

# Facilitations

News & features for facility professionals

Published periodically by



June 2008

## PRESIDENT'S MESSAGE

### Handing over the Baton

They say time flies when you are having fun and it must be true. It's hard for me to believe this is my final president's letter. I've truly enjoyed the last 12 months and am excited about what the future holds for IFMA



Madison. The time has come to hand over the baton to your incoming President, Karyn Biller, and you can rest assured she will run like the wind with it. I'd like to conclude my term the same way it began, with an expression of gratitude.

**Gratitude** for past-president Sheri Rose for doing such a great job during her term and leaving the chapter in excellent shape and poised for success. It made my job so much easier.

**Gratitude** for one of the finest, hardest working executive teams (Karyn Biller, Matt Darga and Gene Post) that a person could ever hope to work with. They functioned like a well-oiled machine to keep the chapter's affairs in order and proactively launched several new initiatives to improve the organization.

**Gratitude** for "over-the-top" efforts put forth by each of IFMA Madison's standing committees who led the chapter to new heights in terms of our programs and tours, membership growth, luncheon programs, sponsorship, public relations, newsletter, web site, educational offerings and networking events. They all brought forward fresh new ideas and worked hard to see them through.

**Gratitude** for our IFMA Madison administration team (Bob and Le of C.O.W.) for streamlining our communications, keeping our records in order, and accommodating our ever-changing needs with seldom a complaint.

**Gratitude** for our valued members who breathe life and energy into the chapter with their active participation. The greatest thing about IFMA Madison has always been its people. Our members are friendly, down to earth, and possess a wonderfully diverse mix of personalities.

I'm preaching to the choir when I say IFMA Madison is a very special organization. Thank you for the privilege to serve as your president. You've all helped to make it a very enjoyable year and an incredibly fulfilling experience.

Sincerely,  
Larry

**Chapter Monthly Luncheon**

June 17, 2008

12 Noon - Sheraton Madison

**Topic for June 17 Luncheon:  
Annual Business Meeting**

**Executive Committee Meeting:  
Tuesday June 10 at T. Wall 7:30 am**

**Tour for June: TBA  
(Watch for email blasts!)**

# 2007-2008 OFFICERS & COMMITTEE CHAIRS

## President

**Larry Barton**  
Strang, Inc.  
276-9200  
barton@strang-inc.com

## Vice President & President-Elect

**Karyn Biller**  
Target Commercial Interiors  
257-0521 x104  
karyn.biller@target.com

## Secretary:

**Matt Darga**  
T.Wall Properties  
834-8090  
mdarga@twallproperties.com

## Treasurer:

**Eugene Post AIA**  
Potter Lawson  
274-2741  
genep@potterlawson.com

## Past President:

**Sheri Rose CFM**  
T.Wall Properties  
441-1583  
srose@twallproperties.com

## Programs/Tours:

**Jon Schneider, Co-Chair**  
Hillcraft, Ltd.  
221-3220  
JonS@hillcraft.com

**Ron Rowe, Co-Chair**  
Alliant Energy  
458-3493  
ronrowe@alliantenergy.com

## Membership:

**Dani Michaels, Co-Chair**  
Commercial Interior Contractors (CIC)  
575-5537  
dani@cicbuildsout.com

**Jim Zirbel, Co-Chair**  
Capital Fire & Security  
442-8777  
jzirbel@capital-fire-security.com

## Meeting Planning and Reception:

**Mike Jarlsberg, Chair**  
RMT, Inc.  
831-4444  
mike.jarlsberg@rmtinc.com

## Sponsorship:

**Jenny Crubaugh, Co-Chair**  
Interior Investments  
216-7900  
jcrubaugh@interiorinvestments.com

**Jean Barry, Co-Chair**  
WPS  
226-2686  
jean.barry@wpsic.com

## Public Relations:

**Robin Stroebe CFM, Co-Chair**  
InteriorLOGIC Facility Planning  
663-9600  
lrstroebe@intlogic.com

**Laura Olson, CFM, Co-Chair**  
Kraft Foods, Inc.  
285-6971  
lolson@kraft.com

## Communications:

**Emily Rowe, Co-Chair - Newsletter**  
Creative Business Interiors  
249-0904  
emily.rowe@creativebusinessinteriors.com

