

**2015 General Services Conference
Leading Innovation, Integration & Motivation**



**April 8, 9 & 10, 2015
Catamaran Resort Hotel & Spa
San Diego, CA**



County General Services Association



April Heinze
President, County General Services Association
Director, San Diego County General Services Department

Welcome to San Diego and the twelfth County General Services Conference.

I'm excited to hear our presenters and guest speakers discuss a wide variety of subjects including current issues of the day as well as on-going issues that we all experience.

Our annual conference brings together a network of County professionals and contractors from across California to share issues, ideas and best practices. Most importantly, it offers you an opportunity to make personal connections with others in the same business and develop your own personal network for future use.

In addition to this conference, CGSA members meet two or three times a year to discuss current topics and share ideas that are relevant to all Counties. If your County isn't a member of CGSA today, I encourage you to join and get involved. If your County doesn't have a General Services Department, someone in the organization still does the same functions and they are eligible to join.

2015 General Services Conference: Leading Innovation, Integration and Motivation

Wednesday - April 8, 2015		
7:30 am - 1:00 pm	Registration	
8:00 am - 12:00 pm	1. Construction Management at Risk Workshop (optional)	
10:00 am – 12:00 pm		2. Facility Tour: Waterfront Park (optional)
Wed pm	CCAEA People's Choice Award Voting	
1:00 pm - 1:15 pm	Welcome - Conference Kickoff	
1:15 pm - 2:15 pm	Opening Guest Speaker - Walt Ekard, CAO, County of San Diego, retired	
2:30 pm - 3:30 pm	3. Comprehensive Strategic Facility Planning Part 1	4. Innovative Fleet Best Practices
3:45 pm - 4:45 pm	3. Comprehensive Strategic Facility Planning Part 2	5. Electric Vehicles Infrastructure & Accessibility
5:00 pm - 6:00 pm	Reception (included in registration) Sponsored by Kitchell	
Thursday - April 9, 2015		
8:00 am - 8:30 am	Continental Breakfast (included in registration)	
8:30 am - 9:30 am	6. Creating the Culture of Safety	7. Sustainability, Operations and Innovation
9:45 am - 10:45 am	8. Do you know where your assets are? Part 1	9. When in Drought, Every Drop Counts
11:00 am - 12:00 pm	8. Do you know where your assets are? Part 2	10. Net Zero Energy and other Energy Challenges
12:00 pm - 1:15 pm	CGSA/CCAEA Awards Luncheon (included in registration)	
1:30 pm - 2:45 pm	11. Improving Transition from Construction to Operations	12. Building Your EOC's Logistics Dream Team
3:00 pm - 4:15 pm	13. <i>This is not a Drill</i> -Napa Earthquake Response	
5:00 pm - 6:00 pm	Reception (included in registration) Sponsored by Kitchell	
Friday - April 10, 2015		
8:00 am - 8:30 am	Continental Breakfast (included in registration)	
8:30 am - 9:45 am	14. Internet of Things	
10:00 am - 11:15 am	Keynote Speaker Matt Cate, Executive Director CSAC	
11:30 am	Professional Association Meetings	

Presentation Descriptions

WEDNESDAY, APRIL 8, 2015

Optional Pre-Conference Workshop

1. CONSTRUCTION MANAGEMENT AT RISK WORKSHOP 8:00 a.m.-12:00p.m.

A New Approach for Delivery of County Capital Projects, CMAR is a project delivery method which allows the owner to engage a CM during the development and design process. The CM acts as a consultant during the development and design phase regarding scheduling, pricing, phasing and other input that helps the owner design a more constructible project as a general contractor (GC) during construction. Before design completion, the owner and the construction manager negotiate a 'guaranteed maximum price' (GMP) for the construction of the project based on the defined scope and schedule, and the CM becomes the general contractor (GC). When a CM is bound to a GMP, the fundamental character of the relationship is changed. In addition to acting in the owner's interest, the CM must control construction costs to stay within the GMP. In California this delivery method is called Construction Manager at-Risk (CMAR), and it is also known in some quarters as CM/GC. In 2013, SB 328 was passed by the Legislature and signed by the Governor allowing all counties to use CMAR. Counties now have three major delivery methodologies, having long had legislative authority for Design-Bid-Build (DBB) and more recently acquired Design-Build (DB) authority. This workshop will present what GSA and Capital Programs leaders need to know to consider using Construction Management at-Risk (CMAR) to deliver their capital projects.

