



DGS PROPERTY MANAGEMENT

PROPERTY PRESS

Edward G. Rendell
Governor of Pennsylvania
James P. Credon
Secretary of General Services
Todd S. Garrison
Deputy Secretary
Property Management

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DGS MISSION STATEMENT

"... to provide high-quality services at a good price to support the operation of state government ..."

PROPERTY MANAGEMENT'S VISION STATEMENT

Support high-quality services and cost-effective processes in line with the overall mission of the Department of General Services.

PROPERTY MANAGEMENT'S MISSION STATEMENT

Deliver quality services and products to our customers in a timely, cost-effective, and professional manner.

DEPUTY'S CORNER

**TODD S. GARRISON
CFM, CFMJ**



Energy Tip



"Did you know" that even if a appliances is turned off it is still using a small amount of electricity, only when it is unplugged is no electricity is being used.

Change is inherent in the business of Property Management. We have to be comfortable while simultaneously overseeing numerous projects, dealing with personnel changes and watching our budgets, and reacting when unforeseen problems occur. In my opinion, this is what makes this deputation one of the strongest and most dynamic areas within the agency.

Currently, we are revamping and upgrading Vehicle Management to create a more efficient, cost-effective and service-friendly environment for our customers. We diligently continue working on inputting information into the Asset Management Database. The relocation of the employees housed in the Philadelphia and Pittsburgh State Office Buildings is shaping up through the hard work and efforts of our staff. These are just a few of our "front burner" projects that soldier on while we keep the buildings clean and safe for employees and visitors. We just opened the fountain and now look forward to the special events that summer always brings to the Capitol Complex.

Embracing change is not always easy, but it is always necessary. It takes hard work and dedication to stay focused on where we want to go. But, with everyone pulling together, we will reach our goals and we will all share the rewards.

History Feature

by Dennis Rydberg



This old, hand-colored postcard view of South Capitol Park (photographed sometime between 1891 and 1918 when the “Rose House” Conservatory – shown in the upper left-hand corner – was located there) shows the series of landscaped terraces that once descended down toward Walnut Street until the mid-1920s.

New Master Landscape Plan for South Capitol Park

The Capitol Preservation Committee has commissioned a new Landscape Master Plan for Capitol Park’s historic core that dates back to 1785. The South Capitol Park area is bordered by the Matthew J. Ryan State Office Building on its northern edge and by Third, Fourth and Walnut Streets.

The landscape architectural firm of Hord, Coplan and Macht has been selected to provide the master plan. The firm was selected due to its extensive experience in renovating historic parks in urban areas. These include the U.S. Capitol and Supreme Court grounds in Washington, D.C., the University of Virginia and Arlington Cemetery in Virginia and the U.S. Naval Academy and the Baltimore Museum of Art in Maryland.

The master plan, which will be completed this spring, will launch a five-year project that will include major renovations to the park’s inadequate storm water management drainage system. The current drainage system was designed and installed in 1920 when both Third and Walnut Streets were widened. At that time, Capitol Park had a series of terraced areas heading down toward Walnut Street. Later in the 1920s, Arnold Brunner’s Landscape Plan created sweeping changes to the park’s topography, replacing the terracing with one continuous steep slope running down to Walnut Street. Unfortunately, the original 1920 drainage system was not able to handle the increased velocity and volume of surface water runoff created by the now sloping park grounds. For more than 80 years, we have been trying to deal with this extensive, erosive storm water runoff damage, which is especially visible at the Third and Walnut Street edges of the Park. The problem has become much more prominent and visible in the last two decades as storms have become more intense due to global warming.

Additional details about the new Master Landscape Plan will be featured as they become available.

***Image supplied by the Capitol Preservation Committee**

In the Spotlight

Dave Szobocsan

"I'm just an average guy. I want to keep things plain and simple." This is how Dave Szobocsan kept describing himself during a recent conversation. He is a jeans and T-shirt kind of guy who doesn't like to draw attention. He would rather be in the background helping out, which is exactly what he does as the Building Manager for the Main Capitol and East Wing.

Dave grew up in the shadow of the Capitol in Steelton, PA., with his parents and two siblings. His Dad worked for Bethlehem Steel and his Mom was a draftsman for PennDOT. He spent his days dabbling in sports - especially football - and anything having to do with the outdoors. After he graduated from Bishop McDevitt, he went straight to work at the mill.

