

## OFFICE OF MANAGEMENT SUPPORT SERVICES

### Construction Trade Publications Take Note of BIA School / Detention Center Projects

A variety of national construction trade publications have recently run features on the Office of Facilities Management and Construction's new school construction and detention center improvement projects. In its November-December issue, American



Jails magazine reviewed the BIA's efforts to improve conditions in Indian Country jails. Environmental Design + Construction magazine's February issue covered the BIA's leadership role within the Department of the Interior in constructing LEED certified buildings. In successive months, School Planning and Management magazine featured a cover photo of the Wa He Lut Indian School (January issue) and an article on the BIA's Asset Priority Index (February issue). Also, an article on the BIA's Education Space Guidelines is planned for the June issue of School Planning and Management. In its March issue, School & University magazine devoted a "Project File" feature to the Santa Fe Indian School. Finally, Engineering News-Record magazine interviewed OFMC Deputy Director Boyd Robinson as part of its Design-Build special section in April.

### Improved Obligation Rates Support Students' Learning in Modern Schools

Over the past four years, OFMC's New Construction and Facilities Improvement & Repair programs are moving Indian students into new and safe facilities and OFMC is providing Operations and Maintenance funding in a more timely manner.

In the previous decade, unobligated balances and slower project completion troubled OFMC. However, with improved communications and business processes between administrative support divisions and OFMC, a marked improvement in obligation rates from FY 2002 to FY 2005 has resulted.

"Our goal is to obligate as much funding as possible and complete school projects as quickly as we can. This means more safe and modern facilities are made available for Indian students," said OFMC Deputy Director Boyd Robinson.

### OMSS Divisions Assist Evaluation of BIE Dormitory Conditions and Operations

During March and April, the Bureau of Indian Affairs Office of Audit and Evaluation's review of the Bureau of Indian Education (BIE)-operated student dormitories across Indian Country included participation by the Office of Management Support Services' (OMSS) Office of Facilities Management and Construction and Division of Safety and Risk Management.

The OMSS Divisions concentrated on reviewing dormitory conditions and life safety code compliance while BIE reviewed the dormitory program operations, as part of the required periodic evaluation called for in Office of Management and Budget (OMB) Circular A-123. Michael Oliva, Director of the Office of Financial Management, lead the review effort.

# Briefs

## OFMC Gets a New Home

The Office of Facilities Management and Construction has moved to a new Albuquerque location, the Manuel Lujan, Jr., Office Building at 1011 Indian School Road NW. OFMC's third-story office space is a part of the second of two, look-alike office buildings constructed on the former campus of the Albuquerque Indian School. Both the Lujan Building and the Pete V. Domenici Office Building, constructed two years earlier (housing the BIA's Southwest Region and other Bureau offices) are owned by the development arm of the All Indian Pueblo Council.

## Move Clears 1,600 Boxes of OFMC Records to Archives

During the relocation of the Office of Facilities Management and Construction to the Manuel Lujan, Jr., Building, some 1,600 boxes of inactive files were sent to the American Indian Records Repository in Lenexa, Kan. Records management contractor Labat-Anderson, Inc., organized the documents in the correct records series, inventoried and indexed them and sent them to the archives.



## Pueblo of Zuni Correctional Facility Dedicated; Standing Rock, Yankton, Salt River jails progress

The Pueblo of Zuni in New Mexico dedicated its Adult and Juvenile Correctional Facility in March 2006. Construction of the \$4.68 million jail was



*Zuni Tribal Detention Officer Valerie Johnson (seated) shows the advanced technical equipment in the new Zuni Correctional Facility to Zuni Agency Supt. Clayton Seoutewa, OFMC Facilities Program Specialist Len Chester and Valerie Lavender, Chief of Corrections for the BIA's Office of Law Enforcement Services.*

funded by the Department of Justice. It is 20,800 square feet and houses 16 juvenile and 24 adult prisoners. The BIA will provide funds for Operations and Maintenance of the facility.



