

Facilitations

News & features for facility professionals

Published periodically by



March 2013

PRESIDENT'S MESSAGE

Hello All,

Unfortunately, I have been unable to shed the 15 pounds I have gained since I ruptured my Achilles tendon back in July of 2012. I am not exactly sure what is preventing me from losing these added pounds, but I certainly do not like this trend. I don't exercise and I eat just before I go to bed...nothing crazy, just a full meatloaf, large pizzas, 10 pound turkey, pound of bacon, pound cake, butter and mayo sandwiches...etc. Additionally, I enjoy the heavy beers, and I will consume 4-5 Mountain Dews a day. I wish I could figure out my problem. I am going to see the dermatologist. I think it might have something to do with my skin pigmentation. If that doesn't work, I will probably schedule a visit with the chiropractor, as I may only need a simple adjustment. My last adjustment was attitude related back in 1999. I paid dearly for that one.

With age, inevitably there comes change. It could be our bodies, friends, jobs, health, thoughts, strategies, workplace environment, or a plethora of other things. In the world of the facility manager, change is ongoing, and FM's need to be proactive and reactive to new trends. There is no question in today's facility and corporate real estate environment technology, sustainability, risk management, cost control, and aging buildings are some of the factors driving trends that shape the facilities management business.

Sustainability remains a dominant challenge or trend in facility management, with emphasis shifting rapidly from a focus on cost control, to a more balanced approach that emphasizes the triple bottom line, corporate responsibility, brand and image. On a personal level, sustainability to me means my ability to sustain additional weight on my body.

Risk Management awareness and accountability is both increasing and becoming more complex in re-

sponse to the potential of terrorism, threats of large scale disasters, health threats, and our increasing reliance on data and information in the business community. On a personal note, risk management for me means walking past a donut shop. It is pretty risky, and needs management.

Cost Control pressures and measures have been in place for some time. What is changing is the growing realization that past cost cutting approaches may have harmed our ability to be productive and to produce quality product or service - both critical to success and even survival in an increasingly competitive age. Facility managers are increasingly seen to be part of the solution and facilities themselves are now been seen as critical strategic assets, not simply costs to be controlled. On a personal note, I need to control my costs at the Old Country Buffet.

Aging buildings present several difficult problems. Deferred maintenance challenges are becoming overwhelming; we still lack sufficient preventive and capital maintenance budgets to do the job. The weakened state of many of our physical assets is pushing us towards new/replacement facilities we can ill afford and away from facility reinvestment and renovation that could otherwise have been a viable option. On a personal note, my body feels like an aging building. The front porch is sagging, exterior needs a new paint job, and all the windows need a good cleaning.

I toast all of you FM's as it is not easy to address and overcome all the new trends in your industry. Speaking of toast, I am going to pop some in the toaster and go heavy on the butter. Thanks again FM's for all you do to shape our business environments. We owe you a debt of gratitude.

Mike Schwartz, President

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February Chapter Luncheon Recap

Daniel Guerra, CEO | Argus Invent, LLC



Daniel Guerra was the guest speaker for February. He discussed technology and integration as it relates to facility managers and general business practices. He discussed hardware (devices), and the effects of mobile applications on work flow. There were many questions and

positive feedback from the group on this area of the core competencies.

February Chapter Tour Recap

Madison College – Protective Services Building



The February tour took place at the new Protective Services Building on Madison College's Truax campus. All of the EMS, Fire, and Police service programs were consolidated from two other locations. The building was a much needed improvement for the programs, as 84% of the graduates stay within the district (8 counties) to serve. Now the building is a leader in academic facilities for programs of this type. The facility had a wide range of technology based classrooms: Video situation rooms, interactive classroom, mock shooting range, and robotic dummies for EMS training. The facility had a large EMS bay, and another for the fire program. The building utilizes a Geo-thermal system for temperature control.



MemberSquad held its quarterly New Member Breakfast on February 7th. Albeit the weather was uncooperative, we had a very successful meeting and enjoyed getting to know our newer members. It was also a bittersweet event as our Co-Director, Emily (Rowe) Zimpel had announced her temporary (?) retirement from IFMA.

MemberSquad will miss her devotion to the cause and immaculate attention to detail. I look forward to a future time in her life that opens up the possibility of her return!

"IFMA Madison will miss you Emily!!!!!" - Roberta

Please join us in welcoming these new members:

Erica Marty

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(608) 825-2920

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2912 Marketplace Dr.
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Are you prepared?

From a burst pipe in an office building to faulty wiring in an apartment complex – fire and water losses are never planned, but they do occur. SERVPRO franchise professionals know there's no such thing as a small emergency when it threatens the welfare of the tenants and the revenue of the property owner.

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We also offer an Emergency Response Profile for Business Facilities, Apartment Complexes, and Homeowners. The Emergency Response Profile serves as a quick reference of important building and contact information or can be an ideal supplement to any well-designed emergency preparedness or existing contingency program. SERVPRO of Madison provides these as a community service and they are free of charge.