Moderator and Presenter: Ken Harms, Vice President, Kitchell

Presenters: Rona Rothenberg, Manager of Design and Construction Services, Alameda (formerly with JCC/AOC)

Rob Lim, P.E., General Services Director, San Joaquin, retired

Optional Pre-Conference Facility Tour

2. WATERFRONT PARK 10:00 a.m.-12:00p.m.

Meet in the lobby of the Catamaran Resort Hotel for transportation to the County Administration Center.



WELCOME – CONFERENCE KICKOFF, APRIL HEINZE, CGSA PRESIDENT 1:00P.M.-1:15PM

OPENING GUEST SPEAKER: WALTER F. EKARD, CHIEF ADMINISTRATIVE OFFICER, COUNTY OF SAN DIEGO (retired) 1:15 p.m.-2:15p.m.



Walter Ekard retired as the Chief Administrative Officer for the County of San Diego in November 2012. As the chief executive for the fifth largest county in the United States, Mr. Ekard managed a workforce of over 16,000 employees and an annual budget of \$5 billion. Mr. Ekard was appointed to the position by the five-member Board of Supervisors on May 4, 1999. He previously served as the Assistant Chief Administrative Officer and was the Boards' "first and only choice" for the job because of his experience and strong leadership skills.

As the County's CAO, he provided policy-based program and financial decision-making support to the Board and oversaw the operation of 40 departments that provide myriad services to the region - from health and human services to criminal justice programs, land use planning, public works, parks, libraries, animal control and voter registrar services. He also managed

the allocation of personnel, capital and budgetary resources within the County organization.

Since starting his tenure at the County in 1996, Mr. Ekard was a part of its dramatic transformation, including a creation of a structurally-balance budget and the implementation of a general management system. Working closely with the Board and the County's executive team, Mr. Ekard worked to institute private business management practices throughout the County, stressing customer service, fiscal accountability and teamwork. He oversaw the successful implementation of the innovative information technology outsourcing project begun in late 1998 and prepared San Diego County government to manage with significantly less revenue due to the State of California's budget crisis and funding cuts.

3. COMPREHENSIVE STRATEGIC FACILITY PLANNING WORKSHOP: GIVING YOUR BOARD 20/20 VISION FOR THE FUTURE 2:30 p.m. – 4:45 p.m.

When is it time to renew, renovate, replace, or dispose of an asset? What are the risks that exist in your county real estate portfolio that could cause harm to county staff, the public, and/or financial loss to the county? How much county owned or leased/owned space does the county really need and what is the most cost effective strategy to provide that space? What is the county owned/leased current inventory and how can it be leveraged to provide optimal value to the county? How does the county decide which deferred maintenance backlog projects to complete when budgets are limited? How can the county fund the Strategic Facilities Plan (SFP)? These questions and more beg for a full county SFP. A SFP involves several elements in the General Services arsenal and no other county agency is better positioned to provide this fully developed professional analysis/plan on a level playing field to the CAO/CEO and the Board of Supervisors. This workshop will identify the critical elements and discuss their intrinsic and dynamic relationships.

