



CAPPA NEWSLETTER

Spring 2023 | Issue 175

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FROM THE PRESIDENT

Brian Lasey
 Associate Vice Chancellor for
 Facilities & Maintenance
 Arkansas State University

“Think about what CAPPA means to you.”
 ~**Brian Lasey**

Hello CAPPA members and all,

Things are starting to turn green here, and I’d bet many of you are as excited about the end of winter as I am.

The CAPPA board met recently in Allen, Texas for the spring board meeting. This meeting was held at the Marriott Dallas Allen Hotel & Convention Center where we will be holding the fall CAPPA Conference. I’m excited about returning to Allen. The venue and surrounding area are very nice. Details for the conference are in their final planning stages!

I can tell you I’m excited about several of the agenda items, but I’m not going to steal the planning committee’s thunder by spilling the details. The Professional Development Committee is filling in the presentation schedule. The Call for Papers has already gone out, so please submit your presentation ideas as soon as possible.

Hearing about real projects and our colleagues’ experiences are one of the things I enjoy most about my association with CAPPA. Go ahead and put the conference on your calendar for October 1-3, 2023. You’ll see registration details before you know it.

At the spring meeting we discussed several other timely and important topics. One of them is developing a Code of Conduct for CAPPA members as they attend or otherwise participate at CAPPA events. In today’s litigious society it’s important we protect CAPPA, and each individual member, from situations that could be avoided by explaining the expected conduct at our functions. Similarly, it’s important that every participant feel safe and welcomed at our events. Third Vice President, Luis Morales, is heading up a taskforce that will be developing the CAPPA Code of Conduct. Please be on the lookout for future updates of their progress. Another equally important topic is the taskforce spearheaded by First Vice President, Matthew Rom, who’s considering plans to streamline the Board of Directors. We expect potential changes in the board structure will improve communication within CAPPA and allow the board to act faster as our industry changes.

The most discussed topic revolved around the idea of: **What is the current and future value of CAPPA?** In other words, what do our members find worthwhile about their association with CAPPA now, and how do we prepare ourselves for what will be worthwhile in the future. The answers are about as diverse as the changes in terrain between Nunavut and Guerrero. *(In case you were wondering that’s the northern most Canadian province in CAPPA and the southernmost Mexican state in CAPPA.)*

Declining enrollment, shrinking budgets, increasing customer expectations and the almost literal disappearance of qualified employees in certain fields were some of the variables that were covered during the discussions that are part of this new equation. One of the things you can expect as a result of these discussions is an increased range of topics being considered for the fall conference. We're also considering additional delivery methods or opportunities at the meeting. The round table discussions held at the 2022 Conference in Lincoln were very popular.

The value doesn't stop at the conference though. The Professional Development committee is working on additional education opportunities throughout the region. They will send out more information as plans are finalized. The Board also approved the purchase of a digital copy of APPA's Custodial Guidelines for each member institution. Your institutional representative should receive an e-mail from APPA as soon as it's available.

I will be sending out a survey in the coming weeks so we can make sure your comments are included in the discussion. The diversity of opinion over such a large area is one of the things that makes CAPPa special. Until then, be thinking about what CAPPa means to you.

I hope everyone can enjoy the warmup,

Brian Lasey

Arkansas State University

blasey@astate.edu

MY CAPPa Story—Ian Hadden

Executive Director, Engineering & Operations; PE, MBA, CEFP, LEED AP BD-C, CEM—
University of Arkansas for Medical Sciences



I was introduced to CAPPa by my first boss in higher education, Past President David Millay. I'd been active in other industry groups such as ASHRAE, USGBC and AL4E and I knew the value the relationships you build are and was excited to learn more and get involved.

As luck would have it, my chance arrived sooner than expected. In the past, CAPPa tied the presidential path to being an annual conference host. One of my co-workers had started on that path as 3rd VP and decided it wasn't for him, so Dave Millay asked if I was interested in taking the role, and I jumped at the opportunity.

I arrived at my first CAPPa conference in El Paso, TX as the incoming 2nd VP, joined Board and committee meetings and started getting to know folks. Look through the list of Past Presidents, Board Members, and Award Winners and you'll find the folks that welcomed me into CAPPa, encouraged me to take on challenges and remain friends and trusted mentors and colleagues.

