

## Navajo Preparatory School's Betty Ojaye Student Center Earns LEED Gold Certification



**Good  
as  
Gold**



*Executive Director Betty Ojaye hosts the December 2009 Student Center opening. (Page 6)*

### Office of Facilities, Environmental and Cultural Resources **Management Summary**

January 2011

#### **INDIAN AFFAIRS**

### Survey: Scores of ARRA OJT Workforce Training Employees Obtain Permanent Jobs

A total of at least 47 On-The-Job (OJT) Workforce Training employees have found permanent jobs—now that American Recovery and Reinvestment Act of 2009 (ARRA) funding for the OJT program has ended. Facility and administrative managers at 53 Indian Affairs field locations operating an OJT program reported in November that 17 OJT workers were permanently hired onto federal or tribal payrolls, while 30 OJT workers successfully gained positions in the private sector. Meanwhile, many OJT employees at locations which received ARRA OJT funds through Pub. L. 93-638 contracts with local tribes are still working with the program until that funding expires.

A comment by Pauline Wolters, Supervisory Facility Management Specialist at the Pine Ridge Agency in South Dakota, typifies the attitude of various Field locations toward employing an OJT worker: "(His) selection to our Branch of Facilities has been worth his weight in gold. (He) is an excellent employee and truly dedicated to his job."

For more on the success of the On-The-Job Workforce Training program, see Page 4.



*Nicholas Barnaby, a Spokane Agency OJT worker, paints a federal facility.*

### DOI SharePoint® Portal: Indian Affairs Schools, Field Locations Get Environmental Tool

The Department of the Interior's centralized information management and collaboration portal—SharePoint®—is now hosting Indian Affairs' Environmental Management System (EMS). The EMS portal will assist Indian Affairs managers in understanding and complying with the many environmental regulations and Executive Orders which apply to operations, activities and sustainable practices at Indian Affairs-owned or -operated facilities.

SharePoint® is an online repository for documents that pertain to environmental management of Indian Affairs locations: existing documents and data are easily uploaded and managed by a broad base of users. Role-based permissions allow various levels of access and control. For collaboration purposes, SharePoint® easily create lists

to manage data and documents including: document libraries, calendars, contacts, and surveys. SharePoint® integrates with Microsoft Office (Word, Excel, PowerPoint). It also integrates with Indian Affairs' existing computer network accounts, allowing a single sign-on and notifications via the Indian Affairs e-mail system.

*The goal: Ensure environmentally sound operations of Indian Affairs-owned or -operated facilities.*

The Division of Environmental and Cultural Resources Management (DECRM) is managing this Indian Affairs environmental management intranet web site hosting and content-management technology platform. It is available through <http://inside.bia.gov>. Indian Affairs schools have a separate SharePoint® hosting environment on the BIE computer network at <http://emssp.bie.edu>.

# Briefs

## Mike LaPlante Is Northwest Regional Facility Manager



LaPlante

Edward “Mike” LaPlante has been named Regional Facility Manager of OFMC’s Northwest Regional Office. He had been a contract inspector for the Region’s ARRA-funded projects. During his career, he has served as superintendent for commercial construction firms in Albuquerque, N.M., including working on OFMC-funded schools. He is a member of the Blackfeet Tribe of Montana.

## OJS Presidential Initiative Gets OFMC Assistance



Wind River Agency Supervisory Special Agent Joseph Brooks shows the detention center’s limited administrative space.

OFMC has moved one modular building to the Mescalero Agency in New Mexico and expects to move two modular buildings to the Wind River Agency in Wyoming to provide administrative space for dozens of police officials assigned to the agencies as part of the Office of Justice Services’ High Priority Performance Goal, a Presidential Initiative to reduce crime on reservations.

## Riverside Indian School Groundbreaking for New Dorm



White Mountain Apache Crown Dancers, who are students at Riverside Indian School in Anadarko, Okla., performed (above left) during the October groundbreaking for the school’s replacement dormitory. The 47,315 square foot dorm (above right) will house 200 students in grades 9-12. The dorm may have ground source heat pumps and anticipates earning a LEED Silver Certificate. Indian Affairs officials attending the event (from left, above) are OFMC Project Manager Phil Asmus, Riverside Supt. Tony Dearman, Associate BIE Deputy Director-East Roxanne Brown, Oklahoma Education Line Officer Joy Martin and OFMC Southern Plains Facility Manager Frank Tartsah.



