



PIKES PEEK

Pikes Peak Chapter of IFMA

December 2008
Volume 5 Issue 12

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Speakers, Happenings and Events

Sponsored By:



**Master Klean
Janitorial, Inc.**

Monthly Meeting:

December 17, 2008
Time: 11:30 am – 1:00 pm
Location: Embassy Suites Hotel
7290 Commerce Center Drive
Colorado Springs, CO 80919

Please send reservations to:
rsvp@ifma-pikespeak.org

Annual Meet and Greet

Come one, come all to meet, eat and greet our fellow members, their friends, new guests and anyone who wants to attend and celebrate the season

Board Meeting

January Board meeting will be Friday, January 9th
Time: Breakfast 6:45 a.m.; Meeting 7:00 a.m. to 9:00 a.m.
Location: The Egg & I - 7816 N. Academy Blvd.
(All members are welcome to attend)

www.ifma-pikespeak.org

Pikes Peek is a monthly publication of the Pike's Peak Chapter of IFMA

Mission Statement:

To advance the professional growth of our members and develop the profession.



President's Message

Dear Chapter Members,

This is one of my favorite times of year, even though life can get crazy with all the hustle and bustle. It is also a great time to reflect on the events that have happened over the last year and take time to give thanks for everyone who has touched my life in some way. To all of you, thank you for your support and friendship as I have transitioned into my new role. I look forward to a new year filled with great programs and events.

Recipe for Christmas All Year Long

*Take a heap of child-like wonder
That opens up our eyes
To the unexpected gifts in life—
Each day a sweet surprise.*

*Mix in fond appreciation
For the people whom we know;
Like festive Christmas candles,
Each one has a special glow.*

*Add some giggles and some laughter,
A dash of Christmas food,
(Amazing how a piece of pie
Improves our attitude!)*

*Stir it all with human kindness;
Wrap it up in love and peace,
Decorate with optimism, and
Our joy will never cease.*

*If we use this healthy recipe,
We know we will remember
To be in the Christmas spirit,
Even when it's not December.*

By Joanna Fuchs

Wishing you and yours a very merry Christmas and a wonderful New Year!

Sincerely,
Pam

Professional Development

Online Learning Center

Welcome to IFMA's Online Learning Center! The Learning Center features online self study course modules developed from the nine facility management competencies and performance skills, as well as workshops, On-Demand Audio Seminars and additional FM resources.

Online Course Login

- IFMA Members - Go directly through [IFMAnet and login](#) as usual. Then, select the Online Learning Center link. This link will take you directly to the Learning Center.
- Nonmembers - [click here](#) to request a guest login which will be activated within 24 hours.

Questions or problems? Please e-mail onlinehelp@ifma.org
[Step-by-Step](#) directions for logging in and using IFMA Online Learning Center (PDF)

General Information

- [See Course descriptions, availability, and prices](#) (Note: you must login to purchase courses. See login information above.)
- Designed by IFMA-recognized FM professionals, our course modules can help:
 - CFM candidates fill educational gaps
 - FMP (Facility Management Professional) participants meet program requirements
 - Professionals in related fields obtain valuable CEUs
 - Each course is formatted for self study, with an IFMA-approved instructor "on call" to take questions and share real-world experience. [Meet IFMA course authors](#).
- Online modules enable anytime, anywhere remote learning in all areas related to the world of FM. A personalized learning center allows for convenient access to course materials, discussion areas, FM experts, resources and your educational records.
- Affordably priced as low as \$99 (U.S.), all courses are designed into modules equaling approximately one- to-three hours of interactive content. IFMA online self-study courses do not require you to start a course at any particular date, specific time or duration, and prices vary according to length of course and membership status. Pay online by major credit card or contact IFMA at 713-623-4362 to pay by check.
- All IFMA self-study course modules are approved for Continuing Education Units (CEU) as well as credit towards the FMP (Facility Management Professional) credential. Course completion records are available anytime and learners may print course completion certificates whenever they are needed.

Requirements

Before registering for a course, please make sure your computer meets the following requirements and review our [online learning center demo](#):



IFMA i-Sessions

No i-sessions are currently Scheduled for January
 Please go to:
<http://www.ifma.org/learning/isessions/index.cfm>
 for more information about upcoming i-sessions

Local study group is now being organized for review sessions in advance of CFM exam. Buy book now for approx. \$45.00. Begin with book now, and review to be scheduled in early February. Contact Pepe Alicia at: 719-487-6220 or palicea@us.ci.org for more details.