A couple examples of CAPPa's value have occurred since I joined University of Arkansas for Medical Sciences (UAMS). 1st was the willingness of folks to schedule and pull off a Supervisor Toolkit on our campus in about 6 weeks. The 2nd was after we had a steam fitting rupture and was interrupting outpatient care for some of our clinics. I called my steam guru, Ben Boslaugh, to see if he had ideas after we found repair parts were 3+ weeks out. Ben not only had ideas, but he also had 2 fittings that could work and happily sent them our way, getting us back up and running in a couple days.

So, my advice, and request, is that you give CAPPa a chance by coming to events, meet new people, and don't hesitate to get involved. Making that commitment will be one of the best decisions of your professional career. It has certainly been an incredible experience for me.

From the Business Partners

Hello BPs!

Now is the time to renew your annual membership. Please login to [MyAPPA](#) to see your invoice or reach out to your Business Partner Liaisons for assistance. Becoming an official CAPPAs Business Partner gets you a discounted price at the annual conference, additional networking opportunities throughout the year, recognition on the new Business Partner dashboard, and access to the APPA webpage to stay involved and connect with higher education members. Make sure to pay your invoice before April 1, 2023.

Want to get involved? CAPPAs always looking for additional support in our committees; make sure to login to the CAPPAs webpage for a list of the committees. Keep your eyes open for 2023 conference information, coming soon!

We are always looking for ways to improve Business Partner recognition and involvement. If you have any ideas, don't hesitate to reach out to either of us.

Sincerely, your Business Partner Liaisons,
Allison Anderson-Fobert and Debra Jones

Congratulations to Our "New" Emeritus CAPPAs Members!

"Emeritus membership in APPA is a high honor that is only granted to retirees who have made a significant contribution to the International APPA association, its regions, and/or the facilities management profession... and has been designed to recognize and express appreciation to distinguished retired members for their contribution and commitment to the association."



Angela Mitchell—Retired, Southeast Missouri State University, has served in higher education for 11 ½ years. In that time, she has contributed her time to CAPPAs as various official positions such as Newsletter Editor, Assistant Treasurer, Treasurer, and Conference Coordinator. In addition to holding these offices, she has sat on several committees such as Finance, Awards, Business Partners, and Professional Development. In both 2017 & 2021 she was awarded the President's Award, and in 2022 was nominated for the APPA Pacesetter Award. She also completed the APPA Leadership Academy in 2017.



Lee McQueen—Retired, University of Nebraska at Kearney, has served in higher education for a total of 36 ½ years (at various institutions). In that time, he has contributed his time to CAPPAs in official positions such as Professional Development Co-Chair, and Historian. Outside of the committee Co-Chair position, Lee has been a member of the Professional Development committee for 13 years and even performed a conference coordinator role for the previous CAPPAs Technology and Leadership conferences. He has also served as a member to the APPA Professional Development Committee. In 2017 he received the APPA Pacesetter Award, and in 2018 received the CAPPAs Distinguished Member Award. He also completed the APPA Leadership Academy in 2019.

Scholarship Opportunities!

CAPPA's Professional Development Committee continues to provide accessible options for members pursuing educational goals and skill advancement.

If you know someone at your school who benefited from a CAPPA scholarship, apply for your own and join them! If you don't know anyone who has participated, apply now and lead the way in reducing training costs! Check out how simple it is to participate in CAPPA's scholarship program by visiting our CAPPA Professional Development [page](#).

Congratulations to Another Supervisor's Toolkit Class!

Hosted by: CAPPA, TAPPA, & Texas State University

Location: Texas State University in San Marcos, TX
November 13-18, 2022

Teachers: Glen Haubold & Hilda Cordero



OSU Unveils Butterfly Pocket Prairie in Stillwater

Provided By: John Lee—Director Landscape Services at Oklahoma State University



(STILLWATER, Okla., Jan. 18, 2023) — Along the flight path to Stillwater Regional Airport, inbound passengers will catch the shape of a gigantic butterfly at the corner of McElroy Road and Western Road.

