Sowing the Seeds of the Future

ANNUAL CONFERENCE REPORT

The University of Nebraska-Lincoln
& Nebraska Wesleyan University
EXECUTIVE SUMMARY

The University of Nebraska – Lincoln (UNL) was happy to host CAPPA 2010 with the theme *Sowing Seeds for the Future*. The conference offered good and unique educational opportunities, there were interesting places to visit, good food, and the usual good relationship-building opportunities with each other. I’m grateful to everyone at UNL and Nebraska Wesleyan University who helped make the conference a success.

In addition to the normal annual conference educational program CAPPA 2010 featured APPA’s Supervisor’s Toolkit and the APPA Leadership Academy. There were 20 graduates from the Supervisor’s Toolkit, led by Steve McClain, University of Arkansas – Fayetteville, with Deen Poopola, University of Nebraska – Lincoln, and Glen Haubold, New Mexico State University (formerly of University of North Texas); APPA’s Leadership Academy Track 1 had ten attendees led by Lander Medlin.

We tried to localize the conference by recognizing that some CAPPA members do more than just facilities work. Following the inspiration of Vickie Younger, several members created quilt blocks and then Jeanette Fisher assembled it into the finished product; Dave Gronquist fashioned a beautiful wood rack for the quilt. Both were raffled with the proceeds, $580, going to the Matt Talbot Kitchen & Outreach center in Lincoln to help the homeless in the area.

At the annual banquet several members received recognition. Larry Zitzow oversaw the distribution of awards to: David Gronquist, Kansas State University; Tom Lee, Southeast Missouri State University; and Larry Lundholm, Oklahoma State University for Meritorious Service; Tom Lee won the Newsletter Award for his article *CAPPA POO*; Tom Dodgen, Texas Lutheran, and Lalo Gomez, Alamo Colleges, won the Distinguished Member Awards; and J. B. Messer, Oklahoma City Community College and Doug Riat, University of Kansas, received the President’s Award.

At the annual business meeting we approved a strategic plan for CAPPA. The plan is the result of significant time and effort of David Millay. The plan provides the committees, the executive committee, and all of you with an outline of what we need to do to make CAPPA stronger, more customer focused, and more valued.
CAPPA EXECUTIVE COMMITTEE
2010-2011

PRESIDENT
Ted Weidner (Marilyn)
Asst. Vice Chancellor – Facilities
University of Nebraska-Lincoln

BUSINESS PARTNER REPRESENTATIVE
Lonnie Laffen, AIA, LEED AP
JLG Architects
Grand Forks – Fargo-Minneapolis – Alexandria

FIRST VICE PRESIDENT
Bob Eckels (Linda)
Director of Facilities Management
Missouri State University

BUSINESS PARTNER REPRESENTATIVE
Bob Everitt
Principal
Marketing Director
The Clark Enersen Partners

SECOND VICE PRESIDENT
Shelton Riley
Facility Services
Texas Christian University

INFORMATION SERVICES CHAIR
Terry Major (Dawn)
Custodial & Support Services Superintendent
Southeast Missouri State University

THIRD VICE PRESIDENT
Dave Irvin
Assoc. Vice Chancellor – Plant Operations
University of Houston

MEMBERSHIP CHAIR
Thomas Lee (Gay)
Support Services Supervisor
Southeast Missouri State University

IMMEDIATE PAST PRESIDENT, CAPPA
JUNIOR REPRESENTATIVE TO APPA (July 2011-Sept 2011)
Larry Zitzow (Linda)
Director of Facilities
Oklahoma City Community College

SECRETARY
Kathy Reynoldson (Terry)
Manager Landscape Design & Curator of Alice Abel Arboretum
Nebraska Wesleyan University

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Director of Facilities Management
Oklahoma City Community College

TREASURER
Sue-Anna Miller (Jason)
Assist. Director, Administration & Operations
University of Oklahoma

CAPPA JUNIOR REPRESENTATIVE TO APPA
(JULY 2011) & CAPPA SENIOR REPRESENTATIVE TO APPA
Michael Johnson (Terry)
Associate Vice Chancellor for Facilities
University of Arkansas

