

ShopTalk

Plant Operations Support Consortium

Volume 14, Number 3 Fall 2009

Coyote Ridge: First Prison Campus in Nation to Receive Sustainable Design Gold Certification

Coyote Ridge Corrections Center in Connell, Washington, recently received LEED® Gold certification from the U.S. Green Building Council (USGBC), making it the first prison campus in the nation to meet the USGBC's standards for sustainable design.

LEED® certification is achieved by submitting project design and construction information to the USGBC, which rates the project based on energy efficiency, sustainable materials, water consumption and other factors that may impact the environment. Projects are awarded Certified, Silver, Gold, or Platinum certification depending on the number of points they earn.

Coyote Ridge's Gold certification is the first to be applied to an entire prison campus,



instead of a single building. John Lynch, an assistant director at the Washington Department of General Administration, confirmed this is the largest LEED® project ever completed by the State of Washington. General

The cell blocks were pre-cast in the Tri-Cities and transported to the construction site near Connell. The last cell block was adorned with American flags and a traditional fir tree in a recent informal ceremony.

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Washington State University
Extension Energy Program
Plant Operations Support
Consortium

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Archived issues of *ShopTalk* are available at:

www.energy.wsu.edu/apps/PlantOperations/NewsletterArchive.aspx

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POS Notes

By Bob MacKenzie, POS Manager

In response to a lackluster economy and ever-shrinking facilities budgets, members are re-energizing and using innovative, collaborative management practices to achieve synergies throughout the Consortium. Members are sharing data and resources more than ever – a testament to their operational savvy and selflessness.



Bob MacKenzie

We're elated to report that our integration into the WSU Extension Energy Program expands the range of resources available to members. Many members have already received assistance in grant writing and identification of stimulus fund opportunities. Others have used WSU Extension Energy's technical specialists to flesh-out proposals on wind turbines, solar arrays or biomass fuel possibilities. And some members have engaged Consortium staff to complete energy-related on-site assessments or to provide objective third-party review of private industry proposals or internal initiatives.

Loss of a Family Member

We mourn the loss of longtime Consortium member and friend, Dan Singleton. Dan was manager of General Administration's facilities at the North Cascades Gateway Center in Sedro-Woolley. He suffered a heart attack and died in late October. He was 54. Dan was a dedicated, superb manager, a gifted facilities steward and a wonderful friend. Many Consortium members have benefitted from his selflessness and willingness to assist others over the years. We express our deepest condolences to his wife, Marilyn, children Kimberly, Shaun and Jerry, and granddaughter Cheyenne.

Change is the Constant

(or Dorothy, we're not in Kansas!)

As you all know, our facilities arenas are changing so quickly we need to get our minds around the issues. The most pressing issue confronting many members is the prospect of converting older systems and building envelopes to "intelligent buildings" within tight fiscal constraints and with limited staff. The migration of traditionally disparate systems – such as building management, access control, closed-circuit TV, and Internet Protocol (IP) based platforms – offers a host of opportunities once reserved for science fiction. Visions of tenants, students, employees and other stakeholders walking into their facilities and being greeted by contextual display systems is now a reality.

The intelligent building has become a fusion of fully-integrated services

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Consortium Stretches Wings with Venture Management POS offering answers the questions "how?" and "now what?"

Venture Management – [ven-cher man-ij-muhnt], noun. An emerging business management discipline. This discipline is focused on the skills and practices required to manage the rapid growth of new business in highly dynamic environments.

The Plant Operations Support (POS) Consortium has been invigorated by the vast resources of the Washington State University Extension Energy Program. Additionally, the land grant university charter of Washington State University enables more connections and partnerships than ever before. These resources have allowed for the unveiling of "Venture Management" to POS's multitude of services. The phrase Venture Management is intentionally open-ended, as it enables members to be creative about how Consortium expertise, resources and linkages are utilized and leveraged. In short, Venture Management answers the questions "How?" and "Now what?"

"Previously, we used the term 'project management' to describe ways the Consortium staff – and often, its members – could accomplish given tasks and construction projects," said Bob MacKenzie, POS Manager. "Venture Management is much more all embracing – enabling more resources to be focused than previously, using more public-private linkages and benefiting members for the long term."

