

Facilitations

News & features for facility professionals

Published periodically by



January 2012

PRESIDENT'S MESSAGE

IT'S THAT TIME AGAIN...

That's right...your chapter's 2012 sponsorship drive has been kicked off!

I'd like to take this opportunity to thank all of our 2011 sponsors. Thanks to you, we were able to bring loads of services, events, and opportunities to our members this past year. We couldn't have done it without you!

2012 is shaping up to be another exciting year for our chapter, and we look forward to providing even more exciting opportunities for our members. If you sponsored the chapter last year, I hope you'll chose to support the chapter again.

And for those of you who have never sponsored before, I hope you'll consider it for this year. It'd be great to count some new names and faces among our much appreciated sponsors.

For those of you who are interested in getting more information about the various levels of sponsorship available, or about the benefits of sponsorship, please feel free to contact Barb Milan (at 608-441-8900, ext. 21, barbm@ebiweb.com) or Lorelle Micklitz (608-772-9123, lorelle.micklitz@shredit.com).

Happy New Year, everyone.
Here's to another great year!

Dani Michels
President
IFMA-Madison Chapter

Chapter Monthly Luncheon

January 17, 2012

12 Noon - Sheraton Madison

Mark Sekula, from the Milwaukee area, will be speaking on the new SFP and other IFMA information on January 17, 2012 at the Sheraton. In addition to being a Certified IFMA Instructor, Mark brings an extensive facilities background to the meeting.

Please join us for lunch and a lively discussion!

IFMA's January Tour Chazen Museum of Art

RSVP now to get a behind the scenes tour of the newly completed Chazen Museum of Art on the UW-Madison campus. Director Russell Panzenko and UW Project Manager Julie Grove will guide us through behind the scene's spaces where no one else gets to go. Russell will also answer questions about how art is delivered, processed into the collection and eventually becomes a spectacular show for the public.

The tour will be held on Thursday, January 26th at 5:30 PM. We will meet at the Museum's info desk on the first floor. Parking is available in the City of Madison Campus Ramp at 415 N Lake St. or Lot 46 at 301 N Lake St.

Please RSVP to:
rebecca.brown@creativebusinessinteriors.com

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IFMA 2.0



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Welcome to Carbon Crunchers!

Want to learn about practical ways to reduce carbon footprint? Does sustainability seem like something left for the professionals? Too big and grand to even know where to start? Want to network with other facility professionals who also don't have enough time and resources for a new "corporate initiative"? Then join us for our round table discussions. Dates below.

Meetings will be held at Urban Land Interests' downtown offices, at 7:30 AM. Meetings will last one hour. Coffee and treats will be provided. Parking will be validated for anyone using the garage under the building. Contact Matthew Darga if you have any questions (608) 268 7015 mdarga@uli.com.

RSVP if you can to Matthew Darga.

Address:

10 East Doty Street, Suite 300

Madison 53703

Parking available under building

Schedule of events

Tuesday January 31st. "Ways and Means". Energy programs. Rebates. Funding resources. Reduced rate or free audit sources. Professional education resources. Intern options. "Energy tracking and benchmarking". Metering and tracking. Utility options. Energy Star.

Tuesday March 27th. "Water efficiency". Fixture lists. Reduction options. Metering and tracking. Pitfalls and caveats. Strategies. Landscaping options. Subject matter expert will join us.

Tuesday May 29th. "Green Cleaning". Green cleaning programs, strategies, and benefits.

Tuesday July 31st. "Exterior Site Management". Landscaping. Snow removal. Integrated Pest Management. Parking lots and storm water.

Tuesday September 25th. "Indoor Air Quality". Benefits, strategies, and HVAC impacts.

Carbon Cruncher's Mission: To support the facility management professional's sustainability efforts.

Scope: To provide education, resources, and networking.

Directors: Leah Samson-Samuel and Matthew Darga

SEW IFMA Chapter Hosts FMP Certification Courses in 2012

The Southeast Wisconsin Chapter of IFMA is offering the four FMP modules required for you to become a certified FMP. This is a tremendous opportunity to achieve an important certification as a Professional or Associate member of IFMA!

These classes will be instructor led and taught by SEW WI chapter member Mark Sekula, FMP, CFM, LEED-AP, IFMA Fellow

Dates of the classes:

February 21-22, 2012 - FMP Module: Leadership and Strategy

April 17-18, 2012 - FMP Module: Operations and Maintenance

June 19-20, 2012 - FMP Module: Business and Finance

August 21-22, 2012 - FMP Module: Project Management

Time:

8am to 5pm each day

Location:

Wisconsin Association Management
11801 W. Silver Spring Dr., Ste 200,
Milwaukee, WI 53225

Free parking in front and rear of building - Continental breakfast and box-lunch included each day -

Lodging:

If you're coming from out of town, we have arranged for special rates of \$89/night at the Hyatt Place hotel located just across the parking lot from the class venue at:

11777 West Silver Spring Drive
Milwaukee
(414) 462-3500

Just ask for the Wisconsin Association Management (WAM) rate.