*Zuni Gov. Arlen Quetawki dedicates the new Zuni Correctional Facility in March.*

Two South Dakota jail construction projects received notice of Department of Justice funding. The two projects are the Standing Rock Juvenile Detention Center and the Yankton Sioux Tribal Correctional Center. Standing Rock's \$3.8 million facility will include 24,000 square feet and house 13 juvenile prisoners, while Yankton's \$2.9 million facility will include 30,000 square feet and house 12 juvenile prisoners and 21 adult prisoners. In Arizona, the Salt River Pima-Maricopa Indian Community Detention Center has been approved for occupancy by the Division of Safety and Risk

Management. The \$10 million jail includes 78,000 square feet and will house 35 juvenile and 85 adult prisoners.

## Rough Rock Library Begins Project

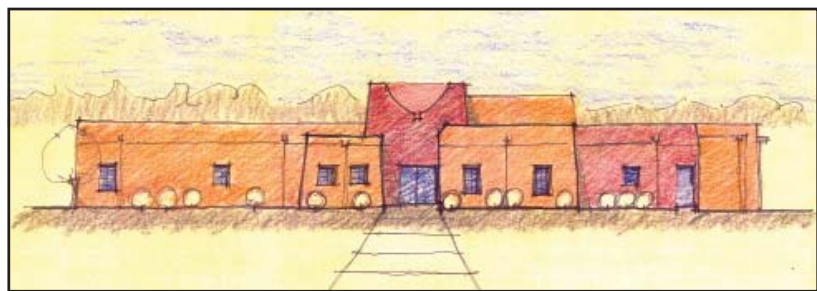
A March groundbreaking initiated construction of a new 7,234-square-foot library at Rough Rock Community School near Chinle, Ariz. The library project will be constructed by design-build and will serve the K-12 school, which is awaiting funding for a major New Construction project for the middle and high school buildings. Phil Sarracino, Laguna Pueblo, is the OFMC Project Manager.

## Daycare Facilities Could Double as Early Childhood Education Classroom at Colleges

With small children attending daycare right on campus, both Haskell Indian Nations University and the Southwestern Indian Polytechnic Institute (SIPI) are considering creating living classrooms for their Early Childhood Education students. The Haskell daycare program was initiated in 2004 when the American Indian Higher Education Consortium (AIHEC) funded the \$265,068 Little Nations Academic Center, a daycare center on campus for commuting student-parents of infants through Kindergartners. With the contemplated use of the facility as an instructional tool for the Early Childhood Education degree program, the center might be added to the BIA's Facility Management Information System (FMIS) inventory, making the facility eligible for Operations and Maintenance funding.



*Haskell Daycare*



*Colorized elevation of the SIPI Early Childhood Education Building*

## FIXIT

Facilities Improved Excellence through Increased Training

### FIXIT Participant Saves a Life; FIXIT June 2006 Session to Assist Facility Maintenance

Four days of training for Bureau and Tribal employees will be offered by the FIXIT Mini-Institute in Denver, Colo., June 5-8. The training is free, though the participants are responsible for travel, lodging and per diem. For information, contact FIXIT Program Administrator Sandy Lujan at (505) 563-5180. Scheduled courses include:

- Construction contracting under Pub. L. 93-638
- Construction contracting under Pub. L. 100-297
- Water Treatment Operator (Montana Regulations)
- Skilled Crafts Training—Electrical and Plumbing
- Boiler Operator Awareness for Supervisors/Managers
- Integrated Control Systems (HVAC)
- Lawn Care & Grounds Maintenance

For a man eating lunch at the Albuquerque, N.M., Pueblo Cultural Center last October, FIXIT's First Aid and CPR course made the difference between life and death. He was choking on a piece of food and the disturbance came to the attention of Debra Thompson, a Facilities Management Specialist from Haskell Indian Nations University who was in town on Bureau business

and was lunching at the Cultural Center restaurant with friends.