After working in a couple of different areas at the mill, Dave went into business for himself. He opened up a Pizza and Sub shop, which he owned for 13 years, before he decided to try something else. When asked what the weirdest thing someone ever asked him to make at his shop was, and he replied, an "Anchovy Sub." He started with the state as a Liquor Store stock clerk before becoming an adjunct custodian, laborer, maintenance repairman 1 and 2, and finally a building manager. He takes pride in the fact he's working his way up from the bottom.

This climb up the ladder reflects Dave's philosophy for life and advice to anyone new to the Commonwealth. "Don't be afraid to try, being told **no** doesn't hurt nor set you back." He is very proud of not only his wife and two kids, but also the variety of work he has accomplished in his life without having a college education. When he retires, he plans to spend his days traveling, fishing and just trying to stay healthy.

Dave Szobocsan has proven himself to be a jack-of-all-trades. If you see him around, say hi and comment on how clean he's managing to keep his button-up shirt that day. His wife will be so proud of him!



Celebrity Cow Milking Contest 2008 Farm Show



General Services Secretary James Creedon had the honor of participating in the Celebrity Cow Milking Contest at the 2008 Farm Show. This was his second year participating in the milking contest. He was part of the "Milkshakes," which also included Agriculture Secretary Dennis Wolff, ABC's Valerie Pritchett, Representative Mauree Gingrich and Pennsylvania Dairy Princess Lindsey Royek. Each team member was given 30 seconds to try to get as much milk out of four different cows as possible.

Despite Secretary Creedon's experienced effort, his team was not able to out-milk the Hershey's Milk Kisses, which included Representatives Art Hershey and Sue Helm, Senator Mike Waugh, Executive Director of the House of Agriculture and Rural Affairs Committee Diane Hain and the Pennsylvania Alternate Dairy Princess Stephanie Beeman.



LEED-EB



Sustainable (less impact on the environment) plantings are part of the LEED-EB Certification process: This planting in front of the Rachel Carson State Office Building requires very little maintenance and no irrigation system. These blooming daffodils will die down in June when the now emerging daylilies (visible in front of the daffodils) will triple in size and completely cover their dying foliage. Blooming throughout the summer and into the fall, the daylilies will completely die down later in November and will be replaced by next spring's re-emerging daffodils. The cycle will continue - as it has now for many years - providing trouble-free, sustainable beauty at the building's main entrance.

In light of Global Warming and high energy costs, the Department of General Services has made a commitment to implement sustainable (less impact on the environment) operations and maintenance practices in its buildings and on its grounds. The United States Green Building Council, through its Leadership in Energy and Environmental Design (LEED) rating system, is the nationally recognized standard for defining and measuring "green buildings."

New construction, homes, commercial interiors, core and shell construction, schools, retail and healthcare facilities, as well as existing buildings, can all apply to attain certification through one of several LEED programs. We are working to certify both the Governor's Residence and the Rachel Carson State Office Building through the Existing Buildings (LEED-EB) program.

All LEED certifications are based upon rating accepted energy and environmental principles in five categories:

1. Sustainable (less impact on the environment) sites;
2. Water Efficiency;
3. Energy and Atmosphere;
4. Indoor Environmental Quality Materials and Resources (including "green" procurement and recycling programs).

This rating system is performance-oriented; certification points are earned while satisfying the above listed established criteria. Once our buildings are LEED-EB certified, quarterly and annual reports are required that prove we are continually monitoring and enforcing these sound energy and environmental principles.



Bruce Stultz, DGS Energy Manager, Selected To Receive AEE 2008 Energy Manager Of The Year Award For Region 1

Bruce Stultz, DGS Energy Manager, has been awarded the 2008 Energy Manager of the Year award for Region 1 by the Association Of Energy Engineers. Mr. Stultz is being recognized for his accomplishments in development and implementation of energy saving projects throughout the Commonwealth of Pennsylvania. Region 1 includes Connecticut, Delaware, Maine, Massachusetts, New Hampshire, New York, Pennsylvania, Rhode Island and Vermont. Regional awards will be presented in Washington, D.C. on September 30th-the day before the opening of the World Energy Engineering Congress. Congratulations Bruce on your achievement!

***DELIVERING
'KYSOS'
(Knock Your Socks Off Service)!***

***Customer Service Award
Winner***

***Sergeant Kenneth Jones
Capitol Police***



Officer Jones (Center) receives the KYSOS Award from **Left to Right:** DGS Deputy Secretary for Property Management Todd S. Garrison and Capitol Police Superintendent Richard S. Shaffer.