Venture Management actually had its genesis soon after the Consortium was created in 1996. Members needed to accomplish tasks that demanded innovative, out-of-the-box approaches, but completed within Title 39 (public works) parameters. Examples abound. Rail ties were removed from rail beds by members of the National Guard, and transported on military trucks to other Consortium members around the state for varied uses. An entire kitchen was deconstructed by

members, transported to the School for the Deaf in Vancouver by other members, and hooked up with the assistance of yet another group of members. Now those were true ventures, saving members hundreds of thousands of dollars and earning the Consortium two Governor awards for innovation and quality improvement.

The Washington State Department of Corrections (DOC) desperately

See **Venture** on page 4



A Washington National Guard soldier inspects his load of palletized platform materials donated by a federal agency partner for use by Washington State Department of Veterans Affairs. The Consortium managed the entire process.

Venture

Continued from page 3

searched for ways to cut their replacement costs for damaged Lexan and other Plexiglas materials. The Consortium joined the fray, partnered with 3M Corporation and pioneered a process that DOC could use to repair, not replace, the costly materials. The result was more than \$500,000 in savings over three years and DOC received the Innovation Award from the Council of State Governments.

The terms “project management” or “construction management” would have been inaccurately applied to those and dozens of other examples. These were ventures into unknown territory, but guided by clean hearts, technical expertise and a common need to improve the ways we do things.

Facility managers wear a number of hats daily and are impacted with varied, often complex tasks and missions not easily resolved with existing staff and resources. Enter the Consortium with its Venture Management offering:

- When the Port of Seattle needed an airport (SeaTac) building department to be formed, staffed and operated for two years, they came to the Consortium. Now, that was a venture!
- When the Department of Corrections needed a greenhouse that was of industrial size and scope, they came to the Consortium and – together – a venture was crafted



Ed Valbert, architect 2 for Department of Social and Health Services, and a 3M representative inspect a damaged and repaired portion of a Lexan sheet. The Plant Operations Support Consortium developed and maintained the 3M relationship with Washington State Department of Corrections.



Consortium coordinated transfer of modular buildings from a community college to The Evergreen State College.

and finalized successfully.

- South Puget Sound Community College asked Consortium staff to remove an entire complex of modular structures to make way for a new performing arts center. Instead of traditional demolition, the structures were moved to a site by a non-profit organization

to be used as a private school. Savings to the college topped \$60,000 avoiding demolition. One hundred seventy tons of debris was redistributed from the landfill.

Schools and universities have required high-level task accomplishment that could not have happened without a venture management capability. It's one of the most unique aspects of the Consortium and its ability to collaboratively craft solutions from seemingly impossible challenges. Partnering with the Consortium provides a strong, proven resource that can be tapped into from start-to-finish. Additionally, the Consortium makes adjustments or accommodations tailored to member situations and

See **Venture** on page 5

Venture

Continued from page 4

environments, completing tasks to the member's timeline, within parameters established by law, code or process. All that is needed to make this partnership work is an eagerness to make adventures (while avoiding misadventures), a drive to push problems to the Consortium, and a willingness to think outside-the-box.

The Plant Operations Support Consortium makes member challenges its own challenges, with the member in the driver's seat. If something can be done, Consortium staff will find a way to do it, or will provide options on how the task can best be accomplished. Venture management requires the charter and reputation of WSU Extension Energy Program, public works and operations savvy, a network of established partners, and members looking to save dollars, time and resources.

For more information on Venture Management, please contact Consortium staff in Olympia at (360) 956-2057 or email us at bobmac@energy.wsu.edu. ✂



Chris Idso, plant manager of Stafford Creek Corrections Center, inspects a greenhouse located by Consortium staff prior to movement from Tacoma School District to the institution.



An entire kitchen was deconstructed by members, transported to the School for the Deaf in Vancouver by other members, and hooked up with the assistance of yet another group of members.



Dave Combs, then interim building official of SeaTac Airport, transfers the certificate of acceptance to the Port of Seattle SeaTac Airport team. Consortium staff organized, staffed and operated the SeaTac Airport building department for two years.

Coyote Ridge

Continued from page 1

Administration manages public works projects for the state.

