



# IFMA™ Pikes Peak Chapter

International Facility Management Association

## PIKES PEEK

Pikes Peak Chapter of IFMA

May 2014

### IN THIS ISSUE

President's Message	2
Membership News	3
Programs	4
Sponsor	5
COFAX	6-7

## Speakers, Happenings and Events

### Monthly Meeting:

May 21, 2014  
 Time: 11:30 am – 1:00 pm  
 Location: Biaggi's  
 1805 Briargate Parkway  
 Colorado Springs, CO 80920



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

### Security Risk Audits

This presentation will cover reacting in the event of an active shooter. This course is designed for general employees of all levels and categories.

### Board Meeting

February Board meeting will be Friday, June 6th  
**Time:** Breakfast 6:45 a.m.; Meeting 7:00 a.m. to 9:00 a.m.  
**Location:** T-Rowe Price  
 (All members are welcome to attend)

[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

Pikes Peak IFMA Chapter Fellow IFMA members,

Spring showers, brings May flowers – or in the case of the Colorado Rocky Mountains, May snowstorms brings increase snow removals costs and delays in annual flower plantings. Happy spring 2014!

Board agenda items

- Summer IFMA events – Bowling and Lazar tag Social, Skysox game, meet and greet social hour are in planning.
- Community involvement – Springs Mission and Silver Key. Board member visited the Springs Mission this month to see if it makes sense to host a chapter meeting at the mission. Additionally, we are investigating maintenance needs for the Silver Key Center in SW Colorado Springs to identify areas where we could participate in their mission to serve our senior community.
- World Workplace 2015 will be in Denver Colorado. More to follow as our chapter looks to support this upcoming International IFMA event.
- Education regarding IFMA accreditations is available and additional local support and training will be coming. More information to be included on our local chapter website.
- IFMA/BOMA/IEM Summer Golf Tournament coming in Sept – Air Force Academy – More to follow.

The Pikes Peak IFMA chapter board looks forward to seeing our fellow members at the May 21, Chapter meeting at Biaggie's on Briargate Parkway off of I-25 - in the Shops at Briargate. The program starts at 11:30am – social time, then lunch and presentation at 12:00am, finishing up at 1:00pm. Presenting topic will be Security Risk Audits by the Colorado Springs Police Department.

Clint Christianson

## Membership

### Special Thanks!!!

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

**Jeremy M. Bergeron** - DTZ, a UGL Company  
**FBG Service Corporation**- Randy M. Zornes, CBSE

**Christy Jowers, CFM** – T-Mobile

**Bill Kennedy** - United States Olympic Committee

**MJ Directions, Inc.**- Michael L. Joseph

**Stephanie R. Nachtigal, FMP** – Young Life

### May Anniversaries

#### 4 Years

**Lisa R. Hammond, FMP**– Griffis/Blessing, Inc.

#### 6 Years

**JE Dunn Construction**– Martin J. Rickett

#### 8 Years

**Jim R. Hardin**– Aeroflex

#### 9 Years

**Harry Bovard**– Colorado Springs Health Partners, PC

#### 10 Years

**Andrew R. Arambula**– Express Scripts, Inc.

#### 14 Years

**Stephen R. Wertenberger, CFM** – Compassion International

**Sally K. Wiggins**– FedEx

#### 15 Years

**Frank Falvo, CSP**– Synthes USA

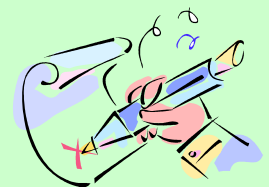
#### 16 Years

**FBG Service Corporation**– Randy M. Zornes, CBSE

### 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

# Security Risk Audits

This presentation will cover reacting in the event of an active shooter. This course is designed for general employees of all levels and categories. Officer Sharketti will talk about things to do in case violence breaks out in the workplace including encouraging people to hide. He will talk about being caught in an interior hallway during the eruption of violence and how to respond. An employee's best option may be to barricade themselves inside a restroom which usually has a door incapable of locking. In this instance, a simple wooden or hard plastic doorstop located on the inside of the restroom could slow or deter an assailant to the degree necessary to save the lives of the people inside. Facilities Management personnel have the ability to ensure their buildings have the necessary safeguards to lead to the best possible outcome in the event of a tragedy. They can ensure that a restroom has a door stop so that this option is available to the person. A lot of the security risks that are on a security audit will be addressed but not all of them. This presentation may not be as in depth as a security audit but Officer Sharketti will be available to talk about having a security audit performed at your property and to identify your actual risk factors.