NEWSLETTER EDITOR & PROFESSIONAL DEVELOPMENT (Co-Chair)
Vickie Younger
Assistant Director
Missouri State University

PROFESSIONAL DEVELOPMENT (Co-Chair)
Douglas Riat (Lori)
Director, Facilities Operations and Planning
The University of Kansas

HISTORIAN
Art Jones
Director of Facility Services
Black Hills State University
COMMITTEE MEMBERS
2010-2011

Awards Committee
Charge: Select recipients for the Distinguished Member, Certificate of Meritorious Service, and Newsletter Awards. In addition, may make nominations for appropriate APPA Awards.

Larry Zitzow, ND – Chair
Vickie Younger, MO
Steve Greife, MO
Mario Lopez, KS

Art Jones, SD
Larry Stuckey, MO

Business Partner Liaison Committee
Charge: Provide program development feedback, recommendations, support and other input to the Education Committee Chair, the President, and the Vice Presidents to support quality Business Partner participation in the Technology Conference, the annual meetings, and all other appropriate association activity.

Ted Weidner, NE - Chair
Bob Eckels, MO
Shelton Riley, TX
Doug Riat, KS
Sue-Anna Miller, OK

Bob Everitt, The Clark Enersen Partners
Lonnie Laffen, JLG
Bill Svoboda, EventPros, Inc.
John Short, EventPros, Inc.

By-Laws Committee
Charge: To regularly review, update, modify, and refine CAPPA's by-laws on behalf of and through recommendation to the CAPPA Executive Committee with final approval by the CAPPA membership.

Ted Weidner, NE - Chair
Kathy Reynoldson, NE

Larry Zitzow, ND

Finance Committee
Charge: Recommending to the Executive Committee such financial policies and procedures as deemed appropriate, and shall oversee the management of all CAPPA funds.

Dave Gronquist, Chair
Sue-Anna Miller, OK
Doug Riat, KS
Juan Nurez, TX

Tom Lee, MO
Tim Stiger, TX
Roger Kluck, ND

Information Services Committee
Charge: Promote the free flow of information and communication within the CAPPA community. In addition, the committee provides oversight for all publications and electronic communication functions distributed to the membership, excluding the Annual Report. This includes the CAPPA Newsletter, the CAPPA Website, and membership brochures. And, to assist all officers and committees of the association, as requested, to develop, and disseminate data and information relevant to the membership.

Terry Major, MO - Chair
Thomas Lee, MO
Wes Penrose, KS
Art Jones, SD
Vickie Younger, MO

Roger Kluck, ND
Juan Nunez, TX
Vacant, AR
Vacant, NE
COMMITTEE MEMBERS
2010-2011

Membership Committee
Charge: Retention and recruitment of the CAPPA membership.

Thomas Lee, MO - Chair
Jeff Brown, TX         Bob Kuntz, ND
Joe Phillips, AR      Randy Culver, SD
Allan Leikam, KS      Brian Rivers, Manitoba

Nominating Committee
Charge: To nominate candidates for all elected offices of the association. In addition, nominate candidates to fill vacancies on the Executive Committee.

Larry Zitzow, ND – Chair
Mike Johnson, AR      J.B. Messer, OK

Professional Development Committee
Charge: Provide program development feedback, recommendations, support and other input to the Committee Chair, who is responsible for all education programs for the membership. Assist, as requested, with the Technology Conference, and other Professional Development programs for the membership. In addition, the committee provides information on educational programs to assist all officers and committees of the association, as requested, including the Annual Meeting.

Doug Riat, KS - Chair
Bruce Frantz, ND      Wes Penrose, MO
Vickie Younger, MO    Al Stoverink, AR
Mike Miller, TX       Lee McQueen, NE
Lynn Finn, SD         Tom Dodgen, TX, Tech Conf. subcom.
Chris Snow, OK

Strategic Planning Task Force

Larry Zitzow, ND - Chair
Mike Johnson, AR      Ted Weidner, NE
John Bernhards, APPA  David Millay, AR

Supervisor’s Toolkit Sub-Committee
Charge: Coordinate the presentation of the APPA Supervisor’s Toolkit to the CAPPA membership. Provide for the recruitment, training, and certification of qualified instructors within the CAPPA region.

