

# Facilitations

News & features for facility professionals

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## PRESIDENT'S MESSAGE

By now, you have all heard the news the IFMA Madison has been chosen Small Chapter of the Year. This is a prestigious honor that reinforces what our chapter is all about, innovative ideas, endless opportunities, and great people.

### Congratulations on winning IFMA's Small Chapter of the Year Award!

We received word of our successful bid for chapter of the year from Barbara Zlatnik, IFMA's director of member resources. We've seen lots of Barbara in the last few years; none more critical than her visit to Madison three years ago for strategic planning training, culminating in an outstanding year, *the year of Darga*.

IFMA's strategic planning training honed our previous model, initially implemented by Vickie Wenzel during her administration. The next biggest effort toward this was Karyn Biller's investment, learning what other chapters of the year did and where we should concentrate our efforts. She also led our submittal team this year. Kudos to them and many, many others who wrote our application, did the research and played the roles that make Madison great!

OK, so we won. What's next, you say? How about World Workplace? We'd like as many of our members to come this year and celebrate your success as a chapter. World Workplace in Atlanta will be a fabulous event, culminating IFMA's thirtieth anniversary.

**To that end, perhaps I can fill you in.**

#### Tools

Let's begin with Tools, specifically education. There are a total of 12 educational "tracks" one can follow, depending on your career or IFMA leadership desires. These tracks include 4 new ones this year, including Academic & Research, "How-To" Guides, Emerging Leaders and Executive Management. These four tracks represent IFMA's diversity and maturing as a multi-generational entity, reflecting career progression

and with "How-To," follow our own IFMA Toolbox track, providing immediate hands-on skills for default/default FM's.

#### Networking

Want to Network? IFMA is second to none, providing the best networking amongst peers, be they podunk or nationwide. This year, be prepared to be the rock star. There will be lots of questions from those peers asking how Madison functions, why you're so fun and "Where did you get that fabulous T-shirt? You must be from Madison."

#### Professional Development

As a Madisonian, I can guarantee you will be the hot topic in Atlanta. Last year alone, our team was invited to well more private events from vendors and chapters alike than we could attend. While you'll be queried repeatedly in Atlanta, you'll learn lots from other chapters and their leaders as well as through specifically-tailored networking events and roundtables to share notes, horror stories and best practices. Nothing like sharing an FM horror story to validate oneself!

#### Expo Galore

World Workplace also has a large show expo floor with which to meet vendors and see new technologies and methods. Last year, I learned about a handheld scissor lift, run by a battery powered drill. Whether a Facility Manager or an Associate, there's lots to see for anyone at the expo.

You're amongst friends. If you're not an uber-extrovert, fear not. We travel as a group, for which Rick Harrington is serving as our coordinator. We attend a number of functions, including the opening ceremonies, foundation gala and awards banquet together. With the awards banquet in mind, be certain to sign up for this, it's the pinnacle of the convention and Madison's the highlight.

Never mind if we effervesce, we won! It's about time you attended World Workplace and splash with us, beyond the edge of the pool. Cannonball, Anyone?

**Come with us and IFMAvesce, in Atlanta.**

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## Chapter Monthly Luncheon

September 21, 2010  
12 Noon - Sheraton Madison

Our September IFMA program is on Building Information Modeling (BIM). Our presenter is Daniel Hughes, Excel Engineering's BIM Manager. Since 2002, he has helped clients produce more than \$3 billion of construction projects; using a Revit-BIM design process. This has included many small-medium size projects; as well as 2 larger projects.

Working with clients' marketing teams; he has also guided them on best results for securing more than \$120 million in design projects using a Revit-BIM process. He has served the building-design industry for more than 30 years as an Autodesk Product Instructor | Implementation Expert, Corporate Owner | Entrepreneur, AutoCAD 2D/3D Adjunct Instructor | Process Educator, and positions in Design | Production | Project Management & Marketing.

## September Tour

**TEAM Technologies**  
**5515 Nobel Dr., Fitchburg**  
**Thursday, September 23<sup>rd</sup>**  
**Refreshments and networking 4:00**  
**Tours begin at 4:45**

Please be sure to bring your state government issued ID as it will be required to check in to the facility.

TEAM Technologies will provide a detailed tour of the Tier III Data Center Facility located in the Fitchburg Technology Park. During this tour, participants will see the security systems, Network Operations Center

(NOC), electrical and mechanical infrastructure, fire detection and suppression systems, chiller plant, telecommunications room, and data rooms to include a unique "hot air containment" HVAC design that substantially increases the facility's energy efficiency.

## TEAM COMPANY BIO

TEAM Companies provides data centers that are designed for mission-critical applications leveraging state-of-the-art design and construction methodologies. Each TEAM facility is designed from the ground up for high power density, security, reliability and energy efficiency. Working closely with the local utility, TEAM's green design captures the highest level of energy efficiency through the use of premium power equipment and cooling infrastructure for the data center. For customers interested in high-density computing, this facility can reduce energy usage and operating costs by as much as 50%.

