



# PIKES PEEK

Pikes Peak Chapter of IFMA

December 2007  
Volume 4 Issue 12

## IN THIS ISSUE

|                          |   |
|--------------------------|---|
| President's Message      | 2 |
| Professional Development | 3 |
| Membership News          | 4 |
| Programs                 | 5 |
| Upcoming IFMA Events     | 6 |
| Sponsorship              | 7 |

## Speakers, Happenings and Events

### Monthly Meeting:

December 19th, 2007  
 Time: 11:30 am – 1:30 pm  
 Location: Academy Hotel  
 8110 North Academy Blvd.  
 Colorado Springs, CO 80920

Please send reservations to:  
[rsvp@ifma-pikespeak.org](mailto:rsvp@ifma-pikespeak.org)

### Sponsored By:



### Board Meetings

The Board meets the 1st Friday of every month  
**Time:** Breakfast 6:45 a.m.; Meeting 7:00 a.m. to 9:00 a.m.  
 (All members are welcome to attend)  
**Location:** Oracle Corporation



### Next i-Session:

Evolving and Innovative FM – Technologies Roundtable  
 December 11, 2007 / 2:00 PM CST

[www.ifma-pikespeak.org](http://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,

The holiday season is in full swing. Christmas is less than 2 weeks from now. If you're anything like me, Christmas always seems to come too fast. Don't get me wrong . . . I love the holidays: decorating, shopping, gift giving, and entertaining. For me, the anticipation can be the most exciting part of it all.

December also means that it's time for the Pikes Peak Chapter's annual Meet and Greet. The Meet and Greet is a great opportunity to interact with fellow chapter members. The format is less of a meeting and more of a social / networking occasion. I encourage you to join us on Wednesday, December 19.

Additionally, chapter members will be presented with the newly redesigned chapter pin! You must attend to get your pin!

I hope to see you soon! In the meantime, have a safe and happy holiday season!

Sincerely,  
Rachelle

**HAPPY HOLIDAYS!**

## Professional Development

The Southern Colorado Chapter of BOMA will be offering the BOMI Design Operations & Maintenance 1. This is a great class to assist you in better understanding the inner workings of a building's diverse systems. This also can launch your pursuit of the Real Property Administrator (RPA) or Facility Management Administrator (FMA) certification.

The class covers the following topics; Building Design & Construction, Building Materials, Structural Systems, Building Envelope, Roofing Systems, Interior Walls/Ceilings and Flooring, Paints & Coatings, Fundamentals of HVAC, Air Circulating Systems, Cooling Systems, Heating Systems, HVAC Systems, HVAC System Components, HVAC Controls, HVAC Operations & Maintenance, Plumbing Systems.

Note: Do not let the above topics worry you; it is a high level understanding of these building components and systems.

This will be a weekly class, but some flexibility is available depending on student needs.

Location: USAA Building, 1855 Telstar Drive, COS, 80920

Instructor: Roger Lage

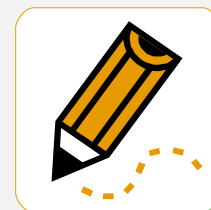
Time: 5:00 p.m. till 9:00 p.m. (Currently Targeting Thursday Nights)

Classes will begin Sometime in January.

Exam Date will be scheduled based on completion of the course material.

Cost: BOMA Member \$650.00/Non-Member \$750.00. If you are a first time student with BOMI an additional fee of \$175.00 is required. If obtaining a second designation a \$75.00 fee is required.

If you have any questions, feel free to call Roger at 533-8564 or contact Ann Sebastian at [ann@palmercenter.com](mailto:ann@palmercenter.com) for the application paperwork.



### IFMA i-Sessions

Introduction to Sustainability  
Dec 5, 2007 / 1:00 PM CST /  
60 Minutes

Evolving and Innovative FM  
Technologies Roundtable  
Dec 11, 2007 / 2:00 PM CST /  
90 Minutes



The Pikes Peak Chapter of IFMA would like to start hosting i-Sessions as a benefit to the chapter membership. The Chapter would pay for the session and make it available at a host location for any member to participate. Please go online and take our short survey to determine interest and subject matter for consideration. You can take the survey at [www.ifma-pikespeak.org/survey.html](http://www.ifma-pikespeak.org/survey.html).



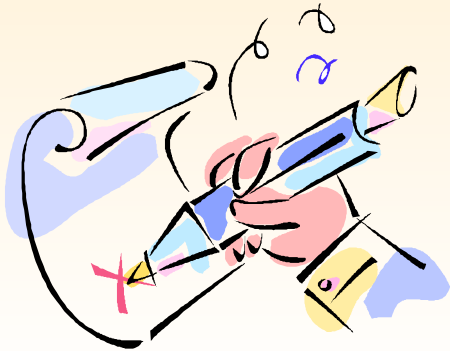
## Membership

### Welcome to the Pikes Peak Chapter of IFMA!

We would like to welcome the following new members:

#### Jacklyne A. Herbst

Marketing  
Disaster Restoration, Inc.  
3925 Interpart Dr Unit E  
Colorado Springs, CO 80907  
jherbst@disaster-experts.com



### December 2007 Anniversaries

#### 1 Year

Bonitz Flooring Group – Denise Jacoby  
Eurest Dining Services – Jim Ring  
Bentley Prince Street – Susan Williams

#### 3 Years

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

#### 5 Years

Jill Travis - El Paso County Facilities

#### 8 Years

Jon Bucher – Focus on the Family

### Special Thanks!!!

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

Jim Edwards - Verizon  
Alan Goins – Colorado Springs Utilities  
Richard Torsiello – Retired  
Master Klean Janitorial Inc. – Mura Golden  
Wells & West General Contractors– Jim Rose

### 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 members who sponsor a "New Professional" into the Pikes Peak Chapter...Will themselves receive (2) - \$20.00 IFMA Bucks Certificates!!!**

## Programs

### December Meeting

**Date:** Wednesday, December 19, 2007

**Time:** 11:30 AM – 1:00 PM

**Location:** Academy Hotel  
8110 North Academy Blvd.  
Colorado Springs, CO 80920

Reservation Deadline: Monday December 17th,  
[rsvp@ifma-pikespeak.org](mailto: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.