Call Dana Graham at 608-438-8314 today for a No Cost Assessment of Your Facility or to answer any questions you may have.



Angie's list
www.angieslist.com/review





FMP Study Group is forming now!

Do you need to review the FMP course materials before you take the exams and earn your FMP credential? Let's get together and help each other prepare. Many members like myself, have taken the instructor-led FMP courses or have purchased the self-study program, but have yet to complete the four required exams in order to earn IFMA's FMP credential. We have all invested a significant amount of time and/or money in this professional development training and now we need to complete the coursework so that we may realize the benefit of our endeavor. And if you're anything like me, we may also share a sense of obligation to earn the FMP credential because we have acknowledged that our local chapter paid for (i.e.; subsidized) much of the course's costs in an effort to promote our professional development. Many of have also received funding from their employers who more than likely hold an expectation that the employee complete the training.

If you are interested in completing your FMP training by any means, I would like to hear from you. I am now putting together a "study group" to help members successfully complete the course requirements and pass the exams. This opportunity is being offered to all of the members of IFMA-Wisconsin who have already purchased the course materials and have yet to earn their FMP credential. Don't forget, access to the course resources- including the FMP exams, does expire 1-2 years after date of class or purchase. Members who have earned their credentials from IFMA will be recognized at the Tri-Chapter Conference which will be held in Madison on May 10th.

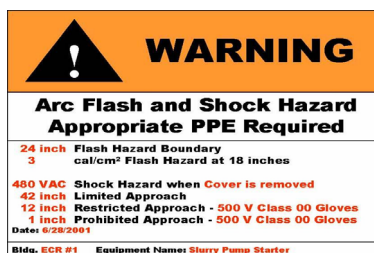
*Note: The FMP courses originally scheduled for 2012, have been cancelled due to insufficient number or registered students. The NE Chapter will reschedule the courses later in the year.

Brett Wedekind
Co-Director, Professional Development Task Force (PDTF)

Members may call me at: (608) 628-2215 or send an email to brettwedekind@gmail.com

Learning Opportunity

Is Your Facility Prepared



ARC Flash Incident

- Temperature can reach 35,000 degrees F
- Your facility is responsible for safety per OSHA and NFPA
- Failure to follow guidelines may result in *injury or death*

A FREE "Lunch and Learn" on the topic of NFPA-70E-Arc Flash Compliance (2012)

presented by

Academy Service Group

The presentation will focus on 4 key concepts:

- Host employer responsibilities
- Arc Flash Labeling Requirements
- How data on the labels is created
- NFPA 70E Electrical preventative maintenance — Chapter 2

11:30 am to 1:00 pm Thursday, April 11th

Madison Gas & Electric, 133 South Blair St, Madison WI

Lunch Provided



For information or to RSVP
Chuck Fox
608-212-0508
cfox@academysvcgrp.com

Academy Service Group will be offering an NFPA 70E Compliance Briefing on April 11th as a lunch and learn event at the offices of Madison Gas and Electric, 133 S. Blair St. Room 106 (11:30 to 1:00)

The briefing is intended for those responsible for the electrical system and electrical safety within their workplace. (specifically, facility managers and safety personal). The briefing will include compliance requirements of NFPA 70E and a discussion of key milestones/deliverables of an 70E Compliance project. A project planning/project methodology framework will also be discussed.

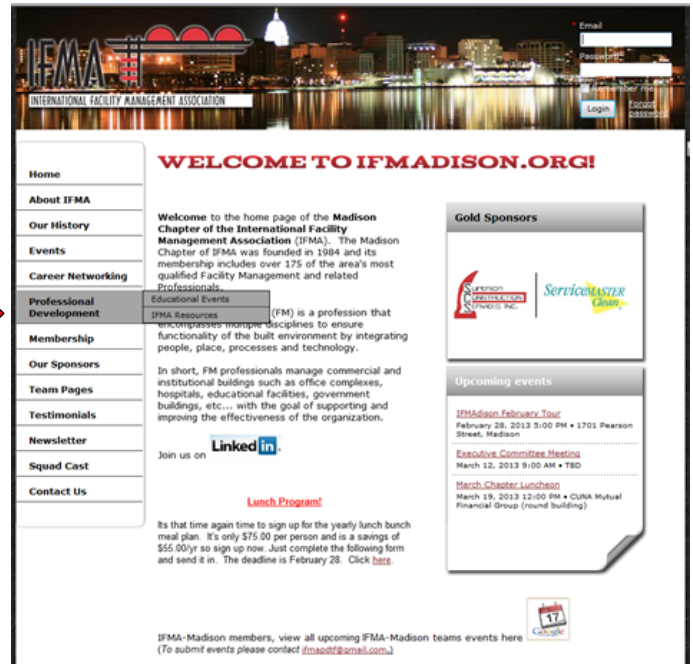
To register email cfox@academysvcgrp.com or online at www.ASGarcFlash.com

COMING SOON!