## August Luncheon Recap

TEAM Technologies, who owns and operates the only Tier III Data Center facility in the state of Wisconsin, presented a program about how the facility was designed, constructed, and how TEAM technicians manage the facility to support mission-critical applications that need to be available 24x7x365. The following specific topics were discussed :

- Overview of the Data Center Tiering Structure: What is a Tier III Facility?
- Power Usage Effectiveness (PUE): the metric used for measuring energy efficiency
- Site selection process
- Architectural design and construction of the facility
- Electrical infrastructure
- Energy-efficient HVAC system
- Security systems such as biometrics (iris scanners) and a man trap
- Automated Building Management System (BMS) that monitors over 3,000 sensors throughout the facility
- Operational tasks that are required by our Facility Manager and Data Center Technicians to run the facility



## August Tour Recap American Players Theatre

The August Tour was held on August 26<sup>th</sup>, 5:30 PM at American Players Theatre and the new Touchstone Theatre. We were taken on a “backstage” tour of the new theatre to gain a better understanding of the intricacies and purpose behind its design and unique inner workings of the facility.

## Chapter Pitches in on Local Habitat Project



Our second Habitat for Humanity house build was held on Saturday, August 14, 2010. Five of our members helped with a house build on the north side of Madison. See photos below and to the right.



# How to Steal a Million

## (All Over Again!)

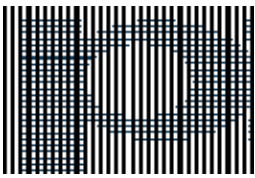
If you've seen that classic movie with Audrey Hepburn, you'll be relieved to hear that these days there are easier ways to get your hands on a million dollars than robbing an art museum.

In fact, Pearson Engineering helped just one of our clients — Aurora Health Care — achieve a 6% reduction in energy consumption, and a 24 million pound reduction in annual CO<sub>2</sub> emissions, all while **saving more than \$1 million in utility bill reductions in just the first year!** They now have two facilities, a large office building and the largest hospital in Wisconsin, which have achieved Energy Star.

Better yet, we did it without expensive building modifications and equipment. We simply made data-driven suggestions on how Aurora's staff could easily modify system operations to reduce energy consumption, and worked closely with them to achieve our ambitious goals!



Pearson Engineering helped Aurora Health Care save over \$1 million in just one year.



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At Pearson Engineering, we can provide simple, yet ingenious solutions to make you a greener company and save you a lot of money in the process. We are doing that for our clients, and we have the data (and the glowing testimonials) to prove it!

Pearson Engineering will not only help you conserve energy, but we'll save a small fortune on your utility bills — and you'll start seeing results right away! Contact Brian Basken today ([brian@pearsonengineering.com](mailto:brian@pearsonengineering.com)), and he'll tell you how!



### Pearson Engineering, LLC

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## IFMA 2.0 Update

**Website –** We are rolling! Two Miles Solutions has been given the green light to get started on the major reworking of our website. Not only will the new website be easy to navigate and have a swank new look, but it will be able to be updated easily on a regular and frequent basis. No more waiting weeks for a change you make with IFMA HQ to take effect on our website. Which leads to the second point –syncing with the IFMA HQ website!

We have had several discussions with IFMA HQ regarding their website rework and how we can tie into their website in the future for a more seamless experience. We will have more information on this possibility in the future.

**LinkedIn –** We now have 35 members of the IFMA Madison Chapter LinkedIn group. This is a good start! The goals of this group are to have online site for questions, ideas, feedback, networking events information, and industry news/code changes. To join this group, simply search for the group “IFMA Madison Chapter” on LinkedIn and send us a request to join.

That is not all we have on the schedule for projects. Check future newsletters for updates and additional projects.



The board of education committee Patty Sweitzer ([patricia.sweitzer@teldta.com](mailto:patricia.sweitzer@teldta.com)), Kyle Roux, ([kroux@chem.wisc.edu](mailto:kroux@chem.wisc.edu)) Cindy Torstveit, ([cindy.torstveit@wisconsin.gov](mailto:cindy.torstveit@wisconsin.gov)) and Margaret Andrews ([mandrews@brownhousedesigns.com](mailto:mandrews@brownhousedesigns.com)) need your input!

What type of program topics is our chapter interested in? What do you prefer; circles of excellence, round table discussions, brown bag lunches? Our committee is committed to delivering programs which interest you! Email any of the members today with your suggestions.

Come join IFMA members Jean Barry, Karyn Biller, Sadie Garvin, John (Mitch) Klabough, Doug Haselwander, Brian Novinska, Kyle Roux, David Shimpach and Patty Sweitzer at the next FMP training session. They are all working towards their Facility Management Professional (FMP) certification.

