

Shop Talk

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Member nabs valuable greenhouse

'This opportunity was Heaven-sent'

By Bob MacKenzie, POS manager

Consortium members scored another big win for sustainability and re-use as they intercepted an industrial-grade greenhouse destined for the landfill. The 40x70 sf tricked-out structure was previously used by Tacoma School District, but was found uneconomical for their purposes. With the aim of avoiding the landfill, the district notified Consortium staff, who immediately inspected the facility and deemed it a suitable candidate for re-use. Stafford Creek Corrections Center staff had previously notified POS staff of its need for a large greenhouse to resource its horticulture program. The program will be collaboratively administered with neighboring Grays Harbor College. The greenhouse, complete with irrigation, DDC, swamp coolers, HVAC, metal tables and shelving, is valued at more than \$200,000, but its deconstruction was only possible with the innovation of the DOC staff and use of offender crews.

The entire facility was deconstructed in less than eight days and will soon be reconstructed on a site adjacent to the Stafford Creek Corrections Center near Aberdeen.

"This opportunity was Heaven-

sent," said Mike Tupper, SCCC Facility Manager. It's a big win for our institution, the state and our taxpaying public."

Chris Idso served as project coordinator for the deconstruction and will oversee its reinstallation at SCCC. Idso worked with the site contractor to ensure all facets of the project went smoothly.

"This was a challenging job, but our staff and crew were up to it," Idso said. "It's events like these that set the Consortium apart and give us our full return in more ways than one."

For further information about the greenhouse project, contact POS staff 360-902-7257.



Chris Idso assesses the drip-irrigation system within the massive greenhouse.



DOC staff begin the eight-day deconstruction process on the 40 x 70 sf greenhouse.

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General Administration
STATE OF WASHINGTON

POS Notes: Consortium teams with WSU Energy

Visit us on the web!

Be sure to visit the Plant Operations Support website at www.ga.wa.gov/plant. While you're there, feel free to check out the many great resources available at the click of the mouse, including professional development announcements, a listing of surplus and salvage opportunities and much more!

Join the Consortium Listserv!

The Consortium's electronic listserv links you to various plant operations and maintenance professionals, and allows members to advertise surplus or salvage items, solve problems, answer questions and simply learn from each other's experiences. Contact your Plant Operations Support staff at plantop@ga.wa.gov to sign up!

If you're not already a member of the Consortium,...

...what are you waiting for? If you don't already have every resource at your disposal and all the money you need, then find out how the Plant Operations Support Consortium can help! Contact us at plantop@ga.wa.gov.



Bob MacKenzie,
POS manager

It's official! In early September your POS staff will physically move from their current digs at the General Administration Building on the State Capital campus in Olympia to the newly-remodeled facilities of WSU-Energy Extension on Plum street. But, it's not just the relocation that's the cause of excitement; it's the partnering of two award-winning programs with potential to positively affect mutual customers.

The purpose of the GA-WSU Team Program is to efficiently leverage the strengths of both organizations in meeting the goals of the Plant Operations Support (POS) Consortium.

These objectives include providing information, technical assistance, and consultation on physical plant operation and maintenance issues to state and local governments, as well as managing construction projects for requesting Consortium members (RCW 43.82.160.) To accomplish these goals, and to ensure POS remains fiscally a self-sustaining program, each agency brings its staff, expertise, and statutory authority to a jointly managed team.

The purpose of the GA-WSU Team Program is to efficiently leverage the strengths of both organizations in meeting the goals of the Plant Operations Support Consortium.

Here's a little background. Washington state law grants authority to the Department of General Administration (GA) to sponsor a Plant Operations and Support program, "to provide technical and consultative

assistance to state and local governments..." GA has served as host agency for the POS program since 1996. Five program components serve as core offerings: technical assistance, on-site assessments services, equipment and material brokering, professional development and project management. Project management services are provided to members utilizing the model typified by GA's Division of Engineering and Architectural Services.

A Consortium member's role in a typical construction project is to provide an "Owner" representative, project cost accounting, and associated expertise to support the projects.



In general, POS project management is responsible for "how" a project is designed and built and the agency is responsible for "what" gets built. The member agency is also responsible for providing the project funds and accounting for the funds. Since 1996 the program has remained a member-focused, self-sustaining entity with more than 125 public agency members. The POS biennial budget is about \$900,000.

This is an incredibly positive merger and POS members should begin to realize the gains immediately.

