

# Facilitations

News & features for facility professionals

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September 2012

## PRESIDENT'S MESSAGE

Hello,

We are on the heels of World Workplace, which will be held this year in San Antonio, TX from October 31<sup>st</sup> through November 2<sup>nd</sup>. As I will be attending the conference this year, I am very excited to be representing the Madison Chapter. Considering this event falls on Halloween, I have purchased a black Afro wig, cheap leisure suit, and a fake mustache. I will be dressed as Gabe Kotter (Gabe Kaplan) from the show Welcome Back Kotter. I am hoping that anyone planning on attending from our chapter will want to celebrate Halloween with me and dress as "Vinnie" Barbarino, Freddie "Boom Boom" Percy Washington, Juan Epstein, or Arnold Horshack. It would be great to get the cast back together.

For those of you who have attended this conference in the past, you understand the benefits of this event. For those of you who haven't attended, here are some benefits and reasons why you should attend:

- Attendees can tailor a learning program directly applicable to their responsibilities, workplace projects and current facility challenges.
- State-of-the-art educational programs- featuring more than 80 sessions categorized by topic track and learning level based on best practices.
- Internationally recognized speakers- Guy Kawasaki-Former Chief Evangelist of Apple, co-founder of Alltop.com and best-selling author, and Frank Abagnale Acclaimed subject of the book, movie & Broadway play "Catch Me If You Can".
- Networking- Connect with other workplace professionals would you learn what's being done in facilities similar to your company. World Workplace draws close to 5,000 attendees from 40 countries, more than 2,000 companies and 20 workplace-related industries.
- Cost benefits-As an IFMA member you receive \$250.00 savings over the non-member price.
- CFM points-If you are a Certified Facility Manager, you can earn 20 maintenance points as a World Workplace attendee.
- Fun, fun, fun- There is a plethora of things to do, see, and learn. Additionally, we get together with other joint Wisconsin Chapter members for lunches, dinners, and events.

If you are planning on attending this year, there will be one change from the past year's format. The reserved seating for the November 2<sup>nd</sup> awards banquet has been eliminated. Seating will be first-come, first-served. The only reserved seating will be for award winners, program speakers and presenters, our sponsor and special guests.

Please email me if you are planning on attending @ [mschwartz@ccoakley.com](mailto:mschwartz@ccoakley.com). We would like to compile a list of names and numbers so we can coordinate group events with our chapter members, and with the SEW and NEW members attending. Please go online to [www.worldworkplace.org](http://www.worldworkplace.org) to register or learn more about this conference. Hope to see you there!!!!

Mike Schwartz

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## IFMA 2.0



## Board of Education



## New School



## Community Crew



## Carbon Crunchers



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Chapter Monthly Luncheon  
September 18, 2012  
12 Noon - Sheraton Madison

The Show and Go committee is in the process of contacting potential speakers for a program on green roofs for the Sept 18, 2012 IFMA luncheon program.

Watch for details in an RSVP email soon.

IFMA's September Tour:  
Intertek Testing Company

Plans are in progress for a tour of Intertek Testing Company some evening the last week of September. Here is a company profile from their web site:

Intertek offers independent, efficient, and cost-effective testing services that will expedite your market entry and reduce your business risk.

Our testing expertise is rooted in a long history of success. With over 127 years of product testing experience, we provide independent, responsive, and cost-effective testing services that help shorten your time-to-market, reduce risk, and enhance product value in the marketplace. We provide local testing services through our expansive network of global laboratories and offices.

Our global testing expertise includes troubleshooting, safety, quality control, research and development, design engineering and evaluation, prototype testing and validation, and product benchmark testing.

With expert knowledge of global government and industry regulations, we analyze thousands of different client products and materials every day. Our scientists, engineers, chemists, and technologists are highly qualified professionals with years of industry experience. They use expertise and state-of-the-art instrumentation to provide a full range of quality, product safety, materials and research analysis and testing services. Tests can be performed on a product, product lines, prototype creations and services either in our laboratories, in the field, or in our clients' own manufacturing facilities.



Member News

MemberSquad welcomes the following new member to IFMA for the month of August!

**Mark Pauls**

Facilities Program Administrator  
American Family Insurance  
6000 American Pkwy  
Madison, WI 53783  
Email: [mpauls@amfam.com](mailto:mpauls@amfam.com)  
Phone: 608-469-7804

The "New Member Breakfast" is fast approaching. On Thursday, November 1, MemberSquad will hold it's second breakfast meeting for new members.

It's an opportunity for our newer members to learn more about getting involved with IFMA and the various benefits that can be enjoyed. Whether the goals of membership are Networking Events, Education or Professional Development, we help them identify with how IFMA can help achieve those goals.