PROFESSIONAL

- EDUCATIONAL EVENTS
- IFMA RESOURCES

The Professional Development Task Force is currently developing another web page entitled, “Professional Development” for IFMA-Madison’s website.



The first tab under Professional Development is labeled “IFMA Resources.” Here members will find listings of IFMA Internationals’ educational resources as well as handy links to the resources.

The second tab labeled “Educational Events,” will provide detailed information about upcoming educational events. If you read an article in the monthly newsletter or see something mentioned in an email from IFMA, you *should* be able to find out more about the educational event on this site. Likewise, educational events listed in the chapter’s calendar may also be found in more detail under the “Educational Events” tab.

Unfortunately, these web pages are still in the early development stages. The Professional Development Task Force needs one or two more volunteers to help maintain the resources we have offered on IFMA-Madison’s website. If you have any time which you can devote to the team’s efforts, please contact one of the PDTF directors; Brett Wedekind or Leah Samson-Samuels.

Brett Wedekind: brettwedekind@gmail.com



Monthly Meeting Meal Ticket Invoice

Save Time & Money

Purchase of the Meal Ticket option will entitle the holder to attend Madison-IFMA Monthly Membership meetings without a door charge through December 2013. Normal door charge will be \$13.00 per meeting. For members of record on January 2013 this offer expires on March 31, 2013.

Your Name: _____

Your Email address: _____

Please make your \$75 check payable to: **Madison-IFMA**

And mail to: **Madison IFMA**

PO Box 44008

Madison, WI 53744-4008

Paying with Credit Card? Sign up by fax (don't put credit card info in emails!)

Provide the following necessary credit card information and email to ifma@mailbag.com

Please Charge My: ☐ VISA ☐ MasterCard in the Amount of: **\$75.00**

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Exp. Date: _____

Name on Credit Card: _____

Billing Address of Credit Card: _____

or

Using this form, fill in credit card information and FAX to: **608-848-9266**



IFMAdison Green Corner

Facility Composting

By Naomi Lipke, Madison Environmental Group

Facility composting programs reduce waste hauling costs, engage employees, and provide compost for the landscape and lawn. Composting is the process by which food waste is turned into dirt. In a landfill, food waste breaks down slowly and the stored nutrients in the food cannot be returned to our soil. The City of Madison is currently completing a pilot program for food waste composting. However, a large scale facility with surrounding land could easily begin a composting program on site. Alternatively, a facility with a large amount of food waste could partner with a local farmer, nursery, or landscaper to take their organic waste on a daily or weekly basis.

The biggest concerns regarding composting programs are usually odors and pests. The four components to eliminating these issues are below.

Contain and Cover the Compost

- By containing and covering the compost, you are creating a physical barrier for any pests. If you are working with a small compost pile, you can purchase a compost bin with a cover. If you are working with a larger amount of compost, you should set off the compost area with fencing. Also for a larger amount of compost, consider covering the compost each time with a layer of rotting leaves, grass clippings or sawdust.

Remove Meat and Dairy

- Employees must take care to remove meat, bones, and dairy products from plates and dishes before composting. Meat and dairy products tend to attract animals and fruit flies and produce odors.

Turn Regularly

- If meat and dairy is separated properly and the compost pile is turned over regularly – say once a week – a healthy compost pile smells like the forest floor or newly turned dirt in the spring. Invest in a shovel, garden fork or other turning tool to make this task easier. A smart habit is to add the food scraps, turn the compost, and finally cover everything with a new layer of leaves, grass clippings or sawdust.

Add brown material

- Another aspect of a healthy compost pile is the ratio of carbon to nitrogen. Dry leaves are an example of a carbon-rich material. Save leaves and grass clippings over the summer and fall to mix into your kitchen scraps over the winter. Food scraps are an example of a nitrogen rich material. As you add material to your compost pile, add one part dry leaves by volume to one part food scraps. If the pile has too many leaves and carbon-rich material, the pile will decompose too slowly. If the pile has too much nitrogen or food scraps, it will get compacted and slimy.

Once you begin composting, there are many ways to refine your system, but a simple, effective compost pile doesn't need a lot of time, can save money, and engage your employees in a new program.



IFMA Madison Chapter Calendar of Events

Some topics and tours are tentative
and subject to change

March 2013

- 12 Executive Board Meeting
- 19 Luncheon Meeting
- TBA Tour, MATC Professional Services

April 2013

- 9 Executive Board Meeting (3 pm)
- 16 Luncheon Meeting Kay Nachreiner,
Sustainable Engineering
- ?? Brewers game with SEW Chapter

May 2013

- 10 Tri-Chapter with SEW & NEW
- 14 Executive Board Meeting
- ?? Brewers game with SEW Chapter

June 2013

- 11 Executive Board Meeting
- 11 Luncheon Meeting

June 2013

- 11 Executive Board Meeting
- 11 Luncheon Meeting

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April Newsletter Deadline

Wednesday, March 27, 2013

(Extended time given for the Holidays)

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

IFMA Madison
INTERNATIONAL FACILITY MANAGEMENT ASSOCIATION
NEWS CREW