**Vicky Statz, Co-Chair - Web Site**  
Office Furniture Resources  
208-6146  
vstatz@ofr-inc.com

**Dick Pearson, Co-Chair - Web Site**  
Pearson Engineering  
274-3339  
dick@pearsonengineering.com

## Education:

**Mike Schwartz, Chair**  
Coakley Relocation Systems  
256-6683  
mschwartz@ccoakley.com

## Golf Outing:

**Paula Roberts, Co-Chair**  
Steelcase Inc.  
444-4402  
probert1@steelcase.com

**Vickie Wenzel, Co-Chair**  
Target Commercial Interiors  
257-0521 (x110)  
vickie.wenzel@target.com

## Scholarship:

**Jennifer Bendoritis, Chair**  
American Security & Investigations  
222-0700  
jrbendoritis@americansecurityllc.com

## Madison IFMA Administration:

**Le and Bob Jordan, Communicators of Wisconsin (COW)**  
848-1960, fax 848-9266;  
ifma@mailbag.com

## IFMA International:

**Kenzi Harris, Member Services Manager**  
**IFMA International (Houston)**  
(713) 623-4362 (ext. 162):  
kenzi.harris@ifma.org

## Sponsorship Committee "Bowls Over" Goal

Our Sponsorship Appreciation Event on May 20<sup>th</sup> was very well attended. A good time was had by all! Thanks again to all of our 2008-2009 sponsors!

TOTAL MONEY RECEIVED OR PLEDGED: \$25,050

### GOLD (\$1,000)

Affordable Office Interiors  
Coakley Brothers  
CUNA Mutual Group  
Durrant  
Interior Investments  
Miron Construction Co., Inc.  
Pearson Engineering  
Strang, Inc.  
Target Commercial Interiors  
T.Wall Properties  
U.S. Water Services

### SILVER (\$500)

Ahern Fire Protection  
Alliant Energy  
American Security & Investigations  
AVI Systems  
C. Coakley Relocation Systems, Inc.  
Creative Business Interiors  
Eppstein Uhen Architects  
Flad Architects  
Ideal Builders  
J. H. Findorff & Sons, Inc.  
JT Packard, a Power Plus Company  
Kramer Printing  
Madison Gas & Electric  
Monona Plumbing & Fire Protection  
Paragon  
ServiceMaster Building Maintenance  
Tilsen Roofing Company, Inc.  
Tri-North Builders  
Welton Enterprises, Inc.

### BRONZE (\$250)

Access Information Management  
Bachmann Construction  
Capital Fire & Security  
Coyle Contract  
Cubic Wall Systems  
Emmons Business Interiors  
Executive Management, Inc.  
Foremost Farms  
Forward Electric  
Henrickson  
JBM Patrol & Protection Corp.  
Kahler Slater Architects

Lerdahl Business Interiors  
Mortenson Construction  
Pellitteri Waste Systems  
Potter Lawson, Inc.  
Techline - Workspace Studio

### FRIENDS (\$100)

Oakbrook Corporation  
Pertzsch Design, Inc.  
The Renschler Company, Inc.





## Education Update

This year's Tri-Chapter Symposium was a great success. We had 105 attendees from Green Bay, Milwaukee, and Madison chapters. The morning began with keynote speaker Dan Finley, President of the Milwaukee Public Museum. He discussed his former background, how he obtained his current position, facilities related issues regarding the museum, how publicized troubles with the museum were resolved and capitalized upon, and current exhibitions. Dan graciously donated tickets for the "Body Worlds" exhibition. We had three morning break-out session speakers; Jerry McCormick, J.D. McCormick & Associates, Eric Wall, Focus on Energy, and Barb Whitstone, from CleanPower. After lunch, we drew for door prizes, and the grand prize, which was a trip to WWP in 2008. Our afternoon breakout educational speakers were; Pete Lemke, Optima Inc., Chris Coakley, C. Coakley Relocation Systems, and Staci Savaglio, from Judith Ann Contract Furnishings, Ltd. Finally, our closing keynote speaker, Leroy Butler, former Green Bay Packer, provided us with motivational stories of his early childhood and his challenging path into professional football. Leroy was available for autographs and additional questions after the closing remarks. I would like to thank all attendees, speakers, sponsors, door prize donators, and volunteers.