With a 122-foot wingspan and 4,000 square feet of native grasses in all four wing segments, Oklahoma State University’s new butterfly pocket prairie is a nearly perfect partnership of environmentally minded students working with the university to make a positive change.

John Lee, Director of Landscape Services, said the project is not only beautiful but it also improves the environment and lessens the costs to maintain the land. Instead of mowing the entire field, two 6-foot wide strips will be mowed from the parking area around the butterfly for visitors.

We’re already doing something to maintain the area,” Lee said. “We thought, ‘Why not maintain something that creates more benefit and provides a habitat for pollinators?’ The students have been wonderful in helping this garden take shape, and I am tremendously grateful to our senior administration for supporting such a unique project.”



Nick Ouellette, Manager of Landscape Services, said native plants are being reintroduced into the pocket prairie.

“In all, there are 34 different plant species,” he said. “We’ve selected plants so that there is something blooming throughout the entire season.”

Carly Noone, a third-year civil engineering student, serves as the networking chair for Engineers Without Borders (EWB). When she heard the OSU Student Government Association was offering a \$5,000 Green Student Initiative grant, she applied.

“Personally, I’m very passionate about sustainability and our impact on the environment,” Noone said. “Gabby Barber, who works with the OSU Office of Sustainability, reached out to me and said I should apply for the grant. So, I reached out to the landscaping department and the other officers with EWB, and they were totally cool with wanting to help with the project.”

Barber, a senior majoring in plant biology, has worked with the Sustainability Office since fall 2020. She applied for OSU to be a monarch butterfly waystation and designed an insect hotel which will be going in behind the Edmon Low Library.

Steve Dobbs, former Director of Landscape Services and current horticulture consultant, always thought this was the perfect location for a pocket prairie. He planted the proverbial seed and then Lee took it one step further, with the idea of a butterfly design. Ouellette moved the process along one step further still, laying out the butterfly’s design with walking trails around the edges, benches and a spot for bee boxes at the end of the longest antennae.



Before winter break, the landscape staff was joined by students for a field day to plant grasses. The students who participated came from nine different majors, from geography and civil engineering to statistics and psychology.

The 6-inch concrete edge restraints that outline the wings were already in place. The butterfly’s hind (lower) wings were hand-planted with native grasses. The forewings were seeded with a grass and forbs mix. The exterior 6-foot band surrounding the wings was seeded with tall fescue and a ryegrass blend that will be a mowed pathway for visitors. The abdomen of the butterfly is filled with decomposed granite chips. There is also a garden map and benches for visitors to enjoy the view.

“The plantings will attract all sorts of pollinators,” Lee said. “If we get 200 species of insects out here pollinating, that’s fantastic.”

For Barber, who got the ball rolling by connecting the right person to the right grant opportunity, she was delighted to play even a small part in the pocket prairie.

“The biggest piece for me is advocacy,” she said. “I grew up camping, hiking and being in nature. It’s very personal for me. I would go so far to call it spiritual. These ecosystems are disappearing. There’s no other way to put it. Not everyone is in a position like me; this will be my career.

“It means something to me to be an advocate. All of these things are such an easy and impactful way for other students to care about some component of environmentalism.”



MEDIA CONTACT: Shannon Rigsby | Public Information Officer | 405-744-9081 | shannon.rigsby@okstate.edu

Oklahoma State University is a modern land-grant university that prepares students for success. OSU has more than 33,000 students across its five-campus system and more than 25,000 on its combined Stillwater and Tulsa campuses, with students from all 50 states and more than 100 nations. Established in 1890, OSU has graduated more than 275,000 students to serve the state of Oklahoma, the nation and the world.

Article details also featured on KTUL News: <https://ktul.com/news/local/oklahoma-state-students-create-butterfly-pocket-prairie-for-pollinators>



Would you like to showcase your institution on the homepage of the [CAPP](#) website?

Submit your institution photos to the Newsletter Editor, jeannie.knott@utdallas.edu!

An Aspirational Total Cost of Ownership (TCO) Vision—A Collaborative Effort

By: Ana Thiemer—Associate Director at The University of Texas at Austin, & Dana K. Smith, FAIA Emeritus, FbSI

What happens when we merge our facility's data, internal expertise, and knowledge with industry standards and best practices? The effect is informed decision-making at the highest level. Every entity strives to reduce risk and make the most informed asset and facility decisions. With a Total Cost of Ownership (TCO) strategy, decisions become more dependable, and risk is mitigated on a higher level.