Membership

Welcome to the Pikes Peak Chapter of IFMA!

We would like to welcome the following new members:

John Barretto

President
JB Janitorial, Inc.
PO Box 25546
Colorado Springs, CO 80936
jbjanit@pcisys.net

Jason P. Reel

Associate Facilities Planner
T Rowe Price Associates, Inc.
2260 Briargate Pkwy
Colorado Springs, CO 80920
jason_reel@troweprice.com

Special Thanks!!!

To those *Professionals and Associates* who have renewed their memberships!!!

Karen Jones, CFM

Roger Lage. CFM, RPA, FMA - USAA

December 2008 Anniversaries

2 Years

Qwest – Denise Jacoby
Eurest Dining Services – Jim Ring

4 Years

Sonja Grafton - Compassion International
MJ Directions, Inc. - Michael Joseph

9 Years

Jon Bucher – Focus on the Family

CONGRATULATIONS!!!!
To our newest LEED AP's

Necole Austin – Quantum
Rachelle Otis – T Rowe Price
Liz Seeger – Tolin Mechanical
Debbie Stevenson – FedEx

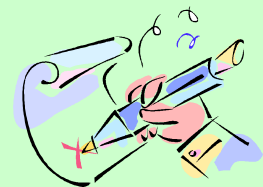
CONGRATULATIONS!!!!
To Evelyn Hara for becoming an ACoM (Accredited Commercial Manager)

Pikes Peak Roster

Current membership is 103. Membership is 65% Professional and 35% Associate. Remember, our goal for this year is to reach 130 members!!!

Don't Forget!!!!

New Professional members receive (5) \$20.00 IFMA Bucks certificates...to be used at any local Pikes Peak Chapter event of their choice!!!
Current Professional **and Associate** members who sponsor a "New Professional" into the Pikes Peak Chapter...Will themselves receive (2) - \$20.00 IFMA Bucks



Programs

December Meeting

Date: Wednesday, December 17th, 2008

Time: 11:30 AM – 1:00 PM

Location: Embassy Suites Hotel
7290 Commerce Center Drive
Colorado Springs, CO 80919

Reservation due Friday December 12th, at NOON
rsvp@ifma-pikespeak.org

When leaving an RSVP for a Guest,
Please include your Guest's name.....
You will receive an e-mail confirmation back
after you have RSVP'd.

No-Shows will be billed!

Save the Date for These Upcoming Events!

December 17th – Monthly Meeting
Annual Meet and Greet

January 9th – Holiday Party
Fine Arts Center 6-10 PM

January 21st – Monthly Meeting
Ergonomics

February 18th – Monthly Meeting

Remember!
Our monthly meetings will be
held at the
Embassy Suites Hotel
7290 Commerce Center Dr.
Colorado Springs, CO 80919



At This Month's Meeting:

Annual Meet & Greet

Come one, come all to meet,
eat and greet our fellow
members, their friends, new
guests and anyone who wants
to attend and celebrate the
season

For questions, comments or ideas for future programs
please email or call
Mura Golden 719-268-6743 or
mgolden@masterklean.com



Where: Fine Arts Center
When: Friday, January 9, 2009
Time: 6:00 p.m. – 10:00 p.m.
COST: \$35 per person

R.S.V.P. by January 5th at 2pm

RSVP to:
<http://www.ifma-pikespeak.org/holiday.html>
or pre-pay at
<http://www.ifma-pikespeak.org/holidaypayment.html>
or call or email
Samantha Vega at sriveravega@masterklean.com
719-268-6743

Sponsorship



Master Klean Janitorial, Inc.

4135 Sinton Road, Colorado Springs, CO 80907
 719-268-6743 Mura Golden, Branch Manager
 719-238-2373 mgolden@masterklean.com

Master Klean is locally owned full service commercial janitorial company in Colorado. Founded in 1975 with two current owners one who is dedicated to Colorado Springs Master Klean currently cleans 17 million square feet of manufacturing, high tech, medical and office space. **6 million of those square feet are right here in Colorado Springs.**

Management of the Colorado Springs Branch remains in Colorado Springs so customers receive immediate service and attention to their needs.

