



E.R.A.P.P.A.

Eastern Region Association of Physical Plant Administrators

News

APPA *FUN*damentals: Resources for Learning!

Our Fall 2004 conference is just around the corner! Please go on-line and register for both the conference and your hotel accommodations (Sheraton Hotel).

Space is limited, so please register as soon as possible. Information on this conference, as well as the proposed educational matrix can be found on our Internet site. The web link is as follows:

www.erappa.org/nne

please click on "Information about the Fall Meeting in Burlington VT."

Our theme "APPA FUNdamentals: Resources for Learning" is tailored

to meet the needs of your front-line facilities management staff. We have four (4) educational tracks; Custodial, Grounds & Trades -- as well as a "Special Track" which will include organized campus tours at three (3) locations. The local campus locations are planned as follows:

- * Champlain College
- * St. Michael's College
- * The University of Vermont

We hope that you consider to attend this very affordable conference. Please pass on this information to other staff members within

your organization. This conference is for YOU! It is designed to deliver usable information to both you and front-line staff. For more information you may call either Bob Kief or myself at the numbers noted below. The Fall 2004 conference contact for registration is Delaney Meeting & Event Management at (802) 655-7769 -- Meg Boera.

Thanks in advance for your time and we sincerely look forward to seeing both you and your co-workers this Fall in VT.!

Burlington, Vermont - October 28 and 29, 2004

To Flush or Not to Flush!

BY: DUDLEY GREELEY
SUSTAINABILITY COORDINATOR
UNIVERSITY OF SOUTHERN MAINE

Using expensive drinking water to flush away human wastes that are themselves about 96% water is no longer necessary. High water and sewer rates and concerns for conserving limited water supplies have spurred development of urinals that operate without flush water. Now common in regions experiencing water shortages, the advantages offered by this new generation of urinals warrant their use wherever water savings offset operating costs.

In US markets there are at least four manufacturers offering "waterless" urinals. Two types require replacement trap cartridges, others don't. All of these urinals require the use of various amounts of lighter-than-water sealants that prevent odors from the traps entering the room. American Waterless No-Flush™ and Falcon Waterfree™ require replacement cartridges. Duravit's Dry™ and Uridan R have serviceable traps. All else remaining the same, the cartridgeless urinals would appear to be the obvious choice but maintenance and sealant requirements are not the same. The high cartridge/sealant cost of one model is at least partially offset by much higher sealant costs for another. Maintenance protocols vary but maintenance issues for all systems are fairly straightforward.

Overall, it appears that "waterless" urinals require less plumber time but slightly more custodial staff time. The latter may not be the case if reduced daily cleaning time makes up for the time spent on trap

maintenance. If trap maintenance is not made a routine duty of front line staff, labor costs/complaints will probably be greater/more frequent than necessary. Trap replacement or service on a "will-call" basis is unnecessarily expensive and should be avoided whenever possible. Trap replacement rates and service requirements vary with urinal use. The goal should be to train front line custodial staff to quickly recognize when a trap needs servicing or replacing and how to perform the needed service. In locations where urinal use is fairly consistent and predictable, a regular preventive maintenance schedule might be considered.

Initial purchase costs (\$310-\$900 per unit), while important, are probably not nearly as important as the ongoing cost of replacement cartridges and sealant. The initial cost of the urinal can become even less significant when compared to water and sewer cost savings over the life of the unit. "Waterless" urinals are made in fiberglass, composite and china. In locations subject to likely damage, the fiberglass and composite models may offer longer service life. Concerns about cigarette burns and staining of the non-china models have apparently been addressed by the use of improved materials and patterned models. The sealants are various non-miscible or only slightly water-miscible fluids. The Material Safety Data Sheets on the different sealants are all available on line or from the manufacturers.