To begin, the TCO definition found in Part 1 of the APPA standard is as follows:

A holistic approach to maximizing return on investment of managed physical assets includes the summation of all known and estimated costs to have first, recurring, renewal/replacement, and end-of-useful life costs revised at critical decision points to aid in life-cycle asset management decisions.

Simply, TCO is a summation of costs and can be represented by the formula:

$$TCO = \sum C_a + \sum C_b + \sum C_c + \sum C_d + \sum C_e$$

Where:

C_a = **Initial Asset Costs** / First Cost (one Time)

C_b = Cost of **Operations and Maintenance** (Recurring)

C_c = Cost of **Utilities** (Recurring)

C_d = Cost of **Renewal** (Recurring)

C_e = Cost at **End of Useful / Functional Life** (One Time)

Thirteen principles accompany the definition and guide an organization to full TCO implementation (See figure 1). Implementation of all of the TCO principles is the vision but starting with one or a few basic TCO principles is the place to begin. A summary of key elements identified in each of the principles includes:

Integrity

- **Asset Information Sharing** shall be implemented to ensure data collection is minimized and to ensure everyone is working from the same data for decision making.
- Comprehensive and continuous **Asset Reporting** shall be implemented to convey key information about all assets throughout the organization to support planning and decision-making.
- Accurate information founded on good **Data Management and Verification** strategies shall be implemented organizationally.

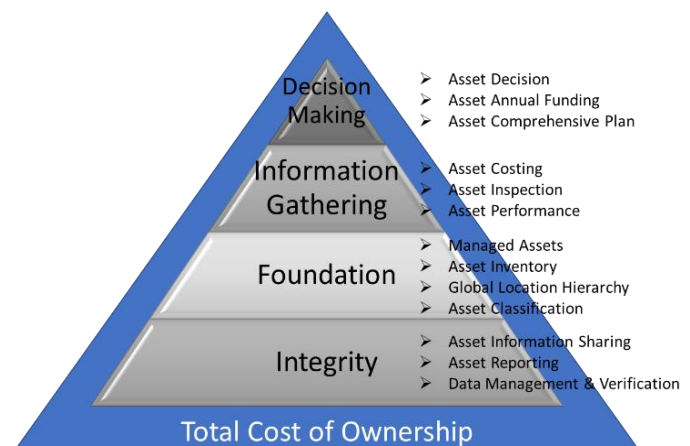


Figure 1- APPA TCO Principals
APPA TCO Standard Part 2, page 2

Foundation

- **Managed Assets** shall be applicable to land parcels, facilities, structures, infrastructure, and equipment.
- A detailed **Asset Inventory** shall be maintained.
- All fixed assets shall be located using a **Global Location Hierarchy** using a globally unique identifier.
- All assets shall be organized using an **Asset Classification** standard.

Information Gathering

- **Asset Costing** shall use the standard TCO framework.
- A continuous process of **Asset Inspection** shall be initiated as part of everyday business.
- **Asset Performance** is a key metric that shall be assessed as a baseline and during normal operation to ensure optimum efficiency.

The previous ten principles all lead to being able to make better decisions using the following three principles:

Decision Making

- **Asset Decisions** shall be made based on a Strategic Asset Management Plan.
- **Asset Annual Funding** shall be projected for near and long term and updated annually.
- An **Asset Comprehensive Plan** shall be developed for each asset.

Begin with the End in Mind

The thirteen principles build a foundation to make effective decisions. But, what decision(s)? An organization must answer this question first to implement a strong TCO strategy.