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<th>Email Address</th>
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## General Conference Agenda

### Friday, September 24, 2010

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<thead>
<tr>
<th>Time</th>
<th>Event</th>
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<tbody>
<tr>
<td>7:00am-8:00am</td>
<td>Breakfast – Executive Committee, Toolkit &amp; Leadership Academy</td>
</tr>
<tr>
<td>8:15am-5:00pm</td>
<td>Toolkit – Day 1</td>
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<tr>
<td>8:15am-5:00pm</td>
<td>APPA Leadership Academy</td>
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<tr>
<td>8:15am-5:00pm</td>
<td>Executive Committee meeting</td>
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<tr>
<td>10:00am-10:15am</td>
<td>Break – Toolkit &amp; Leadership Academy</td>
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<tr>
<td>12:00-1:00pm</td>
<td>Lunch</td>
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<tr>
<td>1:15pm</td>
<td>Exec. Committee, Toolkit &amp; Leadership Academy continues</td>
</tr>
<tr>
<td>3:15pm</td>
<td>Break – Toolkit &amp; Leadership Academy</td>
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<tr>
<td>5:00pm</td>
<td>Executive Committee, Toolkit &amp; Leadership Academy end</td>
</tr>
<tr>
<td>6:30pm</td>
<td>Toolkit &amp; Leadership Academy dinner on your own</td>
</tr>
</tbody>
</table>

### Saturday, September 25, 2010

<table>
<thead>
<tr>
<th>Time</th>
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<tbody>
<tr>
<td>7:00am-8:00am</td>
<td>Breakfast – Executive Committee, Toolkit &amp; Leadership Academy</td>
</tr>
<tr>
<td>8:15am</td>
<td>Toolkit – Day 2</td>
</tr>
<tr>
<td></td>
<td>APPA Leadership Academy – Day 2</td>
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<tr>
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<td>Nominating/Awards Committee</td>
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<td>Professional Development</td>
</tr>
<tr>
<td>10:00am</td>
<td>Break – Toolkit &amp; Leadership Academy</td>
</tr>
<tr>
<td>10:15am</td>
<td>Info Services Committee</td>
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<tr>
<td>12:00-1:00pm</td>
<td>Membership Committee</td>
</tr>
<tr>
<td>12:00-1:00pm</td>
<td>Lunch – Toolkit &amp; Leadership Academy</td>
</tr>
<tr>
<td>1:00-3:00pm</td>
<td>Exhibit Hall open for Business Partners</td>
</tr>
<tr>
<td>1:15pm</td>
<td>Awards Committee</td>
</tr>
<tr>
<td>3:00pm</td>
<td>Finance Committee</td>
</tr>
<tr>
<td>3:00pm</td>
<td>Registration Opens</td>
</tr>
<tr>
<td>3:15pm</td>
<td>Break – Toolkit &amp; Leadership Academy</td>
</tr>
<tr>
<td>3:30pm</td>
<td>Strategic Taskforce Committee</td>
</tr>
<tr>
<td>3:30pm</td>
<td>Bylaws Committee</td>
</tr>
<tr>
<td>6:00pm</td>
<td>Dinner on your own</td>
</tr>
<tr>
<td>8:00pm</td>
<td>South Dakota State University/Huskers Football game</td>
</tr>
<tr>
<td>8:00pm</td>
<td>Registration closes for the day</td>
</tr>
</tbody>
</table>
**Sunday, September 26, 2010**

- **Breakfast on your own**

- **7:00am** — Registration opens

- **7:30am** — Load buses

  - **Golf Tournament** — Quarry Oaks (Departs 7:45-Arrive 8:15) Coffee & rolls

- **9:00am** — Load bus

  - **Henry Doorly Zoo** (Departs — Arrives 10:15)

- **10:00am** — Load bus

  - **The Need for Speed** (Depart 10:15 am.)