Once housed in a 1950’s-era mission building, St. Stephens’ new high school opened in September 2010.

## St. Stephens Indian School Opens Replacement High School

St. Stephens Indian School in Wyoming opened its replacement high school in September. The 43,000 square foot replacement facility for 100 students in grades 9-12 adjoins St. Stephens Elementary School. The OFMC project manager is Bruce Ward of the Rocky Mountain Region.

High school entry.



Eighth-grader Natasha Yazzie performs during the opening celebration as OFMC Project Manager Phil Asmus and Principal Velma Eisenberger listen.

## Kayenta Community School Opens

Kayenta Community School in Arizona held a November opening celebration. The 78,610 square foot, K-8 replacement school (below) will serve an anticipated 450 students. The 24,913 square foot dormitory houses 120 students.





*Northern Arapahoe and Eastern Shoshone tribal colors outline the library and cultural/media center inside the St. Stephen Indian School's high school rotunda in Wyoming.*

## From Ceilings to Floors, Standard School Designs Capture the Eye

OFMC's standard design guidelines issued in 2007 have allowed for extensive use of tribal traditions and culture in the final designs of OFMC-funded replacement schools. One architect involved in creating the cost-effective standard design templates for OFMC said: "There is absolutely enough freedom to allow for culturally significant materials and patterns in a school's design."

Use of the standard design guidelines has expedited project time lines while setting standards for building systems, HVAC equipment, Information Technology



*The cafeteria ceiling at Ojo Encino Day School in New Mexico.*



*The library ceiling at Ojo Encino Day School.*

infrastructure, and LEED Silver Certification. The guidelines have been key in helping OFMC complete construction of major school projects in little more than a year, in some cases.

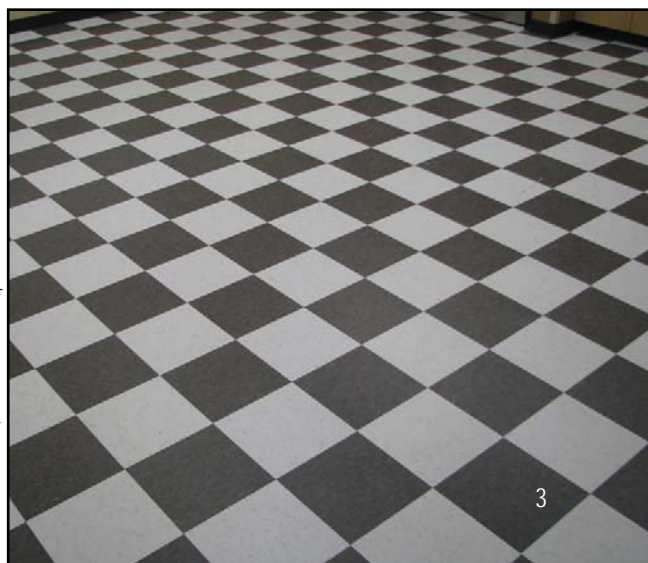
"Standard design presents options," the architect said. "It doesn't dictate what a project will look like."



*Acting Facility Manager Benny Joe shows a weaving design incorporated into the new Navajo Preparatory School's student center in New Mexico.*



*A Navajo design enlivens the floor at Ojo Encino Day School.*



*The floor of the science classroom at Ojo Encino Day School.*

In January 2010, South Dakota had an ice storm, followed by a blizzard which busted power lines for miles around the Agency. Many people were without electricity for as long as two weeks. The storm also caused problems at the local water treatment plant which resulted in the loss of water for up to a week in some locations. ARRA OJT employees went above and beyond to help out during this trying time. They delivered food, water and supplies to those who were stranded and could not get out. They followed snow plows to remote areas to reach people that needed medical attention. They helped ambulances get out when needed.

On June 16th, 2010, the Cheyenne River Agency was once again hit by a devastating storm, including tornadoes, hail and flooding. Many residents lost their homes. All of the basements in the BIA housing area flooded. There was flooding in the Agency administration building, and the BIE school dormitories were flooded. Once again, ARRA participants assisted. During the week of June 17-25, they were sent out to neighboring communities to clean up debris. The balance of June and the early part of July were spent in cleanup efforts at the Agency and school. For the second time in 2010, our ARRA workers were lifesavers.



Severe winter weather (left), which isolated families on the Cheyenne River Reservation in South Dakota, caused the Cheyenne River Agency to use ARRA OJT workers to assist in a February 2010 food preparation and distribution (below).