The WSU-Energy Program is a self-supported department within the university's Extension Service. The program receives project funding from federal government agencies, federal power marketing agencies, the nonprofit Northwest Energy Efficiency Alliance, and several other sources. The WSU Energy Program has a budget of about \$6 million annually and a staff of 60 working at the downtown Olympia office, in Spokane and at other satellite locations. Their customers range from industrial plants, to private consulting firms, businesses, government agencies, and utilities. The objectives of both organizations and their program offerings provided to mutual customers create the setting for a strong operational partnership.

In 1992, GA and Department of Corrections formed the first Team program. This program has proven to be very successful. In 2001, GA and Department of Social and Health Services formed a similar Team program, which is also performing very well.

Just think of the possibilities that present themselves when you consider the charter of a major land-grant university combined with the RCW of the POS program? This is an incredibly positive merger and POS members should begin to realize the gains immediately. We'll let you know soonest of our new phone numbers, e-mail addresses and the transition of the POS list-serve to the WSU server.

Thanks for your patience during our transition and for all you do for our respective stakeholders.

Bob

Airport Recycling Program saves \$180,000 per year

'Recycling isn't only good for the environment'

By Phil Partington, POS staff



Patricia Davis

Recycling is going to the skies these days as SeaTac Airport can boast of increasing its recycling by 900 percent with savings of over \$180,000 per year in the past five years.

The airport started its recycling program in 1993 when it collected about 112 tons of recyclables, but with increased security in 2001 due to the 9-11 tragedy, passengers began spending more time in the airport, which made for much more waste. To address this issue, SeaTac hired Corporate Recycling Services (CRS), a Tacoma-based environmental consulting firm that specializes in recycling programs for large organizations, and the results have been incredible.



Bob O'Neal

"Recycling isn't only good for the environment; it's good for our own bank account," said Patricia Davis, Port of Seattle Commission president and chair. "This is an example of how doing the right thing is good business."

The airport currently recycles beverage containers; mixed paper; cardboard; cooking oil; coffee grinds; batteries; print/copy cartridges; metals; wood; pallets; and plastic films.

Challenges the airport faced included:

- Attaining public buy-in.
Solution: Redesign the signs for recycle bins, so they were clearer, more concise and included graphics so that the international passengers could also participate.
- Keeping track of the program's status was difficult with so many waste streams and multiple haulers.
Solution: Required waste audits/reports from haulers and used information to publish monthly results for recyclables. This also helped keep staff involved and energized by knowing their accomplishments.
- Collecting cooking oil was difficult, because of its liquid form.
Solution: Used specifically designed bins that wheel under the fry pits and had a sealed top so the oil could not spill out.

Reasons for Success

- Strong support from upper management
- The use of top-flight recycling consultants, such as CRS, to enable the program to improve and expand
- Reporting recycling results to participants to keep staff involved
- Incorporating the maintenance staff and getting their support is key to any program

(Please see "Recycling," page 8)

Consortium Honor Roll

New members marked in **yellow**.

| | |
|------------------------------|----------------------------|
| Schools | Renton TC |
| Abbotsford, BC | Evergreen State College |
| Bremerton | Univ. of Wash. |
| Bridgeport | Wash. State Univ Energy |
| Cascade | Coop Ext. |
| Centralia | Eastern Wash. Univ |
| Chehalis | Ports |
| Clover Park | Port of Everett |
| Comox Valley, BC | Port of Kennewick |
| Coquitlam, BC | Port of Sunnyside |
| Delta, BC | Municipalities |
| East Valley Spokane | City of Hoquiam |
| Easton | City of Marysville |
| Eatonville | City of Oak Harbor |
| Edmonds | City of Redmond |
| Elma | City of Tacoma |
| Enumclaw | City of Tukwila |
| ESD 101 | City of Tumwater |
| Federal Way | City of Walla Walla |
| Highline | City of Vancouver |
| Hoquiam | Clark County |
| Ketchikan, AK | Cowlitz County |
| Kittitas | Cowlitz County PUD #1 |
| Liberty | Grays Harbor Public Dev. |
| Marysville | Auth. |
| McCleary | Jefferson County |
| Mission, BC | King County Housing |
| Moses Lake | Authority |
| Mount St. Michael's | Kitsap County |
| Mukilteo | Lakehaven Utility District |
| North Thurston | Lewis County |
| Oak Harbor | Pierce County |
| Ocosta | Pierce County Housing |
| Okanogan Skaha, BC | Auth. |
| Peninsula | Pierce County Library |
| Port Angeles | System |
| Port Townsend | Tacoma-Pierce City Health |
| Puget Sound ESD | Dept |
| Quilcene | Town of Eatonville |
| Rochester | Whatcom County |
| Rosalia | City of Port Moody, BC |
| Saanich, BC | States/Tribal |
| South Kitsap | Alaska |
| Snohomish | Oregon Youth Authority |
| Stanwood-Camano | Squaxin Island Tribe |
| Sumner | Wash. St Agencies |
| Sunrise Beach | Corrections |
| Surrey, BC | Criminal Justice Training |
| Wenatchee | Commission |
| White River | Ecology |
| Wishkah Valley | Fish and Wildlife |
| Yelm | General Administration |
| Universities/Colleges | Health |
| Big Bend CC | Information Services |
| Clark College | Licensing |
| Columbia Basin CC | Liquor Control Board |
| CC of Spokane | Military |
| Everett CC | Natural Resources |
| Grays Harbor College | Parks & Recreation |
| Highline CC | School for the Blind |
| Olympic CC | School for the Deaf |
| | Social & Health Services |
| | Transportation |
| | Veterans Affairs |
| | Washington State Patrol |

