

Facilitations

News & features for facility professionals

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August 2011

PRESIDENT'S MESSAGE

WHAT AN OUTING!!!!

Today I bask in the glow of yet another wonderful IFMA-Madison Golf Outing. Could we have asked for a better day? Talk about awesome weather. Not to mention amazing attendance. We had 149 golfers signed up this year! That's substantially more than in recent years. And many more folks signed up for dinner. Thanks to everyone for coming out for some fun and camaraderie. I saw lots of smiles out there on the course (except for our Immediate Past President, who hit a bad ball at one point - details to follow at our next lunch! ☺).

And thanks again to our sponsors. As I keep saying, our sponsors are the fuel in our financial tank (forgive me if I'm beginning to sound like a broken record!). Thank you so much for your ongoing support. It is greatly appreciated.

How about those door prizes? We are grateful to everyone who donated all those great prizes. I know many of you fell victim to my raffle ticket sales pitch out on the course. (Thank you Charlie Ziegler for driving me around!) Sorry I had to put on my sales hat briefly, but it was a sacrifice that had to be made for the chapter. And thank you to all of you who gave me a hard time about it ☺

And finally, the biggest thank you goes to Kim Keister and Mary Evers Statz. I had the opportunity to get a glimpse of what goes on behind the scenes at these outings. I hadn't realized how much goes into organizing this event. It's a lot.

We all owe them a huge thank you for their effort. Please, when you see them next, give them a pat on the back. Or a big hug ☺

- Dani Michels

Chapter Monthly Luncheon

August 16, 2011

12 Noon - Sheraton Madison

Our program this month features Attorney Nilesh P. Patel, who will discuss the new Conceal & Carry law by providing an overview of the law's requirements and identifying what businesses need to do by November 1, 2011, in order to be ready for the new law. Topics will include identifying who should be allowed to carry weapons in the workplace, how businesses can prevent the unauthorized carrying of weapons, under what circumstances must a business allow weapons, how to respond to the presence of weapons and general liability issues to keep in mind.

Please register by no later than **Thursday, August 11**. You will need to register via the IFMA Madison website at <http://ifmadison.org>. It is important that you log-in (upper right corner of the home page) before you begin your registration. If you have any questions, email the webmaster at ifmamadison@gmail.com.

IFMA's August Tour(s)

We will be doing something different for August. We are going to have 2 tours. The Madison and SEW IFMA chapters will be participating. We will be touring the Trek Bicycle factory and Clear Horizons Bio Digester in Waterloo.

Plan to attend the 2 tours the afternoon of 8-23-11. If you have evening plans, you should be able to be back in the Madison area by 6 PM. Look for details in the future regarding carpooling opportunities.

Trek Bicycle was founded in 1976. The company has been making bicycles in Waterloo ever since. They make all different types of bikes. The Clear Horizons Bio Digester is an anaerobic process that utilizes bacteria in the absence of oxygen to break down organic materials. As the organic material breaks down, it generates biogas with a 50-60% methane content. This gas can be utilized to power an engine/generator system, fire a boiler, or simply flared.

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July Luncheon Recap Sustainability in Facility Management

Leah Samson-Samuel, a Sustainability Consultant for Madison Environmental Group, presented "Sustainability in Facility Management" at the July 19, 2011 IFMA luncheon meeting. She covered general information about the need to assess, develop, and implement sustainability plans.

It was discussed that sustainability means different things to different people. In order to be maintain sustainability, consideration must be given to effects on the planet, people, and profits. If balanced consideration is not given to all three aspects, sustainability will not be able to be maintained.

People spend an average of 90% or more of our time indoors. Regarding the planet, U.S. buildings emit 39% of the CO₂ Emissions. Reducing electric consumption helps with profits as U.S. buildings consume 72% of the electricity.

Transportation is another area of focus when considering sustainability. People need to get to their work place using such options as driving, biking, or riding the bus. The planet is affected by the green house gasses emitted by traveling to the facility and the storm water run-off from parking lots.

A company's profits are affected by the size of the parking facilities. All three aspects of sustainability can benefit from reducing transportation (for example, working at home occasionally or telecommuting).

Resources available on sustainability include:

- Madison Environmental Group, Inc.- www.madisonenvironmental.com
 - EnAct- www.enactwi.org - FREE
- USGBC Home Page- www.usgbc.org
 - USGBC Green Building Research
 - USGBC Certification Tools (LEED)
- EPA Home Page- www.epa.gov
 - Energy Star Home Page- www.energystar.gov

July Luncheon Recap Alliant Energy Prairie Plots



Five individuals attended the tour of the prairie plots on the Alliant Energy property in the American Family complex on 7-28-11. The tour was presented by Jim Burke of The Bruce Company and Ron Rowe of Alliant Energy. Information about the prairie plots on the American Family property was provided by Rita Garczynski.

There are eight prairie plots on the Alliant Energy property totaling about four acres. The prairie plots include medium height grasses and forbs on the east side of the general office building and tall grasses and forbs on the west side of the building. One plot contains low grow fescue which only requires mowing once a year to cut the stems. Jim noted the prairie plots should have a controlled burn every 3 years to keep the weeds out of the prairie. On the edge of one of the prairie plots can be seen the tops of 18 underground ice storage tanks. The tanks each contain about 1.5 miles of tubing which is frozen at night to be used to augment the air conditioning during the day for the 1,000 employees at the Alliant Energy general office building. The cooling capacity of the ice in the 18 storage tanks is 3,400 ton hours. The ice will last approximately for eight hours on a day when the outside temperature reaches 80 deg F and about four hours on a day when the outside temperature reaches 100 deg F.