Hugh Traversie, a Cheyenne River Agency ARRA OJT worker, remodels the kitchen inside an employee quarters.

The ARRA program was a huge success at Cheyenne River Agency. A total of 10 BIA homes were completely renovated and an additional 12 homes have newly remodeled kitchens. This was accomplished in spite of the time the ARRA OJT workers spent dealing with natural disasters in the area and with daily work orders from Education, Agency and Law Enforcement.

Eleven ARRA employees finished the program. They left here having gained experience in all areas of maintenance, including carpentry, custodial, painting, floor installation, plumbing and grounds-keeping. Eight ARRA employees attended Boiler Operator training for two weeks in August, and seven are now certified boiler operators.

These 11 young men were enthusiastic about their work. In turn, they were very appreciative of the opportunity given them by this program.

## Colorado River Agency ARRA OJT Report:

Doubling the Agency workforce by adding four ARRA OJT employees created an exponential increase in work completed. Regular employees kept up with day-to-day tasks while ARRA workers were given projects we wouldn't have been able to do, such as replacing aging or dead trees throughout the Agency campus with 20 new box trees. They also installed new security doors on eight employee quarters, renovated the homes' bathrooms, and replaced the flooring in each unit.

The Agency had inadequate fencing around its facility management and electrical components yards, and there were several thefts of tools, small motorized service carts, copper components and even a motor vehicle. The ARRA workers installed new fencing with security screening and barbed wire that will make it more difficult to break in.



The facility management yard at the Colorado River Agency in Parker, Ariz., is enclosed by a new security fence.

## Southern Pueblos Agency ARRA OJT Report:

Having seven ARRA OJT workers allowed the Agency to catch up on items that were accumulating in the FMIS backlog, such as carpeting our schools, which we were able to have our ARRA workers do last year. The Agency was able to improve landscaping and sprinkler systems; work on school kitchens and HVAC equipment, and paint classroom in its eight schools. Now Agency employees can react to regular maintenance requests in a more timely manner.

ARRA workers received extensive facilities maintenance training, even Boiler Operator training. The Agency has hired three of them permanently.



Senior Advisor to the Secretary of the Interior Chris Henderson (right) reviews work being done in 2009 by Southern Pueblos Agency (SPA) OJT workers in Albuquerque, N.M. Joining him is SPA Facility Manager Simon Nuñez.

# Indian Country Benefits from On-The-Job Workforce Training

## Cherokee Agency ARRA OJT Report:



Cherokee Agency Supervisory Forester David Lambert works in an Agency office in North Carolina that was refurbished by ARRA OJT workers.

The Agency had five ARRA OJT workers who spent most of their time renovating seven buildings, working on projects the Agency would probably never have gotten around to doing. They painted the main Agency building (Building One) inside and out, and renovated the display space in our conference room for our museum quality artifacts. The display looks so good now that we're looking forward to having tribal council members come into our building to meet with us.

Also, when the schools moved out to the new Cherokee Central School campus, four facilities workshop buildings, which hadn't been improved in 40 years, were returned to the Agency. The ARRA workers turned those buildings into office spaces for the Agency's Forestry and Wildlands Fire programs, housing some 12 permanent workers. Having those outdoors-based programs in separate office buildings where their dirt and mud can be controlled makes better sense than having them in the main Agency building.

The ARRA workers were supposed to learn skills. But our two permanent Agency facilities workers said they were the ones gaining new skills, learning maintenance and renovation techniques from the ARRA workers.

# FOCUS

## LEED Gold Certification Takes Commitment, Drive

by Stephen Thompson, AIA  
Thompson + Pollari, Student Center Architects

Sustainability began at Navajo Prep in 2000 when the Navajo Nation provided funding for four 11,000 square foot dormitories that would be passively heated and cooled. In 2003, OFMC funded an athletic complex and the combining of three historic buildings into a singular, state-of-the-art academic complex. In 2007, OFMC funded the school's Betty Ojaye Student Center, a 22,500 square foot, multi-purpose facility that OFMC required to receive at least a U.S. Green Building Council (USGBC) LEED Silver Certification.



Thompson

The Student Center is really two buildings in one: There's the cafeteria, kitchen and lounge, and there are science labs, a classroom, a computer lab, media center, administration offices and student health rooms. The Student Center was rotated 45 degrees from orthogonal, which, little did we know, would make several LEED points nearly impossible to achieve. LEED day lighting credits are predicated on a 12:00 noon solar orientation, thus our rotated footprint yielded unimpressive foot-candle readings at 12 noon despite an abundance of natural light in the final product.