"Washington Department of Corrections (DOC) is a leader in the sustainable prisons' movement," said DOC Secretary Eldon Vail. "It's a benefit to our bottom line when our facilities run more efficiently and it's also a benefit to the community when our prisons and work sites are green. We hope we serve as an example that prisons can be secure and sustainable at the same time."

Construction on the 2,048-bed medium-security expansion began in June 2006 and was completed in October 2008 by Spokane-based Hunt/Lydig Joint Venture. The design firm was Integrus Architecture in association with Rosser International, MW Consulting Engineers and CH2M Hill. There are 21 buildings on the new campus including housing units, medical facilities, administrative space, and correctional industries operations.

"The prison was designed with LEED® certification in mind," DOC Director of Capital Programs David Jansen said. "Our project director, Jack Olson, worked closely with the builders throughout this process to identify areas where we could incorporate sustainable features and cost savings."

DOC has also received LEED® certifications for buildings at Monroe Correctional Complex, Airway Heights Corrections Center and Washington State Penitentiary. With the latest Coyote Ridge award, the Department of Corrections now has 12 buildings that are silver certified and 22 that are gold certified.

Check out project details and photos on DOC's Capital Programs website (www-dev.doc.wa.gov/business/capitalprograms/), or contact DOC Capital Programs (360) 725-8352. ✕



Jack Olson (left) explains to POS project manager Larry Covey the "lines of sight" from the soon-to-be administrative offices in 2007. The expansion project could then be seen in the background.

“
It's a benefit to
our bottom line
when our
facilities run
more efficiently...”

Eldon Vail

”



Eldon Vail, Washington Department of Corrections Secretary



David Jansen, DOC Director of Capital Programs

Consortium Members

K-12 Schools

Abbotsford, BC
Aberdeen
Anacortes
Bremerton
Brewster
Bridgeport
Camas
Centralia
Chehalis
Chilliwack, BC
Coquitlam, BC
Delta, BC
East Valley (Spokane)
Easton
Eatonville
Edmonds
Enumclaw
ESD 101 (Spokane)
ESD 121 – Puget Sound (Renton)
ESD 171 (Wenatchee)
Federal Way
Goldendale
Highline (Burien)
Hoquiam
Ketchikan, AK
LaCrosse
Liberty (Spangle)
Lopez Island
Lyle
Marysville
McCleary
Mission, BC
Moses Lake
Mount Vernon

Mukilteo
North Thurston (Lacey)
Oak Harbor
Ocosta (Westport)
Okanagan Skaha, BC
Orcas Island
Olympia
Peninsula (Gig Harbor)
Port Angeles
Port Townsend
Quilcene
Quillayute Valley (Forks)
Renton
Saanich, BC
San Juan Island (Friday Harbor)
Seattle
Selah
Shoreline
South Kitsap (Port Orchard)
Snohomish
Sumner
Sunrise Beach (Olympia)
Surrey, BC
Wenatchee
White River (Buckley)
Willapa Valley (Menlo)
Wishkah Valley (Aberdeen)
Yelm

Universities/Colleges

Clark College (Vancouver, WA)
Columbia Basin College (Pasco)

Community Colleges of Spokane
Everett Comm. College
Grays Harbor College (Aberdeen)
Highline Community College (Burien)
Olympic College (Bremerton)
Seattle University
South Puget Sound Community College (Olympia)
The Evergreen State College (Olympia)
Univ. of Washington (Seattle)
Washington State Univ., Extension Energy Prog. (Olympia)

Ports

Port of Everett
Port of Kennewick
Port of Sunnyside

Municipalities

City of Bellevue
City of Centralia
City of Hoquiam
City of Kent
City of Longview
City of Olympia
City of Port Townsend
City of Seattle, Dept. of Transportation

City of Seattle, Fleet and Facilities Dept.
City of Seattle, Public Utilities
City of Tumwater
City of Walla Walla
City of Vancouver
Clark County
Cowlitz County
Cowlitz County PUD #1
Grays Harbor Public Development Authority (Elma)
Jefferson County
King County Dept. of Exec. Services
Lakehaven Utility District (Federal Way)
Lewis County
Pierce County
Pierce County Library System
Pierce Transit
Seattle City Light
Skamania County
Tacoma-Pierce County Health Dept.
Thurston County
Whatcom County
Yakima County Fire District No. 5 (Zillah)

States/Tribal/Misc.