Energy-Facilities Connections event “answers the mail” for participants

Consortium’s one-day conference takes LEED focus



John Lee, director of DVA, spoke about the Retsil Skilled Nursing Facilities LEED Gold certification

“We pursued LEED Gold certification because it was the right thing to do, for our treasured veterans and for the state’s taxpayers,” said John Lee, director of Washington state’s Department of Veterans Affairs.

With those words, Lee set the tone as keynote speaker at the Consortium-sponsored Energy-Facilities Connections (EFC) 2007 conference in May at the Little Creek Casino in Shelton. He joined a top-flight group of presenters who addressed myriad facilities and energy-related topics to 118 attendees during the one-day, issue packed event.

“LEED is not just a buzz word in the DVA,” Lee said. “It’s a way of addressing sustainability in an enduring, operationally practical way.”

The Energy-Facilities Connections event has become a mainstay of the Consortium’s professional development program and members certainly didn’t want to wait another year for the next conference as had been previously announced.

“We had originally planned to host the EFC series every other year,” said Bob MacKenzie, POS program manager. “But, there was an outcry from the membership and we responded, putting together a one-day event that was as packed with relevant topics as we could make it.”



The Energy-Facilities Connections event has become a mainstay of the Consortium’s professional development program.

the Gold certification a reality. (See details of the Monroe success story on [page 5](#)).

Stu Simpson, green building advisor for GA, co-moderated the event.

“The annual EFC conference answers the mail when it comes to bringing people together to share best practices and recommend changes to enhance green building and sustainability,” said Simpson. “Leadership in Energy and Environmental Design (LEED) certification is the recognized standard for measuring building sustainability. Achieving LEED certification is the best way to demonstrate that a building project is truly “green.”

(Please see “EFC,” page 7)

EFC Member Feedback

Here’s a synopsis of EFC 2007 conference feedback forms (31 completed/118 attendees)

1. Impression of the conference (on a 1-5 scale):
 - 5 rated it a “3”
 - 23 rated it a “4”
 - 3 rated it a “5”
2. Overall impression of the facilities (on a 1-5 scale):
 - 12 rated it a “4”
 - 19 rated it a “5”
3. Liked?
 - Networking opportunities
 - Good content and broad spectrum of presentations
 - Liked the specific examples of success stories

Disliked?

 - Some speakers dry
 - Expand speakers to NEOs and government associations like PPRC
 - Some presentations too detailed or got off topic
4. Favorite speakers?
 - Pattie Williams
 - John Lee
 - Stu Simpson
 - Pete Keithly
 - Paddy Hescock and crew from DOC
 - Rachael Jamison
 - Bob O’Neal
 - Ann Butler
5. Suggestions of topics we might have missed regarding sustainable operations:
 - Water conservation technologies and strategies
 - Commute trip reduction
 - Case studies on what agencies are doing
 - Panel discussion of pros/cons of ESCOs
 - A contact list of important LEED professionals
 - Co-generation of electricity, solar

Going green makes business cents

Correctional Complex awarded several LEED honors

By Phil Partington, POS staff



Paddy Hescock

Public building owners face the common challenge of reaching LEED certification in spite of already stretched budgets and restrictive time tables. Monroe Correctional Complex (MCC) faced this challenge head on, while also having to deal with the added security restrictions inherent to a maximum security prison. Aside from its Regional Training Center (5,000 sf) being the nation's first correctional facility to be awarded the LEED Gold rating by the U.S. Green Building Council, MCC's maintenance metal building (6,000 sf) and its Intensive Management Unit (IMU) (77,000 sf, including the housing unit for 200 offenders and administration offices) both received Silver ratings.