You call them when you're locked out of your office, when there is an emergency and when there are elevator entrapments. Who are "They?" They are the Capitol Police. Many times when we have the need for the assistance of a Capitol Police officer, the customer hopes for someone who is cool, calm, collected and a provider of good customer service. One of those officers among the Capitol Police force who provides all of this is Sergeant Ken Jones.

Sgt. Jones is often behind the scenes notifying the appropriate personnel when there are elevator entrapments, emergency alarms and the many other facility problems that you never hear about. It is because of his attentiveness to details that these situations in our facilities are taken care with such professionalism. He must ensure that he is reporting on problems accurately and following the proper call chain until he actually speaks with correct authorities.

He is a true example of what we look for in "Good customer service"! Thank you Sgt. Jones!

K9 Fox and Officer Mike Farrell at Dillsburg Elementary School

As part of the Capitol Police's continued emphasis on public service, Officer Mike Farrell and his partner, Fox, became temporary elementary school "teachers" recently.

On March 17th, students at Dillsburg Elementary School took some time off from their routine studies to learn about life as an explosives detection dog. They may have even paid some attention to Officer Mike Farrell. HA!

The students learned about the intensity of the training that Fox initially received and the ongoing training that is required to keep him and his handler, Officer Farrell, performing at their best. This team, as well as the other Capitol Police K-9 team, has been called on to use their special talents at numerous events throughout the mid-state region. They have been involved in securing the venues for all of the recent presidential candidate visits to our area.

During the March 17th visit, which was featured in "The Dillsburg Banner," Fox and Officer Farrell also conducted a demonstration to show the students exactly how Fox is able to find explosives.



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A Word From The Editor

It is with fond memories that I announce that this will be the final issue for me in the capacity of Editor of the "Property Press Newsletter."

It has been a pleasure to work alongside members of the newsletter staff these past years. On June 2, 2008, I accepted the position of Legislative Liaison with the Department of General Services. I will still be working for DGS so I expect to see everyone from time to time to say hello.

Suzanne Chubb has accepted the position of Director of Central Operations and will also assume the duties of Editor of the newsletter.

Kathy Garrett

Newsletter Representatives

Property Management

Lauren Steele

Risk and Insurance

Al Browning

Property Administration

Colleen Sonder

Maintenance

William "Bill" Myers

Facilities

Larry D. Crummel

Linda K. Young

Suzanne Chubb

Dennis Rydberg – Photographs

Fuller Runyan

Jenna Ditmer

Danielle E. Gibson

Capitol Police

Bob Rapak

Vehicle Management

Janet Shoop

Fire and Safety Corner

EYE STRAIN

In today's computer age, more and more people are finding themselves spending extended periods of time in front of their computers. In conjunction with the sedentary lifestyle health hazards, eye strain is an additional hazard that should not be overlooked.

Eye Strain (or Asthenopia) is identified through nonspecific [symptoms](#) such as fatigue, red eyes, eye strain, pain in or around the eyes, blurred vision, [headache](#) and occasional [double vision](#).

Here are some helpful hints to prevent eye strain:

- Take periodic breaks from what you are doing. This could mean working on something completely different or simply getting up for a drink of water;
- Make sure your computer screen is in the proper location and the lighting is appropriate;
- Look away from your computer screen frequently and focus on something 20 feet away;
- Blink. Believe it or not, people sometimes forget to blink because they are lost in concentration. This can cause dryness and irritation of the eyes;
- Close your eyes and place your hands over them about once every two hours for 30 seconds. This helps relieve strain and fatigue. (Do not rub your eye; this can cause the capillaries around your eyes to break);
- Take two 15-minute breaks a day, one in the morning and one in the afternoon plus, take a five-minute break every hour from your computer. Not only will this help with eye strain, but studies have found that this also improves productivity over the course of the day.

(Source : 1Source Safety and Health Newsletter)

Suzanne R. Chubb

New Director of Central Operations for the Bureau Of Facilities Management

Suzanne Chubb has accepted the position of Director of Central Operations in the Bureau of Facilities Management.

Suzanne was the Chief Administrative Officer of the Annex. Suzanne will be filling the position held by Kathy Garrett who is now the Legislative Liaison for the Department of General Services.



***We're in Good Hands:
The DGS Safety Committee***

CPR and First Aid

CPR (Cardiopulmonary Resuscitation) and First aid are emergency medical skills that everyone should have to properly respond to an emergency situation at work or in the home. These skills can save lives and will also teach the students how to protect themselves from blood borne disease. Anyone can obtain these skills from the American Red Cross, National Safety Council or the American Heart Association.