It's also a chance for them to get to meet the other new members and start developing new relationships at an accelerated rate.

Please save this date on your calendar today – new members that have joined between May 1<sup>st</sup> and October 31<sup>st</sup> will automatically receive an invitation by mail. HOWEVER....if you are a new member within the last year and would like some direction and more understanding of IFMA, please feel free to send Roberta an email and she will make sure you get an invitation. [RMontague@SchroederSolutions.com](mailto:RMontague@SchroederSolutions.com)

# The "Professional Development Task Force" is now up and running

For those of you who have not had the chance to get to know me yet, my name is Brett Wedekind, and I am honored to be one of the Co-Directors of the Professional Development Task Force (PDTF) for our Madison chapter's newest committee. My partner in this undertaking is Leah Samson-Samuel, the former Co-Director of the Carbon Crunchers. Together, Leah and I will be pulling together the committees of New School, Carbon Crunchers, and Education to form one, all-encompassing team. I am thrilled to watch our chapter grow, both mentally and physically.

As Co-Director of the new PDTF, I am now responsible for carrying on the work of the former Education Committee. In doing so, it will be my responsibility to find innovative ways to provide additional opportunities for professional development training in our area. This seems like a natural progression for me to take after serving on the New School team. Concurrently, Leah will be carrying on with the important work she had performed as Co-Director of the Carbon Crunchers in her new role as Co-Director of the PDTF. I look forward to watching Leah bring her passion for sustainability to this committee.

As noted in the August newsletter, PDTF is now working on providing additional educational, online resources to our professional members. We will also be promoting a number of training seminars for the members of IFMA residing in the Greater-Madison area and members to the North and East. We will be coordinating our efforts with the other chapters in our region to provide regular CFM Exam Review classes, as well as FMP courses. In the past, each of the three individual chapters on a rotational basis has typically hosted the IFMA courses, and so accordingly, the classes are held in the hosts' location.

We will also be working with Nathan from IFMA 2.0, to create a "resume database." The professional members of IFMA-Madison will be able to upload their resumes to the site, which will be viewable by potential employers related to IFMA or anyone recruiting accredited facility managers. In addition, Chelsey Wilz has volunteered to work on the committee and is putting together an all-inclusive calendar for posting on our website. There are many others who are actively engaged in executing responsibilities. They truly do it all, working endlessly to make our events happen without a hitch. I would like to take this opportunity to say "Thank You" to all of you who make this chapter phenomenal!

However, we are still in need of more hardworking, dedicated volunteers. If you are interested in participating with the Professional Development Task Force, please give me or Leah a call at the numbers listed in the new team directory. Any time that you can offer is appreciated!  
I look forward to meeting each of you personally.

Sincerely,  
Brett Wedekind  
608-628-2215  
brettwedekind@gmail.com

## **Upcoming Professional Development Task Force Event**

**Sustainability- Exterior Site Management**

**September 21st**

**3:30 - 4:30pm**

**UW Credit Union Corporate Office**

**3500 University Avenue**

**Please park in front visitor lot and ask for Cheryl Weisensel at the reception desk**





## Introducing Brothers Business Interiors

Brother Business Interiors, the newest Coakley Brothers company, is an authorized dealer of Office Furniture USA and your strategic partner for new office furniture products, related interior accessories, business interior design and office space planning.

The mission of Brother Business Interiors is to provide our valued customers with high quality office furniture options at an economical price. Our high quality furniture lines will be supported, moved, and installed by the dedicated Brothers teams that have been successfully servicing this marketplace for many decades.

**Coakleybrothers**

## August Chapter Luncheon Recap

Madison College's Bryan Woodhouse, Dean for the School of Business and Applied Arts, and Ken Starkman, Dean of the School of Applied Technology, presented the status of the recently developed Facilities Management (FM) Certificate program at the August 21, 2012 IFMA luncheon to 25 attendees at the Madison College West Campus at 302 S Gammon Road. The FM Certificate program will be promoted this fall with student participation starting in the January 2013 term. Students will need 11 credits from four courses to obtain the FM Certificate. After the FM Certificate program is established, the next step for Madison College is to develop and certify a FM two year degree through the applicable national association. The Deans are continuing to work with the Madison IFMA chapter to publicize the FM Certificate program and to develop the FM two year degree. Madison College's on-going association with the Skills USA program is expected to provide participates for the FM certification program. Skills USA is an organization for high school students to gain information and compete in hands on events associates with various trades. The FM Certification program will be available in the Madison College class rooms and online as well as being offered during evenings. Anyone interested in participating in the FM Certification program can contact the Madison College School of Business and Applied Arts at 608-246-6033 or [CBAA@matcmadison.edu](mailto:CBAA@matcmadison.edu).

