

## Field-Driven Asset Plans Will Improve Daily Management, Fuel FY09 Budget Request

The creation of Site Specific Asset Business Plans (SSABP) for 123 locations around the Bureau will improve day-to-day management of Bureau-owned and operated assets— buildings and structures such as schools, offices, irrigation projects and communication towers. In November, notification was made on time to the Department of the Interior that the plans were completed, in compliance with the President's Executive Order 13327. They will be utilized by the Office of Management and Budget in creating the President's FY09 budget request.

Each plan reflects an emphasis on asset planning "from the bottom up" and is directly attributed to the line official in the field who supervises the management of assets under his or her jurisdiction. Previously, such asset planning was performed by higher-level managers who weren't the actual users of the assets. In order to create the plans, OFMC provided training at 12 locations across Indian Country for Agency superintendents and field managers from the Bureau's Education, non-Education, Justice Services, Transportation and Dams, Irrigation and Power programs.

"With the development and updating of these plans, both Central Office and field managers can refer to a written tool when implementing and measuring their management of federal assets," said OFMC Deputy Director Boyd Robinson. "As we move on from one fiscal year to the next, this coordinated asset planning will help us effectively address and articulate in our budget requests the life-cycle issues and characteristics of a Field location's asset portfolio."

The plans are limited to management of federally owned assets that are identified in the Indian Affairs Property Management inventory. The plans contain five components: (1) planning related to capital assets; (2) portfolio prioritization by mission dependency and asset condition; (3) the facilities operation and maintenance program for federal assets; (4) asset project development relating to repair, replacement or direct leasing activities; and (5) asset disposition. Fleet vehicle assets, GSA-leased assets and federally owned lands are addressed under other Executive Order 13327 compliance documents.

## Environmental Audits Help Indian Schools and Students Stay Safe, Go Green

The Environmental Management Audit Program (EMAP) promotes improved environmental performance at BIA-funded facilities, including facilities that are operated under a contract or a grant to a tribe.

For schools across Indian Country, periodic visits by a field-level BIA environmental manager have resulted in safer storage of hazardous chemicals in classrooms and custodial closets. Suggestions to use "green" cleaning products have also been followed. When an audit reveals environmental deficiencies, line officials are responsible for taking corrective actions to address EMAP findings and reporting the progress on those actions to the BIA's regional environmental programs as well as



Midwest Region Environmental Scientist Herb Nelson (left) recommends a safety pallet be used to support a 55-gallon drum placed near a drain in the boiler room of the Fond du Lac Ojibwe school in Cloquet, Minn. Science Teacher Leslie Bucar shows how her chemistry class safely stores chemicals.



to the Division of Environmental and Cultural Resources Management (DECRM).

EMAP is required by Executive Order 13148, "Greening the Government through Leadership

in Environmental Management," and by Department of the Interior Policy (DM 515-2). The program is managed by DECRM. The purpose of EMAP is to determine environmental compliance with laws and regulations governed by the U.S. Environmental Protection Agency, by the U.S. Occupational Safety and Health Administration and the U.S. Department of Transportation, as well as federal executive orders, DOI policies, and best management practices.

# Briefs

## Federally Owned Assets Certified for Second Year

OFMC has assisted the BIA's Federal Real Property Program in certifying the Bureau-owned and operated assets for the second year in a row. The inventory reconciliation was submitted to the Department of the Interior in the fall of 2006. OFMC is forming a committee to propose plans for certifying tribally owned and operated assets.

## Lead Paint Clean Up Efforts at Great Plains

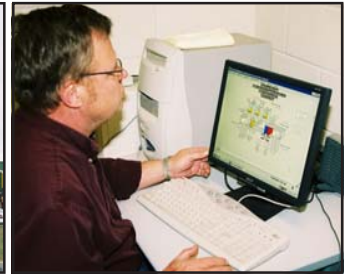
The Great Plains Region is initiating lead paint clean up in employee quarters at Dunseith Day School in North Dakota and at the Cheyenne River Agency in South Dakota, as part of the Region's renovation of employee quarters. A lead paint abatement project was recently completed at the Pine Ridge High School's girls dormitory in South Dakota. The Region is continuing to assess other possible lead paint sites.

## Employee Housing Repair Has \$1.9 Million for 2007

The BIA's Employee Housing Repair program, with an inventory of 3,584 housing units (over 5 million square feet of space), will operate on a \$1.9 million budget in FY2007. Eighty-two percent of the Bureau's employee housing inventory (2,946 units) are in fair to poor condition. They will require repair or renovation to provide employees with suitable and safe housing.