However this year the DGS' Safety Committee, in conjunction with the Capitol Police, graciously agreed to fund CPR/AED and First Aid training for DGS employees. If you would like to obtain this training from the DGS Safety Committee you must agree to be identified as a CPR/AED and First Aid certified person. If you would like to receive this training from the DGS Safety Committee please contact:

Douglas Hatcher (dhatcher@state.pa.us)
Departmental Safety Coordinator
(717)346-1526

Or contact one of the safety committee members:

Suzanne Chubb	
Jeff Dent	Tomieann Layton
Frank Szekeres	Wendy Reisinger
Robert Ketchem	Evie Reese
Dale Ramp	Aaron Chambers



Above: Linda K. Young (**right**) and Suzanne R. Chubb (**left**) attended the event along with members of our DGS Ground Crew (**below**).

Motor Sports Day

On Tuesday, June 10, 2008, the Motorsports Caucus held their annual Motorsports Day in Soldiers Grove. The event featured dragsters and muscle cars.



An Update on Our Favorite Soldier - Frank Walkowiak

Provided by Ami Hand

Hello friends and colleagues, just a quick note to let you know that I am A-OK in Afghanistan. There's really not been much to report, so that's why I've been kinda quiet... yeah, I know, ME quiet?!

We flew out of Ft. Bragg February 25th and made our way to Bagram and were kind of in a holding pattern until we were choppered to our individual provinces. I arrived in Gardez on March 4th and got settled into a three room, plywood building. The Lieutenant and I each get our own room equaling about 8'x16'. The other room of the building serves as the Platoon Training area where we have a computer and other random equipment necessary to plan secret squirrel missions.



We all click very well and everything is going fine in that aspect. We've been out on several missions... none of which we can speak openly about, but suffice to say, we feel good about what we're doing over here.

Mail takes anywhere from 8-15 days...packages usually more. Thanks to all for writing and I have every intention of replying, it just might take awhile. Email is pretty iffy right now - We have internet connections, but it's faulty and sometimes I'll spend 10 minutes composing a note and then all the sudden there's a blip and it's gone...than I have to start over or give up...frustrating.

Anyway, that's the latest. Again thank you all for your thoughts, prayers, letters and just general support!

NEWS FROM THE ANNEX

Instead of telling you what has already been done at the DGS Annex Complex, we would like to take this opportunity to tell you about what we have in store. There are many projects in the works at the former Harrisburg State Hospital that we are all extremely excited about!

Coming soon you will see new signs in front of the buildings making it easier to find your way around the campus. These signs will include the DGS logo, building name, address and historic number. To make these new signs easier to find in the dark there will be lighting upgrades and additions throughout the grounds, not only increasing visibility, but safety as well.

As many of you may have already noticed, there is a lot of construction going on around the intersection of Dogwood Avenue and Sycamore Drive. This is the site of the new PennDot Materials Testing Laboratory. This laboratory is projected to be ready in May of 2009.

If you have ever tried to go out to lunch at the Annex you may have noticed that your choices are limited. This is all about to change. We are in the planning stages of converting the Central Kitchen into a new café that will be comparable to the cafeteria in the Keystone Building. More parking is also on its way for the Annex. The upper baseball field, located by Lanco Lodge, will be turned into a new parking lot. The new parking area is estimated to create around 200 to 250 new spaces.

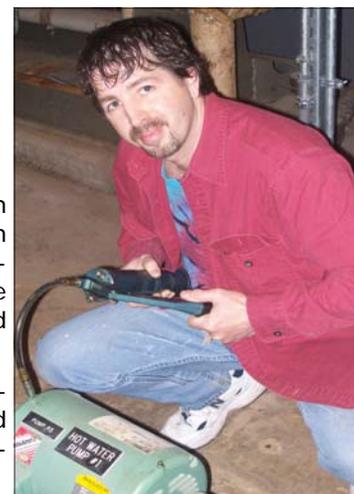
UP CLOSE AND PERSONAL ***Greg Flickinger***

Greg Flickinger came on board with DGS as a Refrigeration/HVAC tradesman for the DGS Annex Complex in January of 2007. He was previously employed in the private sector for eight years working with residential heating and air conditioning units. Having a very limited knowledge of commercial equipment, he spent his first two to three months becoming acclimated with the equipment and systems within the Complex.

We knew from the start that hiring Greg was going to help our team tremendously, but it only took a few months to find out how big of an asset he would truly be! In early April of 2007 there were major problems with the air conditioning system in the Petry Building. In a nutshell, we had lost control of the system.