The Circle of Excellence speaker this month was Leslie Ptak, Compliance Assistance Specialist from the US Department of Labor/OSHA. Our next speaker for the Circle of Excellence is Chuck Fox, Division Manager from Academy Electric. He will be presenting an overview of Electrical Predictive Maintenance standards and practices. Discussion will include evaluation of your facility, understanding potential power related problems in your facility, and the details of performing predictive maintenance services. This session is scheduled for Tuesday, June 24<sup>th</sup>, from 7:30 to 8:30 am. Venue is yet to be determined.

We have a joint CFM review session with the Green Bay Chapter for June 5<sup>th</sup> and 6<sup>th</sup>. Several members of our chapter will be attending this session. Our committee will update you with any additional CFM training information.

Thank you.

Mike Schwartz  
Education Committee

## New Member Event

All members and their guests are welcome to RSVP for IFMA-Madison's next NEW MEMBER EVENT, Thursday June 12<sup>th</sup> from 5:30-7:30 at Dick and Noel Pearson's lake house, 5030 Lake Mendota Drive, near Spring Harbor. Drive, walk or boat in for the Hawaiian-style venue, weather permitting.



From University Avenue, go North on Spring Harbor Drive. Turn right on Lake Mendota Drive, the residence is on your left near the Merrill Springs intersection.



Brought to you by IFMA's Member Squad  
IFMA New Member Events always have:

A Great view at a Great Location

Great Food

Great People

A Great way to get involved

Great Door Prizes at the end

A great way to get started with IFMA

RSVP to [ifma@mailbag.com](mailto:ifma@mailbag.com)

## 2008 IFMA Madison Golf Outing

Sign up now for this year's IFMA Golf Outing at Stoughton Country Club on July 29, 2008. There are limited spots available so reserve your foursome now. Registration ends on July 22 – see the form on the following page for more information.

To become a sponsor, please respond to:

[Vickie.wenzel@target.com](mailto:Vickie.wenzel@target.com)

or

[probert1@steelcase.com](mailto:probert1@steelcase.com).

Sponsors to date:

### Beer Sponsors [\$150.00]- limit 2 each: FILLED

1. Steelcase
2. C. Coakley Relocation Systems

### Event Sponsors [\$150.00]- limit 2 each: FILLED

1. Access Information Management
2. The Renschler Company

### Hole Sponsors [\$100.00]

1. Target Commercial Interiors
  2. All Steel
  3. Strang Inc
  4. Schroeder Solutions, Inc
  5. Pearson Engineering
  6. Coakley Brothers Company
  7. Tri- North
  8. Facility Now
  9. Commercial Interior Contractors [CIC]
  10. Oakbrook
  11. Lerdahl Business Interiors
  12. ServiceMaster Building Maintenance
- [More openings available]

### Door prize donations

1. QBE Americas
  2. Tri-North
  3. WPS
  4. Concepts in Art: a piece of art
  5. Strang: Food Fight gift certificates
- [More openings available]

## Report From the Scholarship Committee

The IFMA Scholarship Committee recently awarded \$1,000 to the MATC Foundation to be given in the form of a scholarship to any student having a 3.0 GPA or higher and one semester completed in one of the following programs: Architectural Engineering, Civil Engineering, and Industrial Maintenance. This \$1,000 scholarship will be awarded annually for students pursuing FM related degrees.

Our next step is to begin offering scholarships to our IFMA members, and as such we have established the following criteria: Anyone who is a member of IFMA and interested in continuing their education in the Facilities Management field may apply for one of four \$250 scholarships to be awarded annually. Two of the scholarships will be awarded to members who are pursuing their FM certification. The other two scholarships may be used towards any classes offered on the [www.ifma.org](http://www.ifma.org) website.