Sign-up now at:

<http://www.sewifma.org/education.html>

For eligibility requirements to apply for FMP certification go here: <http://www.ifmacredentials.org/fmp/>

IFMA Madison Holiday Party 2011



This year's IFMA Holiday Party was well attended and lots of fun. It included a well-stocked potluck, Chuck Gifford's Deep-Fried Turkey and Rick Kurz's White Chicken Chili. Sponsorship task force raised over \$250 for the chapter through a raffle for an Ipod Shuffle. Chuck Fox, Mike Schwartz and Community Crew raised money and collected canned food for Second Harvest and River Food Pantry. This event brings out lots of IFMA Madison Alumni, for which Catherine Newman was present with her boyfriend and a host of other legacy members through the night.



IFMA MemberSquad continues to lead the way for Chapter growth through our New Member Initiative and events. Watch for more info on new IFMA Madison marketing pieces and MemberSquad events in the New Year!

WHAT A DIFFERENCE 100 YEARS MAKES!



**We *told* you the future was going to be more energy efficient!
Pearson Engineering just made it happen a little bit sooner.**

At Madison College, “energy efficiency” in 1912 meant going to school in a horse and buggy and having no air conditioning. In the 21st century, Madison College has become a model of sustainable energy management—and Pearson Engineering is proud to be its partner!

Working closely with Wes Marquardt, the Engineering Manager at Madison College, we’ve helped them reduce their energy use by nearly 50% over the past decade. And our collaboration is still going strong. As Madison College implements its most ambitious expansion plan ever, Pearson Engineering will act as an “Owner’s Advocate” working with four teams of architects, engineers, and contractors to ensure that the planning, design, construction, and commissioning of its newest buildings meet the highest standards of HVAC design and energy efficiency at a reasonable cost.

We value our long-standing partnership with Madison College, and we look forward to becoming your partner too! Our services include

- HVAC Problem Solving
- Sustainable Energy Management
- Design
- Functional Testing
- Integrated Project Delivery
- Many More HVAC Solutions!



Pearson Engineering, LLC

www.pearsonengineering.com

Contact Pearson Engineering and find out what we can do for you!

Pearson Engineering
14 Ellis Potter Court, Madison WI 53711
(608) 274.3339; brian@pearsonengineering.com



IFMAdison Green Corner

By [Elaine Gallagher Adams](#)
Published December 28, 2011

Faced with a promising new year, we have an opportunity to start fresh and get fit -- and that includes our buildings.

Has your building become fat and lazy? Is it consuming more than it provides?

Efficiency is cheaper than energy. Guidance is not coming from national policy makers. Tight competition for commercial tenants means you need to offer healthy, bright, sustainable spaces -- with a [green lease](#) so everyone benefits. It's past time for real people to get serious about building energy efficiency and start to move the needle.

Here are 10 ways to go deep on energy efficiency in 2012:

1. Start at the bottom. Instead of reducing consumption, start with nothing and justify how much you actually need. Talk about eliminating waste. Do we install a high-efficiency air conditioner or retrofit the building so effectively that we don't need an air conditioner? What does 20 percent savings mean, anyway? Compared to what? What if you could get your building to operate within 10 percent of its best technical potential? It's like doing the limbo -- how low could you go with no constraints? How does that change your approach to building energy performance?

2. Go retro. Retro-commission your building right now. With almost instantaneous payback, this one is a no-brainer. Make sure the building is operating the way it was designed to operate and hasn't been sabotaged by well-meaning building engineers. Operating an uncommissioned building is like driving your car down the road with the gas cap hanging open and the blinker on; you look like an idiot.

3. Show me the money. Lobby hard for energy efficiency financing programs in your community, maybe even through your Business Improvement District. Exciting, emerging programs -- often including third-party businesses -- pay for efficiency upgrades through your [property taxes \(PACE\)](#) and "on bill" through your utility. These investors see the predictable, replicable and relatively low-risk value in energy efficiency. 2012 will likely see more of these programs popping up.

4. Tighten up. I know, it sounds like a broken record, but I cannot emphasize enough how important it is to seal the gaps. Like a gut that creeps up on a middle-aged man, air infiltration can sneak up on you over the years. Check the weatherstripping at doors and windows and seal those cracks. Construct a vestibule to reduce infiltration. Don't know where to start? Get a building energy audit (through your utility) with infrared imaging to show exactly where the heat is escaping. You will be surprised at what you see.

5. Let the sun shine. Clear up the window clutter and take advantage of daylighting. If the clutter includes perimeter office spaces, consider a little selective demolition to open up the work areas, improve the space plan, and let the sun shine in. Consider a fresh coat of light-colored paint and replace those depressing yellowed ceiling tiles. It will improve daylighting and make your people feel better about coming to work.