The most intriguing new urinal is

Airflush, a European model not yet available in the US. A three watt fan installed in a dedicated vent pipe vents urinal-related odors out of the building. No expensive trap sealants or replacement cartridge traps are required. A common trap that can serve up to 12 urinals requires periodic servicing.

Benefits of non-flushing urinals:

- Avoid the cost and waste of tens of thousands of gallons of water per urinal, per year. (Giving a specific, average figure here would not be particularly useful. Conventional urinal flush volumes vary from .5 gallons per flush to 3 gallons per flush. Actual flush rates vary, perhaps 10%-30% of users not bothering to flush, at least some of the time. Urinal use rates vary tremendously.)
- Always "touch-free"
- Easier to perform daily cleaning tasks (This is certainly the case when compared to standard urinals with exposed, manual, flush valve plumbing)
- Odor is probably less of an issue than with flush urinals (Unless traps need servicing or sealant needs replenishing – not a daily concern - "waterless" urinals don't present open, standing pools of urine. In high-use locations the odor comparison between "waterless" and conventional urinals might be a toss-up. If a standard flush urinal is not flushed or the drain is blocked, it stinks. If a "waterless" urinal needs a new cartridge or more sealant, it stinks. "Waterless" urinal-

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Chapter and Education Update!



BY: GORDON CHEESMAN, COLBY COLLEGE

The spring meeting of the Northern New England Chapter was held on March 18/19 at the University of New Hampshire. The two-day meeting offered a variety of informative educational sessions divided into three tracks – Design & Construction, Operations & Maintenance and Professional Development. The program also included campus tours, a sold-out business partner exhibit with vendor presentations, plenty of great food, a wonderful dinner theater performance, a brief business meeting and, of course, opportunities for networking and socializing. Dana Peterson, Guy and Joanne Eaton, Dorrie McClintock and the rest of the host committee have continued the Northern New England tradition of excellent meetings.

Thanks to the support of both our members and our business partners, our meetings have provided the chapter with the resources to present a number of scholarships. This spring we were able to award three full scholarships to the APPA Institute for Facilities Management.

At the accompanying spring board meeting, the host committee for the fall chapter meeting gave a video presentation of their upcoming program. The meeting, scheduled for October 28-29, will be jointly hosted by the University of Vermont and Champlain and St. Michael's Colleges, and will be located at the Sheraton Conference Center in Burlington. The program for the meeting has been structured to coordinate with APPA publications for Maintenance, grounds and Custodial, and Operations. Each 4-session track will include one session discussing the use of the accompanying APPA book. Tours of each campus will be offered, focusing on new facilities. The banquet will be followed by live entertainment. A large exhibit area will house a wide variety of business partners. The committee has been planning tirelessly and we believe that Burlington will be an outstanding meeting. Online registration is available.

As part of ongoing strategic planning, the chapter board has been considering the difficulties associated with hosting a large meeting in the fall. A straw poll conducted at UNH indicated that two-thirds of our members and half of the business partners favored our current semiannual schedule. We continue to look at ways to make our meetings more effective. Our spring, 2005 meeting will be hosted by the University of Southern Maine in Portland, on March 24-25.

BY ANITA BAILEY,
PHILLIPS EXETER ACADEMY
ABAILEY@EXETER.EDU

As your ERAPPA representative to the APPA Education Committee, I recently returned from the annual APPA Educational Facilities Leadership Forum held in Washington, DC in late July this year. In addition to the educational offerings that the Forum provides, it is also an opportunity for our committee to get together for one of our semi-annual meetings (we also meet at the APPA headquarters in December). In addition to working to develop the educational conference programs for the Forum, we work with the deans of the Facilities Institute and the Leadership Academy to support the continued excellence of those programs.