Interested members should submit an email to [jbendoritis@americansecurityllc.com](mailto:jbendoritis@americansecurityllc.com) and include your name, profession, employer, and what you would like to use the scholarship for. If we receive more than 4 requests, member names will be drawn randomly from a hat to determine the scholarship winners. One scholarship will be awarded per person. Members may be awarded a scholarship two years in a row, but a preference will be given to those who have not yet received one.

Look for more details in the upcoming newsletters on the deadline for submitting requests and anticipated award dates.

## Member News

The Sun Cleaning Group has been acquired by and is now operating as CleanPower. CleanPower employs over 2,250 people across the state in its Janitorial Division and over 50 full-time technicians in their Specialty Services Division. They will continue to provide final clean and specialty services throughout the state with support from regional offices in Milwaukee, Appleton, Madison, Manitowoc, Racine, and Wausau.

# IFMA MADISON CHAPTER GOLF OUTING



TUESDAY, July 29<sup>TH</sup>, 2008

STOUGHTON COUNTRY CLUB

REGISTRATION @ 10:45 A.M.

SHOTGUN TEE-Off @ 11:30 A.M. SHARP!

HAPPY HOUR @ 4:30 P.M.

DINNER AND PRIZES @ 5:30 P.M.

Please direct all Pre-paid Reservations to:

Madison IFMA

PO Box 44008

Madison, WI 53744-4008

Fax: 848-9266

**Registration Deadline is July 22, 2008**

IFMA Member \_\_\_\_\_ Company \_\_\_\_\_

Daytime Phone \_\_\_\_\_ e-mail \_\_\_\_\_

## REQUIRED

Pair me with and/or my guests will be (please star guests you are paying for) :

Name \_\_\_\_\_ Company \_\_\_\_\_

Name \_\_\_\_\_ Company \_\_\_\_\_

Name \_\_\_\_\_ Company \_\_\_\_\_

Name \_\_\_\_\_ Company \_\_\_\_\_

Number of Golfers @ \$100 per player\* \_\_\_\_\_ for a total of \$ \_\_\_\_\_

Number of dinner-only guests at \$45.00 per person \_\_\_\_\_ \$ \_\_\_\_\_

I would like to sponsor a hole(s) at \$100 per hole \_\_\_\_\_ \$ \_\_\_\_\_

I would like to be an event or beer sponsor at \$150 each \_\_\_\_\_ \$ \_\_\_\_\_

(Maximum of 2 event and 2 beer sponsors)

**Pre-payment by July 24 is required to participate. . . . Total enclosed \$ \_\_\_\_\_**

*\*Box Lunch, golf w/cart, dinner & 2 raffle tickets included in golf fee*

(Please provide information below if you are paying by credit card - Visa & MasterCard only)

Card you are using: \_\_\_\_\_ MasterCard \_\_\_\_\_ Visa

Name as it appears on credit card: \_\_\_\_\_

Credit Card Number: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Cash/Prize contributions, donations and sponsorship questions, etc. to: Paula Roberts: probert1@steelcase.com or 608.444.4402, or Vickie Wenzel: vickie.wenzel@target.com or 608.257.0521 (extention 110)

## IFMA Madison Member Profile

### Todd Greenwald



#### ***Brief History of your work experience***

I had dreamed of joining the military out of High School, but my recruiter found out about my asthma which eliminated that opportunity. I started working Physical Security work right after High School which provided an opportunity to work as the Director of Security for a large Class A building in downtown Milwaukee. After realizing that Property & Facility Management was a career that I was interested in, I was employed as the Senior Operations Manager for a large real estate company in Milwaukee handling Property & Operations Management for the national and local account of approximately 2 million square feet.

In 2004 I relocated to the Madison area to work at Executive Management, Inc. as the Property Manager handling a portfolio of almost 1 million square feet of commercial, industrial, retail, residential, assisted living and looking forward to our new mixed-use project at University Square. I have been involved with Property/Facility Management for almost 10 years and love the challenges it provides!

#### ***Family/Home Life***

My wife Heather and I have been married for 6 years and have 2 daughters, Gabrielle (5) and Grace (almost 3). We have a Miniature Pinscher named Diesel (his bark is definitely more ferocious than his bite!) that the kids love! We are very active in our church, Lake View Church in Stoughton and enjoy the weekends when we can spend family time together and hang out. Our kids are already quite active – involved with dance, swimming and church activities.