*Fond du Lac Ojibwe School is designed to resemble a turtle.*



*Building Engineer Brian Lafontaine reviews heating and cooling settings.*

### Best Practices

## Saving Energy Is the Focus at Fond du Lac Ojibwe School

The Department of the Interior is required by the Energy Policy Act of 2005 to achieve energy savings of two percent each year through 2015. To assist in this effort for BIA facilities, OFMC has created an Energy Management Plan "to achieve optimal energy conservation" by operating facilities "in such a way as to minimize the consumption of energy." For existing buildings, the Plan calls for analyzing annual FMIS reports on energy use at each location and conducting walk-through audits to identify retrofit projects.

Completed in 2002, the Fond du Lac Ojibwe School in Cloquet, Minn., has been focusing on energy conservation. In fact, after an inaugural energy audit by Minnesota Power, the school was awarded a \$23,000 rebate for its use of energy saving electrical equipment which was designed into the building. Many of the other energy saving strategies used by the school can be implemented elsewhere in Indian Country. For instance, Fond du Lac uses one-inch (T-8) fluorescent bulbs which require about 40 percent less energy than one-and-a-quarter-inch (T-12) bulbs. (Retrofitting a building for T-8 bulbs would require installing electronic ballasts). Also, heating and cooling settings, as indicated by the building's electronic controls, are occasionally verified by physical inspection. Finally, Fond du Lac's designers anticipated one common energy use interaction—between teachers who feel their classrooms are too cold or too hot and facility managers trying to stabilize the controls which heat or cool an entire school building. Fond du Lac's small, operable classroom windows are designed to have minimal impact—a classroom's temperature can be adjusted by a teacher without affecting the temperature of the rest of the school.



*Lafontaine inspects vents for proper response to his electronic settings.*



*Dan Anderson, Fond du Lac's facility manager, ensures that energy efficient fluorescent bulbs are used.*



*By opening small windows, second grade teacher Meredith Martin can vary her classroom's temperature.*

## A Lummi Tribal Gift New "Indian in the Moon" Totem Pole Settles in at Chemawa Indian School

One morning last summer, the staff arrived at Chemawa Indian School in Salem, Ore., to find the school's front-entry totem pole toppled over. "We were surprised when we found out that the pole had been rotted out from termites," said Chemawa Facility Manager Tom Morris. Word of the totem's demise reached Lummi Tribal totem carver Jewell James, whose brother, Dale, had carved the original totem years ago for Chemawa. James' House of Tears Carvers of the Lummi Tribe donated a new pole in memory of the lost children of Chemawa (buried in the old cemetery) and past Chemawa Indian School Board members. "We got a call in August from (Jewell) James saying a new totem would be on its way from Lummi in two weeks," said Morris. "We rented a truck with a hydraulic lift, excavated the old totem pole site in front of our main school building, poured a new concrete base and lifted the new totem onto it." The facilities staff will regularly spray termite repellent on the "Indian in the Moon" totem pole. Chemawa serves Indian students from throughout Indian Country, especially the Northwest tribes.



*Weighing an estimated 2,500 pounds, the "Indian in the Moon" totem pole is lifted into place in September 2006 by the Chemawa Indian School facilities staff. The next day, tribal leaders from throughout the Northwest gathered at the BIA boarding school to dedicate the artwork.*



## Employee Housing Analysis Underway

OFMC has contracted with Logistics Management Institute (LMI) to conduct a housing needs assessment this year in the 84 locations that have 10 or more housing units. The purpose of the assessment is to determine BIA's and BIE's actual employee housing needs and to secure independent recommendations for pursuing future construction of additional housing, replacement of existing units or transfers.

Assessment inspectors will be conducting site visits to each of the locations to identify the number of staff members who require housing, to determine who is currently living in the BIA housing, and to conduct visual inspections of BIA housing, noting the condition of the units. They will be working with information contained in FMIS and in the Quarters Management Information System (QMIS). The assessment inspectors will be conducting a visual inspection of the interior and exterior of as many housing units, BIA-owned mobile homes and unoccupied trailer pads as possible. In addition, they are interested in gaining an understanding of non-BIA housing that employees may be electing to live in, including the nearest service-center towns, the typical commute, typical rental rates and general condition of non-BIA units.

For information, call Gerald Curley, BIA Employee Housing Manager, at (505) 563-5179.