  Arrives at Duncan at 10:30 (Tour 1 hour) Board bus at 11:30, arrive at the Museum of Speed at 11:45. Lunch served. 2 ½ hour tour begins after lunch.

- **10:00am – 3:30pm** — Exhibit Hall set-up (Business Partners)

- **3:30pm** — Golf Tournament participants return to Hotel

- **4:30-5:30pm** — First-time Attendee Reception

- **5:30pm** — Exhibit Hall Opening Ceremony / Welcome Dinner Reception

- **7:00pm** — Registration closes for the day

- **8:00pm** — Exhibit Hall closes

- **8:00-11:00pm** — Football Party – **sponsored by Energy Solutions Professionals**

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**Monday, September 27, 2010**

- **7:00am** — Registration opens

- **7:00am – 8:00am** — Keynote Breakfast – Keynote speaker Tom Osborne

  - **Sponsored by The Clark Enersen Partners and Sampson Construction**

- **8:45am** — Toolkit – Day 3

  - APPA Leadership Academy – Day 3

- **9:45am** — Load bus

  - **Spouse/Guest Tour** – The Homestead National Monument

  Bus will depart 10:00 – Ranger overview, film, lunch, Freeman School, tall grass prairie, log cabin.

- **8:45am-3:00pm** — Educational Sessions:

  - Managing Facilities in Difficult Times-Ensuring the “Sustainability” of your Operations
  - Integrating Asset Management & Energy Solutions
  - Water Harvesting & Net Zero Water for Facilities
  - Developing a Strategic Partnership between Human Resources and Facilities Management

- **10:00am** — Morning Break

- **10:15am-11:30am** —

  - Financial Impact of Deferred Maintenance in Parking Garages
  - People Oriented Energy Conservation Program
  - Constructability Challenges of Central Utility Distribution Systems
  - Know your Leadership Style: Becoming a Strategic Leader

- **11:30am-1:30pm** — Exhibit Hall opens / Lunch

- **1:00pm** — Toolkit & APPA Leadership continues
### September 25-29, 2010

**University of Nebraska-Lincoln & Nebraska Wesleyan University**

**Lincoln, Nebraska**

<table>
<thead>
<tr>
<th>Time</th>
<th>Activities</th>
</tr>
</thead>
<tbody>
<tr>
<td>1:45am-3:00pm</td>
<td><strong>Educational Sessions:</strong></td>
</tr>
<tr>
<td>1:45pm-3:00pm</td>
<td>1. Designing Net-Zero Educational Buildings</td>
</tr>
<tr>
<td></td>
<td>2. Energy Advisory Committee Work</td>
</tr>
<tr>
<td></td>
<td>3. Present and Future Vertical Transportation Sustainability</td>
</tr>
<tr>
<td></td>
<td>4. Successful Integration of FM Systems</td>
</tr>
<tr>
<td>3:00pm</td>
<td>Afternoon Break</td>
</tr>
<tr>
<td>3:15pm</td>
<td>Toolkit &amp; APPA Leadership continues</td>
</tr>
<tr>
<td>3:15pm</td>
<td>Free time for Educational Session attendees</td>
</tr>
<tr>
<td>3:30pm</td>
<td><strong>Spouse/Guest returns</strong></td>
</tr>
</tbody>
</table>
| 5:15pm        | Load buses

**Sponsored by Lincoln Convention & Visitors Bureau**

- Strategic Air & Space Museum / Taste of Nebraska

**Buffet dinner**

<table>
<thead>
<tr>
<th>Time</th>
<th>Activities</th>
</tr>
</thead>
<tbody>
<tr>
<td>7:00am-8:00am</td>
<td>Breakfast – 30 Ideas in 30 Minutes</td>
</tr>
<tr>
<td>8:30am</td>
<td>Toolkit – Day 4</td>
</tr>
<tr>
<td></td>
<td>APPA Leadership Academy – Day 4</td>
</tr>
<tr>
<td>8:15am-9:00am</td>
<td>Group Photo</td>
</tr>
</tbody>
</table>
| 8:15am        | Load buses