This was only the tip of the iceberg. Many LEED credits are predicated

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## Indian Affairs' First LEED Gold Certificate is at Navajo Prep

The first LEED Gold Certificate for OFMC and Indian Affairs has been earned by the Navajo Preparatory School for its new Betty Ojaye Student Center on the



*The Student Center shown from the campus hogan.*

school's campus in Farmington, N.M. The 22,500 square foot student center opened in December 2009, and exceeded its anticipated LEED Silver Certificate by earning 41 points as established by the U.S. Green Building Council, which sponsors the LEED rating system. The OFMC project manager is Andy Robinson, a member of the Northern Cheyenne Tribe. Betty Ojaye is the longtime Executive Director of the school.

## How Prep's Gold Points Were Earned:

- 1 Site Selection
- 1 Development Density & Community Connectivity
- Denied** Alternative Transportation: Public Transportation Access
- 1 Alternative Transportation: Bicycle Storage & Changing Rooms
- 1 Alternative Transportation: Parking Capacity
- 1 Site Development: Protect or Restore Habitat
- 1 Site Development: Maximize Open Space
- 1 Stormwater Management: Quantity Control
- 1 Stormwater Management: Quality Control
- 1 Heat Island Effect: Non-Roof Landscape
- 1 Heat Island Effect: Roof
- Denied** Light Pollution Reduction
- 1 Water Efficient Landscaping
- 1 Water Use Reduction
- 6 Optimize Energy Performance
- 1 Enhanced Commissioning
- 1 Enhanced Refrigerant Management
- 1 Measurement & Verification
- 1 Green Power
- 2 Construction Waste
- 2 Recycled Content
- 2 Regional Materials
- 1 Outdoor Air Delivery Monitoring
- 1 Construction IAQ Management Plan: During Construction
- 1 Construction IAQ Management Plan: Before Occupancy
- 1 Low-Emitting Materials: Adhesives & Sealants
- 1 Low-Emitting Materials: Paints & Coatings
- 1 Low-Emitting Materials: Carpet Systems
- 1 Low-Emitting Materials: Composite Wood & Agrifiber
- 1 Thermal Comfort: Design
- 1 Thermal Comfort: Verification
- 1 Innovation in Design
- 1 Innovation in Design
- 1 Innovation in Design
- 1 LEED Accredited Professional Project Team

**= 41 total points**

*Good  
as  
Gold*

## Why LEED?

By minimizing the negative environmental impacts in design, construction and operation, LEED Certified buildings provide a healthier indoor environment, rely less on fossil fuels, and cost less to operate. A point-based system is used to assess design choices in siting; water efficiency; energy and atmosphere; materials and resources; and indoor environmental quality; as well as continuous measurement and verification capability of a building's energy consumption. OFMC requires buildings to be designed to obtain, as a minimum, a Silver Certificate using LEED "School" requirements.

## Cherokee, Meskwaki, Muckleshoot Schools Get LEED Silver

The Cherokee Central School complex in North Carolina, which serves an anticipated 800 K-12 students, was one of three OFMC-funded replacement schools receiving a LEED Silver Certificate in 2010 from the U.S. Green Building Council. The OFMC Project Manager was Andy Acoya of Laguna Pueblo. The 108,000 square foot middle school/high school replacement for the Meskwaki Settlement School in Iowa was built for up to 400 students in grades 7-12. It also received a LEED Silver Certificate. The OFMC Project Manager was Andy Robinson, a member of the Northern Cheyenne Tribe. Finally, the Muckleshoot Tribal School in Washington, built for up to 500 K-12 students, received a LEED Silver Certificate. The OFMC Project Manager was Phil Saraccino, a member of Laguna Pueblo.