Course: The Business of FM.  
When: September 21, 22, 23 and 24  
(8am to 5pm)

Where:  
Wisconsin Trade Center  
8401 Greenway Blvd.  
2nd floor  
T-Wall Exchange  
Monona Room  
Middleton, WI 53562

Sign up today! - Details and a registration form appear on the following pages.





## Facility Management Professional (FMP) Credential

The FMP designation is for entry-level and transitioning facility professionals who do not yet have the hands on experience required for obtaining the CFM. A knowledge-based credential, the FMP is designed to accelerate an FM's transition into the profession and prepare for the demands of today's dynamic workplace.

### Why should you get an FMP?

- ✚ The course curriculum required to achieve IFMA's FMP credential will prepare you for the unique challenges of the profession, focusing on competencies essential to an FM's day to day responsibilities
- ✚ FM's who maintain their professional growth have a greater chance of successfully completing the CFM Exam and joining the elite circle of Certified Facility Managers.
- ✚ Whether you are applying for a position or promotion in the field or planning to do business with a FM, the letters "FMP" after you name demonstrate your professional knowledge.

### Who should apply for an FMP?

- ✚ Facility management practitioners with less than five years of experience.
- ✚ Transitioning professional with significant experience in related careers.
- ✚ Partner practitioners such as architects, designers and safety engineers
- ✚ Associated corporate providers of FM products and services
- ✚ Students entering the profession from colleges, universities and certificate or technical programs

### The Program – Just three Simple Steps

**Step 1:** Complete registration form - Reserve your spot today! Only 25 seats available!

**Step 2:** Compete the required courses

The FMP requires the completion of four approved IFMA courses, designed to provide attendees with critical skills and knowledge necessary to succeed in facility management

**Step 3:** Then apply to Houston for the FMP Designation which is a one time fee of \$125, payable at that time.  
You will need to fax your transcript to +1-713-623-6123 or e-mail [certification@ifma.org](mailto:certification@ifma.org).

These courses are considered IFMA "Provided" and the Madison, Southeast Wisconsin and Northeast Wisconsin Chapters of IFMA are able to offer these classes at a 40% savings. Contact your chapter for possible scholarship opportunities.

## Competency Area Courses required

Course Name	Dates	Registration deadline	Location	IFMA Member Price	Non-Member Price	Indicate what course your registering for
Business of FM	September 21-24 8 am to 5 pm	August 31	Wisconsin Trade Center 8401 Greenway Blvd., 2 <sup>nd</sup> Floor T-Well Exchange - Monrovia Room Middleton, WI 53552	\$500.00	\$995.00	
Planning and Project Management	November 11-12 8 am to 5 pm	October 31	ITDS- Wisconsin Trade Center 8401 Greenway Blvd., Suite 400, Middleton, WI 53562	\$800.00	\$995.00	

Meals: Continental Breakfast, Box lunch and teaching materials included with registration

### Registration Form

Last Name		First Name	
Chapter Affiliation		Company Name	
Address		City, State, Zip	
Phone		Fax	
Email			

**Payment is required at time of registration. No Refunds.**  
Send completed registration form and payment to

IFMA Madison  
FMF Registration  
P.O. Box 44008  
Madison, WI 53744

Name on Credit Card: \_\_\_\_\_ Billing Address: \_\_\_\_\_ Card number: \_\_\_\_\_  
 Credit Card type: \_\_\_\_\_ Expiration date: \_\_\_\_\_ Questions: Call 608.848.9008 or email: [ifma@mailbag.com](mailto:ifma@mailbag.com)





# IFMA Adison Green Corner

## Green Power Alternatives

**By: Eric T. Truelove, P.E., LAP, IFMA Member**

Given the record-breaking heat and humidity we experienced in Wisconsin this summer, this seems to be the right time to consider green power alternatives, specifically those that don't generate significant amounts of greenhouse gases. Most of our current electric energy production comes from burning coal and natural gas, both of which generate large amounts of carbon dioxide, a greenhouse gas.

Carbon dioxide lasts for a long time in our atmosphere and, as a result, the carbon dioxide in the air we breathe has been rapidly rising over the past 50 years. Most atmospheric scientists agree this rise has given us hotter summers, more flooding in flood-prone areas, and more droughts in drought-prone areas. For these reasons, people are asking what it takes to have a building with a small or zero carbon footprint.

Electric energy produced by wind or the sun produces little to no greenhouse gases. The technologies are mature and financial incentives are available, but many owners still balk at the up-front cost. So how can you use renewable energy with no up front investment right now? Consider purchasing it through the electric power grid.

Our national electric grid is tied together through one transmission system, linked coast-to-coast. Electric energy used at your building can be generated hundreds of miles away. To use renewable energy produced elsewhere and reduce or eliminate the greenhouse gases your building generates, simply go to this web site: [http://www.green-e.org/base/re\\_productions](http://www.green-e.org/base/re_productions) and select from a number of certified renewable energy providers.