TCO aids with decisions about:

- **Procurement of new assets**, products, facilities, infrastructure, and related asset selection decisions
- **Sustaining and ensuring resilience of existing facilities** and infrastructure assets, including renovation or removal decisions
- Long- and short-term **financial planning, budget analysis, and reporting** for the mission and use of managed assets

Let's go back to the definition of TCO. The summation formula drives the basis of TCO implementation as being the lowest first cost may not be the right outcome. Decisions about facilities, assets, systems, and components span further than just a summation of cost or the lowest cost. Other factors must also be considered to make a well-educated, effective, and efficient decision. Building, space or use criticality, risk mitigation, length of asset life (not only how long an asset should last, but how long an organization plans to keep the asset to include selling, demolishing, deconstructing, abandoning, etc.), maintenance schedules, sustainability impacts, return on investment, staff, and level of training required, and future plans all play an essential role in TCO decision making. Just as new facilities are planned, designed, constructed, and added, renewals follow a similar path, affecting all aspects of the information management process. Coupled with the summation of costs from the TCO formula, the second part of the TCO definition supplies the holistic view necessary for a successful TCO implementation or the best decision-making. Hence the trigger for TCO typically is either new construction or renewal, as those are significant data gathering events.

Summary

Achieving a true Total Cost of Ownership (TCO) strategy is a collaboration of data and many other tools, including but not limited to Condition Assessments, Cost Estimating, Life Cycle Costing (LCC), Life Cycle Analysis (LCA), Value Engineering (VE), Service Life, and Lean Construction. With a Total Cost of Ownership (TCO) strategy, facilities professionals can provide solutions and reduce risk to the organizations fixed assets with existing resources found in the organization today.

About the authors:

Dana K. Smith, FAIA Emeritus, FbSI, is a facility and IT architect with experience across the entire spectrum of assets, from homeowner's associations to one of the world's most extensive facility portfolios. He is an author of articles and books on CAD, Specifications, Cost Engineering, BIM, Education, and many other facility-related topics. He was co-chair for the development of the APPA TCO standards Part 1 & 2.

Ana Thiemer, is an Associate Director at The University of Texas at Austin with experience across higher education facility management to include maintenance, energy management, capital renewal, asset condition reporting, project management, design, planning, cost estimating, document management, process improvement, and of course, Total Cost of Ownership. She is the author of many capital renewal, facility and TCO articles. She is a faculty member of the APPA Institute and the APPA Leadership Academy as well as facilitates leadership learning at The University of Texas at Austin.

Upcoming Events

2023 Conferences

- TAPPA Annual Conference will be held in Denton, TX on April 23-25, 2023.
- AAFA Spring Conference will be held in Conway, AR on April 26-28, 2023.
- KADPF Annual Training Conference/Trade Show will be held in Topeka, KS on October 1-3, 2023.
- CAPP Annual Conference will be held in Allen, TX on October 1-3, 2023.

APPA U

- Institute for Facilities Management - Indianapolis, IN - September 10-14, 2023.
- Leadership Academy - Indianapolis, IN - September 12-14, 2023.
(Registration for both opens on June 1, 2023 via www.appa.org)

APPA's T3 (Targeted Titles & Topics)

Next session will take place in conjunction with APPA U in Indianapolis, IN.
(Formal title & abstracts coming soon!)

Supervisor's Toolkit

- University of Arkansas – Fayetteville – April 3-6, 2023
- The University of Texas at El Paso – May 22-25, 2023 (Bilingual)

Historically Speaking, #3

By: Lee McQueen—Retired, University of Nebraska at Kearney, and CAPPA Historian

CAPPA volunteers have worked diligently through the decades to make continuing education opportunities available across the region. But developing and offering the material is not enough. Paraphrasing from the movie *Field of Dreams*, “if you offer it, they will come” ... when funding is available.

It is difficult for most facilities groups to develop a robust training budget. It is not uncommon that mid-year higher education budget reviews result in budget reductions. When this occurs, facilities training budgets are frequently impacted. The travel component of training budgets is often the target to meet new budget goals, seen as “low hanging fruit.” As communications have become less expensive (first, unlimited telephone access; then, unlimited video conferencing), the perceived benefit of face-to-face training has decreased, which can result in further budget reductions.

These budget impacts have made alternate funding sources important for facility managers in order to offer their staff reliable access to continuing education.

CAPPA long ago recognized this need, and that it impacted schools both big and small. CAPPA has made scholarships available to help improve access to available continuing education resources. CAPPA currently allocates about 50% of its general budget, about \$46,000 per year for scholarships, to encourage continued staff development across the region. The Professional Development Committee is responsible for this budget. They work to assure an alignment of these funds between their use, and the programs desired by the membership.

