

ESCO UP, RUNNING

UCM undergoes 'green' upgrades

By **MATT BIRD-MEYER**
Digitalburg

It didn't take Betty Roberts, UCM's vice president of Administration and Finance, long to discover the University's nagging problem with heating and cooling buildings.

Roberts' scrutiny regarding the issue revealed a \$20 million backlog in deferred maintenance on campus, which ultimately led to one of the nation's largest energy conservation projects.

"The complaints regarding heating, cooling and ventilation issues greeted me upon my arrival at the University in 2006," Roberts said. "We did our best to try to mitigate the issues, but the infrastructure of the university is very old. Some of our boilers are 70 to 100 years old."

Problems with old heating, cooling

The weather was unpredictable the following year with a steamy start to April. Again, faculty and staff complained, Roberts conceded and had the boilers converted to coolants only to have the cold return.

"When the calls came in about the cold, we had to be responsive," she said. "To do that required we empty all the coolants in the boilers at a cost of \$30,000 to \$40,000 to heat buildings again. When you don't have the ability to control climate issues, whether in the classroom, office or general-use room, it can be very, very costly."

Roberts drew up a 10-year plan to tackle the maintenance backlog, but couldn't catch up. Money was constantly reshuffled to other pressing or unforeseen needs, she said. Roberts called this her "epiphany."

Exchanging ideas, finding solutions

Steven Boone, associate dean of the College of Arts, Humanities and Social

Sciences, called Roberts "visionary." He said Roberts led the school's charge to address a bulk of the aging infrastructure problems and maintenance costs at once with a \$36.1 million energy performance contract. The project is financed by Banc of America Public Capital Corp.

Roberts tapped Boone to join a campus planning committee that created a wish list of energy saving and life safety projects.

Seal of approval

The Board of Governors unanimously approved Trane, an Energy Services Company (ESCO) as the general contractor March 30 and work started in May. Trane pared the planning committee's list down to 166 projects, which the company reports is the largest ESCO project in the country.

Energy-efficient campus upgrades

The work touches 25 buildings, including drilling 150 geothermal wells in the faculty parking lot at the intersection of Maguire and South Streets. The 450-foot-deep wells will regulate the temperature of water flowing to and from heat pump systems in four buildings: Administration, Utt, Hendricks and Dockery. The old steam heating plant that served these buildings at the southwest corner of Maguire and South Streets will be torn down, leaving the land as green space.

Workers are installing high-efficiency light



PHOTO BY DREW WOOLERY / PHOTOGRAPHY EDITOR
A construction crew does work along South Street across from Grinstead as part of the ESCO project.

fixtures, more efficient plumbing fixtures and new windows. They are also replacing roofing, old boilers, chillers and air handlers with high-tech heat pump systems. Some buildings are getting new sprinkler systems and most are getting updated fire alarms.

Building automation systems are being installed, creating a central location for climate controls at the General Services Building on South Street. Ryan McConnell, Trane project manager, said Public Safety will be the centralized location for the fire alarm system, whereas each building acted independently prior to the upgrades.

But how will we pay for it?

State law allows universities to repay the cost of ESCO projects over 15 years using the savings on utilities. The contractor must guarantee the savings or pay the difference. The university gets to keep any additional savings above the guarantee.

McConnell said Trane will develop
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University offers credit for Carnegie training course

By **RYAN DAVIS & OLIVIA CROSS**
Digitalburg

The University of Central Missouri and the world-renowned Dale Carnegie Institute have come together to create a new course offered in the Communication Department.

The course will begin fall semester under the title "Effective Communication and Human Relations," or COMM 2700, and will be instructed by Terry Cunconan.

It will be offered in an eight-week format, the first portion of the semester, in which students go through a set of modules. The course will be a two-hour, Monday, Wednesday and Friday class, counting as three credit hours.

This is the first time the University has offered Carnegie training for college credit.

"This is really a unique opportunity for the students. This is the Dale Carnegie course, which is probably one of the most recognizable courses that they teach," said Joe Vaughn, dean of the School of Graduate and Extended Studies. "Its offered to the students at the normal UCM tuition rate, which is significantly less than what you would pay Dale Carnegie if you went to their training centers."

