

ARCHIBUS Success Story



Asbestos Management Program at Oklahoma State University Cuts Costly Re-inspections Using ARCHIBUS TEAMS

Inhaling asbestos fibers can cause serious illness and fatalities from asbestosis, malignant mesothelioma, and lung cancer. Since the mid-1980s, most developed countries and the European Union have banned the use of asbestos in virtually all commercial and residential applications.

That mandate hasn't stopped organizations, however, from having to confront costly legacy issues involving the reporting, containment, or safe removal of asbestos in millions of older buildings. One of those organizations is Oklahoma State University (OSU).

OSU's Asbestos Abatement Department (AAD) was formed in 1984 as a unit of the school's Department of Environmental Health and Safety in response to federal legislation. That legislation required institutions to address the presence of asbestos in the workplace, facilities, and throughout campus infrastructure.

To comply with the federal mandate, AAD, with the assistance of OSU's Office of Facilities Information (OFI), deployed ARCHIBUS TEAMS Clean Building application. Clean Building will support asbestos management reporting and regulatory compliance throughout the university's 5-campus and 11.5 million square feet of space comprising 780 buildings in four cities.

According to OFI Manager, Lynn Hazelbaker, dealing with the presence of asbestos on campus is a challenge but a job that will be made much easier by implementing TEAMS Clean Building and ARCHIBUS Web Central.

Out of the Box: Centralized Reporting Cuts Costly Re-inspections

Over the last 24 years, OSU's Asbestos Abatement Department has amassed a large archive of paper-based reports containing campus asbestos information. AAD conducts 200 to 250 asbestos-related inspections each year, which has produced an inventory of between 5,000 and 6,000 reports over more than two decades. Still more information has been collected in hard copy files generated during AAD's periodic building-by-building and room-by-room asbestos survey documenting campus-wide conditions.

"All of those reports are in a mixture of file cabinets and boxes," Hazelbaker points out. "Unfortunately, the filing system has not been easy



Vital Statistics

Organization:

Oklahoma State University

Location:

Stillwater, Oklahoma

Facilities Facts:

780+ buildings, 11.5 million square feet, five campuses throughout the state

ARCHIBUS Applications:

ARCHIBUS TEAMS Clean Building, Space Management, Emergency Preparedness

Reasons for Implementing:

Clean Building implemented to eliminate paper-based reports and create a dynamic, centralized Web-based system for asbestos reporting/management

Benefits Gained:

Immediate access to asbestos reports, elimination of costly duplicate inspections, improved health and safety oversight

Business Partner:

ARCHIBUS Solution Center – Environment + Sustainability Services

Web Site:

www.okstate.edu

to maintain and access. Finding information can take a lot of time because records are not stored in a central repository and maintained by the same people.”

Difficulty in accessing records caused OSU to order costly re-inspections to determine the presence and extent of asbestos in rooms for compliance reporting and so that craftspeople carrying out work orders, and others, were adequately informed and protected.

Because of these concerns, centralizing asbestos information for immediate, Web-based access became a time- and money-saving priority for OSU. It chose TEAMS Clean Building software for a multi-phased implementation throughout the OSU system, an addition that complemented the school’s ARCHIBUS Space Management and Emergency Preparedness applications.

Phase I of Clean Building’s implementation centered on collecting the paper-based asbestos reports for five main buildings on OSU’s flagship Stillwater campus. That data was then transferred to the new TEAMS Clean Building database with customized views created in ARCHIBUS Web Central. The move to a dynamic, Web-based system will finally provide real-time data that eliminates laborious hunts for essential information needed to gauge compliance and protect student and employee health.

Building Trust

“Besides testing for asbestos and maintaining records on it, the Asbestos Abatement Department also performs abatements of asbestos in conjunction with campus renovation projects and that must be documented as well,” says Hazelbaker. “Clean Building will, therefore, support our three main responsibilities for on-demand inspections, our periodic survey program, and for actual abatement work.”

In addition, OSU has its own asbestos testing laboratory and hopes to use the Clean Building module to integrate lab data with the application’s other asbestos information. In the not too distant future, OSU may also add the TEAMS Materials Safety Data Sheet (MSDS) module to its growing suite of ARCHIBUS applications.

AAD’s asbestos management responsibilities and reliance on Clean Building software, however, won’t stop at the boundaries of OSU’s five campuses, adds Hazelbaker. “OSU’s Board of Regents also oversees Oklahoma’s system of Agriculture and Mechanical (A&M) colleges. Because of that relationship, OSU’s Asbestos Abatement team will, in future program phases, provide asbestos inspection and abatement services to the state’s four A&M colleges.

OSU is also taking advantage of the versatility of its existing Space Management application, reports Hazelbaker. His in-house development team is personalizing the application to inventory and manage the university’s many laboratory fume hoods as well as the creation of a parking management application for 14,000+ parking spaces on OSU’s main Stillwater campus.

“Our new parking lot management activity allows us to generate detailed graphical reports with highlighted parking spaces by type, assignment, etc.,” says the head of the Office of Facilities Information. “There’s no question that, with its range of applications and flexibility, we see a growing interest in ARCHIBUS at OSU.”

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—Lynn Hazelbaker
Manager, Office
of Facilities Information