"They told us the plaques to put on the buildings were 100 percent sustainable because they're glass," Paddy Hescock, Plant Manager 3 of MCC, said with a chuckle, "but I think things are a little different in a prison. The first rock thrown makes short work of the glass."



Sherman Smith

Whatever the material of the awards might be, the real payoff of LEED is the direct results in energy savings and environmental comfort.

"These buildings have a payback," said Sherman Smith, EMC, LEED A.P., and environmental specialist IV. "No other buildings do."

Hescock added, "LEED is not just a warm and fuzzy thing to do. It's financially smart and makes business sense." After he said this, Smith chimed in and accused him of being a "closet tree hugger."

"We're so green," Hescock laughed, "we go to the lawn mower shop for a haircut."

Yet, according to Smith, it's even possible to do a LEED Silver building with no extra money. For example, the quickest and fastest way to save money is through lighting. By designing the building to not over-light the occupied spaces and using the new energy efficient technology, the building can receive immediate payback.

However, MCC didn't spare any expense with its rainwater harvesting system for its IMU and training center. The system cost roughly \$150,000-\$200,000, and apparently had some cons, as well as pros.

The major con of the rainwater system was that you currently have to apply for water rights (at least in Monroe), because the system stops the water from going to the ground. On the flip side, the major advantage of the system is that the dirty water from the toilets are cleaner when they get dumped into the river, because it goes to the city and gets cleaned first, rather than hitting grease and asphalt from the parking lot. Moreover, MCC could take all the laundry water and use it to flush toilets.

"LEED is more than just building a building, it's a process where the results are a more comfortable and more user-friendly building," said Hescock. "For instance, the training center was the first building in my entire life where people didn't say the building stunk when it was first opened. In the past, we would have had to exhaust the building, but since we used only low-to-no emitting paints and no VOC recycled carpet with water based adhesives, we have no off-gassing, so we didn't have to do that." Paddy, Sherman and the MCC crew did do a 27-day flush of the building by running the HVAC at 100 percent prior to occupancy in order to rid the building of dust and any residual smells from construction. However, this is a LEED requirement.

(Please see "Gold," page 6)



Monroe Correctional Complex's Intensive Management Unit received the first Silver rating for a prison facility housing unit in the country.

Legislature reviews Alternative Public Works

CPARB's PROJECT REVIEW COMMITTEE (PRC) MEETING INFORMATION

The 2007 Legislative Session created the Project Review Committee (PRC) through HB 1506 (RCW 39.10) to work under the Capital Projects Advisory Review Board (CPARB). The PRC is responsible to review and approve Public Body certification and project approval applications for the utilization of General Contractor/Construction Manager and Design/Build delivery methods of construction.

The next PRC Meeting is **Thursday, August 23**
Time to be Determined, Northwest Carpenters Facility in Kent

For the latest PRC information: <http://www.ga.wa.gov/cparb/PRC/index.html>
Contact for PRC: Roland Orr, 360-902-7239

CPARB MEETING INFORMATION

The 2005 Legislature created the Capital Projects Advisory Review Board under ESHB 1830 (RCW 39.10) to review alternative public works contracting procedures and provide guidance to state policymakers on ways to further enhance the quality, efficiency and accountability of public works contracting methods.

The next CPARB Meeting will be held, **Thursday, August 9**
9:00 a.m. – Noon, O'Brien Building, Hearing Room A

For the latest CPARB information: www.ga.wa.gov/cparb/
Contact for CPARB: Nancy Deakins, 360-902-8161, or Searetha Kelly, 360-902-7941

("Gold," continued from page 5)

What is perhaps even more impressive is that MCC's IMU maintenance building experienced 99.6 percent construction waste recycling. Yet, Hescock and Smith stress that in order for LEED to work, those maintaining the building must be on board.

"Someone has to have vested interest to champion LEED," said Hescock. "You might have a lot of pretty buildings, but if no one knows how to run them it doesn't do much good."

Hescock suggests that training is a requirement in the specs of the project. He also strongly suggests that the training be on a CD, so that the learning process is ongoing activity. Moreover, he recommends not simply having training up front, because most of the questions don't come before the building is up and running.

Smith added that documentation and consistency are crucial. For that reason, users and those maintaining the building must have bought into the process.