**Date:** May 21, 2014  
**Time:** 11:30 AM – 1:00 PM  
**Location:** Biaggi's  
1805 Briargate Parkway  
Colorado Springs, CO 80920  
**Presented by:** Officer Sharketti

To contact Officer Sharketti about doing a security audit at your facility. His contact information is Jon Sharketti, 444-7246, [sharkettijo@ci.colospgs.co.us](mailto:sharkettijo@ci.colospgs.co.us)

For questions or comments, please contact Jeremy Bergeron at [jeremy.bergeron@dtz.com](mailto:jeremy.bergeron@dtz.com)

# Sponsorship



FBG Service Corporation is a building maintenance and janitorial service company and a recognized leader in the facility management industry for nearly 55 years. With more than 1,200 employees operating in 48 states and Canada, we manage more than 60,000,000 sq. ft. of space every day. We're also proud to be recognized as one of largest employee-owned companies in the nation and a pioneer in responsible cleaning practices.

FBG delivers superior results without harmful side effects to people or the environment. The result: where air quality and environmental hygiene levels go up, labor and healthcare costs, workers comp claims and maintenance expenses go down.

We depend on our ISO 9001:2008 Quality Management and ISO 14001 Environmental Management Systems to guide process documentation, provide continuous improvement and deliver results. In fact, FBG is the only facility maintenance company in the industry ISO Certified at every location.

Specializing in the Commercial Office, Education, Manufacturing, Health Care and Utilities industries, our mission is to provide outstanding service, measurable results and continuous performance. With FBG, it's more than clean.

Randy M. Zornes, CBSE (rzornes@fbgservices.com)  
 Roy VanEsselstine (rvanesselstine@fbgservices.com)  
 www.fbgservices.com 719.471.3851

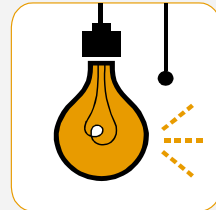
### Luncheon Sponsor Benefits

- 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](http://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, contact David Bowers, 425-577-9155 or email davidbcfm@gmail.com



### Monthly Luncheon Sponsors

**January 2014**  
TECC Painting

**February 2014**  
The Davey Tree Expert Company

**March 2014**  
BOMA/IFMA/IREM Luncheon

**April 2014**  
TECC Painting

**May 2014**  
FBG Service Corporation

**June 2014**  
Available

**July 2014**  
The Davey Tree Expert Co.

**August 2014**  
Available

**September 2014**  
Timberline Landscaping

**October 2014**  
Tolin Mechanical

**November 2014**  
Available

**December 2014**  
MasterKlean Janitorial

# COFAX AWARDS



**The Annual COFAX Awards event was held on April 12th. The categories and winners are:**

## ***Facilities Emergency Response – The City of Loveland, Devin Davis***

September 13, 2013 marked monumental, devastating flooding that took place all along the Front Range of Colorado. This disaster caused thousands of people to require immediate needs to sustain even the simplest necessities of life. This team put together a Disaster Assistance Center where affected families could come and start to put their lives back together again.

Within twenty four hours the Disaster Assistance Center was up and running, which was a colossal task considering the available site had been decommissioned for nearly a decade and the community was in a state of emergency with most major roads shut down. 40 critical agencies were key to helping put these communities back together. The Distribution Center has served 5,150 survivors and was assisted by more than 5,000 volunteers since September 13th. 500,000 pounds of food, clothing, and household items have been donated to the center.

## ***Adaptive Materials Used in the Design of an Existing Building – Visa USA, Brent Bean***

The key initiative of this project was to support adding an estimated 500 jobs to the community over a 5 year period in the Denver area. This project reused the existing furniture that was left behind when the company leased a new office. The resulting savings became a major component in making this project happen.

There was a savings of \$2 million in furniture cost and an overall project cost savings of \$3 million by implementing the reuse of existing structures and with minor modification updating the facility and the furniture. Another benefit to the environment was that this furniture did not

end up in the landfill or recycle center. The outcome of this project was opening the space and providing more natural light as well as standardizing the size and shape of the cubicles. The new space plan provided a walk way along the windows, allowing all employees to have views of the mountains and downtown Denver. The workspace became an open environment with views and natural lighting which enhanced the employee's experience and provided a collaborative, inviting work environment.

