



PIKES PEEK

Pikes Peak Chapter of IFMA

February 2008
Volume 5 Issue 2

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Speakers, Happenings and Events

Monthly Meeting:

February 20, 2008
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

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: Academy Hotel



Next i-Session:

Feb 13 1:00 PM CST
Delivering Green to Your Existing Building: How LEED-EB v.2008 makes it easier
Take the i-session survey at
www.ifma-pikespeak.org/survey.html

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,

Your chapter's Board of Directors has been planning several events that will occur within the next few months. Information is always in the newsletter and announced at monthly luncheons, but just in case you've not heard, there's a lot going on . . .

MARCH

- Succession Planning for the 2008-2009 fiscal year, beginning July 1, is currently underway. The Strategic Planning Session will be held on Thursday, March 20. Current committee and board members, as well as new and future members, are invited to attend this ½ day planning session. Board positions are being filled, committees are being assembled . . . this is the time to get involved. Steve Wertenberger (or any board member) is glad to assist you.

APRIL

- IFMA Industries Forum 2008 will be held in our backyard this year: Denver Tech Center from April 30 – May 2. Information is in the newsletter.
- The annual BOMA/IREM/IFMA Joint Meeting will be held on Wednesday, April 16 at the Antler's Hilton downtown. If this year is anything like last year, you definitely don't want to miss it. Plus, our very own Paul Angotti will be the emcee!

MAY

- The 6th Annual COFAX Awards banquet will be held on Saturday, May 3 at the Cheyenne Mountain Resort. You need to put on your dancing shoes this year. It will be a glorious evening of dining, dancing and, of course, awards!
- Rebuilding Together is the non-profit organization our chapter supports through raffle ticket sales and volunteerism. A volunteer day is scheduled for Saturday, May 10 for the Pikes Peak Chapter to build a wheelchair ramp or complete home repairs for an elderly and disadvantaged homeowner. We'll be looking for volunteers, so watch the newsletter for information.

This is a great time to be part of the Pikes Peak Chapter. I hope to see you soon.

Sincerely,
Rachelle

Professional Development

The following courses are always available online at <http://www.ifma.org/learning/online/courses/index.cfm>

The Business of FM
 IFMA Finance Competency Course
 The Leadership and Management Competency Course
 The Planning and Project Management Competency Course
 The Real Estate Competency Course
 The Communication Competency Course
 The Human and Environmental Factors Competency Course
 The Operations and Maintenance Competency Course
 The Quality Assessment and Innovation Competency Course
 The Technology Competency Course

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.



IFMA i-Sessions

Feb 13 – 1:00 PM CST / 60 M
 Delivering Green to Your Existing Building: How LEED-EB v.2008 makes it easier

Feb 14 – 1:00 PM CST/ 90 M
 Facility Asset Management Plans: Credible, Timely and Cost-Effective

Feb 19 – 12:00 PM CST /60 M
 So...You Want to Become an FMP?

Feb 21 – 1:00 PM CST/ 90 M
 Riding the Information Tiger: Tips for Surviving the Explosion of Facility Information

Feb 26 - 12:00 PM CST/ 60M
 Do Financial Fractions and Ratios Have You Distracted?

Mar 6 – 1:00 PM CST/ 90M
 Paradigm Shift in FM

Membership

Please welcome our newest members:

Sue Bell

Commercial Account Executive
Cort Furniture Rental
600 S Havana
Aurora, CO 80012
sbell@cort1.com

Carol Nelson, MBA/HRM

Space Planning Projects Specialist
Compassion International
12290 Voyager Pkwy
Colorado Springs, CO 80921
cnelson@us.ci.org

Dave Saeman

Facilities Supervisor
Compassion International
12290 Voyager Pkwy
Colorado Springs, CO 80921
dsaeman@us.ci.org

Carl L. Selover

Facilities Manager
Barclays Bank
PO Box 9926
Colorado Springs, CO 80932
lselover@barclaycardus.com