#### ***Hobbies/Interests***

Sports, sports and sports! I love competition and enjoy watching sports just as much as playing them. I'm a huge Packers, Badgers Football and Brewers fan and try to catch as many games as I can. I play softball during the summer and try to play as much golf as my schedule allows. During my down time, I enjoy reading autobiographies (of sports figures – of course!) and also Numismatics which is the collection/study of coins and currency.

#### ***Celebrities or other famous people you've met***

During my time handling physical security work I got to meet quite a few interesting people – mostly singers and bands. Some of the celebrities that I have had personal introductions to are Tina Turner, John Mellencamp, Counting Crows, Metallica, Jay Leno and several other “interesting” people.

#### ***Most interesting facility related problem or solution***

I think one of the biggest problems we face as Property/Facility Managers would be delivering the services that people normally do not think about unless there is a problem. I like to concentrate on delivering the best possible HVAC, janitorial and Life/Safety services which I believe to be such an integral part of my job. I think all too often we are looking at the “big picture” and fail to concentrate on these issues. I like to stay in communication with our customers to make sure that we are meeting their needs on these basic services and try to find out how we can exceed their expectations.

#### ***Your idea of a dream vacation***

I like to plan my big vacations around experiencing the local food, so Europe would be one of the places I would like to spend some time in. I have also always wanted to travel to Australia and experience both the populated cities along with the more “rural” outback areas. When all else fails – Las Vegas is always a viable option and a location I could travel to at least 4 or 5 times a year!



# AFFORDABLE OFFICE INTERIORS

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Optimize Your Office Furniture Options

## COMPANY PROFILE

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- Long Term Business Relationships
- Experience Staff Focused on Customer Satisfaction



### AFFORDABLE OFFICE INTERIORS

2025 South Stoughton Road  
Madison, WI 53716

Phone: 608-442-0430

Fax: 608-442-0431

web: [www.affordableoffice.com](http://www.affordableoffice.com)





## Chapter Survey Results

Thank you to everyone who participated in the survey in April. Your input is vital to the success of this member-centered chapter.

The survey results were shared with the existing executive committee, the forthcoming executive committee, the strategic planning committee, and the balanced scorecard facilitators from IFMA headquarters.

Each of these groups has reviewed the results and responses with a focus on any potential improvements to our chapter. It served as a “vetting” tool for chapter initiatives and goals for the next several years.

A few things that stood out are:

1. Website needs improvement; coincidentally, the website update project is nearly complete.
2. Members need more educational opportunities.
3. Members would like to see more leadership development opportunities.

Multiple initiatives have been presented and discussed that will have a significant impact on the concerns above. Details on our balanced scorecard and the corresponding strategic plan will be presented soon.

Although we could not accommodate every individual recommendation from the survey (primarily due to conflicting suggestions) your executive committee made every attempt to understand the general opinions of the majority of our members and structure future initiatives accordingly.

Thank you again for this important feedback.

## IFMAdison June Anniversaries

### 1 Year

Donald Eiling	Humanscale Corporation
Heather Scheer	

### 2 Years

Mary Ann Jargo	Covance Laboratories
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### 3 Years

Mark Stifter	The Durrant Group
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### 7 Years

Gordon Kensgaard	Alliant Energy Corporation
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### 9 Years

Mark Schwenn	CleanPower, LLC
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### 15 Years

Laura Olson	Kraft Foods, Inc.
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### 16 Years

Gary Studebaker	Covance Laboratories
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### 23 Years

Charles Ziegler	WPS Health Insurance
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### 26 Years

Dick Statz	
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## Welcome New Chapter Members

Sadiel J. Garvin

Ho-Chunk Nation - District 1 Community Center

John R. Ostrowski

Town & Country Electric / Faith Technologies, Inc.

## July Newsletter Deadline

Wednesday, June 25, 2008

Please submit materials to Emily Rowe  
emily.rowe@creativebusinessinteriors.com

or

Vicky Statz

vstatz@ofr-inc.com

(as an attached WORD document)

### Green Moving Tips for your Business

While more corporations are considering sustainable environments, many are not aware that the same choices occur in the world of relocation. Below you will find a few tips to help green your corporate move.