Master Klean will learn the idiosyncrasies of your buildings to proactively anticipate and handle future issues/needs. Our responsiveness and flexibility ensure the cleaning issues are handled effectively and efficiently. *Master Klean will succeed in taking the burden of cleaning issues off of you the Manager and into our arena.*

DID YOU KNOW???? Master Klean Janitorial, Inc. is LEEDING the pack In LEED Certification and Green practices

Master Klean works with a number of people to get their buildings LEED certified and/or provide green cleaning services. Most notably is Amerimar Realty Management Company with our partnership at **Denver Place**. We helped obtain **LEED Gold Certification** from the US Green Building Council, the first building in Colorado to achieve this honor (*this project began under Joe Havey*). The building also received a **Bronze Environmental Achievement Award** from the Colorado Department of Public Health and Environment and the **2005-2006 BOMA Earth Award**. We also clean the new LEED-NC Platinum Certified EPA Region 8 Headquarters in downtown Denver.

*****Please contact us to see how we can put a customized plan together for your LEED certified and Green needs in your facilities.**

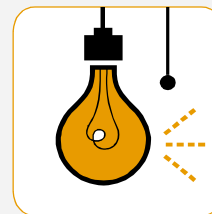
Luncheon Sponsor Benefits

- Flyer logo and contact info
- Promotional piece in chapter newsletter during month of sponsorship
- Sponsor speaks to members / luncheon attendees for up to 5-minutes
- Sponsor may set up displays and/or distribute materials
- Free lunch with sponsorship
- Website Posting

Cost \$200.00
www.ifma-pikespeak.org

Thank you to all our sponsors who help us advance the facility management profession!

If you are interested in sponsoring a monthly luncheon or an upcoming Chapter event, please contact Randy Zornes at 719-471-3851 or email RZornes@fbgservices.com



Monthly Luncheon Sponsors

December 08
Master Klean Janitorial Inc.

January 09
TECC Painting

February 09
The Floor Company

March 09
Brickman

April 09
BOMA/IREM/IFMA Luncheon

May 09
Haynes Mechanical

June 09
Available

July 09
Available

August
Available

Thank you to our prior month(s) sponsors:

November 08
Signature Wood Services

October 08
Shaw Industries Group

September 08
Timberline Landscaping

August 08
Specialty Cleaning Services

COFAX VII

The Colorado Facilities Awards of Excellence (COFAX) 2009 event is scheduled for May 2, 2009. All **facility owners and managers** should be thinking about submitting their facility. All **associates** should consider bringing the concept of submission to their customers. The categories are:

- *Environmental Impact/ Resource Conservation*
- *Adaptive Re-Use*
- *Technology In Use*
- *Leading Edge Elements*
- *Best Facilities Practice*
- *Great Building Solution*
- *Exceptional Existing Building*
- *Exceptional New Building*

Volunteers are needed to help with various aspects of the COFAX VII event. We will be starting the planning process soon so if you are interesting in any of the following areas please contact Paul Angotti at pangotti@HaynesMechSys.com.

- Selecting a Venue
- Select a Menu
- Decorations
- Submissions of Facility Awards
- Trophies
- Submissions of Individual Awards
- Event Program
- Emcee Selection
- Event Advertisement
- Audio/Visual Needs
- Advertizing Materials
- Colorado Springs BOMA/IEM/AIA Interface
- Denver Organizations Interface
- Fort Collins Organizations Interface
- Western Slope Organizations Interface
- Business Journal
- Gazette
- Printed Materials

COFAX VI Sponsors:



Gold

Brickman Colorado Springs Utilities FBG Service Corp
Tolin Mechanical Weathercraft JE Dunn Construction

Silver

TECC Painting

Bronze

Eurest Prime West Companies Vortex Doors
Wells & West General Contractors Wackenhut Corp.

In-Kind

Sandia

Location
Location
Location

2009 COFAX will be held at:

The
Marriott
May 2nd, 2009

Go to
<http://www.ifmapikespeak.org/cofax/index.html>
for information on Categories and how to submit.

COFAX Sponsors will be listed in the newsletter from January through December, starting as soon as sponsorship payment is received by IFMA. So....., the sooner you sign up to be a COFAX sponsor, the more exposure your organization receives.

FM – News You Should Know

Reaching Into The Tech Toolbox

Facility managers can control costs by optimizing items already in place, along with adding other money saving options.

By Tom Condon, RPA, FMA

In this challenging economic climate, facility managers (fms) everywhere are looking for ways to save money. Many organizations have technologies already in place that can facilitate more efficient management; it is often a matter of rediscovering capabilities or tuning up performance. Opportunity may also lie in implementing cost-effective strategies. Here are some ideas proven to save time, money, energy—and an fm's sanity.