Moderator and Presenter: Kevin Carruth, GSA Director, retired, Santa Clara
Presenters: Tom Fincher, Chief, Strategic Planning/Project Management, San Diego
Gordon Rogers, Department Executive, Engineering and Architectural Services, Kitchell
Andrew Cupples, AIA, California Justice and Civic Design Leader, DLR Group

4. INNOVATIVE FLEET BEST PRACTICES 2:30 p.m. – 3:30 p.m.

This panel presentation highlights several innovative programs in fleet technology including telematics and vehicle automation technologies, data accuracy, redundancy and efficiency, anti-idling technology and real time customer information access. Learn how to implement strategies that influence customer departments to collaborate with your fleet management team to make data driven business decisions resulting in greater fleet efficiency and reduced cost. A commitment to green technology and efficient fleet management can pay off both in bottom-line savings and emissions reductions.

Presenters: Sharyl Blackington, Fleet Manager, San Diego
Keith Leech, Chief, Fleet Services and Parking Enterprise, Sacramento
Greg Chanis, Assistant Director, Santa Barbara

5. ELECTRIC VEHICLES: INFRASTRUCTURE AND ACCESSIBILITY 3:45p.m. – 4:45 p.m.

In an effort to help curb greenhouse gas emissions, the County of San Diego applied for and won a \$500,000 grant from the California Energy Commission which will be used to help pave the way for the installation of electric vehicle charging stations. The charging stations will be installed at several County properties for public and employee use. Hear about a unique public/private partnership that removes the financial risk associated with owning and operating charging stations from County responsibility and at the same time promotes private sector success and supports the growth of the electric vehicle industry. Learn about Sonoma County's progressive EV infrastructure experience and strategies dealing with the future of accessibility challenges based on the latest information to come out of the Division of the State Architect Electric Vehicle Charging Station Working Group.

Presenters: Rich Grudman, Energy/Sustainability Program Manager, San Diego
David Worthington, Fleet Manager, Sonoma

RECEPTION 5:00 P.M. – 6:00 P.M.

Included in registration
Sponsored by Kitchell

THURSDAY, APRIL 9, 2015

CONTINENTAL BREAKFAST, 8:00 A.M. – 8:30 A.M.

Included in registration

6. CREATING THE CULTURE OF SAFETY 8:30 a.m. – 9:30 a.m.

If you are, or ever were, involved in a service industry, at some point in your career you've experienced all levels of safety protocols and programs designed to keep everyone safe on their job. Poor programs use stock content provided from an outside agency, one who's never set foot in your garage or power plant and does not have dedicated staff. Good programs use information that is inherent to each program and have dedicated staff to ensure your programs are managed effectively. But what will make a great program?

Great programs begin with relevant on-the-job information and use it to innovate focused content. They will then evolve with staff participation that is fostered by a motivating factor. (Be it an awards program, or safety competition). Finally integrating your program with multiple departments and safety personnel will influence beneficial changes throughout, therefore creating a reinforced program that uses these different strategies to build a truly GREAT safety program.

Presenter: Sharyl Blackington, Fleet Manager, San Diego

7. SUSTAINABILITY, OPERATIONS, AND INNOVATION 8:30 a.m. – 9:30 a.m.

Sustainability, operations, and innovation is greatly impacted by human behavior. This presentation will focus on delivering genuinely sustainable, energy efficient programs pertaining to building performance and employee commute. Metrics inform, but human behavior solves problems. CannonDesign will explore research from their work into successful (cost-effective, sustainable & energy efficient, great architecture and happy clients) high-performance buildings and the common success factors. They will offer suggestions that general services professionals might employ to meet their high-performance goals and to get best from their design teams. Commuting is Alameda County's single-largest contributor to GHG pollution, and likely to be the case for most other counties. Alameda will cover how they integrate parking, motor vehicles, etc., into one team and what they've done to engage employees on clean commuting, the tools and resources that they provide, and the challenges/opportunities that are unique to the public sector when it comes to incentivizing clean commuting.