The American Family complex includes a six acre plot jointly planted and maintained by American Family and Alliant Energy. Plans are in progress to convert a 17 acre leased field recently planted in soybeans to a prairie plot. American Family encourages its employees to use some of the property for gardens. Approximately 70 plots have been set aside for garden use. There is a waiting list of American Family employees to use the garden plots.

CUT THROUGH

POLICY IS THE BEST HONESTY



For decades, Capital has been providing multi-dimensional security— addressing policy long before any equipment is considered. Unfortunately, a lot of our industry's only goal is to sell a box with wires to protect your firm. They keep it simple— making their job as easy as possible, leaving you poorly protected. It is a model for failure, only beneficial to those selling the equipment. Capital's policy and implementation team understand that you are best protected by policy first. It is then that we consider means that electronically enforce those policies — security, *with teeth*.

THE SECURITY

WYSIsNotReallyWYG



The Ugly Truth— *Proprietary Systems* from the majority of our industry are *designed to lock you to that vendor forever*. No Kid-ding, that's exactly what its about, regardless of how a salesman sugar-coats it. If your policy requires multiple bidders to your spec, require non-proprietary systems that any good vendor can acquire. **Capital is a locally-founded service-first team, known for doing excellent installs using non-proprietary equipment.** We expect our relationship be based solely and only on *our relationship*, not a system that ties you us. That way, the power remains in your hands as it should be — security, *with teeth*.

NOISE



Capital Fire & Security, Inc. 1308 Regent St. - Madison, WI 53715
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Welcome New IFMA Madison Members!

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The website is fully operational and many tweaks have been made per your suggestions. Thank you for your suggestions and patience as we have done our best to make the site both user-friendly and appealing and informational to visitors.

We are still researching ways to make event registration even simpler but for the present, please log into the site first and then click "register" to sign up for an event such as monthly luncheons.

Our LinkedIn page is still operational and we need your input! This can be a great tool for information sharing and getting the word out about events.

Keep the suggestions coming. We are excited about the changes and new technical tools we still have coming in the future.

- IFMA 2.0

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IFMAdison Green Corner

Energy saving tips from
Flex Your Power
www.fypower.org

Food Service Equipment

Good Investments

- Install an insulated dishwasher. Replace a 10- to 20-year-old conventional dishwasher with an insulated model and save up to \$500 annually. Insulated tanks reduce stand-by or idle energy consumption. A booster heater spends several hours per day consuming energy in a “ready-to-use” mode. Insulated tanks can better maintain an outgoing sanitizing water temperature at all times, thus, reducing stand-by energy consumption.
- Purchase insulated cooking equipment whenever possible (e.g., fryers, ovens, coffee machines). Insulation retains more heat in the equipment.
- Replace conventional gas fryers with infrared gas fryers or high-efficiency atmospheric gas fryers and save up to \$400/fryer annually.
- Replace old, high-volume kitchen sprayers with high-velocity, low-flow models, and save up to \$1,000 a year in hot water

Office Equipment Tips

No Cost

- Do not leave equipment in sleep mode overnight because it will continue to draw a small amount of power. Turn off all equipment every night — especially monitors and printers. Monitors usually consume twice the electricity as CPUs.
- Install free software from the Environmental Protection Agency that puts monitors in sleep mode when not in use. This can save \$0.085/kWh of power used by networks.
- To turn off computer scanners, printers and other devices that are plugged into a power strip, simply switch off the power strip after shutting down your computer.

Good Investment

- Choose electronic products and appliances without a built-in clock or timer. The displays only consume about a half watt, but the power supply in the appliance is converting 120 volts of alternating current to low-voltage direct current for the clock or timer. This is very inefficient and consumes 20 to 100 watts/hour per day. This is enough to run a compact fluorescent lamp (CFL) continuously for 10 hours.
- Save energy and space with an ENERGY STAR qualified multi-function device that combines several capabilities (print, fax, copy, scan). Make sure power management features are enabled for additional savings.
- Use laptop computers. Laptops use up to 90% less energy than a desktop computer!



IFMA Madison Chapter Calendar of Events

August 2011

- 9 Executive Board Meeting
- 16 Luncheon Meeting - Conceal & Carry law
- 23 Tour - Trek Bicycle factory and Clear Horizons Bio Digester in Waterloo

September 2011

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

October 2011

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

November 2011

- 8 Executive Board Meeting
- 15 Luncheon Meeting
- TBA Tour

December 2011

- 13 Executive Board Meeting
- 20 Luncheon Meeting (Tentative)
- TBA Annual Holiday Party

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Strang, Inc.
Tilsen Roofing Company, Inc.

September Newsletter Deadline

Wednesday, August 31, 2011

Please submit materials to Jennifer Hardebeck
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or
Brandon Starks
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IFMA Madison
INTERNATIONAL FACILITY MANAGEMENT ASSOCIATION
NEWS CREW