Change HVAC filters when they "chirp." Clogged filters waste energy, but they are often only replaced according to the calendar, rather than when it is actually needed. Changing filters too often wastes materials and labor; not doing it often enough wastes energy. Fms can install pressure differential sensors that will alert staff to when filters really need changing, but they can be a bit costly. Installing this type of sensor may require the services of an electrician for wiring; in that case, it can cost several hundred dollars to install each filter with sensor. There is an alternative to pressure differential sensors. Filtersmarts, made by Xtec, Inc. of Huntsville, AL, is an optical sensor for HVAC dust filters; the device clips onto the edge of a filter and uses a beam of light to sense dirt. These units start at \$30, are battery operated, and will turn on a flashing light or "chirp" when the filter needs changing.

Track energy use. Retrofitting systems to save energy is a good first step, but energy saving management is an ongoing challenge. Too often, what starts out as a green initiative is soon derailed by busy or careless management. If an energy system isn't being fully taken advantage of, an fm can revisit it to ensure maximum benefits. There are tracking tools that go beyond a "traditional" energy management system. For instance, TREES from Tririga of Las Vegas, NV monitors energy usage as well as related attributes. For instance, an fm can use the tool to set benchmarks, track performance in terms of CO2 emissions (from the facility as well as those generated by employee travel), and identify dollars saved.

Performance contracting. Now more than ever, this strategy is worth a look for any facility more than 10 years old. Performance contractors will retrofit lighting and HVAC systems to be more efficient, and the contractors get paid based on the increased efficiency that is achieved. For very little cost upfront, fms can save a lot in the long run and get the benefit of some of the best brains in the energy efficiency business.

Square footage accounting. While this is not purely a technology solution, it can save fms so much money that I am inclined to include it here. Most facility professionals do not know the exact square footage of their properties. Changes in BOMA regulations on square footage measurement, effect of office buildouts, and incorrect numbers from construction documents can affect the accuracy of the figures fms have about their facilities.

Organizations leasing space may be paying too much rent, and for those who rent out space, money may be lost on unrecognized square footage. This can add up to big bucks. Fms in one building in Chicago discovered almost 200,000 square feet of space they didn't know they had, which increased the value of the building by over \$30 million. In an average office building, it is common to find unrecognized square footage totalling 5% to 8% of the facility's space. As we trudge through this morass of economic woe, hopefully these ideas will be useful in helping fms keep their facilities lean and green.

Condon, a Facility Technologist and former facility manager, is a contributing author for BOMI Institute's revised Technologies in Facility Management textbook. He works for System Development Integration, a Chicago, IL-based firm committed to improving the performance, quality, and reliability of client business through technology.

The Lighter Side

Interpretation of Job Want Ads

- **Competitive salary:** We remain competitive by paying less than our competitors.
- **Join our fast-paced company:** We have no time to train you.
- **Casual work atmosphere:** We don't pay you enough to expect that you'll dress nicely.
- **Must be deadline oriented:** You'll be six months behind schedule on your first day.
- **Must be flexible:** On many occasions, you'll be asked to bend over and grab your ankles.
- **Some overtime required:** Some time each night and some time each weekend.
- **Duties will vary:** Anyone in the office can boss you around.
- **Must have an eye for detail:** We have no quality control.
- **Career-minded:** Female employees must be childless (and remain that way).
- **Apply in person:** If you're old, fat or ugly you'll be told the position has been filled.
- **No phone calls please:** We've filled the job; our call for resumes is just a legal formality.
- **Seeking candidates with a wide variety of experience:** You'll need it to replace the three people who just left.
- **Problem-solving a must:** You're walking into a company in perpetual chaos.
- **Requires team leadership skills:** You'll have the responsibilities of a manager, without the pay or respect.

Thank You

I wanted to thank IFMA for sending me to World Work Place this past year. This was my first experience with WWP and I didn't know what to expect. I attended several of the classes, which I found very informative, and I also had plenty of time to check out the expo. I enjoyed being able to walk around the expo and visit with several vendors which I found very valuable. I think attending this conference also helped me look at IFMA from a national perspective rather than from a small local chapter perspective. Thank you again for the opportunity to attend and I will look forward to one day being able to attend again in the future.

---- Nick Kast