"Getting the LEED certification just to say you have it is like buying a horse and never riding it," said Hescock. "It needs to be functional."

Smith hopes the standardization of LEED in the Northwest will push contractors and project managers to focus on the long-term rather than the short-term. He also hopes that, as more organizations focus on LEED, the market for LEED product will continue to go down in price.

Paddy and Sherman have spoken about their LEED experiences to numerous audiences and recently spoke at the Consortium's Energy/Facilities Connections mini-conference *Taking LEED in Sustainability*. MCC is one of the notable models for LEED success and Plant Operations Support applauds their efforts to continue doing great things in sustainability.

For more information on MCC's LEED operations, contact Paddy Hescock, 360-794-2701, or Sherman Smith, 360-794-2704. Another LEED resource to contact is Stu Simpson, Washington General Administration Sustainable Building Advisor, 360-902-7199.

("EFC," continued from page 4)

The LEED green building rating system -- developed and administered by the U.S. Green Building Council, a Washington D.C.-based, nonprofit coalition of building industry leaders -- is designed to promote design and construction practices that increase profitability while reducing the negative environmental impacts of buildings and improving occupant health and well-being.

Simpson introduced the "Wall of Sustainability" during the event. The Wall provided attendees a way to present what's being done currently to enhance sustainability and what needs to be done to make things better.

The results are illuminating as they indicate the diversity of ways public facility managers are practicing sustainability. Some examples:

- Edmonds School District has adopted Green Cleaning and established an environmental study group to reduce toxic products used in schools.
- University of Washington-Tacoma is developing a "GreenSpace" website to provide information on the University Sustainability Initiative.
- Washington Department of Corrections has five LEED buildings and many more in the works.
- Whatcom County removed half of the light bulbs from the over-lit County Courthouse. In addition, they currently purchase 100% green power for all County operations.
- Department of Social and Health Services Lands and Buildings staff has implemented a paper reduction policy with required reduction targets to be reached by its employees.
- Olympic College's grounds, maintenance and custodial staff use only electric vehicles for all on-campus work.

For a complete listing of conference proceedings, visit the POS web page: <http://www.ga.wa.gov/plant/EFCLEED.HTM>

Keep a sharp eye for the announcement of the EFC 2008 event, expected to take place in May 2008.

("Recycling," continued from page 3)



A SeaTac pilot utilizes the Airport's strategically placed recycling bins.

- Continuous training/education of employees
- Providing financial incentive to retailers by installing the electronic trash monitor system

"CRS has been implementing waste reduction and recycling programs for over 15 years," said Bob O'Neal, president of CRS. "Ultimately, the success of our programs depends on the level of commitment demonstrated by top management. Since we began our waste reduction and recycling program in 2000, the Port of Seattle and the managing directors at Sea-Tac Airport have demonstrated a high level of support for waste reduction and recycling. Their commitment to the environment and strong support is a vital component to the success of this program."

Corporate Recycling Services was hired on a performance basis, which means its fee is a percentage of the cost reductions made by diverting waste from landfill to recycling. Founded in 1992, CRS has worked with more than 30 Puget Sound industrial and commercial firms, including Nalley's Foods, Trident Seafoods, Kaiser Aluminum and Weyerhaeuser. CRS received an Environmental Excellence award from the Association of Washington Business in 2006.

For more information about the Sea-Tac success story, contact Bob O'Neal, 253-752-8242, or e-mail bob@corprecycling.biz.

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Linda Villegas Bremer, Director

Coyote Ridge Expansion Update

Construction crews reached a milestone recently at the Coyote Ridge Corrections Center expansion project, in Connell, Washington. A crane dropped in the final set of prison cells for the medium security wing. Construction is now 50 percent complete, and is roughly six weeks ahead of schedule.

Project Fast Facts:

- Project cost: about \$187 million
- The expansion will house an extra 2,048 long-term minimum and medium custody offenders
- The expansion will add more than 510,000 s.f. to the existing facility
- The expanded facility will employ over 550 staff
- Estimated Completion Date: October 2008
- Scheduled Opening Date: December 31, 2008

Contact Kevin Loresch, 509-234-5281, or Jack Olson, 360-725-8342 for more information about the Coyote Ridge Corrections Center expansion project.

► **Kevin Loresch, clerk of the works and Jack Olson, project director, coordinate construction issues at the 55-acre Coyote Ridge Correction expansion site.**



► **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.**



► **Jack Olson explains to POS project manager Larry Covey the "lines of sight" from the soon-to-be administrative offices. The expansion project can be seen in the background.**