The course offers scholastic benefits to students, as well as future business endeavors.

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UCM receives 'Best' honors

STAFF REPORT
Muleskinner

UCM has been named one of the best Midwestern colleges by The Princeton Review for the fourth year in a row.

The University was chosen as one of 158 institutions it profiles in its "Best in the Midwest" section of its Web site feature, "2010 Best Colleges: Region by Region." Results are now available online at www.PrincetonReview.com.

According to Robert Franek, Princeton Review's vice president of publishing, "regional best" colleges included in "Best of the Midwest" were selected primarily for their excellent academic programs. Selections include a range of institutions by size, selectivity, character and locale.

"We choose the schools based on institutional data we collect from several hundred schools in each region, our visits to schools over the years, and the opinions of independent and high school-based college advisors whose recommendations we invite," Franek said. "We also take into account what each school's customers - their students - report to us about their campus experiences at them on our 80-question student survey."

The 12-state region which encompasses "Best in the Midwest" colleges and universities covers Iowa, Illinois, Indiana, Kansas, Michigan, Missouri, Minnesota, Nebraska, North Dakota, Ohio, South Dakota and Wisconsin. Institutions in other states

Former Campus Police officer indicted

By **RYAN DAVIS**
Digitalburg

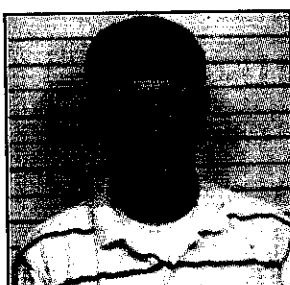
A federal grand jury has indicted two Warrensburg residents for conspiracy to commit identity theft in connection with the use of a UCM student list, to obtain fraudulent credit cards.

Warrensburg Police Detective Tim Lowry said Thursday the couple had obtained credit cards from Discover, Visa, Mastercard and Sears, using stolen identities. "After we arrested them the first time, they bonded out, and then used another credit card they had gotten in the mail after they were arrested."

Federal warrants were issued Aug. 11 for Amanda J. Drake, 29, and James B. Drake, 45, of 22 Locust Drive. Warrensburg police arrested

was found in his possession.

Investigators found that about 7,000 students who attended UCM during the summer of 2005 and 2006, had their personal information stolen. Print-outs, illegally obtained from the University, included students' names and Social Security numbers, among other information.



James B. Drake

Fifteen of the students' information was used to commit fraudulent activity, including opening bank accounts and obtaining student loans, as well as debit and credit card applications.

The first time charges were filed, Police Lt. Randy Eich told Digitalburg.com "We arrested Amanda Drake for forgery, and arrested James Drake, her husband, for unauthorized use of a credit device and making out a false police report."

The FBI continues to investigate a portion of



Amanda Drake

arrested the individuals involved," said Jeff Murphy, UCM assistant director of media relations. "In doing so, they obtained a list of students, which included their personal information. We were given full access to the documents June 23 and were not aware that the students' information had been stolen until that incident occurred.

"We contacted all of those individuals a week after we obtained full access and sent letters to them, through e-mail and regular mail, letting them know what happened and offering advice on how to further safeguard themselves."

In wake of the theft, the University has taken precautionary steps to ensure the future safety of students' personal information and to hinder any further attempts.

The UCM Board of Governors examined its identity theft policy at a meeting during the summer, in an effort to build upon the plan and

a "measurement verification program" after the work is complete. He said the program could take up to one year to develop.

"We're saving a ton of energy," Boone said.

Boone said the work should save the University \$720,000 per year in energy and water, reducing energy use by 32 percent. The new light fixtures will use 70 percent less energy, he said.

"It's amazing how far changing out our lights will go," Boone said.

Water retrofits are expected to save 5 million gallons of water annually. Overall, the project is expected to save the University \$28 million in energy, operations and maintenance costs, and \$26 million in future capital costs, according to information Boone compiled.

These are projected savings for hours spent fixing equipment that ran inefficiently and required replacement parts. Roberts said new equipment means less time and money spent on repairs, parts and contracts for companies to work on facilities issues and checking systems.

"It's not new dollars," Roberts said. "It's how you use your existing dollars to shore up whatever your needs are."