"I heard some coughing and then I could see an elderly gentleman with his hands to his throat—the universal sign for choking. I approached the man, identified myself as knowing CPR and, as I learned in First Aid and CPR courses, I applied the Heimlich maneuver," said Thompson, who sits on the FIXIT Advi-

Similarly, SIPI's 7,000-square-foot Early Childhood Education Building is being funded by non-BIA resources, yet will be included on the FMIS inventory since its is being used for SIPI's Early Childhood Education degree program. It will have classrooms, a distance education facility and a teaching daycare center with separate rooms for infants, toddlers and pre-schoolers—totaling 62 children. Construction funding for the SIPI project is being provided through the U.S. Department of Education Title III, strengthening Minority Institutions; HUD Tribal Colleges and Universities Program, American Indian College Fund and the State of New Mexico Legislature bonds. The SIPI building is set to open in 2007. Andrew Robinson, Northern Cheyenne, is the OFMC Project Manager for the SIPI project.

- Indoor Air Quality/Mold Remediation Hazards/Safety
- Furnace Maintenance and Repair
- Greening the Government: Leadership in Energy & Environmental Design (LEED)
- Fire Alarm Systems/Sprinkler Systems
- Management & Supervisory Skills for New Managers
- CDSO/Division of Safety & Risk Management
- Homeland Security, Building & Workplace Security
- Facilities Management Orientation
- Asbestos O&M
- Team Building
- Locksmith Training
- Custodial Maintenance

sory Committee. "When I did the Heimlich, he spit out the piece of food."

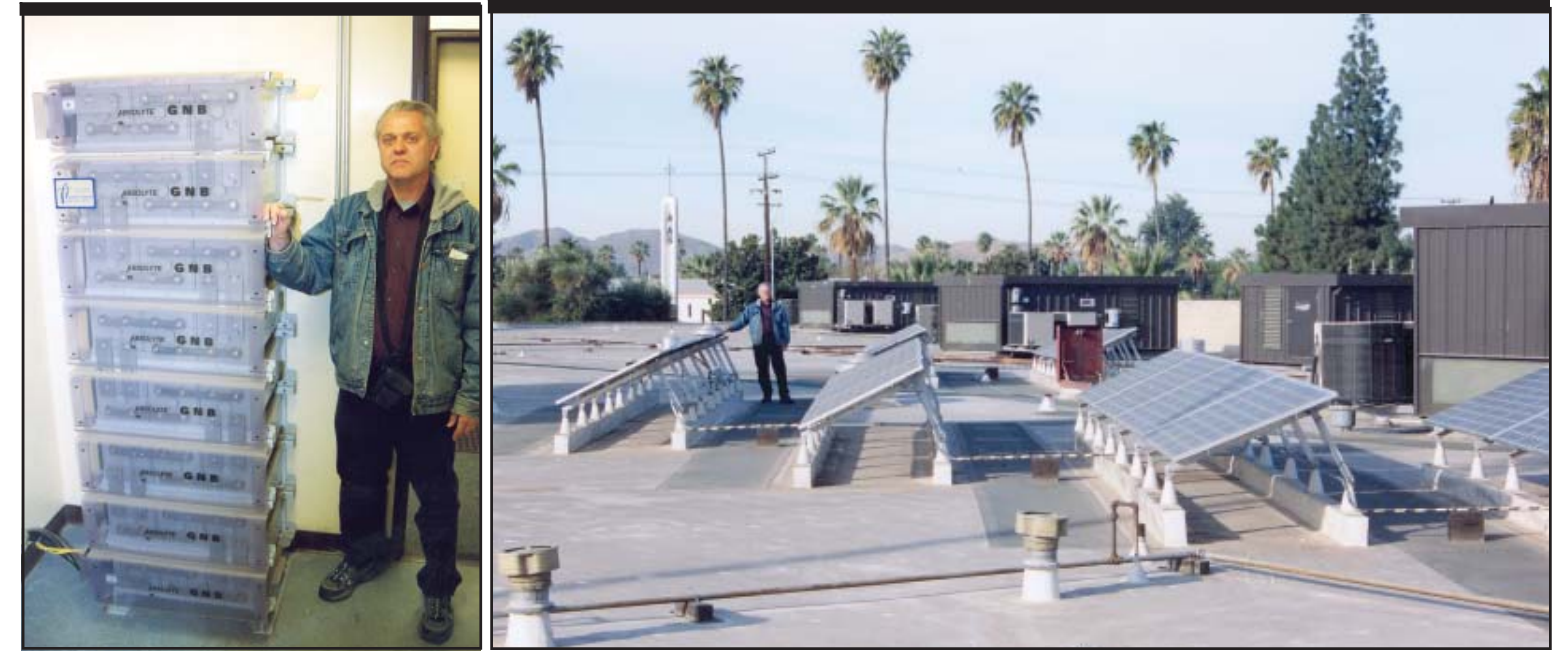
Thompson said she has taken several First Aid and CPR courses over the years, but said that since she monitored the FIXIT course just a few months earlier, she was prepared to recognize a need and to take action.