The four required courses for the FM Certification program are:

**10-102-135 Fundamentals of Project Management – 3 credits**

Orients the student to the fundamentals of project management; defining projects; planning projects; scheduling projects; controlling projects; and leading projects. Emphasis placed on applying these fundamentals both as a participant and as a project leader, in case studies and group projects, using worksheets and Microsoft Project software.

**10-196-136 Safety in the Workplace – 3 credits**

Students will apply the skills and tools necessary to provide a safe and secure work environment. It will be necessary to demonstrate the application of strategies regarding safety awareness, compliance, investigation and documentation. Other topics included: safety orientation, chemical safety, right-to-know, inspections, risk analysis, work place violence, substance abuse, first aid, fire and electrical safety, emergency preparedness and liaison with external agencies.

**31-462-313 Maintenance Management – 2 credits**

Emphasizes maintenance management and quality control techniques to give students an understanding of their role in an organization. Covers maintenance record keeping, parts ordering and shop operation.

**32-462-315 Building Management Systems – 3 credits**

Studies computer-based energy and building control systems in detail. Includes sensing devices, pneumatic and otherwise, as well as basic energy efficiency calculating. Also presents and discusses cost and energy saving ideas and plans.

### **Fantastic member opportunity!!!**

**Register on our website for a chance to receive a \$1200 scholarship to attend this year's World Workplace in San Antonio Texas, from October 31<sup>st</sup>-November 2<sup>nd</sup>.**

**Registration for scholarship is open until 4:00 pm, on Monday September 10<sup>th</sup>.**

**The winner will be drawn at the executive meeting on Tuesday, September 11<sup>th</sup>, and announced at the next luncheon at the Sheraton on following Tuesday, September 18<sup>th</sup>.**

**Limit one entry per person. Do not delay, register today!**



## August Tours Recap - Part I

### JF Ahern Corporate Headquarters

Sixteen IFMA members from the three Wisconsin chapters (Madison, NEW from Green Bay, and SEW from Milwaukee) toured the energy efficient remodeled building and addition to the JF Ahern Corporate headquarters in Fond du Lac, Wisc and the Alliant Energy Cedar Ridge Wind Farm in Eden, Wisc on 8-30-12. The attendees had a great time viewing and learning about these environmental friendly facilities and mingling with old and new friends from the combined chapters.

#### JF Ahern corporate building at 855 Morris Street, Fond du Lac



Ray Nation, Manager of Preconstruction Services and Craig Bahr, Senior Project Manager, presented the JF Ahern Headquarters building which earned LEED (Gold) points for green construction techniques which were incorporated throughout its 54,000 square-foot, 3 story building expansion. The existing building that was remodeled is 25,000 square-foot.

#### Ahern's Efficiency Scorecard:

- Estimated energy savings: 25% or \$21,000 per year
- Reduced wastewater discharge: 26% or 25,000 gal/yr
- Reduced potable water demand: 61% or 110,000 gal/yr
- Construction waste diverted from landfills: 91% or 1,200 tons
- Recycled Materials: 20% of total material cost

Notable features included an ice storage system which freezes ice in non-peak electrical hours at night and then melts the ice in conjunction with the HVAC system during the day; a "green" water system that uses collected rainwater in toilets and urinals; heating pipes imbedded in the floors of the rooms with exterior walls; insulated, translucent sky lights; white membrane roof covering; CO sensors in the areas with the potential for large gatherings that signals the ventilation system to provide additional outside air as needed; and an energy kiosk located in the center atrium to highlight energy usage and savings, including the ability to compare energy usage for similar days.