'Traned' to please

Prior to landing the contract, McConnell said Trane spent 4,000 engineering hours to develop cost-saving strategies. This preliminary work included reviewing three years of utility bills and conducting interviews.

The overall project is scheduled to take two years. McConnell told a group of building managers the work is 20 percent complete.

S&S Engineering, of Overland Park, Kan., is following the work to verify what Trane delivers meets the University's expectations, Roberts said.

Drilling for renewable resources

Some heavy lifting was tackled this summer, such as drilling the geothermal wells and gutting the Administration Building's two mechanical rooms. But much more is on the way. Dockery, for example, will be closed for construction

in January 2010 for six to seven months, McConnell said.

He said the biggest challenge has been coordinating work around events and other schedules that have been set for some time.

"It's been a coordination effort that's been unprecedented on my part," McConnell said. "We still have a long way to go as far as the big equipment pieces."

Trane has a staff member who strictly handles scheduling. Also, the company hosts monthly town hall meetings to update anyone interested. Weekly "campus status meetings" are geared for building managers and allow time for questions.

Up in flames

The ESCO project is complex, involving many systems original to the early 20th century buildings. That presented a problem as workers used torches to cut out an air handler in the Administration Building July 10.

A torch ignited debris inside the thick metal unit, but the fire was quickly extinguished without any injuries. McConnell said air samples have been taken inside the building and the results have been good.

"We're moving on," he said.

UCM's busy schedule

Scheduling work around the University's set itinerary of activities has also been a challenge. Not all heat pumps for Hendricks Hall will be operational by Sept. 9, when the Bacon Brothers concert is scheduled to kick off the Performing Arts Series. However, McConnell said they will use a combination of an existing chiller and new heat pumps serving this area in order to use the hall that day.

Stormy weather

Wet weather has plagued the geothermal well drilling project. McConnell said the original plan was to have the faculty parking lot reopened in time for the start of the fall semester. That will not happen as the project is now scheduled for a Sept. 8 completion.

Buried problems

The parking lot had its own challenges. Houses lined the Broad

Street side some time ago and crews encountered old foundations and even an old cistern. McConnell said he was surprised a car hadn't fallen through the asphalt and into the cistern hole, which crews had to fill.

President's commitment

Boone, who is also a professor of inorganic chemistry, said Roberts chose him to sit on the initial ESCO planning committee knowing his interest in sustainability.

"I'm a green sort of person," he said.

Boone helped create an informational poster on UCM's project that was displayed at a Missouri Energy Summit at the University of Missouri in April. He spoke on the subject during a MoBio presentation with state legislators earlier this month on campus.

Boone said the ESCO is a product of UCM President Dr. Aaron Podolefsky's signing of the American College and University Presidents Climate Commitment in late 2007. One of its goals is for universities to become "climate neutral" by improving sustainability and reducing emissions.

'LEEDing' the way

Part of the commitment also means pledging that all new construction on campus will at least meet Leadership in Energy and Environmental Design (LEED) Silver standards. Roberts said the Morrow-Garrison Complex project should meet LEED Gold standards.

LEED is a certification system that verifies buildings are designed and built to ensure efficiency and efficient use, Roberts said. She said meeting these standards increases costs by 1 percent to 2 percent but cost savings generally are 5 percent and 10 percent over time.

Last year, Podolefsky created the President's Commission on Sustainability. Boone is the co-chair and said the commission of faculty, staff, administrators and students is working to help meet their climate commitment goals.

For more information, visit www.traneucmesco.com. Click on individual buildings for basic information.

Different factors play into the sale of books. Technology is one, the economy is another. "Customers have to be aware of [whether they are downloading a pleasure book or text book] once you download it, there is no residual value of that book," Rutt said. There are savings to be had by e-books, Rutt said. Often, they have a 30 to 40 percent discount over the print version. "On our current rental booklist, they have many titles costing more than \$200, so if we look at that extreme, at the \$200 retail for new books, and take 40 percent off of it—it still gives you a cost of \$120 and I'm renting the book for \$38." consumer away from accessible and lower i "The cost of a book said, "but the initial p There may be ch future of libraries. "Once the price of will start hearing mor and we are already lo replacing libraries, de

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