A provider will contract with you and dispatch electric energy, into the electric grid, that will offset the electric energy you use. Typically, the added cost of green power is just 1 to 1.5 cents per kilowatt-hour. Furthermore, you can pay the provider by the year or by the month which eases the impact on your budget.

Your electric utility will remain the same, but the energy you draw will be offset by renewable energy produced elsewhere. It's the ideal way to do something about global warming without making expensive capital upgrades.

So you want to have a zero carbon facility that doesn't contribute to global warming but you can't afford any upgrades? Here is the formula for getting there:

- Add up the number of kilowatt-hours you used last year (A).
- Add up the therms of natural gas you used last year (B).
- Multiply the number of therms by seven ( $B \times 7 = C$ )
- Add (A) and (C) together

The result is the number of kilowatt-hours you need to purchase from a renewable energy provider to offset all of your building's energy use last year with energy generated from renewable resources.

## Concert on the Square



On Wednesday August 4<sup>th</sup>, we held an IFMA Member Networking event at US Bank Building Terrace. About 40 members along with their families and prospective members enjoyed the great food, weather and conversation, while listening to the last Concert on the Square of the season. Thank you to Urban Land Interests for providing this great venue to host our event.



Please join MemberSquad in welcoming the following New Member additions to our "Award Winning" Chapter for the month of August:

**Elizabeth C. Mylander**

Facility Services Coordinator  
Alliant Energy Corporation

**Doug Pollard**

Facilities Manager  
University of Wisconsin - Madison

**Scott L. Sedlacek**

Facilities Manager  
Promega Corporation

IFMAConnect (newest team):

Mentor: Dick Kusch, WPS  
New Member: Beth Mylander

Upcoming Informational Event: October 21<sup>st</sup> – final details to be announced at next lunch meeting – stay tuned.....we're changing it up a bit!

QuickConnect: Do you know of a Facility Manager that doesn't currently belong to the family of friends at Madison IFMA? If so, we'd love to contact them on your behalf and invite them to join us for a complimentary lunch at our monthly meeting! Please contact Brian Hoffman or Roberta Montague and you'll be automatically entered in our referral drawing.

## IFMA Madison September Anniversaries

### 1 Year

Timothy Bliefernicht	Madison Gas & Electric Co.
Darlene Gluck	WI Alumni Research Foundation
Jennifer Hardebeck	Esurance
Todd Peterson	UW Credit Union

### 2 Years

Brad Crowley	Design Structures, LLC
Steven Holtzman	Helm Commercial Real Estate

### 3 Years

Herman Green	
Michael Schwartz	Coakley Relocation Systems

### 8 Years

James Burke	The Bruce Company
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### 9 Years

Lawrence Barton	Strang, Inc.
Sheri Rose	T. Wall Properties

### 11 Years

Emily Rowe	Creative Business Interiors
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### 12 Years

Judy Benish	
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### 13 Years

Patricia Sweitzer	TDS Telecom
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### 21 Years

Richard Pierce	Eppstein-Uhen Architects
Michael Stark	Madison Area Technical College(MATC)

### 30 Years

Richard Kusch	WPS Health Insurance Corp
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## IFMA Madison Members in Our Thoughts

Vickie Wenzel, as she deals with the recent death of her father.

Catherine Neumann as she continues her road to recovery following a car accident.



INTERNATIONAL FACILITY MANAGEMENT ASSOCIATION

## IFMA Madison Chapter Calendar of Events

### September 2010

- 14 Executive Board Meeting
- 21 Luncheon Meeting
- 30 Tour - TEAM Technologies (Fitchburg)

### October 2010

- 12 Executive Board Meeting
- 19 Luncheon Meeting
- 27-28 World Workplace / Atlanta, Georgia

### November 2010

- 9 Executive Board Meeting
- 16 Luncheon Meeting
- 23 Tour - URP Accelerator

### December 2010

- 14 Executive Board Meeting
- TBA Annual Holiday Party

## Our 2010-2011 Sponsors

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Madison Gas & Electric Company  
ServiceMaster Building Maintenance  
Strang, Inc.  
T. Wall Properties  
Target Commercial Interiors  
Tilsen Roofing Company, Inc.

October Newsletter Deadline  
Wednesday, September 29, 2010

Please submit materials to Jennifer Hardebeck  
[jhardebeck@central.esurance.com](mailto:jhardebeck@central.esurance.com)  
or  
Vicky Statz  
[vstatz@ofr-inc.com](mailto:vstatz@ofr-inc.com)  
(as an attached WORD document)

IFMA Madison  
INTERNATIONAL FACILITY MANAGEMENT ASSOCIATION  
NEWS CREW