## Porcupine Elementary School Groundbreaking



*OFMC Supervisory General Engineer Emerson Eskeets (far left) joins students of Porcupine Elementary School in South Dakota for the fall 2006 groundbreaking of their 66,000 square-foot Replacement School. The school will serve 300 K-8 Oglala Sioux students from the Pine Ridge Reservation. South Dakota Sen. John R. Thune (below, third from left) joins school, design and construction officials in initiating the project. The OFMC Project Manager for the project is Bob Montoya of Sandia Pueblo.*



## A Look at Current School and Dormitory Construction Projects Across the Northern Tier of Indian Country



**B**IA-funded planning, design and construction activity is underway across the northern tier of Indian Country, with the Dakotas home to a majority of the projects. Two schools are under construction in the Belcourt, N.D., area: Turtle Mountain High School and Ojibwa Indian School. Ground was just broken for a replacement school for Porcupine Elementary School in South Dakota, while replacement elementary schools are planned for Standing Rock and Twin Buttes, both in North Dakota. The Circle of Nations - Wahpeton Indian Boarding School in North Dakota is under construction, replacing dormitories and administration buildings and creating a geothermal heating and cooling system for the entire campus. New dormitories are being designed at Pine Ridge High School and Pierre Indian

Learning Center, both in South Dakota. Cheyenne-Eagle Butte School in South Dakota is undergoing renovation during school breaks. Improvement projects are set for Okreek, Takini, Little Eagle and Loneman Schools in South Dakota and Tate Topa (Four Winds) School in North Dakota. Crow Creek in South Dakota will get a new gymnasium, and the gymnasium at Blackfeet Boarding School in Montana will get new wiring and handicapped access. New buildings are planned at St. Francis Indian School in South Dakota and at St. Stephens Indian School in Wyoming. In Iowa, a high school will be built at Meskwaki Settlement School, and plans are underway to build a replacement school for the Circle of Life Survival School on the northern shore of Mission Lake, near White Earth, Minn.

# Focus

## OFECR Is Proactive About Employee Safety, Security

Program supervisors and facility managers across Indian Country can set the pace for employee safety. OFECR's Division of Safety and Risk Management, the OFMC Structural Fire Protection Program and GSA offer these tips for improving the safety and security of employees:

Appoint and train fire/floor wardens who can direct fellow workers to safely evacuate the building.

Train employees in the use of portable fire extinguishers for putting out small fires on the job.



Structural Fire Protection Program (SFPP) Manager Edward Abeita reviews procedures with Albuquerque City Fire Department officials during a September 2006 fire drill at the All Indian Pueblo Council's two new office buildings in Albuquerque which house BIA program offices.

Create fire and emergency evacuation procedures and conduct evacuation drills to familiarize employees with escape routes.

Keep workplace emergency plans current and applicable to pertinent natural disasters that could affect the workplace.

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## Groundbreaking For San Felipe Pueblo Projects



Albuquerque, N.M., TV news covered the October groundbreaking for the renovation of the San Felipe Pueblo School, construction of a gymnasium and the initiation of a middle school. These projects will expand the campus, located north of Albuquerque, by some 51,000 square feet. Breaking ground for the school project and an accompanying sewage treatment facility for the Pueblo are (left to right) San Felipe Gov. Sam Candelaria, Sen. Jeff Bingaman, Rep. Tom Udall, New Mexico Indian Affairs Secretary Benny Shendo and OFMC Project Manager Dennis Rodriguez, a member of Laguna Pueblo.

### Schools Scheduled to Receive Portable Classrooms

FY 2006	Number of Buildings	FY 2007	Number of Buildings
Tate Topa Tribal School, N.D.	5	Sky City Community School, N.M.	4
Tonalea Day School, Ariz.	4	Cove Day School, Ariz.	3
Lukachukai Community School, Ariz.	3	Lake Valley Navajo School, N.M.	4
Nay-Ah-Shing School, Minn.	6	Crystal Boarding School, N.M.	4
Hopi Day School, Ariz.	2	Cottonwood Day School, Ariz.	3
Chi-Chi'il'tah Community School, N.M.	2	Jemez Day School, N.M.	2
Moencopi Day School, Ariz.	2		20
	24		

## Isleta Pueblo Elementary School Opened in December

Pueblo-style design elements were built into the Isleta Pueblo Elementary School which was dedicated in December just south of Albuquerque, N.M. The approximately 64,000 square-foot Replacement School accommodates 295 students, and its design-build method of construction permitted the pueblo's K-6 students to move into the school just one year after groundbreaking. The Project Manager is OFMC's Southwest Region Engineering Technician Frank Lujan of Isleta Pueblo.