6. Take control. Lighting and HVAC controls have come a long way, baby. Take advantage of it. Install light switches with built-in occupancy and/or daylight sensors in every room. Buy task lights so you don't have to turn on those stadium lights just to work quietly at dusk. Think of it as creating a lighting landscape -- you don't want flat light. For that matter, you probably need only half the level of ambient lighting you think you do, so eliminate unnecessary overhead fixtures. The esteemed [Victor Papanek](#) once told me that human beings are most attractive in softer light anyway. And before we get too far off the subject of controls, if your HVAC system isn't programmed, that is a 21st century must-have for homes and commercial buildings.

7. Retrofit windows. Window films have been transformed in the past decade. Gone are smoke and mirrors. We can now apply [practically clear retrofit films](#) to existing windows and achieve nearly 50 percent heat rejection -- both keeping it in and out,

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Green Corner

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depending on the season. Or maybe you do need a low tint so you can throw out those dusty vertical blinds from 1985 and enjoy the view. Combine this with sealing and retrofitting the windows in general, replacing single glazing with insulated panels. It's cheaper than replacing with new windows and often results in the same performance.

8. Seal ducts. What if you made gizmos, but only 75 percent of them got to the customer? That's unsustainable by any definition. Recent studies indicate that leaking ductwork is one of the primary construction defects in both commercial and residential buildings, with common repercussions resulting in 10-25 percent leakage in commercial buildings and ridiculously more in homes. It's crazy not to inspect during construction and check existing ductwork for leakage. A number of terrific elastomeric products are available for addressing this, but it requires more than just duct tape, guys -- sorry.

9. Add some bling. Sometimes a little bling is OK, especially if it's working hard for you -- like exterior awnings and shading devices, or maybe a green roof to reduce surface temperature and inspire people to say, "Oh, how pretty." If you've accomplished ALL the energy efficiency measures you can manage, then now is the time to look at renewable energy. The cost of photovoltaics is coming down fast, and solar thermal has always been affordable. Go for it.

10. All together now! Human behavior has a huge impact on energy efficiency. In fact, various studies suggest people influence building energy consumption between 12-17 percent. It takes a village. Create a green team, install a real-time energy and water consumption display, monitor every aspect of the building's performance and reward facilities staff for great management.

Are you investing in a whole-building retrofit while the market is down? Make that a deep energy retrofit and take advantage of right-timing for a compelling ROI. The more you know about your building and its energy efficiency potential, the more empowered you are to mitigate uncertain fuel costs and to recognize opportunities when they come your way in 2012. Have a great year -- and check out [RetroFit Depot](#).

This article was originally posted on the Rocky Mountain Institute's blog, [RMI Outlet](#).

Employment Opportunity

Promega currently is accepting resumes for a **Facilities Leader**

Job Description:

JOB OBJECTIVE: Provide overall direction and leadership for the operation and management of Facilities Services, and custodial groups/departments to meet organizational goals and objectives.

ESSENTIAL DUTIES:

1. Direct and oversee the activities of areas of responsibility.
2. Manage campus security, fire alarm and safety systems.
3. Responsible for ensuring the maintenance of campus buildings, equipment and grounds in a manner sufficient to meet current and future business needs and protect corporate investments.
4. Recruit, manage and develop all staff to meet staff, departmental and business needs.
5. Plan both strategically and operationally for future needs of all areas of responsibility and for the company as required.
6. Analyze business and tenant needs and departmental capabilities and secure vendors to provide services, equipment and materials to meet business requirements.
7. Represent corporate needs on large projects, program assignments, & space planning needs.
8. Provide leadership in the analysis of problems for business and tenants, and lead the decision making process to resolve problems.
9. Communicate information affecting employees and tenants in a professional and timely manner.
10. Oversee and manage remodeling and new construction projects.
11. Understands and complies with ethical, legal and regulatory requirements applicable to our business.

For more information or to submit a resume, please visit:

https://promega.silkroad.com/epostings/index.cfm?fuseaction=app.jobinfo&id=23&jobid=216882&company_id=15945&version=2&source=ONLINE&JobOwner=962642&level=levelid1&levelid1=44590&parent=Facilities&startflag=2



IFMA Madison Chapter Calendar of Events

January 2012

- 10 Executive Board Meeting
- 17 Luncheon Meeting
- TBA Tour

February 2012

- 14 Executive Board Meeting
- 21 Luncheon Meeting:
- TBA Tour

March 2012

- 13 Executive Board Meeting
- 20 Luncheon Meeting
- TBA Tour

April 2012

- 10 Executive Board Meeting
- 17 Luncheon Meeting
- TBA Tour

May 2012

- 8 Executive Board Meeting
- 15 Luncheon Meeting (Tentative)
- TBA Tour

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Shred-it
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February Newsletter Deadline

Wednesday, January 25, 2012

Please submit materials to Jennifer Hardebeck
jhardebeck@central.esurance.com