February 2008 Anniversaries

1 Year

Deborah DeBolt – Northrop Grumman TASC
Adelia Fridman – Student
Tim Gilbert – Johnson Controls, Inc.
Tara McCormick – Compassion International
Wells and West General Contractors – Jim Rose

2 Years

Robert Pareso – California Casualty
Dan LeRoy & Associates Inc. – Ed Baldwin
Gerald H Phipps – Michael Hajek
Colorado Springs Utilities – Tyrone Johnson

5 Years

Harold Martinez FMA, RPA - COPT

6 Years

Jerry Talburt – El Paso County Government

7 years

Rachelle Otis – T. Rowe Price

10 years

Pat Murphy CFM – Retired

15 years

Berwick Electric Co. – Doug Berwick

Special Thanks!!!

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

Tim Gilbert – Johnson Controls, Inc.

Robert Pareso – California Casualty

Jim Revis. CFM. CFMJ – Verio. Inc.

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

February Meeting

Date: Wednesday, February 20, 2008

Time: 11:30 AM – 1:00 PM

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

Reservation Deadline: Monday February 18th,

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!

At This Month's Meeting

"Understanding & Measuring Moisture in
Concrete Sub-floors" Presented by
Nathan Young of Bonitz Flooring Group



Upcoming Events

March 19th – Monthly Meeting

Rebuilding Together Update

April 16th – Joint Meeting with BOMA/IREM/IFMA

Location: Antler's downtown.

Cost is \$25 in advance, or \$30 at the
door.

May 3rd – COFAX VI

Cheyenne Mountain Resort – 6:00 PM

May 10th – Rebuilding Together Volunteer Day

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



The global leader in creating smart environments – bringing ingenuity to the places where people live, work, and travel. Johnson Controls is committed to Green Buildings promoting and assisting with Leed certification. Johnson Controls, Inc. is a Fortune 60 company with over 200 sales and service offices nation-wide. Our local Colorado Springs office has over fifty service vehicles available throughout Colorado, Wyoming, and Nebraska to serve you.

HVAC Equipment Service for all Brands and Types:

- Chillers & Boilers
- Cooling Towers
- Pumps
- Air Handling Equipment
- Rooftop Equipment
- Terminal Equipment
- CFC. Management
- 24 Hour Emergency Service
- 24 Hour Off-Site Monitoring
- Coil Cleaning
- Process Systems
- Fume Hoods

Predictive Services:

- [Fan & Pump Vibration Analysis](#)
- Chiller Vibration Analysis
- Eddy Current Tube Analysis
- Spectrochemical Oil Analysis
- Lithium Bromide Analysis
- Bearing Inspection & Evaluation
- Air & Water Balancing
- Energy Efficiency Audits
- [Infrared Testing](#)
- Switchgear Testing
- Indoor Air Quality

•24/7 Emergency Line 866-819-0418

Vicki Chase
Service Sales Representative
Office 719-264-1690 ex 223
Cell - must dial 719 241-0463

Mechanical Retrofits:

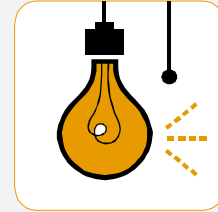
- Mechanical Equipment Replacement
- [Hot Tapping on Mechanical Piping](#)
- Variable Air Volume Conversions
- Boiler Burner Upgrades
- Heating Coil Replacements
- Air Conditioning Equipment Upgrades
- [Variable Frequency Drives](#)
- Pneumatic to DDC Upgrades
- Refrigerant Conversions

Building Automation Services:

- Automatic Temperature Controls
- Energy Management Systems
- Security and Card Access Systems
- CCTV Systems
- [Fire Detection & Lighting Systems](#)
- 24 Hour Emergency Service
- 24 Hour Off-Site Monitoring