## Energy Savings Techniques Are In Use Across Indian Country

The benefits are now being monitored from energy-saving projects that were part of the BIA's and Department of Energy's Energy Savings Performance Projects, a \$14 million renovation and improvement effort at five BIA locations: Chemawa Indian School in Salem, Ore.; Sherman Indian High School in Riverside, Calif.; the Southwestern Indian Polytechnic Institute (SIPI) in Albuquerque, N.M.; Riverside Indian School in Anadarko, Okla.; and Haskell Indian Nations University in Lawrence, Kan. The projects included improved heating, ventilation and air conditioning systems; more-effective insulation and window replacement; installation of low-energy lighting and lighting timeclocks, and solar energy applications and got underway in FY 2000. The use of renewable energy at SIPI and Sherman Indian High School will help the BIA comply with the Energy Policy Act of 2005, which requires that 3 percent of the total electric energy used by the Federal Government comes from renewable energy sources by FY 2007. Sherman Indian High School obtained photovoltaic equipment (PV modules, inverters and batteries) from the General Services Administration as a result of a DOE grant. The system is grid connected and includes a data monitoring system and an in-class computer-based display for demonstration and educational use. The State of California projects that by 2008, it will not be able to meet peak electrical demand and has begun taking action to ensure that 20 percent of California's power will be from renewable sources by 2017.

### Sherman Indian High School in Riverside, Calif., Provides Energy From Solar Panels



Sherman Indian High School Facility Manager Harry Pappo shows the batteries that are charged by the Administration Building's solar panels (right).



(1) When not in use, the pool at Sherman Indian High School (SIHS) is covered to retain the water's heat. (2) A daylight sensor between two lights on SIHS campus automatically turns the lights on or off. (3) Outdoor lighting at SIHS now features lamps which use 90 percent less energy, yet provide equivalent lighting as high-energy-use floodlights. (4) The Science and Technology Building parking lot at the Southwestern Indian Polytechnic Institute features solar panels which track the sun.

## Enemy Swim Day School Is Dedicated

Enemy Swim Day School Supt. Sherri Johnson adorns Office of Facilities Management and Construction Civil Engineer Keith Miller (left), Office of Management Support Services Director Jack Rever and Office of Indian Education Programs Line Officer Dan Shroyer with traditional star quilts and Pendleton blankets.



The Enemy Swim Day School, a Replacement School project in Waubay, S.D., was dedicated in March. The school will serve 156 students in grades K-8, plus 24 FACE students. The school was built in 3.5 years using a Pub. L. 100-297 Grant. Todd Architects were the design consultants. Sioux Falls Construction provided the construction management. The design of the school reflects the cultural and traditional designs of the Dakota Oyate (Sioux people) in northeast South Dakota. Local tribal artifacts are displayed throughout the new school, including eagle feathers, star blankets, drums, and porcupine quill belts and bracelets to promote cultural and traditional values. The building is heated and cooled with a geothermal system which sends a water/glycol mixture underground where it absorbs the subsurface temperature, is compressed to enhance the heat loss or gain and is then pumped back through the building on the surface. Keith Miller, Sioux, is the OFMC Project Manager.



