

# Facilitations

News & features for facility professionals

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October 2004

Chapter Monthly Luncheon  
The Sheraton, 12 Noon, October 19, 2004

## Business Case for Sustainable Design

Presented by: Ken Pientka, Chief Operating Officer  
PLANNING Design Build, Inc.  
Madison, Wisconsin

Sustainable design fundamentally changes the way buildings are designed and built and is geared toward minimizing a building's resource use and lessening its impact on the environment. It creates buildings that are better places to work, which helps businesses achieve their goals. Common features of sustainable buildings include abundant natural light and fresh air, highly efficient HVAC systems, glare-free lighting and the use of rain gardens and other strategies to reduce storm water runoff.

Ken's presentation will focus on the business benefits of sustainable design for the building occupants and the owner/developer. He will also identify and illustrate many features that can be incorporated into the design of a building to improve its sustainability.

Ken Pientka, P.E. is Chief Operating Officer of PLANNING Design Build, Inc. of Madison. He is responsible for all non-project related activities such as Information Systems, Marketing, Human Resources, Business Development and Strategic Planning and is the company spokesperson on sustainable design.

Ken has been published locally, in *Business Watch*, *Green Building Saves Money (and the Environment)*, and nationally, in *Building's Magazine*, *Sustainable Buildings: Real Costs, Real Value* and in *Commercial*

*Real Estate Investment Investing in Sustainable Design*. He has presented a technical session, entitled *Meeting the LEED Challenge*, at the Wisconsin Green Building Alliance Conference in April 2003. Ken was also one of the presenters at the United States Green Building Council International Conference in Pittsburgh, Pennsylvania in November, 2003. Ken serves on the Board of the Wisconsin Green Building Alliance and has been an active member on Madison Mayor, Dave Cieslewicz's, Green Building and Energy Task Force.

PLANNING Design Build, Inc. is an architecturally led design-build firm. A leader in the growing design/build market, the company provides complete in-house architectural, interior design, structural, plumbing, HVAC & electrical engineering and general contracting services for its clients. PLANNING Design Build, Inc. specializes in office buildings, retail complexes, high-tech & life science facilities, hotels and indoor water parks. The company, which began in 1973, designs and builds throughout the Midwest.

Chapter Monthly Tour  
The Athena Building - 901 Deming Way  
5:15 p.m.  
Thursday, October 28, 2004

On this tour you will be able to see sustainable features such as daylighting, daylight harvesting, indirect lighting, cork flooring, a heat recovery system, hydronic economizer, variable frequency drives and much more.

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## August Tour of University Ridge Golf Course

On August 18, 2004 five chapter members gathered at club house to meet Mike Urban, General Manager and to allow him to show us his world. The course is owned by the University of Wisconsin and operated by the Arnold Palmer Golf Management organization based in Dallas, Texas. A storm front moved through just as we began the tour causing us to spend very little time outside.

This course is set in a beautiful spot on the south west corner of Madison. Part of the land is still planted with corn, wild turkeys and deer wander through and the view from the club house extends across the valley to Verona. The 18 hole course was opened in 1991 with great success and plans for expansion. However changes in the market have postponed some of those plans. The driving force for additional facilities right now is the University's Men's and Women's golf teams that are based at the course.

Mike emphasized that his scope of services creates an interesting situation in that he manages several smaller businesses that are ultimately viewed as one. He spoke of retail sales, golf instruction, food and beverage, and grounds maintenance as the varied components that must sync up with the individual golfer to produce the experience that is expected. Try to image how different your job would be if your staff varied from 11 to 92 workers each year! Mike had a smile on his face and seemed to think this was just a normal part of the job.

There are only two buildings currently at the course; one maintenance barn and the clubhouse. Mike's building maintenance issues are somewhat simplified in that these buildings are part of the university system and therefore serviced by university maintenance staff. However, cleaning and food service equipment are completely left up to Mike and his staff.

It was great to see the pride that Mike felt in the continued success of this venture. It was great for us tax payers to hear that the course is not subsidized by public money. We were assured that the revenue covers costs including remodeling and expansions.

## Of Interest and In Brief

### **Top 4 causes of workplace fatalities named . . . .**

Transportation accidents are the leading cause of deaths in the workplace (43 percent), according to the U.S. Department of Labor Bureau of Labor Statistics. Getting struck by an object came in second (16 percent), followed by assaults and violent acts (15 percent) and falls (13 percent). The top four factors in workplace fatalities were featured in the Snapshot section of the Sept. 21 issue of USA Today.

### **Study shows office cleanliness, absenteeism may be linked . . . .**

Only 40 percent of U.S. office workers have “a lot of confidence” in their buildings’ cleaning staff, and only 29 percent believe the office is being cleaned effectively, according to a new study by ServiceMaster Clean. The “Office Cleanliness Monitor” surveyed 1,000 office workers about their beliefs regarding office-cleaning efforts and the impact of unsanitary conditions on employee health and productivity, then surveyed 300 facility managers with janitorial services decision-making responsibilities, too.

The survey results indicate that a majority of office workers believe unsanitary work environments are triggering sick days and decreasing productivity. A full 78 percent of office workers said they get sick and miss work from illnesses contracted from co-workers. More than half of workers surveyed said a clean office helps promote productivity.

### **Futurist predicts longer working hours . . . .**

Look for employers to start keeping longer hours to improve productivity, maximize use of capital equipment and increase sales, futurist Roger Herman said in his Sept. 22 e-newsletter, *Herman Trend Alert*. Manufacturers, in particular, are expected to add or extend shifts in the next few years. “The impact of these changes will include more people working during time they might customarily have been sleeping...Already, an estimated 30 percent of our workforce is working non-standard hours, including night and shift work,” Herman said. “As this number increases, employers will take steps to assure safety, attentiveness, quality and performance. Some may even provide nap rooms for workers, especially for use during the phase when an employee is transitioning from one shift to another.

## IFMA Anniversaries for October

### 17 Years

Tim Lerdahl                      Lerdahl Business Interiors, Inc.

### 15 Years

Paul Schams                      Dairyland Power

### 14 Years

Ronald Disch                      Conney Safety Products  
Michael Bergenske              CUNA & Affiliates

### 10 Years

Laura Kraemer                      Potter Lawson Interiors

### 9 Years

Bonnie McCloskey              WI Manufacturers & Commerce  
Brett Warrington              Paragon Corporation

### 7 Years

David Kramka                      Covance Labs  
Robert Finley                      Coyle Contract

### 3 Years

Jason Willemarck              Foremost Farms USA

### 2 Years

Marcus Killips                      US Bank

### 1 Year

Michael Brewer                      All Seasons Services, Inc.

The Holiday Party will be held on  
Thursday, December 16th at the  
Capitol Brewery in Middleton.  
Mark it on your calendars now!  
More information to follow.

### **November Newsletter Deadline**

**Friday, October 22, 2004**

Please submit materials to Nikki Eddy  
at  
Nikki.Eddy@covance.com  
(as an attached WORD document)  
Or Fax to 608-242-2722

Visit the IFMA Madison Web Site at:  
**IFMAdison.org**

## First Class Mail

*Address Correction Requested*

### IFMA Madison Chapter Calendar of Events

#### October 2004

- 12 Executive Board Meeting
- 13-16 World Workplace - Salt Lake City
- 19 A Business Rationale for Sustainable Design
- 28 Green Building Tour

#### November 2004

- 9 Executive Board Meeting
- 16 Chapter Luncheon Meeting

#### December 2004

- 14 Executive Board Meeting
- 16 IFMadison Holiday Party - Capitol Brewery
- 21 Chapter Luncheon Meeting



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