

THE BLUELINE

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President's Message

As you all know, October is the date of our "Annual Meeting" and this year was no different as we hosted Dave Uhaze, RA, Chief of the NJ DCA. Dave spoke to a packed house about the changes to the AIA Guidelines for Construction. As always, Ed "Iceman" Cichewicz hosted the cocktail hour complete with his trademark "ICEMAN" ice sculpture. Another important feature of the October meeting is usually election night for the following year's officers. Since a challenge was made for President and President-Elect offices from the floor, elections were postponed until November. The November meeting was added this year as many felt the Holiday Party was being held too early. The Holiday Party was moved to December 8th and a regular meeting was held in November giving us another

opportunity for an Educational session. The incumbents won reelection for President and President-Elect. Our Secretary, Rick Ciullo, decided not to run for reelection and Ed Fay of Bergen Regional ran unopposed for Secretary, as did incumbent Bill Anderson as Treasurer. The Officers and Trustees thank Rick for all his efforts in 2006. The Holiday Party was held December 8th and featured the "Liverpool Beat", a Beatles tribute band. These guys rocked the house and even looked the part in 60's outfits and musical instruments. Thanks to Ben DiFranco for a great night of food, drink, dancing and socializing. On behalf of all the Officers and Trustees of the HFMSNJ, I wish you and yours a happy, healthy and prosperous New Year.

John DiGirolomo,
SASHE, CHFM
President, HFMSNJ

President-elect's Message

I would like to extend my heartfelt thanks to all the membership and hope to see some of our newer faces participate in 2007. Once again we hosted a successful all day event our thanks to SMS and Mr. Bob Bartels.

As always we welcomed Mr. Dave Uhaze of the DCA who brings us up to speed on new regulations and standards. On a lighter note The Holiday party was a great success and I hope some of our members felt like the were in a time machine listening to the Beatles circa 1960!! I wish all the members and their families a prosperous new year!!

Educational Topics for 2007:

This is how the educational calendar is shaping up:
January.....Tom Battles of Chubb Insurance on Steam Boiler Explosion causes.
February..... FBI
March.....Dan Chisholm
June.....Building Information Modeling.

We also have Anthony Monaco of the NJDOH and David Uhaze, R.A., NJDCA lined up.

Your suggestions on topics for our educationals are always welcomed.

Ben DiFranco, Educational Committee

Building Information Modeling

GSA mandates building information modeling

Technology has potential for facilities management

**BY Michael Hardy
Published on Nov. 20, 2006
on FCW.com**

The General Services Administration has mandated that new buildings designed through its Public Buildings Service use building information modeling in the design stage.

BIM is an emerging technology that involves creating a structure as a 3-D virtual model and linking it with data. GSA's mandate covers the design phase, but advocates of the technology say it has far-ranging potential for use in ongoing facility management.

"We are making this fiscal '07 requirement as a minimum requirement," said Calvin Kam, GSA's BIM project manager. "We are encouraging [people],

project by project, to go over and above the minimum."

The 3-D design is the most visible and striking aspect of BIM, but it is only one manifestation, Kam said. By connecting the spatial representation to data, agency officials can quickly calculate a building's heating costs or see where design elements don't correctly fit together.

"Where we add the most value is working with customers to leverage the data they already have," said Juliana Slye, director of government solutions in the infrastructure solutions division at Autodesk, a BIM vendor.

GSA is just dipping its toe into the water, said Deke Smith, chairman of the National BIM Standard Project Committee.

"Where they're now requiring BIM is on space planning," Smith said. "It's only a piece of what BIM could be, even for a new building. It's a very small first step. The long-range benefits are just huge."

GSA's Office of the Chief Architect began working with BIM in 2003 and has completed 10 pilot

projects, with 25 more under way, said Charles Matta, director of the Center for Federal Buildings and Modernizations.

Technology has become increasingly important as GSA's workforce has shrunk from more than 40,000 to about 12,500, Matta said. "When an [architect or engineering firm] brings in a design and says 'Yes, it does have the efficiencies we require,' we don't have the means to go into their documents and confirm," he said. "We don't have the resources and staffing to do so. When they present a model to us, it's easy."

Several software vendors offer BIM products, and GSA usually encounters them via the architectural firms involved in designing federal buildings, Matta said. During the past three years, GSA asked the companies to show that their technologies could work together.

"We wanted to make sure they all work toward an interoperable way of delivering" the data, he said. If, for example, a new architecture and engineering team joined an existing project, and the new team had a different BIM vendor than the original team did, they

should be able to use the work product and not need to redo it.

GSA has an inventory of more than 342 million square feet of office space that houses 1.1 million federal employees, according to the agency. The agency owns about half of that space, in 1,500 buildings, and leases the rest.

"That's a huge asset," Slye said. "Managing these facilities represents a significant cost."

Autodesk is involved in a number of GSA projects and has also converted the design documents of about 30 existing GSA properties from blueprints to 3-D BIM models, she said.

The technology has a place in designing facility security measures, she added. Although GSA is concerned with the design of new facilities, some agencies are looking backward.

"One of the biggest design options we're seeing is buildings being retrofitted for security," she said.

Although some people in the construction and facilities management fields are unfamiliar with building information modeling (BIM),

experts predict they will be learning about it soon. In the meantime, important concepts to remember include:

- 3-D models are simply the virtual building of a structure in a computer before people break ground at a construction site. BIM goes far beyond that to include information about time, such as scheduling construction or planning for tenants to move in. A 3-D model plus the time data is a 4-D model.
- Underlying the models in a BIM system is information on building systems, such as climate control or plumbing, and other data that could come in handy during the design, construction or management of the building.