As continuing education delivery evolved through the years, so have scholarships. Initial scholarships were intended to fund registration to off-site training/conferences, or related travel costs, or both, in order to access the “sage on a stage.” Scholarships still provide this access.

CAPPA scholarships have been used to support strategic educational initiatives. Examples are the use of these scholarships to participate in Supervisor’s Toolkit within the region, led by CAPPA trainers. Many have traveled outside the CAPPA region to participate in APPA University, taking advantage of courses in the Institute for Facilities Management, or in APPA’s Leadership Academy. Very recently, scholarship opportunities had also expanded to be made available for an APPA T3 series; creating potential future scholarship opportunities for the series as it continues.

Today these scholarships also fund access to internet opportunities, whether via live webinars or user-paced education sessions. One example is APPA’s Certified Educational Facilities Professional (CEFP) certification program. From the APPA website, this certification is described as “the only facilities credential that focuses on your professional development, while encompassing the full, multi-disciplinary range of educational facilities management principles and practices – from planning, design and construction to daily operations and general management.” CAPPA and APPA have partnered to significantly reduce the delivery cost of this on-line training.

For more information on how CAPPA’s Professional Development Committee can help you reach your professional goals please visit us at <https://cappaedu.com/membership/professional-development/continuing-education-grants/>, or email the committee at: cappaedupd@cappaedu.com.

Did You Know...?

CAPPA is on LinkedIn!



CAPPA Tech Tips—Pressure Gauges

By: Ben Boslaugh—Missouri State University



There are likely several hundred or more on your campus, but are they properly sized? Pressure gauges typically have the specified isolation valve (or trumpet valve), snubber, or pig tail. Proper sizing can present serious issues when miscalculated. The accuracy of the gauge is not always what is shown on the gauge face. Most bourdon tube mechanical pressure gauges are accurate between 1/4 and 7/8 of the gauge range. It is not a linear relationship. For example, the gauge shown to the right would be most accurate between 15 psi and 52.5 psi.



Figure 2: 0-60 psi bourdon tube pressure gauge.

One may wonder why this is important. Below is a photo of a failed hydrostatic test on a section of 12" C-900 chilled water piping. There were several contributing factors to the catastrophic failure of the pipe. However, the most significant was the selection of the pressure gauge. The test was to 160 psi. The gauge selected was a 0-160 psi pressure gauge. The effective gauge range of the 0-160 psi gauge was 40-140 psi. The pressure applied to the piping was much higher than the specified 160 psi due to the pressure gauge being "topped out". No one was injured and repairs were quickly facilitated.

Figure 2: Failed section of 12" C-900 Chilled Water Piping.

A 0-200 psi gauge would have been the minimum acceptable gauge for the test.

Have you Opted Out of CVENT?

If you have "Opted Out" of emails from CVENT, thinking they were spam, you won't receive any new emails regarding future CAPPA events. Please email Angie Mitchell (amitchell@semo.edu) to get back on the list!

SAVE THE DATE



**CAPPA | 2023
Conference**

Big Challenges, BIGGER Opportunities.

ALLEN, TX
OCTOBER 1-3, 2023

Marriott Dallas Allen Hotel & Convention Center



FROM THE EDITOR:

Thank you to those who submitted articles, photographs, and information to be included in this season's CAPPANewsletter!

We Want to Hear from You!

Share the lessons you've learned, your triumphs, innovations, and more!

Please feel free to write and submit articles for the CAPPANewsletter at any time throughout the year for consideration. Preferred size for the articles would be between 500 words (ex. ½ page with 1 medium graphic/photo/chart) - 1,000 words (ex. full page with 2-3 small graphics/photos/charts). Please include names, descriptions, or titles for the media used. If the article submitted exists in another publication, please provide the link to the article, if available. Provide author's name & title (photo preferred, but not required). Email submissions via Word document or PDF attachments to the Newsletter Editor, Jeannie.knott@utdallas.edu.



Central Association of Physical Plant Administrators

ATTN: Virginia Smith, Secretary

800 W. Campbell Rd. FM11

Richardson, TX 75080