The nearby Sandia Mountains are reflected in the motif on school's front entry. OFECR Director Jack Rever speaks at the dedication as New Mexico Congresswoman Heather Wilson listens.

## When Good Buildings Get Old Midwest Region Works to Assure Building Demolition Follows Thorough Historic Preservation Reviews



*A 1937 photograph shows the Meskwaki School building under construction.*



*The Meskwaki School building in 2005.*



*A 2004 photograph of the original administration building at Wahpeton.*



*Replacement School construction begins near the current Wahpeton administration building which will be demolished.*

Planning for Replacement School construction often prompts tribal leaders and Indian school officials to make difficult, yet heartfelt, decisions regarding the disposition of long-standing school buildings. At Circle of Nations - Wahpeton Indian Boarding School in Wahpeton, N.D., and at Meskwaki Settlement School in Tama, Iowa, these older buildings were the center of education activities for decades. Realistic analysis showed tribal leaders that while there is some emotional significance to the buildings, preservation and transfer of ownership were not economically feasible for the tribe. That was the case with a wooden frame building which had served as the centerpiece of the Meskwaki campus since 1937. It will be scheduled for demolition upon the signing of a Sept. 19, 2006, memorandum of understanding between the Bureau and the tribe.

"It was not an easy decision," said Larry Lasley, Executive Director of the Sac and Fox Tribe. "But after the Regional office archaeologist came down and found there was no historic significance, the tribe decided to go ahead (with demolition)." Midwest Region Archaeologist Richard Berg said a similar concern was expressed regarding old administration buildings at Wahpeton. Tribal and Historic Preservation Offices in both North Dakota and Iowa will have ample opportunity to chronicle the design and use of the buildings before their demolition, he said.

## Space Reduction Doesn't Always Mean Demolition

OFMC's Space Reduction Program utilizes five-year planning to help the Bureau reduce its inventory of excess space. Depending on tribal interest, transfer of vacant facilities can be in the best interest of the Government. The Bureau would remove hazardous building materials such as asbestos and lead-based paint prior to transfer. Following transfer, the Bureau would no longer list the facility in FMIS and would cease Operations & Maintenance funding. If a tribe is not interested in acquiring the facility and renovation is not economically feasible, timely demolition can alleviate health and safety risks caused by the structure standing vacant.

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Keep all exits visible and unobstructed, and ensure that latches or other fastening devices on exit doors have a panic bar for easy exit.

Keep emergency phone numbers in a public location, and if a hospital or medical clinic is not located in the vicinity, encourage one or more employees to take first-aid training.

Keep weeds and other combustible material at least 20 feet away from any building. Ensure flammable storage sheds have proper ventilation.

Regularly examine compressed gas cylinders for obvious signs of defects, deep rusting or leakage.

Talk to employees about proper parking lot safety and security measures. Employees should be encouraged to report any unusual activity inside or outside their building to their supervisors.

Encourage employees to buckle their seatbelts when in their vehicles.



*The BIA Indian Highway Safety Program and the Office of Justice Services coordinated a Seat Belt Check Point to coincide with Halloween. Bags filled with candy and safety information were handed out to each person passing through the check points set up at the entrances to the BIA's office complex in Albuquerque. Of the 183 vehicles checked, only seven occupants were not wearing seatbelts.*

## Tuba City Agency, School Site Ripped By Winds

News reports said a tornado or a microburst hit Tuba City, Ariz., in early January 2007, damaging the BIA's Tuba City Agency building. The stucco wall came off the southwest corner of the building, exposing the steel structure and fiber board. The storm winds also felled trees in the grove of old cottonwoods that populate the Tuba City Boarding School site. News reports said there were no major injuries attributed to the storm.

## Earth Shakes at Red Rock Day School

At Red Rock Day School in Arizona, a November 2006 staff meeting in the school cafeteria was interrupted by a possible earthquake tremor, which caused tables to shake for several seconds. An inspection found minor damage to the school's gymnasium and kitchen area. Some 15 miles away, Cove Day School staff did not feel the tremor but reported new, floor to ceiling cracks in four classrooms. Internet reports said an earthquake measuring 4.3 on the Richter Scale had occurred about the same time in California.



*Cottonwood trees near the Tuba City Boarding School (right) fell victim to a wind storm that struck Tuba City, Ariz., in January. The storm also caused damage to the facade of the Tuba City Agency building (above). No injuries were reported at the BIA sites.*



**OFECR**

The Office of Facilities, Environmental and Cultural Resources oversees the Office of Facilities Management and Construction, the Division of Safety and Risk Management and the Division of Environmental and Cultural Resources Management.

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