**Campus Tours**

1. UNL Campus (large campus)
2. Nebraska Wesleyan (smaller campus)
3. UNL Landscape (walk/bus)

<table>
<thead>
<tr>
<th>Time</th>
<th>Activities</th>
</tr>
</thead>
<tbody>
<tr>
<td>9:45am</td>
<td><strong>Spouse/Guest Tour</strong> – Quilt Museum tour and Quilt center garden overview</td>
</tr>
<tr>
<td></td>
<td>12:15 lunch</td>
</tr>
<tr>
<td></td>
<td>1:30pm Sunken Gardens and Rose Garden</td>
</tr>
<tr>
<td>10:00am</td>
<td>Break – Toolkit &amp; APPA Leadership</td>
</tr>
</tbody>
</table>
| 11:30am-1:30pm| Exhibit Hall opens & lunch with vendors

**Sponsored by UTU Fire & Safety Company**

**Educational Sessions:**

- Event Management & Emergency Planning – Part 1
  - This session will take the place of two sessions
- It Costs What?? You’ve got to be kidding me!
- What a Smart Grid Can Do
- Leadership in a Facilities Environment
<table>
<thead>
<tr>
<th>Time</th>
<th>Activities</th>
</tr>
</thead>
<tbody>
<tr>
<td>3:00pm</td>
<td>Afternoon Break</td>
</tr>
</tbody>
</table>
### Educational Sessions:

<table>
<thead>
<tr>
<th>Time</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>3:15pm-4:30pm</td>
<td>Open-Source Control System: Implementation, Operation, and Application</td>
</tr>
<tr>
<td></td>
<td>Technical &amp; Financial Benefits of Retro-commission Initiatives</td>
</tr>
<tr>
<td></td>
<td>BIM Applications and Integration</td>
</tr>
<tr>
<td>3:30pm</td>
<td>Spouse/Guest returns</td>
</tr>
<tr>
<td>5:30-6:30pm</td>
<td>Pre-banquet Reception</td>
</tr>
<tr>
<td>6:30-8:30pm</td>
<td>Awards Banquet</td>
</tr>
<tr>
<td></td>
<td><strong>Sponsored by Spirotherm</strong></td>
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</table>

### Wednesday, September 29, 2010

<table>
<thead>
<tr>
<th>Time</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>7:30-8:30am</td>
<td>Breakfast</td>
</tr>
<tr>
<td></td>
<td><strong>Sponsored by Centennial Contractors</strong></td>
</tr>
<tr>
<td>8:30-10:30am</td>
<td>Annual Business Meeting</td>
</tr>
<tr>
<td>10:30am</td>
<td>Grand Prize Drawing</td>
</tr>
<tr>
<td>10:45am</td>
<td>Lessons Learned</td>
</tr>
<tr>
<td>10:45-12:45pm</td>
<td>APPA Leadership Academy – Day 5</td>
</tr>
</tbody>
</table>
MUSEUM OF AMERICAN SPEED
CAPPA 2010 KEYNOTE BREAKFAST

Dr. Tom Osborne, UNL Athletic Director
Monday, September 27, 2011
8:45 – 10:00 am

Managing Facilities in Difficult Times – Ensuring the “Sustainability” of your Operations
Edward Rice, Kansas State University & Ted Kail, Sightlines
With so many dramatic changes over the past two years, two of the most vital and complex questions facing colleges and universities are, “Where should our dollar go?” and, “How can we use what we have better?” Kansas State University will demonstrate how strategic tools help them benchmark their campus’ performance and provide a framework for decision making to ensure that they are getting the most out of their facilities investment. They will show how these concepts have helped engage campus leaders and the campus community. And they will discuss how these tools help them make a stronger case to protect current budget dollars.

Integrating Asset Management & Energy Solutions
Robert Sorok, Ameresco Corporation
Understanding current and future capital needs allows an organization to prioritize capital spending and more importantly leverage capital investments. This session will address the importance and significance of developing good capital planning data along with energy conservation strategies that will help leverage capital. The outcome of this process is to lay out a framework to collect information, manage information and leverage investments that will enhance the “Quality of the Teaching and Learning Environment”.