*National Park Service traded this site to the Eastern Band of Cherokee Nation to use for the school.*



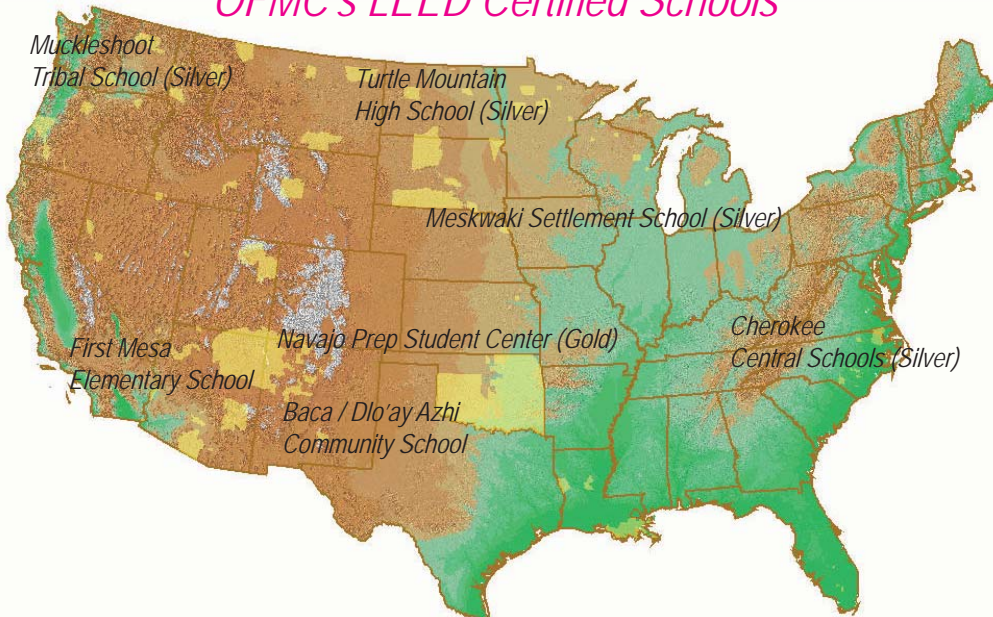
*Meskwaki's atrium houses a student commons.*



*Rain from the Muckleshoot roofs flows into this and other school rain gardens.*

Finally, the Muckleshoot Tribal School in Washington, built for up to 500 K-12 students, received a LEED Silver Certificate. The OFMC Project Manager was Phil Saraccino, a member of Laguna Pueblo.

## OFMC's LEED Certified Schools



*Continued from Page 6.*

on urban locations, and in this regard Farmington, N.M., is distinctly at a disadvantage. For example:

- Credit for "Alternative Transportation" requires two separate bus stops—for two different bus routes—proximate to the facility. In a town of less than 50,000 people, this is a severe penalty. We sought to alleviate this shortcoming by presenting the adjacent Regional Airport as our "2nd" stop. While the airport maintains regular bus service, we were told by the USGBC that airports don't count since the intent is to limit automobile travel.

- Credit for "Development Density & Community Connectivity" at first did not apply to the multiple functions housed in the super Wal-Mart across the street from Navajo Prep. Even though it is a grocery store, department store, gardening center, hardware store and photomat, all this was considered one function by the USGBC. While the USGBC relented in our case, this does not bode well for future small town projects seeking LEED.

- Credit for reducing "Light Pollution" was thought to be in hand as we used high efficiency lamps with scrupulously specified appropriate lamp heights and locations. But the USGBC told us that we had to analyze every lamp output on the entire campus to prove that there was no light pollution.

LEED takes time and energy and perhaps most of all, perseverance. Constant reminders to the team about project goals and requirements is only the beginning. Insistence on the possibility of attaining points and a determination not to take no for an answer, either internally or with agencies, is a must. It took cooperation from administration, staff, students, consultants and governing agencies to earn this Gold rating.

## Grass Flattening

### Tradition Initiates Loneman Day School

The groundbreaking for the construction of the replacement Loneman Day School in South Dakota included a traditional grass flattening ceremony. Historically, the Lakota Sioux performed this ceremony when they arrived at a new campsite prior to putting up their tents/homes, according to Ed Starr of Loneman Day School.



*Loneman Day School students make grass nests.*



*Grass flattening at the groundbreaking for replacing Loneman Day School.*

To begin the August 31, 2010, Loneman groundbreaking, tribal elders went around the four cardinal directions, and then all the students and the teachers helped flatten the grass. Also, youths made small nests/homes in the grass for the school's mascot, an eagle.

The K-8 replacement school will be 56,859 square feet and will serve a projected 267 students. The OFMC project manager is Gordon Rosby, AIA, Regional Facility Manager for the Great Plains Region.

## PUBLIC NOTICE

Official Business  
Penalty for private use \$300

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Office of Facilities Management and Construction

Office of Facilities, Environmental and Cultural Resources

Assistant Secretary-Indian Affairs

DEPARTMENT OF THE INTERIOR  
UNITED STATES

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