The Enemy Swim Day School features skylights and chandeliers throughout the one-story building which sits amid lakes and rolling hills with pastures full of roaming buffalo.



# Focus

## Outsourcing Can Pave the Way for Improving Construction Process

This month, the construction trade publication Engineering News-Record (EN-R) highlighted the Bureau of Indian Affairs' growing use of alternative project delivery in order to "jumpstart a new school building program for the reservation." The traditional design-bid-build delivery that the Office of Facilities Management and Construction used to award contracts to the lowest, prequalified bidder moved too slow, OFMC Deputy Director Boyd Robinson told EN-R. "We've had to get smarter and diversify," Robinson said.

For instance, OFMC has established an IDIQ (indefinite delivery/indefinite quantity) contract for design and engineering services from a pool of pre-qualified firms based on experience, skills and finances, with preference given to Native American-owned companies. This expedites the selection of an Architecture and Engineering firm with relevant experience.

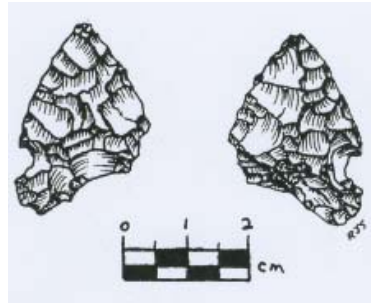
Also, OFMC is persistently seeking Leadership in Energy and Environmental Design (LEED) for its major construction projects. LEED is a U.S. Green Building Council rating system and a third-party certification tool adopted by the Department of the Interior.

*continued on page 7*

## Circle of Life School

### Archaeological Dig Unearths Prehistoric Spearpoints

A portion of the 8.4-acre site for the proposed Circle of Life School on the White Earth Reservation in Minnesota may have to yield to further excavation after the recovery of two projectile points (shown) estimated to date to 5,500 to 4,500 B.P.\* The archaeological site of the St. Benedict's Mission School was found to be ineligible for the National Registry of Historical Places. However, "the prehistoric components in this area retain integrity and (have) the potential for providing important information on the Prairie Archaic period in Minnesota," according to a January archaeological report prepared for the White Earth Band of Minnesota Chippewas. The site of the proposed school is on a ridge on the north shore of Mission Lake. It was here that the stone tools were discovered. The projectile points, cutting tools and scraping tools indicate that hunting activities and animal processing (butchering and hide work) occurred, "probably...bison, elk or deer." The projectile points were likely part of the manufacture of spear shafts and "the breakage pattern suggests that (they) may have been broken from impact with a hard object, possibly during hunting," the report stated.



*\*B.P. (Before Present Time) is used to express dates using <sup>14</sup>C or radiocarbon analysis on organic materials found in archaeological sites. Scientists have established A.D. 1950 as the benchmark of present time. Subtracting 1950 years gives a B.C. range of 3550-2550.*

## Circle of Nations

### Wahpeton Indian Boarding School Project Readied

The construction of a 110-student dormitory and a new administration building along with a campus-wide geothermal heating project will begin this summer at the 5th-8th grade Circle of Nations-Wahpeton Indian Boarding School in Wahpeton, N.D. Two aging dorms will be demolished and replaced by the 43,000-square-foot dormitory. Improvements will also be made to the main classroom building and facilities buildings. Robert Montoya, Sandia Pueblo, is the OFMC Project Manager.