— *Michael Hardy*

Going Green in Healthcare.

Highlights from the 2006 "Green Guide Annual Report."

2006 In Review

In the midst of the largest construction boom in decades, the health care market in 2006 visibly

embraced green design, construction and operations. According to a poll of 250 hospitals around the U.S. published in the November 2006 edition of *FacilityCare* magazine, 82% of the polled facilities are already in the process of planning or researching a construction project, indicating robust activity in the sector. Of particular note, of these 250 hospitals, 81% are actively implementing or are researching green building considerations. This is one of many indicators that have emerged over the past year marking broad-based adoption of high performance healing environments.

Barriers to green design that appeared impossible to overcome just a year ago have been substantially reduced or eliminated through enhanced awareness and education in green building practices sponsored by the *Green Guide for Health Care*, the U.S. Green Building Council, Hospitals for a Healthy Environment, American Society for Healthcare Engineering, and the Center for Health Design, among others. Since then, several articles published in 2006 including in *Environmental Design + Construction*, *Clean Design*,

Building Design + Construction and *FacilityCare* have reported on the health care industry's rapid transformation, highlighting the *Green Guide for Health Care* Pilot program launch and the LEED® certification of health care projects across the country. These articles reflect the turning point in the health care industry's uptake of green building principles and practices and their embrace of an overarching emphasis on enhanced human health outcomes on the building, community and global scales. While these projects confronted many of the barriers that challenged health care projects in the past, they also revealed a series of factors that, together, helped tip the balance in favor of greening health care facilities across the country and internationally. Factors contributing to these successes include soaring energy costs and a sensitivity to global climate change, reduced cost and improved availability and performance of green building materials, a general recognition that patient and staff surroundings can be designed to benefit clinical outcomes, and the

Green Guide's effectiveness in raising awareness of the pragmatic and common sense efficacy of values-driven design, construction and operations.

Green Guide for Health Care Website Registrants

As a testament to the internet's effectiveness as a fundamental communications medium, the *Green Guide* has built a global online community over 10,000 strong and growing. Over the past three months, the pace of website registration has quickened from 220 per month to close to 400. The *Green Guide's* international reach has expanded to 83 countries, and includes every state in the U.S. and every province in Canada.

The strength of this community is its diversity. While design professions dominate, health care providers represent almost 20% of the group. The *Green Guide's* engagement in research initiatives and innovative technologies has prompted the educational and product manufacturing sectors to take notice and share their knowledge and experience through public comments and email correspondence.

Aggregate Pilot Data

The Green Guide for Health

Care Pilot program has grown to 112 projects, representing over 29 million square feet of construction, in the U.S. and abroad - an increase of 45% over the past year. Pilot projects range in size, building type, building phase, and region demonstrating the *Green Guide's* versatility to be an effective tool for many building types and project phases.

The *Green Guide* Pilot program is dominated by new construction (50% based on construction type) and Acute Care facilities (60% based on facility type). In spite of the large number of new, Acute Care facilities registered with the *Green Guide* Pilot, this grouping of facility and construction type does not ensure attaining the highest point totals. On average, Combination projects have been the most successful construction type using the *Green Guide's* Construction section, while Additions have fallen slightly behind the others (New, Renovation, and Combination). In spite of the fact that the *Green Guide* is tailored for Acute Care facilities, Medical Office Buildings, Retirement facilities, and Specialty hospitals have reached equivalent levels

of achievement using the Construction section. For the Operations section, the best performing projects are Renovations and Specialty hospitals. In many cases, Renovation projects have been registered with the *Green Guide* at the instigation of the health care institution, rather than the design team, reflecting an established awareness of the facility operations' ecological footprint. Indeed, hospitals familiar with Hospital for a Healthy Environment's pollution prevention and waste reduction programs will find many familiar criteria in the *Green Guide's* Operations section credits.

Looking Forward

With the imminent release of *Green Guide for Health Care* Version 2.2 in January 2007, the *Green Guide* has begun to lay a foundation for the next steps in the evolution of the health care industry emphasizing a comprehensive ecological approach. 2007 promises to be a year of transitions and advancement. The *Green Guide* and the U.S. Green Building Council (USGBC) have committed to formalizing a partnership to support the organizations' continued provision of complementary services to the health care market. Additionally, the

USGBC has announced that LEED® for Healthcare will be released in Fall 2007, representing the first third-party certification green building tool tailored to health care construction and building on the body of work pioneered by the *Green Guide*.

In addition to its ongoing collaboration with the USGBC, the *Green Guide* will continue to work closely with Hospitals for a Healthy Environment (H2E) to encourage integration of green construction practices with operational pollution prevention and green programs. Already, almost 70% of *Green Guide* Pilot projects are pursuing both the Construction and Operations sections of the *Green Guide* simultaneously. Embarking on its second year, the Green Building teleconference series sponsored by H2E and hosted by the *Green Guide* has created a framework for sharing knowledge across design & construction teams and facilities management.

Accelerated market transformation evident over the past twelve months promises to continue into 2007. Together, we have reached the tipping point towards high performance healing environments !

(From the Dec. 2006, Green
Guide for Health Care
Newsletter.)

To: members and friends
of H.F.M.SN.J.

Please make every effort to
attend the monthly
meetings. A lot of
preparation goes into each
program so we can bring you
education you can put to
use. If you are interested
in helping out with any of
our committees or programs
please contact one of the
officers. You can keep
updated by visiting our web
site www.hfmsnj.org.

From there you can go the
officers section and e-mail
the officers or use
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V.A.A.