Water Harvesting and Net Zero Water for Facilities
Jeffrey Bruce, Jeffrey L. Bruce & Company, LLC
The Net Zero Water concept is the goal that for every building, landscape, community, and region, water is used so efficiently that there is a net zero loss of water and a minimal use of energy to treat it. We can actually harness the power of nature to restore our rainwater, air, and ground water. The idea is that design for water and building can move to the “next stage” of green design by building environments, roof systems and entire watersheds that thrive and renew themselves alongside the effects of human demands. This presentation will give participants a toolkit for how to begin.

Developing a Strategic Partnership between Human Resources and Facilities Management
Jim Fischer, University of Nebraska-Lincoln
This session will present the paradigm shift at the University of Nebraska where the focus of interactions between Human Resources and Facilities Management leadership changed from gate keeper or watch dog to a collegial partnership in the areas of compensation and employment. You will learn about the components of the program at NU, hear about some of the recent success stories since implementations and hear about the future plans for taking this partnership to an even higher level. This session will also give you an opportunity to ask questions of two participants in the change at UNL – one from HR and one from Facilities Management.

10:15 – 11:30 am

Financial Impact of Deferred Maintenance in Parking Garages
Walter P. Moore
Parking garages are easy to ignore since they do not have furniture, finishes, or electronic equipment like office or classroom buildings. Maintenance to parking garage structures is often not performed or is eliminated from facility budgets. Facility managers and real asset professionals can use deterioration curves to plan for periodic repairs and avoid significant and uncontrolled repair costs. Financial case studies of parking garages with long term deferred maintenance and expensive structural repairs vs. parking garages with annual maintenance and inexpensive periodic repairs will be presented.

People Oriented Energy Conservation Program
Daniel Ferris, Oklahoma State University
Oklahoma State University has implemented a campus-wide energy conservation program for faculty, staff and students to change the way people use energy and reduce energy consumption for the university. This education session will
describe how the energy conservation program works, operational costs associated with the program and the net energy savings that have been realized from the program.

**Constructability Challenges of Central Utility Distribution Systems**
*Greg Bullington, Foley & Company*

Most Universities are grappling with the constraints occurring in funding utility heating and cooling distribution system upgrades. Many factors need to be considered when planning, budgeting and designing a project. This presentation will discuss improvement in system efficiencies to minimize fuel costs while optimizing capital expenditures, coordination of underground conditions with existing obstructions and overall project scheduling. In addition to the design and planning efforts, the contractor must supplement these factors with on the job planning and communication with all entities. Planning for distribution requirements in the future needs to occur in projects being constructed today.

**Know Your Leadership Style: Becoming a Strategic Leader**
*Nancy Myers, University of Nebraska-Lincoln*

Participants in this workshop will identify their leadership styles, understand the unique assets and shortcomings inherent in each style, and learn how to become more effective leaders. Ways to select and apply your leadership style strategically as well as ways to assess the leadership preferences of others will be addressed.

1:45 – 3:00 pm

**Designing Net Zero Educational Buildings**
*Nate Maniktala, ME Group*

This session will provide attendees with an understanding of the following: The building design approach required to achieve net-zero energy use; The common obstacles to avoid or overcome when designing a net-zero building; The tools utilized to effectively design a net-zero building; The technologies and strategies implemented in two different net-zero buildings.

**Energy Advisory Committee Work**
*Jim Sebesta, AFK Group & Ted Weidner, University of Nebraska-Lincoln*

The Midwest Higher Education Compact received a Lumina Foundation grant to create energy conservation opportunities for its members. The presentation will identify the steps followed, including successes and failures, and identify what the project has recommended to date.

**Present and Future Vertical Transportation Sustainability**
*Mac Shipley, Lerch Bates*

The presentation will incorporate a discussion about improving maintenance efficiencies/modernization to regenerative drives on traction elevators and Machine Roomless Elevator applications where possible.