Presenters: Rand Ekman, Director of Sustainability, CannonDesign
Phillip Kobernick, Sustainability Manager

8. DO YOU KNOW WHERE YOUR ASSETS ARE? 9:45 a.m. – 12:00 p.m.

Part 1: Imagine a water main break that went on for hours until engineers found the right valve to turn off the flood, or a water pump ran unchecked spiking the energy cost. Such snafus can

occur in city streets, on school campuses and at any other major institution sitting atop a spaghetti of underground sewer, water, electrical, natural gas and communications utility lines. Typically in such emergencies, utility crews race to the scene and use paper maps and drawings to find the culprit and seal off the affected pipe, close a valve or shut off the pump. Such mishaps should be a thing of the past with an app developed by Latitude 33, a Scripps Ranch planning and engineering firm. The app takes the place of roomfuls of maps and architects' drawings.

When pipes break and floods ensue, the traditional solution often relies on the institutional knowledge of a county employee who could remember where the valves, pipes, pumps and backup plans are located. Now, if the old plans are checked against field conditions, updated and digitized, anyone who can operate a smartphone — and has authorization to do so — can access the information and perform routine maintenance and leap into action if there's a problem.

Latitude 33 will discuss the mapping of utility lines at the county's Kearny Mesa operations center as it was being rebuilt over the past few years.

Presenter: John Eardensohn, Latitude 33

Part 2: Building Information Modeling, Digital Documents and Electronic Asset tracking have all individually left a positive mark on the building industry. VEO is a new platform that allow all three of these items to be connected and kept up to date empowering users to find information and keep it updated in a much faster way. This presentation will review our current in maximizing the value of BIM, 2D documents and Asset databases and how the key features of VEO can help address them.

Presenters:

David King, AIA, LEED® AP Planner - BIM Services – Vanir Construction Management Inc.
Daniel Shirkey LEED® AP BD+C, Technology COE Leader West Region – Balfour Beatty Construction

9. WHEN IN DROUGHT, EVERY DROP COUNTS 9:45 a.m. – 10:45 a.m.

Water efficiency improvement efforts and projects.

Presenters: Steve Bartlett, Maintenance Program Manager, Sonoma
Rich Grudman, Energy/Sustainability Program Manager, San Diego

10. NET ZERO ENERGY & OTHER ENERGY CHALLENGES 11:00 a.m. – 12:00 p.m.

This presentation will:

1) Introduce background factors influencing the ZNE movement in California

- 2) Describe the County of San Diego's (CoSD) efforts on current new construction project initiatives including the County's first new ZNE facilities
- 3) Describe CoSD activities being done to assess the capability of the existing building inventory
- 4) Describe CoSD planning approach for the long term achievement of 2030 goals and requirements

Presenters: Susan Freed, Energy Project Manager, San Diego
Beth Brummitt, President, Brummitt Energy Associates Inc.

CGSA/CCA EA AWARDS LUNCHEON 12:00 p.m. – 1:15 p.m.

Included in registration

CGSA Excellence in Service Awards

Three honorees, individual or team, are selected from the County General Services Association member counties' nominees who best model the high standards set by the two founders of the CGSA, Duane Leib, retired San Luis Obispo County General Services Director, and Dave Kronberg retired Sonoma County General Services Director, who personified the kind of professional excellence and selfless dedication desired in county General Services employees.

2015 CCAEA Annual Public Project Awards

Five annual awards are presented to honor and recognize outstanding county capital improvement projects and the county staff responsible for the completion of these projects.

2015 Project of the Year Award – Small County

2015 Project of the Year Award – Medium County

2015 Project of the Year Award – Large County

2015 Honor Award

2015 People's Choice Award

11. IMPROVING TRANSITION FROM CONSTRUCTION TO OPERATIONS 1:30 p.m. – 2:45 p.m.

Are you commissioning your building energy systems? Commissioning applies industry standard process, energy efficiency measures, and metrics (including benchmarking) to building energy systems. Commissioning can reduce present levels of energy use to a target goal and allow for the operation and maintenance at the energy performance "sweet spot" over the life of the building.

Condition Monitoring Based (CMB) Commissioning supports a program-level commitment to sustainability and is a protocol to commission new facilities, re-commission existing facilities, and retro-commission older facilities in need of major rehabilitation or technology upgrades.