State of Alaska Dept. of Transportation

State of Oregon Youth Authority (Salem)
Squaxin Island Tribe (Shelton)
Hopelink (Kent)
Vancouver, BC Convention & Exhibition Center

Wash. State Agencies

Corrections
Criminal Justice Training Commission
Ecology
General Administration
Health
Licensing
Liquor Control Board
Military
Natural Resources
Parks & Recreation
School for the Blind
School for the Deaf
Social & Health Services
Transportation
Veteran's Affairs
Washington State Patrol

*Our warm welcome to new members in **bold blue** type. We look forward to serving your facility and operations needs.*

POS Notes

Continued from page 2

that deliver key agency benefits. As the building silently manages energy consumption and reduces staffing requirements through automation and centralized monitoring, it also provides occupants with greater opportunities for efficiencies. Here are some terms we'll be discussing in the next few issues of *ShopTalk* and during our Energy/Facilities Connections Conference 2010: reducing costs, converging multiservice infra-

structure, digital surveillance and fusion with traditional facilities management, wireless mobility, smart access control, advanced energy management, how to add value when you're hip deep in draining the swamp, etc.

Your Consortium staff can help you navigate the complex courses of intelligent buildings, energy conservation and management, and many more pressing issues.

Call us and let us earn your trust. Thanks for all you do for our respective stakeholders! Have a wonderful holiday season! ❄️



Energy/Facilities Connections Conference Back on Track May 12-14, 2010 Leavenworth, Washington

By the EFC Conference Planning Team

The integration of FACILITIES and ENERGY will be fleshed-out even further at the **2010 Energy/Facilities Connections Conference** (EFC 2010) at the Enzian Inn in Leavenworth, May 12-14. Last year's conference was cancelled because many participants simply couldn't afford the travel costs or could not receive permission from their organizations to attend. We're addressing both restrictions by increasing our sponsorship venues and convincing organization directors of the tangible and enduring effects of you attending this milestone event. We're very sincere when we say, "You cannot afford NOT to attend this upcoming conference!"

Based on attendee feedback, we've made a few changes that encompass improved learning opportunities, participant interaction and networking opportunities.

- Due to overwhelming popularity, **Tool Talk & Demos** has been extended to a full day. The conference planning team realized that folks were asked to make difficult choices between experiencing these high-end, hands-on tool and equipment demonstrations and participating in other

invaluable conference activities. That won't be a problem next time, as Tool Talk & Demos will be available for viewing for an entire day. For those not interested in Tool Talk & Demos, there will be other conference offerings to keep you focused and make the event worthwhile.

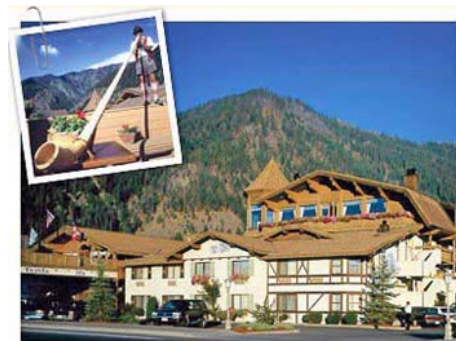
- For those interested in **custodial sessions**, another half day of custodial track will be added. With so much information to cover and with the high volume of participants specifically interested in the custodial track, this makes sense. Moreover, those uninterested in custodial needn't worry. The custodial track will

coincide with other classes and training opportunities. Whatever your interest, EFC 2010 aims to cover it.

- We've **added more advanced level classes**. This includes a balance between management, "boots muddy," and technical perspectives.

The **Energy/Facilities Connections Conference** has been going strong since 2005. It is a wonderful forum to address important economic and energy conservation challenges from a facilities perspective. After all, facilities professionals are first to be asked to do more with less. And operational facilities are where energy conservation applications will be tested and implemented. The **2010 Energy/Facilities Connections Conference** is your opportunity to gain a significant edge to face these challenging tasks head-on.

Mark your calendars for May 12-14, 2010. Registration information will be posted soon. Contact your POS Consortium staff if you need more information today, (360) 956-2057, or email plantops@energy.wsu.edu. ✂



The Enzian Inn is a cozy, intimate setting ideal for networking opportunities and training sessions. The lovely Bavarian setting provides a number of recreational opportunities after the training sessions.