### At This Month's Meeting

December 19<sup>th</sup>  
Annual Meet and Greet



### Upcoming Events

#### January 16<sup>th</sup> – Monthly Meeting

Ryan McClure  
Guaranteed Recycling Xperts

How to Recycle and Properly Handle  
Disposing of Electronic Waste (e-waste)

**LEED Study Group** Sponsored by Bonitz Flooring Group, Inc.

The next meetings for the LEED Study Group will be at 5:30 PM  
on WED 12/12. Contact Denise Jacoby at 719-593-2220 for  
details.

## Upcoming IFMA National Events



**Feb. 27-29, 2008**  
**Hilton Houston Post Oak**  
**Houston, Texas, USA**

Mark your calendar for IFMA's FM-3D event—three days of education, leadership training, facility tours and professional networking!

IFMA has combined three of its most interactive, high-level educational and networking events into one conference, offering you the unique opportunity to focus on strategic leadership and strategic facility planning at one time, in one convenient location.

Best Practices Forum | Feb. 27, 2008  
Management Summit | Feb. 28, 2008  
Leaders' Conference | Feb. 29, 2008



**IFMA Industries Forum 2008**  
**April 30-May 2, 2008**  
**Hyatt Regency Tech Center Hotel**  
**Denver, Colo., USA**

IFMA continuously strives to provide its members with opportunities to interact, share information and best practices, and build business relationships with industry colleagues. Last year marked IFMA's first-ever Industries Forum, an event geared toward IFMA council members and the issues and concerns specific to their varied areas of facility management.

Held April 30-May 2 of 2008, the second annual IFMA Industries Forum will concentrate on topics relevant to the industry sectors represented by 11 of the 15 IFMA councils. Participating councils include:

- \* Airport Facilities
- \* Banking Institutions & Credit Unions
- \* Corporate Facilities
- \* Corporate Real Estate
- \* Environmental Health & Safety
- \* FM Consultants
- \* Information Technology
- \* Legal Industry
- \* Manufacturing
- \* Museum/Cultural Institutions
- \* Public Sector

## Sponsorship

# Master Klean

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.

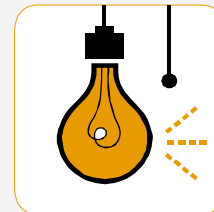
Master Klean will learn the idiosyncrasies of your buildings to proactively anticipate and handle future issues/needs. Our responsiveness and flexibility ensure that cleaning issues are handled effectively and efficiently. Master Klean will succeed in taking the burden of cleaning issues off of you,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

Master Klean Janitorial, Inc.  
5951 Delmonico, Colorado Springs, CO 80919  
719-268-6743 Mura Golden, Branch Manager  
719-238-2373 mgolden@masterklean.com



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](mailto:RZornes@fbgservices.com)

### December 07

Master Klean Janitorial, Inc.

### January 08

Haynes Mechanical Systems

### February 08

BOMA, IREM, IFMA Joint Meeting

### March 08

Brickman Group

### April 08

Available

### May 08

GRX Electronics Recycling

### June 08

Available

### July 08

Available

### August 08

Available

### September 08

Available

### October 08

Available

### November 08

Available

## The Lighter Side



### HOLIDAY DIET TIPS:

1. If no one sees you eat it, it has no calories.
2. If you drink a diet soda with a candy bar, they cancel each other out.
3. When eating with someone else, calories don't count if you both eat the same amount.
4. Foods used for medicinal purposes have no calories. This includes any chocolate used for energy, brandy, Sara Lee Cheesecake (eaten whole), and Haagen-Dazs Ice Cream.
5. Movie-related foods are much lower in calories simply because they are a part of the entertainment experience and not part of one's personal fuel. This includes Milk Duds, popcorn with butter, Junior Mints, Snickers, and Gummi Bears.
6. Cookie pieces contain no calories because the process of breakage causes calorie leakage.
7. If you eat the food off someone else's plate, it doesn't count.
8. If you eat standing up the calories all go to your feet and get walked off.
9. Food eaten at Christmas parties has no calories, courtesy of Santa.
10. STRESSED is just DESSERTS spelled backward.

### TOP 10 USES FOR HOLIDAY FRUITCAKES:

10. Use slices to balance that wobbly kitchen table.
9. Use instead of sand bags during El Nino.
8. Send to U.S. Air Force, let troops drop them.
7. Use as railroad ties.
6. Use as speed bumps to foil the neighborhood drag racers.
5. Collect ten and use them as bowling pins.
4. Use instead of cement shoes.
3. Save for next summer's garage sale.
2. Use slices in next skeet-shooting competition.
1. Two words: pin cushion.

