

## In This Issue...

- From the President
- My CAPPA Story—Angie Mitchell
- CAPPA Conference Teaser
- Business Partners News
- Flooring for Educational Environments
- SpawGlass Overcomes Challenges at Discovery Park-UNT
- Virtual Supervisor's Toolkit Offered
- CAPPA Website Update
- Energy Leadership Award at OSU



## From the President

*Sheila Awalt*

*Assistant to the Associate Vice  
President for Facilities Management  
The University of Texas at El Paso*

**"...our success would not be possible without the dedication of our members and Business Partners..."**

**~Sheila Awalt**

Hello from El Paso, Texas!

First, I would like to state that our success would not be possible without the dedication of our members and business partners, as well as the strong leadership and hard work of our small, but mighty Board of Directors.

We have successfully launched our new [CAPPA website](#) platform. Let's give a big shout out to the team that worked on the site update and did the heavy lifting: Nate Benes, Ben Boslaugh, Jenny Cundiff, Ian Hadden, Markus Hogue, Jeannie Knott and Peter Palacios!

We continue to offer educational scholarship opportunities for you and your staff for the enhanced skills needed in today's facilities management environment. Visit the [CAPPA Continuing Education Grants Program](#) web page to learn how to apply for these funds available to CAPPA members.

Please reach out to me, or Markus Hogue, our CAPPA Recruiter at [Markus.Hogue@austin.utexas.edu](mailto:Markus.Hogue@austin.utexas.edu) if you are interested in being involved with CAPPA at the Board of Directors level.

Featured in this CAPPA Newsletter Spring edition are articles from CAPPA members and valued Business Partners that we trust will provide insight and ideas in addressing some of the most urgent needs in Higher Education Facilities. You will also find links and information about the upcoming in-person CAPPA Conference, to be held October 9-11, 2022, in Lincoln, Nebraska. [Registration](#) is now open.

I close with greetings and sincerest thanks to you all.

*Sheila Awalt*

CAPPA President 2021-2022  
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P.S. This year's conference theme is:

**"Every interaction matters."**



## My CAPPA Story—Angie Mitchell

### Assistant Director Facilities Management

### Southeast Missouri State University



My first CAPPA experience was the 2015 Tech Conference in San Antonio. I learned so much in those sessions and made contacts I still have today! But, an email from Glen Haubold on May 6, 2015 really changed my life for the better. On that date Glen sent out an email letter requesting volunteers for the CAPPA Committee and Executive Board . . . and the rest is history!!

Five days later, I sent a reply, after discussing with my boss, and said I would volunteer:

*"We could really use your help, and if you are interested in volunteering to give something back to your profession, please let me know and I will help you find a position that suits your interest and availability. Positions can involve as little as an hour or two a month, or can be more extensive, depending on the position."*

I knew I would be an empty nester in August 2015 . . . so I thought I'll have time to give one or two hours a month!!

Well, Glen asked if I would become the Newsletter Editor . . . little did I know that the position was part of the Executive Committee.

At the first Committee meeting I was involved in, I became Assistant Treasurer (a new position) to assist the Treasurer . . . from there to Treasurer . . . from there to Conference Coordinator.

The people that I have met and have become friends with are lifelong friends! You don't just network at CAPPA for the short-term. These "contacts" are people you can vent to, find wisdom from in addressing issues on campus, and find common denominators that only Higher Ed facilities people understand! This group becomes FAMILY!!

I encourage you, if you are on the fence, to become a part of the family that is CAPPA! "Community" is a great word to define what CAPPA becomes to you. Become a part of something that contributes to your profession, and make a commitment that you will have no desire to back out of! There are still many openings where you can help . . . So, take the same initiative I did . . . contact the President or another Board member, or even me, and become a part of a great organization!

*NOTE: Angie Mitchell currently serves as Conference Coordinator on the CAPPA Executive Committee 2021-2022.*

## CAPPA Conference Teaser

On Saturday, March 5, the CAPPA Executive Committee met at [The Lincoln Marriott Cornhusker Hotel](#) in Lincoln, Nebraska to finalize plans for CAPPA Conference 2022. My husband Troy and I decided to drive up from Stillwater, Oklahoma and make a weekend of it, since neither of us had ever been to Nebraska.