*The Circle of Nations-Wahpeton Indian Boarding School Administration Building (right), which dates to the early 20th Century, and this dormitory (below) will be replaced.*



## “Don’t Shatter the Dream” and “Click It or Ticket” Messages Urged by Indian Highway Safety Program

The BIA’s Division of Safety and Risk Management’s BIA Indian Highway Safety Program is leading the way in encouraging safe driving across Indian

Country. In December 2005, a publicity campaign was timed to inform Indian Country of an upcoming holiday season DWI blitz, which included DWI checkpoints and saturation patrols on reservation



*Charles Jaynes, Chief of the Division of Safety and Risk Management, addresses the media during a December kick-off news conference to prevent drunken driving in Indian Country. The multi-agency news conference was held at the Southwestern Indian Polytechnic Institute.*

lands. For instance, at Jemez Pueblo there were two checkpoints and three saturation patrols during the holiday blitz. Charles Jaynes, Chief of the Division of Safety and Risk Management, whose office oversees the BIA Highway Safety Program, said an increase in federal funding from the National Highway Traffic Safety Administration (NHTSA) helped pay for the overtime costs to mount the patrols. The BIA’s Indian Highway Safety Program is funded by the NHTSA and administered through Jaynes’ Division. In turn, the Office of Management Support Services oversees the Division of Safety and Risk Management.

In late Spring 2006, a “Click It or Ticket” Indian Country mobilization is being planned to encourage the use of safety belts, especially in pickup trucks, a common vehicle on reservations. “Pickup trucks are twice as likely to roll over because they have a high center of gravity,” said Patricia Abeyta, Program Coordinator of the Indian Highway Safety Program. “Your odds of survival in a rollover crash increase by 70% to 80% if you’re wearing a safety belt.” A safety belt is the primary defense against ejection during a rollover, and the ejection rate for occupants of light trucks in fatal crashes is nearly double the rate for passenger car occupants.

The Indian Highway Safety Program solicits annual grant proposals from federally recognized tribes in order to implement traffic safety projects on reservations. Requests for Proposal were mailed in January and the deadline for submission is May 1. This year’s priorities include Occupant Protection, Alcohol Countermeasures, Police Traffic Services and Traffic Records. For more information, contact Patricia Abeyta at (505) 245-2104.

# Focus

*continued from page 6*

A tangential means to OFMC keeping pace in constructing new school buildings and entire campuses is the use of state-of-the-art construction contracting methods, such as Design-Build, Commissioning and Construction at Risk. All are best-value selection processes. All are aimed at risk avoidance by bringing project technical expertise to the construction program or by bringing additional personnel resources to project management.

Coordination with—and the monitoring of—administrative support services such as Acquisitions, Finance, Budget, Information Technology and Real Property is critical to compliance, optimizing services and balancing workloads. Additional requirements of the Financial Integrity Act and various Executive Orders and audits have broadened the scope of responsibility and accountability.

OFMC is utilizing acquisition vehicles such as the U.S. Army Corps of Engineers, General Services Administration and others in order to take advantage of their construction contracting capabilities.

## Safety Chitimacha Library Eases Crowded School Corridor

Coinciding with the raised awareness of emergency evacuation issues in Louisiana, the opening of a library addition to the Chitimacha Day School has remedied its unsafe use of a noisy, open common area in the original school building built in the 1970s. The library space was packed with shelving and tables and as a result, had problems with emergency egress. The new 1,295 square-foot addition allows for quiet research areas, safe shelving with displays and study areas for the 74 K-8 students. Despite construction material shortages and general construction delays due to the 2005 hurricanes, the library opened on schedule in January 2006.



*Librarian Denise Hodge (left) assists a student in the new library addition at the K-8 Chitimacha Day School in Jeanerette, La. The addition (above) features shelving, study areas and a computer lab with 14 networked computers. Also, Chitimacha tribal members can use the library after hours. In fact, tribal members attending a nearby high school are participating in after-school tutorial sessions held in the new library.*

**OMSS**

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

**UNITED STATES  
DEPARTMENT OF THE INTERIOR**

BUREAU OF INDIAN AFFAIRS  
OFFICE OF MANAGEMENT SUPPORT SERVICES  
Office of Facilities Management and Construction  
1011 Indian School Road, NW Mail Stop BIA2-330  
ALBUQUERQUE, NEW MEXICO 87104

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