, Treasurer, IFMA/AFC  
Towson University  
8000 York Road  
Towson, MD 21252 USA  
Phone: (410)704-2487 Fax: (410)704-4082 E-mail: [sshowers@towson.edu](mailto:sshowers@towson.edu)

### For more information about the conference, please contact:

Chuck Walden @ Telephone (760)750-4624, Fax (760)750-3189, E-mail: [cwalden@csusm.edu](mailto:cwalden@csusm.edu)

Bill O'Neil, President, IFMA-AFC @ Telephone (612)625-9580, Fax (612)626-9408, E-mail: [oneillb@facm.umn.edu](mailto:oneillb@facm.umn.edu)