While in Lincoln, we took a walk around the [University of Nebraska-Lincoln](#), the [Nebraska State Capitol](#) building and beautiful historic

homes surrounding the Capitol, then took a short drive to visit the grounds of the [American Historical Society of Germans from Russia](#). Don't miss the [CAPPA Conference 2022](#) to be held October 9-11, and take time to enjoy Lincoln while you are in town. If you'd like to visit a few historic sites listed on the National Register of Historic Places, Lincoln features 99 of them. You can learn more about most of Lincoln's sites on [Wikipedia](#). ~Jenny Cundiff, Newsletter Editor

### COVID-19 Resources & Guidelines from APPA

Although colleges and universities have reopened, COVID is still a concern.

Stay informed at [COVID-19 Resources and Guidelines](#), which includes:

- COVID-19 General Information
- Federal/State/Regulatory Guide
- Business Partner Resources
- Articles/Industry Guidelines
- Campus Emerging Practices
- Share your COVID-19 practices ([steve@appa.org](mailto:steve@appa.org))



**COVID-19: Nebraska Responds**



Click the link above for the latest COVID-19 updates.

**KNOW BEFORE YOU GO!**

## Business Partners News

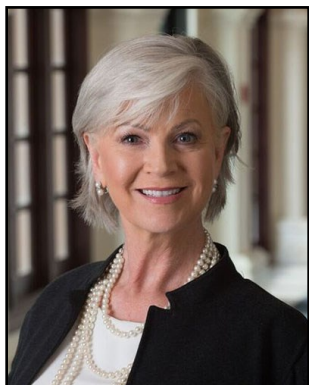
The [2022 CAPPA Conference](#) will be held **October 9-11** in **Lincoln, Nebraska**, and we look forward to welcoming old and new Business Partners that provide valued resources, services, training and information to CAPPA members.

[Early bird registration](#) for BPs will be available **through July 31, 2022**; so, don't miss this opportunity to share your expertise with conference attendees. Workshops provided at the CAPPA Conference will be in these categories:

- Technical—Deep Dive (Energy/Utilities)
- Energy/Utilities
- Operations/Maintenance (Custodial, Grounds and Maintenance)
- Planning/Design/Construction
- Leadership/Management

In other news, CAPPA has recently launched a new website. On the home page, there is a tab for [Business Partners](#) (BPs) with the opportunity for BPs to enter their contact information into CAPPA's database to provide CAPPA members with contact information. Be sure to explore the map, in which BPs are featured by state and by type of work for quick reference.

If you would like more information about involvement with CAPPA as a Business Partner, please contact the BP Representatives, Debra Jones or Allison Anderson-Fobert.



**Debra Jones**

Energy Specialist  
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**Allison Anderson-Fobert**

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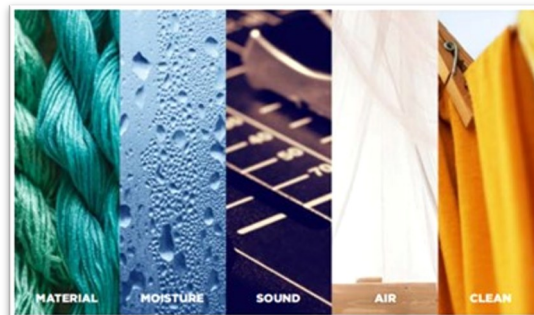
## Flooring Solutions for Educational Environments

**Encourage Learning | Define Spaces | Enhance School Spirit**

From first grade to first dorm, the high-performance flooring options for education provided by Philadelphia Commercial Flooring Solutions are engineered to be there every step of the way. Their flooring is designed to withstand the challenges of any classroom or campus environment including foot traffic, rolling carts, sports equipment, theatre props, furniture and, of course, inevitable messes and spills—all with the assurance of long-term wear-resistance, stain resistance, color retention and lifetime warranties.\*

Most people now spend 90% of their time indoors, so flooring choices are significant. Philadelphia Commercial's smart flooring options are based on a framework of five pillars to support the goal of creating happier, healthier environments:

1. Material
2. Moisture
3. Sound
4. Air
5. Clean



\*Lifetime warranty applies to all EcoWorx® carpet styles.

Look for Philadelphia Commercial at CAPPA Conference 2022 to see and touch sample flooring options. Visit their [website](#) to learn more about this valued CAPPA Business Partner.