## August Tours Recap - Part II

### Alliant Energy Cedar Ridge Wind Farm

**Alliant Energy Cedar Ridge Wind Farm at W3473 US 45 in Eden (near Fond du Lac)**



Brian Dierksheide, the Site Manager Wind Generation, shared information and conducted a tour of the Cedar Ridge Wind Farm (with a Gold LEED certification) began commercial operation in December 2008. The 41 turbines at Cedar Ridge are spread across 12.2 square miles (7,800 acres) and produce 68MW of emissions-free energy. That's enough to power about 17,000 homes a year. Approximately 24 miles of electrical cabling and 10 miles of roads connect the wind turbines. The wind turbines can generate electricity if the wind speed is between 8 and 30 mph. When the wind speed exceeds 30 mph, the wind turbine turns on its axis to be perpendicular to the wind and ceases to spin. The towers holding the wind turbines are 262 feet high. Inside each tower is a small service elevator and a ladder held to the inside of the tower walls with magnets to minimize damage as the tower expands and flexes. It takes a maintenance worker about 7 minutes to climb the ladder or go up in the service elevator. The equipment at the top of the tower weighs 146,000 lbs not including the 3 turbine blades which weigh 15,000 lbs each. The turbine blades are 131 feet long and are nearly 400 feet above ground at their highest point (the highest point on the Statue of Liberty is 305 ft). The foundation for the wind turbines each contain 320 yards of concrete (35 concrete trucks) and 35 tons of reinforcing steel. The wind turbines contain instrumentation that causes them to constantly rotate on their axis so they will face the wind and provide the most efficient electrical output. Also, the blades contain sensors that cause the pitch of the blades to change by flexing in order to keep the turbine blade at a speed constant of 14.4 RPM (the outer tip of the spinning blade is 138 MPH) when producing electricity.

By offsetting the need for traditional fossil fuel generation, the Cedar Ridge Wind Farm reduces the annual emissions as follows:

- Sulfur dioxide (SO<sub>2</sub>) reduced by approximately 670 tons
- Nitrogen oxide (NO<sub>x</sub>) reduced 180 tons
- Mercury (Hg) reduced by 8 pounds
- Carbon Dioxide (CO<sub>2</sub>) reduced by 168,000 tons (equivalent to removing nearly 29,000 cars from the roads each year)"





# IFMAdison Green Corner

## InfoNative Landscapes: The Benefits and the Barriers

***By: Christi Weber, LEED AP, Madison Environmental Group, LLC***

As the green building movement continues to grow, so does the awareness of low-impact landscaping techniques that utilize native plants. Native plants are defined as species that were native in a given region prior to European settlement. The benefits of native landscapes are seemingly endless, possessing the ability to greatly reduce environmental impact, protect human health, and save money. Some natives can even sequester carbon and remediate soil. A perception of native landscapes can be that they are unkempt and cost more. However, in practice native landscapes are attractive, healthier, and cost less.

- Native plants are naturally drought tolerant, requiring little to no irrigation after the initial establishment period (typically 2-4 years). During the summer months in the Midwest, an acre of turf grass requires approximately 326,000 gallons of water, costing approximately \$900 each year. This is the equivalent to filling an average-sized bathtub over 8,000 times.
- Native plants are less expensive to install. According to EPA research, the installation of the native landscape at Prairie Crossing, a residential development in Grayslake, Illinois, cost 56 percent less than a conventional turf grass installation. In addition, the average annual cost-savings on landscape maintenance at Prairie Crossing is averaged to be \$3,400 per acre.
- Native landscapes require very little mowing, resulting in maintenance cost-savings, reduced CO<sub>2</sub> emissions, and improved air quality. The EPA has calculated that a gasoline-powered lawn mower pollutes as much in one hour as driving an automobile for 20 miles.
- Native landscapes eliminate the need for expensive irrigation systems and toxic chemical treatments.
- The deep roots of native plants aerate the soil and absorb stormwater at a much higher rate than conventional turf grass. This results in a decrease in runoff, evaporation, flooding, and pressure on municipal sewer systems.
- Native landscapes possess increased resistance to invasive species, create animal habitat, and produce cooler micro-climates (potentially decreasing building cooling loads).
- Many communities are creating incentives for native installations by implementing stormwater management fee reductions. For instance, Madison property owners are charged fees for impervious lot coverage.

In addition to the many cost benefits, native landscapes have the ability to create engaging and delightful experiences for facility employees and the general public. They can be arranged formally in gardens or planted into a more natural meadow. In either case, native landscapes are beautiful, reduce our ecological impacts, and connect us to the natural world.

For examples of native landscape installations, visit the American Family Headquarters in Madison or the Holy Wisdom Monastery in Middleton. For more information about native landscapes, visit the EPA Green Acres website. [www.epa.gov/greenacres](http://www.epa.gov/greenacres)



## IFMA Madison Chapter Calendar of Events

### September 2012

- 11 Executive Board Meeting
- 18 Luncheon Meeting
- TBA Tour

### October 2012

- 9 Executive Board Meeting
- 16 Luncheon Meeting
- TBA Tour

### November 2012

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

### December 2012

- 11 Executive Board Meeting
- TBA Annual Holiday Party
- TBA Tour

## Our 2012-2013 Sponsors

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October Newsletter Deadline  
Wednesday, September 26, 2012

Please submit materials to Jennifer Hardebeck  
[jhardebeck@central.esurance.com](mailto:jhardebeck@central.esurance.com)

IFMA Madison  
INTERNATIONAL FACILITY MANAGEMENT ASSOCIATION  
NEWS CREW