There were incomplete drawings and schematics for the system which only added to the already complicated situation. He took the initiative to ask if he would be allowed to tinker with the system for a few days before we contacted Trane. On the third day of looking into the issue, Greg found the major problem. Resolution of the situation began immediately. It took approximately three weeks for the work to be completed, but the result was a working system without the additional costs of hiring Trane. Petry is not working at its peak efficiency yet, but thanks to Greg's hard work it is controllable.

Greg's work ethic and commitment to gain exceptional results is unsurpassed. In the short time that Greg Flickinger has been with DGS he has proven himself time and time again to be an exceptional asset to the Complex.





What's Cookin'!

The First ICS World Championship **Chili Cook-Off** Winning Recipe

By H. Allen Smith and Wick Fowler

Ingredients

4 lbs coarse- ground chipped sirloin or tenderloin
olive oil or butter
½ small cans of tomato paste, with water, or fresh tomatoes, finely chopped or canned
tomatoes pressed through a colander
3-4 medium onions, chopped
1 bell pepper, chopped
2-10 cloves garlic, minced
1 tablespoon oregano
½ teaspoon sweet basil
1 tablespoon cumin seed or ground cumin
salt and pepper to taste
3 tablespoons (or more) chili powder or some chili pods

Instructions

In a 4-quart pot, brown meat in oil or butter, or in a blend of the two. Add the remaining ingredients. Simmer in the pot with the lid on for two hours.



Left to Right:
Mark Demey,
Ryan Wisner,
and Scott
Witmer



Summer is here!

Nothing means summer more than having the War Veterans Memorial Fountain turned on and going through its numerous spectacular paces. Thanks to the diligent preventative maintenance that's performed during the fountain's off-season by our Fountain Maintenance Team (some of the team members are shown in the top photo).

The fountain appears to operate effortlessly in its programmed modes throughout the summer and into October. So plan on enjoying several months of this wonderful water feature's display.

Sign up For Governor Rendell's On-Line Newsletter

Are you interested in finding out about all facets of state government? Sign up for Governor Edward G. Rendell's weekly newsletter to read about the hot issues affecting the citizens and communities of Pennsylvania.

Visit

www.governor.state.pa.us
To sign up today

Reminder:

If you have an idea for the next newsletter, contact Suzanne Chubb at 787-5341 or by e-mail at suchubb@state.pa.us



From Left to Right: Sherry Smith, Karen Hentz, Paul Hill, Fuller Runyan, Chris Conrad, Tim Hand

“Whatever it Takes”

That is the answer you will get if you ask one of the staff at The State House (TSH) what their duties are.

The State House is the official residence of Pennsylvania’s Lt. Governor, as designated by law in 1971. On any given day, the “whatever” can run the gamut; from taking care of the house and property, which belongs to the Commonwealth since it was built in the 1940’s, to lending a helping hand to Lt. Governor Catherine Baker Knoll and her guests.

Including the property manager, Fuller Runyan, there are currently six DGS employees assigned to The State House.

The deans of the staff are Chris Conrad, who has worked at TSH since he joined DGS in 1985 and Tim Hand, who joined DGS in 1976, transferring out to TSH in 1997. Anyone driving through the gate will likely see Chris and Tim out on the grounds somewhere, tending to the rolling acres of lawn and garden. When the two men aren’t outside working to maintain a park-like appearance of the grounds, they can be looking after a variety of duties around the house. Any given day could find them receiving a shipment of coal or propane in the morning, gathering trash and recycling in the afternoon and later serving dinner in the evening. Other times they can be observed monitoring the house systems, hanging pictures or perhaps even helping the Lt. Governor unload the car.

Stepping inside the house, one is greeted by Sherry Smith, who joined TSH staff in 2001. When Sherry is not making guests feel welcome, she might be found in the kitchen getting things ready or somewhere else in the house helping Karen Hentz make the 11 rooms look like something out of a home decorating magazine. Karen is the newest member of TSH team having transferred from the Governor’s Residence in July of 2007.

Dinnertime can only mean that chef Paul Hill has once again worked his wonders in the kitchen. Paul, or “Mate” as everyone calls him, has been a favorite of the houseguests since he began his Commonwealth service in 2003. He is known not only for his culinary talents, but also for his warm personality and willingness to be helpful in a variety of different ways.

The State House is a busy place most days, but it all works because “whatever it takes” is not only the staff’s self-proclaimed job description, but a window into the DGS work ethic.