*Information provided by Dan Bechina, Midwest, Regional Vice President. Shaw Industries, Inc.*





## SpawGlass Overcomes Challenges at UNT's Discovery Park

Over the decades, the location that now houses Discovery Park at the University of North Texas (UNT) in Denton, Texas, has experienced dramatic shifts in functionality and ownership. The structure was initially built in 1988 by Texas Instruments as an assembly manufacturing facility for electronic defense systems. However, after completion, the building never saw use as a manufacturing facility, leaving it vacant until about 2001. UNT then bought the site and breathed new life into the facility. Today, the 609,550-square-foot, two-story Discovery Park facility educates UNT's College of Engineering and College of Information students, serving hundreds each year.

The building hosts a variety of spaces with diverse needs, from classrooms, offices, and a cafeteria to around-the-clock research labs and data centers. Although the facility had been cared for well, the central utility plant and much of the air distribution systems were being operated with equipment original to the building well past their useful service life.

SpawGlass Contractors, Inc. was hired as the construction manager-at-risk to coordinate and execute a scope of work that included replacing 1,800 tons of chiller capacity; 3,600 tons of cooling tower capacity, and 11 hydronic pumps in the central utility plant. The project also included the replacement of 32 air handling units located in mechanical rooms throughout the building with 10 new 35,000 CFM roof-mounted air handlers, two large high-plume exhaust fans and over 300 VAV and exhaust terminal units. Through 12 months of design and 10 months of active construction, SpawGlass worked with the facility management, engineers, trade partners, and end users to complete the project, while the facility remained operational. A key to the project's success was focusing on system shutdowns and implementing several strategies to eliminate or mitigate their impacts.

### Eliminate the Shutdown

The best shutdown is no shutdown, and the team focused on eliminating them where they could throughout the project. Pinpointing shutdowns began at the project's design. The team reviewed new work that tied into old systems to identify if connection points could be simplified or reduced. For points that remained, line freezes and hot taps were used. When addressing equipment replacement, the team sequenced work off peak demand season and deconstructed groups of equipment one half at a time. These strategies were most apparent when replacing pumps throughout the central utility station. Replacements were staged so that two of the set of four pumps would be running while the other two were replaced.

Sometimes shutdowns cannot be avoided, and this was no different during the Discovery Park project. Several shutdowns were needed to the normal power system to remove and replace two large medium voltage substations in the central utility plant. Advanced communication was vital between the team and building occupants to avoid disruptions and ensure adequate time for preparation. The project team capitalized on these shutdown periods by installing breakers in downstream electrical gear and combined critical overhead lifting activities for the rooftop air handling units.

### Moving Work out of Sensitive Areas

Several research laboratory rooms in Discovery Park contain large instruments that cannot be moved or shut off. These instruments are susceptible to dust, vibration and temperature variations, so work around them carried significant risk. A portion of the scope called to rework and demolish ductwork in the rooms and to route several return duct pathways serving adjacent spaces through them. After discussing as a team, it was decided to cap the ductwork outside the rooms and leave the instruments in place. The return ductwork was routed through an adjacent hallway, and all work was kept out of the rooms.

### Adding Valves



Fig. 1. AHUS 1: 550 ton Liebherr Hydraulic Crane set to lift the 25,000-lb sections of the new rooftop air handlers onto the new structural steel platforms.

The new roof-mounted air handling units required new branch lines tied into the existing hydronic piping loops. Additionally, old branch lines serving the demolished air handlers needed to be removed and capped. Though these tie-ins were done by using line freezes to avoid draining down the entire building system, large sections of the hydronic loop still had to be valved off to avoid excess pressure on the frozen section. Altogether, 32 line freezes were needed to keep the project on pace. This work was completed at the

(continued from page 4)

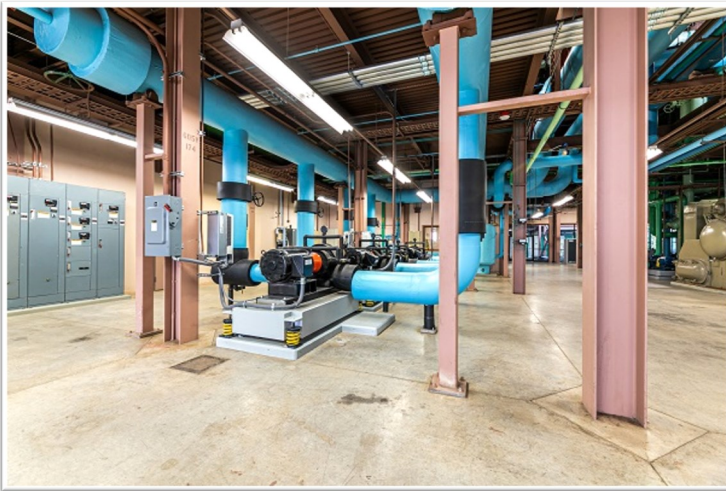


Fig. 2: New chilled water pumps installed in the central utility plant (8322 SQ FT).

beginning of the project during a low-demand cool season, where the loss of chilled water circulation during the workday was a minor impact on building occupants. By using valves instead of capping off old sections, the team was able to leave the old air handlers running until demolition activities were ready to start and avoid shutdowns of the chilled water system during the peak demand of the summer.