Under the leadership of Jim Roberts of Campbell University, the Vice President for Educational Programs at the APPA level, our committee developed a 2004 Forum program that centered around the following perspectives: Planning, Design & Construction; Security; Customer Service; and Information & Technology. Sunday sessions once again started off with some lively Experience Exchanges that not only gave attendees the opportunity to engage in discussions that directly related to facilities issues they face every day, but also gave everyone the opportunity to create and renew acquaintances- some as new as the previous evenings' well attended Welcome Party. There were plenty of opportunities that followed, in and around some excellent educational sessions, meals, and other events, to continue networking with our facilities colleagues and business partners.

Our APPA Education Committee meeting discussions covered a wide variety of topics. Here are some of particular interest to you, our constituents:

- The Institute for Facilities Management is currently looking at the idea of providing a Special Programs section for past graduates seeking to continue their education.
- The upcoming fall Institute is providing an advanced level Planning, Design & Construction section, for those in Facilities who are directly involved with this area and are looking for an in-depth session. Watch for similar future sessions around an area of your own interest.
- The Educational Facilities Leadership Forum would like to encourage all APPA, regional and chapter leadership and future leadership to take advantage of the leadership

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Fall 2004 Membership Update



BY: DON BRISELDON,
PHILLIPS EXETER ACADEMY

A fall greeting: I'm sure most everyone is looking forward to the NNECERAPPA Fall Meeting (October 28 & 29) at Burlington, VT; hosted by Champlain College, St Michael's College, and the University of Vermont. If you enjoyed the 2000 ERAPPA meeting, which was held in Burlington, you will really enjoy this chapter meeting and find it productive.

I have frequently commented on the local nature of our chapter membership. By that I mean that we grow membership through the value of our meetings and through the one-on-one recruitment efforts of our committed members. Anyone who has participated in our Chapter meetings knows that the meetings hit all the good buttons; fun, interesting, educational, well organized and of good value. Behind the success and enjoyment of those meetings, there are three unifying threads. Namely; relationship building, volunteerism and information transfer. First, without the membership interest and participation (building relationships and volunteering) we would not have this exceptional chapter organization called NNECERAPPA, and most certainly would not have the opportunity to learn, share information, and discuss our facilities profession. I believe it is helpful to remind ourselves that this is a membership-based organization; from the larger international APPA to our Northern New England Chapter, and it starts at the local level.

The APPA organization, and especially the Northern New England Chapter, provides a broad and flexible opportunity for membership through a range of membership classifications: Institutional Member, Associate Member, Affiliate Member, and Business Partner. Sustaining our development as an association is dependent upon growth and renewal in each of those membership categories. While the APPA organization can and will provide us with membership information, the success of this effort is largely dependent upon chapter and state members reaching out to institutions and potential members in their local areas. Chapter members can be pro-active by specifically inviting, on a personal contact basis, people from a non-member institution to the next chapter meeting. Please reach out and bring someone onboard.

With the above as background, here is a summary of our membership development actions for 2004/2005

- APPA keeps us informed of institutions that have not renewed. That Information is routinely sent to State Directors requesting a membership follow up contact.
- With the assistance of the APPA office, we periodically provide each State Director a list of schools and higher education institutions that are not members so that membership contacts can be made.
- Prior to each meeting, a special reach-out effort is made to encourage members and non-members to attend thup-

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To flush or not to flush, page 2

related odor has not been an issue on the University of Southern Maine Campus.)

- No water supply line or flush valve-related leaks
- No flooding
- No flush valve maintenance
- No batteries, transformers or other electronics
- Quiet
- For new construction, the installed cost is often significantly less
- Probably fewer waste line blockages because the serviceable or replaceable traps keep virtually all significant debris from entering the waste line
- Lower life-cycle costs in most locations

Non-flushing Costs:

- Requires the manufacture and use of sealant
- Cartridge models require the manufacture and use of "recyclable" plastic cartridges. (This writer has made inquiries as to whether any cartridges have actually been recycled and has found no institutions that recycle these cartridges. The cartridges are not promoted as being manufactured with recycled plastic.)
- "Learning curve" costs associated with any new technology
- For replacement units only, the cost of removing the flush urinal and installing the "waterless" version (Might vary from \$50.00 when the height of the waste pipe doesn't need changing to over \$250.00 if the waste pipe needs relocating and tile work is required.)