1. Minimize the amount of paper storage. Include records retention information along with move day information, then set up a trash day prior to the move. This will save space and save dollars because you are moving less.
2. Recycle electronics that are outmoded or broken. There are a number of companies that recycle all computers and cell phones. Another option to consider would be to try a charitable contribution to organizations such as the United Way or recycles.org, where technicians wipe computers clean and they are recycled to non profit organizations.
3. Consider the products your relocation vendor uses. Make sure your relocation vendor uses reusable building protection materials such as quilted pads or flooring and wall protection made of plastic or masonite.
4. Ask for reusable moving crates. Plastic moving crates are reusable so they eliminate the need for cardboard boxes. A box move requires 338 cubic feet per truck, while a crate move increases this to 600 cubic feet per truck. This represents savings of labor and fuel.
5. Purchase carbon credits. Consider purchasing carbon credits to offset the CO2 emissions from the moving trucks.

Condensed from The Green Move by Renee McNiel  
Find the full article in the Corporate Facilities Council 2008 Spring Newsletter.

### Did you know???

“Phantom load” devices, which are devices turned off but still plugged in, can cost the average consumer \$200 per year on your energy bill. They also account for 40% of the energy consumed by electronic devices in an average home.

The average office worker uses 10,000 sheets of paper per year.

130 million cell phones go into retirement each year. 100 million cell phones contain 3.4 metric tons of gold.

Recycling one plastic bottle saves enough energy to run a computer for 25 minutes.

*Facts from PC Magazine Green Facts*

### Bringing in the green elements

According to an April 22 Globest.com article, hotel giant Starwood Hotels & Resorts Worldwide Inc. has made the commitment to go green. Its Element hotel brand will now be required to pursue the USGBC's LEED® certification.

By the end of 2009, 20 of Starwood's Element hotels will open—including LEED certified hotels in Chicago, Las Vegas, New York City and Orlando. Starwood also plans to open the Element brand's flagship property in July 2008 in Lexington, Mass., which will feature the latest in sustainable design, operations and products.

### Growing population, less food

The world's population grows by more than 75 million people each year and according to the April 21 edition of The Christian Science Monitor online, experts project an additional 2.5 billion people by 2050. Americans currently spend around US\$1 billion per year on diets and workout equipment, and yet hundreds of millions of people throughout the world don't have enough money to eat.

With the population on the rise and a growing shortage of food, many wonder if there will be



INTERNATIONAL FACILITY MANAGEMENT ASSOCIATION

## IFMA Madison Chapter Calendar of Events

### June 2008

- 10 Executive Board Meeting
- 17 Luncheon Meeting - Annual Chapter Business Meeting

### July 2008

- 8 Executive Board Meeting
- 15 Luncheon Meeting
- 29 Annual Golf Outing

### August 2008

- 12 Executive Board Meeting
- 19 Luncheon Meeting
- ?? Tour

### September 2008

- 9 Executive Board Meeting
- 16 Luncheon Meeting

### October 2008

- 14 Executive Board Meeting
- 21 Luncheon Meeting

### November 2008

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

### December 2008

- 9 Executive Board Meeting
- ?? Holiday Party

## Our 2008-2009 Sponsors

### Gold

Affordable Office Interiors  
Coakley Brothers Company  
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Durrant  
Interior Investments  
Miron Construction  
Pearson Engineering  
Strang Inc.  
T.Wall Properties  
Target Commercial Interiors  
U.S. Water Services

### Silver

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Alliant Energy  
American Security & Investigations  
AVI Midwest  
C. Coakley Relocation Systems  
Creative Business Interiors  
Eppstein Uhen Architects  
J. H. Findorff  
Flad Architects  
Ideal Builders  
JT Packard  
Kramer Printing  
Madison Gas & Electric  
Monona Plumbing & Fire Protection  
Paragon Business Furniture  
ServiceMaster Building Maintenance  
Tilsen Roofing Company, Inc.  
Tri-North Builders  
Welton Enterprises