Fig. 3: UNT-28: Aerial photo of the rooftop of the completed Discovery Park project.



## Communication

Ultimately there will be many shutdowns that can't be eliminated. However, projects like UNT Discovery Park can be executed as painlessly as possible for everyone involved through clear communication. A careful approach was taken when addressing the facility's occupants. Face-to-Face meetings were scheduled with each user group to discuss the work needed, hear their concerns, and set expectations for timelines beforehand.

The construction team also scheduled a walkthrough alongside all involved parties before the shutdowns to discuss the steps of the operation and everyone's role. Points of contact were established for each team, along with proper channels of communication. Contingencies were also placed detailing what steps would be taken to re-energize the system if things didn't go according to plan.

## Conclusion

The Discovery Park project was extremely challenging in part because it required many shutdowns throughout the building, which affected a diverse group of end users with a range of system needs. With a focus on eliminating and minimizing system shutdowns from the start of design, the two-year project was accelerated to completion in just over 10 months while ensuring the facility remains healthy for decades to come.

*Submitted by Joe Martin, Marketing Specialist, SpawGlass, Inc.*



## Virtual Supervisor's Toolkit

**Supervisor's Toolkit** has been specifically designed to meet the needs of the facilities management professional. It is a structured, open-ended, and pragmatic approach to developing supervisors. It is not so much a teach program as a development process, designed to help supervisors realize both personal and professional growth. The program has been newly designed as a full three days of training.

**APPA (Virtual)**  
**July 25-28, 2022**  
**12pm – 3pm ET daily**  
[Register Now](#)

## CAPPA Website Update

The new CAPPA website is up and running in "test" mode. Please take a peek at [cappaedu.com](http://cappaedu.com) and send feedback to [cappaedu@cappaedu.com](mailto:cappaedu@cappaedu.com). We need to hear from our members and Business Partners so we can improve the website to benefit you!

A special thank you to Markus Hogue, CAPPA Recruiter, who also is a whiz at Tableau, for creating the [Business Partner Map](#). Please be sure to look for the BPs in each state, and learn more about individual BPs when you hover over each of the color-coded dots identifying their type of work.

Familiarize yourself with the [Board of Directors 2021-2022](#), and look for any vacancies for which you might want to volunteer before CAPPA Conference 2022.

Are you familiar with WordPress and interested in helping to maintain the CAPPA website? We'd love to hear from you!

## Energy Leadership Award at OSU



Is your campus looking for ways to promote energy management to reduce energy usage and costs this year?

In 2016, the Energy Management Program at Oklahoma State University launched its Energy Leadership Award (ELA) targeting student groups and campus

departments. The program was designed to provide energy education and reward positive behaviors which have been part of the Energy Management Program (EMP) since July 2007.

Energy Leadership awardees earn the right to display the ELA seal in their areas, as a marketing tool, and can renew their bragging rights annually. Those who earn the ELA are also featured on the EMP website.

Anyone is welcome to visit the [ELA web page](#) and to view the [ELA Training](#), which is a PowerPoint presentation available online. If you have any questions or would like to know more, email [OSU Energy Management](mailto:OSU_Energy_Management).

**Every person is expected to be an energy saver as well as an energy consumer.**



### FROM THE EDITOR:

Thank you to those who submitted articles, photographs and information to be included in the CAPPA Newsletter!

Please write and submit articles for the CAPPA Newsletter at any time for consideration. Preferred articles will be BETWEEN 500 words (ex: 1/2 page w/graphic or photo) and 1,000 words (ex: full page with small graphic or photo). Please include names and descriptions with photos. Graphics and charts are always welcome to help tell your story.

If available, please provide a link to full articles. Email articles and photos to Newsletter Editor: [jenny.cundiff@okstate.edu](mailto:jenny.cundiff@okstate.edu)