**Successful Integration of FM Systems**
*Jam Rivetna, Ensoft Consulting*

As more advanced technology becomes available for facility managers, the question of systems integration comes to mind often. In most facilities, disparate software systems have been purchased and implemented over time for specific functions with little regard for peripheral systems and facilities functions. The result is that the facilities organization finds itself utilizing several related, yet independent, software systems. Common data is typically managed separately in each of the system causing it to always be out of synch. Our first reaction is to simply develop some database link between the disparate systems. This is easier said than done. With this presentation, we will explore the possibilities for integration between several common software systems and will explain a methodology for accomplishing them.

Tuesday, September 28, 2011

1:15 – 4:30 pm – This presentation only- a bus will load on the east side of the hotel at 1:15pm

**Event Management & Emergency Planning – Part 1**
*Fred Gardy, University of Nebraska-Lincoln*

If you deal with security and protecting large events, some of the topics covered in the presentation will point out vulnerabilities, protective measures, and evacuation concerns, just to name a few. This presentation will cover two sessions in the West Stadium. At approximately 3:45-4:00p, UTC will demonstrate an outdoor wide area test of an emergency speaker system.
1:15 – 3:00 pm

**It Costs What?? You’ve got to be kidding me!**
*Don Guckert, University of Iowa*

Suffering from sticker shock, apoplectic customers, administrators and board members call upon facilities managers to explain higher education’s construction price tag. Too often, they have the perception that somehow we are responsible for inflating the price tag. After all, they can buy a whole house for less than it costs to do what seems to them to be a simple renovation job on campus. How to respond to this was the topic of an article entitled *The High Cost of Building a Better University*, which was published by APPA, SCUP and NACUBO. This presentation, based on that article, provides a framework for understanding and explaining why costs are high, why they should be, and who really is responsible for the high cost of university construction.

**What a Smart Grid Can Do**
*Doug Friedel, Black & Veatch*

What is Smart Grid? Smart Grid involves the application of advanced digital technology to enhance operation intelligence, connectivity, reliability, security and efficiency of the electric grid. This presentation will provide you with information to help make the transformation to a Smart Utility with the convergence of three industries/sectors: Electric power (Energy), Telecommunications, and IT (Information Technology).

**Leadership in a Facilities Environment**
*Jim Jackson & Bob Beckstrom, University of Nebraska-Lincoln*

The presentation will describe the unique challenges faced by physical plant administrators and managers as they work to achieve their immediate goals, while balancing efforts to keep their organizations in line with mission and vision of their institutions. The academic world often views leadership and management as separate functions. This presentation will explain how leadership and management can be integrated into a single approach that will allow a supervisor to maintain their institutional perspective, yet still be effective in day to day operations. You will learn how the individual traits that make a good leader carry over into effective management. From writing job descriptions, to creating a thoroughly integrated employee development program, through formulating an organization’s succession plan, you will learn how the qualities of leadership are essential for successful outcome. Expectations for us grow every day. Learn how effective leadership can help you meet those expectations.

3:15 – 4:30 pm

**Open-Source Control System: Implementation, Operation and Application**
*Stefan Newbold & Kirk Conger, University of Nebraska-Lincoln*

UNL has developed its own Building Automation Systems, using open-source software, rather than purchasing a control system from a commercial vendor. The BAS itself, control programs, and most of the hardware are designed and built by UNL’s Energy Control Team. This home grown control system has been able to provide a great amount of flexibility in operation of a building’s HVAC and electrical systems. UNL has benefited by being able to narrow their focus and conserve resources. In this session you will learn how the design and development of this open-source control system was created, and how the application of that system has been integrated into our buildings. A companion tour (at a separate time) will demonstrate the production and installation of the controls hardware, and you will have the opportunity to visit the new, state of the art Energy Control Center.

**Technical and Financial Benefits of Retro-Commissioning Initiatives**
*George Bourassa, Jacobs Engineering*

The presentation will describe a number of retro-commissioning initiatives that have been undertaken by a variety of organizations. Further, the technical and financial benefits that have accrued from the sequential phases of a comprehensive program will be identified in detail. The presentation will also describe how you, as a facility manager or decision maker in your organization, can start a program and establish the metrics monitoring and validation process to demonstrate the very attractive financial return that can be expected.