Benefits of Flush Urinals

- "The devil we know...." (no learning required?)
- Requires no sealant
- Requires no replacement cartridges

Flush Urinal Costs

- Requires the purification, transportation, and subsequent re-treatment of tens of thousands of gallons of water per urinal, per year in high use locations
- Requires water supply line
- Can flood
- Can leak supply water
- Requires the manufacture, installation and use of flush valve
- Flush valve maintenance
- Standard models are not "touch-free"
- When not flushed (perhaps 10%-30% of the time?) can produce strong odors
- Condensation can occur on supply lines and flush valves
- Can be noisy

Conclusion:

"Waterless" urinals with serviceable traps will probably become the norm in the coming years. Facilities managers are encouraged to compare the available models and specify their choice in all new construction. In existing construction, replacing units in higher-use locations is certainly worthwhile, especially if flush urinals, or flush valves need replacing anyway. Careful attention to training custodial staff to service or replace traps or trap sealant is important. To insure equal treatment for the other gender, check out "foam flush" and "dual flush" toilets. While not water-free, they also offer attractive "life-cycle" savings.

Websites and references:

www.falconwaterfree.com

www.duravit.com

www.waterless.com

www.uridan-usa.com

"Airflush"

<http://www.greenspec.co.uk/html/products/airflush.html>

Comparison of three "waterless" models by the Green Roundtable: www.greenroundtable.org/newsletters/GRTnews4=03.pdf

Information on toilets and urinals from the DOE Office of Energy Efficiency and Renewable Energy <http://www.eere.energy.gov/femp/pdfs/29267-6.2.pdf>.

"Water Saving Restroom Fixtures," Federal Energy Management Program, U.S. Department of Energy, 1995. This publication and the WATERGY software, which quickly screens facility water consumption, are available by calling the FEMP Help Desk, (800) DOE-EREC (363-3732); also see the FEMP Web site, www.eren.doe.gov/femp/.

www.waterwiser.org.

Wilson, Alex, "Big Savings from Waterless Urinal," Environmental Building News, Vol. 7, No. 2, February 1998; BuildingGreen, Inc., Brattleboro, VT; (800) 861-0954; www.BuildingGreen.com. <http://www.buildinggreen.com/products/waterless.cfm>



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coming meeting.
 If you have any suggestions, ideas, or examples of actions that work concerning membership please feel free to contact me, your state director or one of the chapter officers. If you have contact information or questions regarding business partners please send it to Bob Kief at Phillips Exeter Academy: bkief@exeter.edu

Best to everyone!

Don Briselden

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- skills they will develop through enrollment in the three-part leadership program.
- The Supervisor's Toolkit- Nuts and Bolts of Facilities Supervision will once again be co-located at the Institute for Facilities Management at the fall session.
 - The APPA Education Committee is encouraging regions to submit Regional Best Paper from the annual meetings for consideration at the following year's APPA Educational Facilities Leadership Forum. Submit papers directly to the APPA office- Attention Suzanne Healy (e-mail: suzanne@appa.org) by mid-November..
 - We are always looking for feedback on why people come- or do not come- to the APPA Educational

- Facilities Leadership Forum. So that we can continue to improve the ways we serve you, I encourage you to contact me (see my e-mail address in the heading) with any feedback- positive or otherwise- on how we are doing.
- Our next meeting will be under the leadership of Sam Polk of Tennessee State, the newly elected APPA Vice President for Educational Programs 2003 chair of the Welcome Committee for the Forum held in Nashville.
 - Finally, we are already starting to plan next year's Forum, to be held August 4-6, 2005 at the Walt Disney Dolphin in Orlando, Florida- a great place to bring the family along. Save the date!

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