Planned Service Agreements

Providing preventive maintenance, repair service and operations programs and consultative services for these systems: mechanical, electrical, energy management, temperature control, fire detection, life safety and security. By keeping your building's equipment and systems running at peak efficiency, a Johnson Controls Planned Service Agreement will provide: Energy savings, A more comfortable environment, reduced operating costs minimized breakdowns, repair and replacement costs extended equipment life and peace of mind with increased facility production



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

February 08

Johnson Controls

March 08

Brickman Group

April 08

BOMA/IREM/IFMA Meeting

May 08

GRX Electronics Recycling

June 08

Available

July 08

Available

August 08

Available

September 08

Available

October 08

Available

November 08

Available

December 08

Available

January 09

COFAX VI

**The 6th Annual COFAX Banquet
May 3rd, 2008 6:00pm
Cheyenne Mountain Resort**



The Pikes Peak Chapter of IFMA is proud to present the 6th Annual Colorado Facility Awards of Excellence, COFAX, Awards on May 3rd. COFAX is an awards program designed to recognize outstanding buildings and achievements of facility professionals throughout Colorado.

For this years awards we hope to have more entries than ever before with some of the most prestigious company's and facilities across the Front Range. Awards will be presented in eight facility categories for projects and facilities all across Colorado. An Associate and Professional of the year award, and a lifetime achievement award will also be presented for the Pikes Peak Chapter.

Instructions and application information are available on the Pikes Peak IFMA web site at www.ifma-pikespeak.org . Each entry is \$25 payable online or via check. Entries must be submitted no later than March 21st. If you have any questions regarding submissions for an award, please contact Pam Cornella, pam.cornella@verizon.com or 719.535-6798 for more information.

Sponsorship opportunities are again available this year with four levels of sponsorship available; Platinum, Gold, Silver and Bronze. Please help us honor these outstanding facilities and their managers. IFMA appreciates your support and now is the time you can be involved.

You can go to our Pikes Peak Chapter of IFMA web site at www.ifma-pikespeak.org for all the details.

Thank you to the following sponsors for their commitment to honor outstanding facilities and the facilities profession as COFAX IV Sponsors!

Platinum – Facilities Services & Management Inc.

- Gold – Brickman
- Gold – Colorado Springs Utilities
- Gold – Tolin Mechanical
- Gold – Weathercraft
- Bronze – Vortex Doors
- In-Kind – Allegra Printing
- In-Kind - Sandia

- ### **ENTRY CATEGORIES**
- 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

- ### **SPONSOR CATEGORIES**
- Platinum - \$2500 **SOLD**
 - Gold - \$1000
 - Silver - \$750
 - Bronze - \$500

FM – News You Should Know

IFMA's Green Initiatives Place Priority on Sustainability

At the International Facility Management Association and throughout the country, "green" has become the new buzzword for all things environmentally-friendly and sustainable. As the green movement continues to build momentum, some may wonder what exactly it means to be "sustainable" and what value sustainability has to them and their organization.

Sustainability, as defined by the American Heritage Dictionary, refers to something that "is capable of being continued with minimal long-term effect on the environment." So, sustainable practices reduce the negative impact we as people have on the world around us, thereby promoting a better quality of life for us and future generations.

Sustainability is often mentioned as part of the "triple bottom line." At the risk of oversimplifying a complex topic, the triple bottom line measures an organization's success by how effectively the organization benefits people, planet and profit — the three pillars of the triple bottom line. The implication here is that sustainable practices not only make for a cleaner planet, but also require the use of less of the planet's resources, thereby benefiting all of us as people and resulting in greater profit for the organization.

At IFMA, the emphasis is primarily on teaching sustainable practices and equipping our members with the tools needed to implement change, both in the organizations they represent and in their personal lives.

This effort led to the first ever Green Week, a chapter-driven, grass roots campaign in which IFMA chapters throughout the U.S., Canada and the Pacific Rim held roundtable discussions on the sustainability issues facing local members and reported their findings back to IFMA headquarters. This feedback is being used by IFMA's Green Advisory Committee to develop the association's formal sustainability platform.