**BIM Applications and Integration**
*Drew Overmiller, Burns & McDonnell*
STRATEGIC AIR COMMAND (SAC) MUSEUM
INTERNATIONAL QUILT STUDY CENTER AND MUSEUM
ARBOR LODGE
Executive Committee Spouse/Guest Tour
UNL CITY CAMPUS TOUR

Archie at University of Nebraska State Museum

Sheldon Museum of Art
LANDSCAPE WALKING TOUR

UNL City Campus

UNL East Campus
UTILITY AND ENERGY SYSTEMS TOUR
CAPPA 2010 Awards

**Meritorious Service**

David Gronquist  
Tom Lee  
Larry Lundholm

_For special contributions to CAPPA or to the physical plant profession._

**Distinguished Member**

Tom Dodgen  
Lalo Gomez

_For outstanding service to CAPPA over a substantial time period and/or for exceptional contributions to the physical plant profession._

**President’s Award**

J.B. Messer  
Doug Riat

_To individuals who have demonstrated exceptional achievement in facilities management and who have made outstanding contributions to CAPPA._

Charles Jenkins Scholarships (2 for the Institute for Facilities Management)

Amy Jones, South Dakota State University  
Tom Hulett, Metropolitan Community College  
Institute for Facilities Management  
Institute for Facilities Management

Lee Newman Scholarship

Bob Shrauner, Metropolitan Community College  
Institute for Facilities Management

Rex Dillow Scholarship

Clint Halcom, Arkansas State University  
Institute for Facilities Management

Neil Morgensen Scholarship

Jeffrey Allen, Metropolitan Community College  
Leadership Academy Track 2
BUSINESS MEETING

Installation of New Officers

Ted Weidner  
President

Bob Eckels  
First Vice President

Shelton Riley  
Second Vice President

Dave Irvin  
Third Vice President

Thomas Lee  
Membership

Terry Major  
Information Services
# CAPPA 2010

## INCOME STATEMENT

**May 9, 11**

<table>
<thead>
<tr>
<th>Income</th>
<th>CAPPA 2010</th>
</tr>
</thead>
<tbody>
<tr>
<td>4010 · Interest Earned</td>
<td>10.66</td>
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<tr>
<td>4030 · Higher Ed Registration</td>
<td>68,985.00</td>
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<tr>
<td>4035 · Business Partner Registration</td>
<td>89,300.00</td>
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<td>4040 · Spouse Registration</td>
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<tr>
<td>4045 · Sponsorships and Grants</td>
<td>45,000.00</td>
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<tr>
<td>4050 · Other Revenue</td>
<td>3,355.00</td>
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**Total Income**  210,175.66

<table>
<thead>
<tr>
<th>Expense</th>
<th></th>
</tr>
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<tbody>
<tr>
<td>5010 · Supplies</td>
<td>4,353.09</td>
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<tr>
<td>5015 · Promotional Materials</td>
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<tr>
<td>5020 · Professional Fees</td>
<td>57,330.93</td>
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<td>5030 · Communications</td>
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<tr>
<td>5040 · Travel</td>
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<tr>
<td>5041 · Airfare</td>
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<td>5042 · Mileage/Car Rental</td>
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<td>5043 · Hotel</td>
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<td>5044 · Meals</td>
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<td>5045 · Other</td>
<td>3,597.72</td>
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<tr>
<td>5040 · Travel - Other</td>
<td>576.27</td>
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**Total 5040 · Travel**  7,894.30

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<tbody>
<tr>
<td>5050 · Facility Fees</td>
<td>17,169.55</td>
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<tr>
<td>5055 · Transportation</td>
<td>6,677.50</td>
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<tr>
<td>5060 · Food and Beverage</td>
<td>57,891.24</td>
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<tr>
<td>5070 · Entertainment</td>
<td>6,025.00</td>
</tr>
<tr>
<td>5080 · Prizes and Awards</td>
<td>912.36</td>
</tr>
<tr>
<td>5090 · Other Expenses</td>
<td>10,000.00</td>
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</tbody>
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**Total Expense**  181,904.48

**Net Income**  28,271.18