Presenters:

Mike Urquhart, CFM, Chief, Facilities Operations

Orry Nottingham, P.E., LEED AP, CAP, CCP

12. BUILDING YOUR EMERGENCY OPERATION CENTER'S LOGISTICS DREAM TEAM

1:30 p.m. – 2:45 p.m.

Learn how to build your Logistics Section dream team. Discuss hazards that can impact the attendees – fires, floods, earthquakes, man-made disasters such as Bombings, WMD's and Terrorist Attacks. Discuss the "Multi-Jurisdictional All Hazard Pre-Disaster Mitigation Plan" that each county should have. Discuss the role that General Services plays in emergencies – though each county and organization is different, there will most likely be many similarities. Building your Logistics' "Dream Team" – this doesn't happen overnight, and especially not at 2am...

Presenter: Dennis Schmidt, Assistant Director, Butte

13. THIS IS NOT A DRILL – NAPA EARTHQUAKE RESPONSE 3:00 p.m. – 4:45 p.m.

A presentation on the 2014 South Napa Earthquake affecting Napa, Sonoma and Solano counties with discussion regarding disaster preparedness, response and what to expect when the ground really shakes.

Presenters: Jason Campbell, Deputy Director, & Jeff Brooner, Purchasing Manager, Napa
Perry Suaro, Facilities Operations Manager, Solano
Ed Buonaccorsi, Deputy Director, Sonoma

RECEPTION 5:00 P.M. – 6:00 P.M.

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FRIDAY, APRIL 10, 2015

CONTINENTAL BREAKFAST 8:00 A.M. – 8:30 A.M.

Included in registration

14. INTERNET OF THINGS (IoT) 8:30 a.m. – 9:45 a.m.

This presentation will provide a high level overview of the IoT marketplace and its impact on facilities, real estate management, energy and sustainability programs and asset management. The presentation will also discuss IBM's strategy around IoT and how it sees the market being segmented beyond facilities. Actual customer implementations and uses of IoT technology will also be highlighted.

Presenter: Shane Wilson, World Wide Solution Expert Leader, IBM

KEYNOTE SPEAKER: MATT CATE, EXECUTIVE DIRECTOR, CSAC 10:00 a.m.-11:15a.m.



Matthew Cate began serving as the Executive Director of the California State Association of Counties (CSAC) in November 2012, after serving for more than four years, under two governors, as Secretary of the California Department of Corrections and Rehabilitation. As CSAC Executive Director, Mr. Cate oversees an influential Association that represents California’s 58 counties at both the state and federal level. Mr. Cate plays an integral role in developing advocacy strategy and implementation on a wide variety of issues of importance to California counties.

As Corrections Secretary, Mr. Cate was instrumental in implementing sweeping reforms to the Department that resulted in reduced recidivism, the end of the prison overcrowding crises, reduced prison spending, and the historic realignment of many public safety services from the State to the County level. During the Brown administration, Mr. Cate also served as Chairman of the Board of State and Community Corrections and the Prison Industry Authority. In addition, in 2010, Mr. Cate was elected by his national peers as Regional President of the Association of State Correctional Administrators.

PROFESSIONAL ASSOCIATION MEETINGS 11:30 a.m.

2016 GENERAL SERVICES CONFERENCE

Don’t miss out on next spring’s exciting General Services Conference in Sacramento! Be sure to include a line item in next year’s budget for registration.

Early bird rate for CGSA members/non-members:	\$200/\$300
Regular rate for CGSA members/non-members:	\$300/\$400

BECOME A MEMBER!

Attention Counties: it pays to become a member of the County General Services Association! \$150/year covers all staff in your county and connects you to a valuable network of General Services professionals. For more information, go to <http://www.countygsa.com/membership.html>

2015 General Services Conference Planning Committee:

April Heinze
Paul Grossgold
Kevin Carruth
Grant Hunsicker
Jeff Frapwell

The County General Services Association expresses a special thank you to our generous sponsors for making the 2015 General Services Conference a success!