The association recently added a green section to its "Facility Management Journal." Premiering last year, readers can always count on this recurring green section to include eco-focused articles, a green editorial and an "ask the experts" page devoted to addressing common questions on sustainability. The Alliance for Sustainable Built Environments is among one of its frequent contributors.

IFMA also entered into two partnerships with other environmentally-conscious organizations. In October 2007, it joined the Environmental Protection Agency as an Energy Star Partner, agreeing to promote energy-efficient measures to all IFMA members and throughout the association. Additionally, IFMA signed a Memorandum of Intent with the U.S. Green Building Council at World Workplace 2007, outlining collaborative efforts to promote sustainability, energy efficiency and environmentally responsible building operations.

FM – News You Should Know...

World Workplace 2007 featured the Green Zone, an exclusive section of the expo floor reserved for those exhibitors offering environmentally friendly products and services. Because IFMA recognizes the continued importance of sustainability, World Workplace 2007 also received Cleaner & Greener certification from Leonardo Academy, a non-profit environmental consulting group.



These environmental initiatives are impressive, but they are just a small sampling of what IFMA is doing. The association offers countless sustainability seminars; Web-based educational programs, such as SEEC and i-Sessions; and sustainability publications throughout the IFMA bookstore.



Without question, green is the new black. As facility managers face the challenges of the 21st century, IFMA will provide them with the tools they need to succeed.



To learn more about IFMA's Sustainable Energy Education and Communication™ program, visit www.ifmagreenzone.org/gs/seec.

To learn more about IFMA's i-Sessions, visit www.ifma.org/learning/isessions.



To read sustainability articles featured in IFMA's "Facility Management Journal," visit www.fmjonline.com.

Article contributed by:

George C. Deutsch III
IFMA Senior Public Relations Specialist



The Lighter Side

Dilbert Management Today

A magazine recently ran a "Dilbert Quotes" contest. They were looking for people to submit quotes from their real-life Dilbert-type managers.

"As of tomorrow, employees will only be able to access the building using individual security cards. Pictures will be taken next Wednesday, and employees will receive their cards in two weeks." (This was the winning quote from Fred Dales, Microsoft Corp. in Redmond WA)

"What I need is an exact list of specific unknown problems we might encounter." (Lykes Lines Shipping)

"E-mail is not to be used to pass on information or data. It should be used only for company business." (Accounting manager, Electric Boat Company)

"This project is so important we can't let things that are more important interfere with it." (Advertising/Marketing manager, United Parcel Service)

"Doing it right is no excuse for not meeting the schedule." (Plant Manager, Delco Corporation)

"No one will believe you solved this problem in one day! We've been working on it for months. Now go act busy for a few weeks and I'll let you know when it's time to tell them." (R&D supervisor, Minnesota Mining and Manufacturing/3M Corp.)

Quote from the Boss: "Teamwork is a lot of people doing what I say." (Marketing executive, Citrix Corporation)

My sister passed away and her funeral was scheduled for Monday. When I told my Boss, he said she died on purpose so that I would have to miss work on the busiest day of the year. He then asked if we could change her burial to Friday. He said, "That would be better for me." (Shipping executive, FTD Florists)

"We know that communication is a problem, but the company is not going to discuss it with the employees." (Switching supervisor, AT&T Long Lines Division)

How long is this Beta guy going to keep testing our stuff? (Programming intern, Microsoft IIS development team)

Doing it right is no excuse for not meeting the schedule. (R&D Supervisor, Minnesota Mining & Manufacturing/3M Corp.)

One day my boss asked me to submit a status report to him concerning a project I was working on. I asked him if tomorrow would be soon enough. He said, "If I wanted it tomorrow, I would have waited until tomorrow to ask for it!" (New Business Mgr., Hallmark Cards)