## ***Adaptive Reuse of a Building or Space – The Breakaway Group, Lori McMillan and Gensler Architecture***

Having outgrown their existing space, this project built-out a new space adjacent to their existing space. The project also provided an opportunity to design the workplace to more accurately reflect the company culture and brand. Despite a challenging “saw-tooth” shaped floor plan, the design team took advantage of the unique building feature to create a neighborhood strategy for specific departments.

The building and neighborhood strategy also became a method of branding. Different color schemes were used for each neighborhood to create recognizable zones reflecting the unity and diversity within the company. The design team assisted a software company that helps healthcare professionals adopt new software applications to showcase their promise, their employees, and their service to healthcare.

## ***Leading Edge Elements – USAA, Roger Lage***

This project optimized the operation of existing chiller, pump, and VFD fan systems using advanced technology allowing the building control systems to make real time adjustments for heating and cooling. This system stresses that this optimization will not sacrifice employee comfort to obtain energy savings. The project team consisting of engineers, contractors, and maintenance technicians designed and implemented the complex control operating strategies to meet the project goals in an occupied building. The payback period was slightly over a two year period.

The projected annual energy reduction is 1,134,671 kWh, with a projected annual dollar savings of \$57,596.22. The optimized operating conditions will also lengthen the service life of the equipment.

### **Great Building Solution – Wildwood Casino, Audrea Brickell and Tolin Mechanical Systems**

This owner wagered that an upgrade to their mechanical system would eliminate visitor complaints and improve guest satisfaction. A team performed a detailed investigation of the HVAC system which took several months. They identified flaws in the air-handling system control sequence and prescribed a refined corrective scope to not only make major improvements in occupant comfort, but also greatly reduce utility consumption. An energy model indicated an exceptionally high return on investment. After the one year performance tracking period, the utility data has proven a 38% reduction in natural gas consumption at the meter in addition to the estimated electric savings.

In total, a \$71,300 reduction in utilities during the first year of implementation recovered the project cost in less than 9 months.

### **Sustainability Improvement/Environmental Impact – Aquest Holdings, Gary Brazill and PCD Engineering**

This success story involves the retro-commissioning of a federal laboratory facility to address excessive energy use and a lack of accurate building temperature control. A study created a retro-commissioning plan, identified opportunities, designed and implemented these opportunities, and verified the results achieved. Total verified energy savings were 636,000 kWh, 47 average peak summer kW

demand, 67.2 average peak winter kW demand.

Project simple payback yielded 1.0 years. Annual energy savings was \$34,400 with an implementation cost of \$37,000.

### **Sustainability Improvement/Environmental Impact – Wildwood Casino, Audrea Brickell and Tolin Mechanical Systems**

This owner wagered that an upgrade to their mechanical system would eliminate visitor complaints and improve guest satisfaction. A team performed a detailed investigation of the HVAC system which took several months. They identified flaws in the air-handling system control sequence and prescribed a refined corrective scope to not only make major improvements in occupant comfort, but also greatly reduce utility consumption. An energy model indicated an exceptionally high return on investment. After the one year performance tracking period, the utility data has proven a 38% reduction in natural gas consumption at the meter in addition to the estimated electric savings.

In total, a \$71,300 reduction in utilities during the first year of implementation recovered the project cost in less than 9 months.

### **Exceptional New Building – Trimble Navigation Ltd., Westminster, CO Campus, Kim Davidson.**

Project partners include JE Dunn Construction, OZ Architecture, BCER Engineering, Martin & Martin Consulting, Kumar & Associates, Structural Consultants, Inc.

This 125,000 square foot LEED Gold certified building was completed in May 2013. The building occupants provide advanced, location-based solutions that integrate GPS, laser, optical and inertial technologies with application software and wireless communications. The project team integrated 28 of the owner's separate technologies throughout the project for a real-world product demonstration with documented results. In the end, the project was completed 7½ weeks ahead of schedule and 1.35% under budget utilizing these technologies. The contemporary structure blends comfortably with its surroundings and provides a modern and attractive working environment that inspires

employee productivity, innovation, collaboration, teamwork and transparency.

**Exceptional New Building – The City of Loveland Housing Authority – Mirasol Senior Apartments, Bill Rumley**

This new apartment building hosts sixty units financed through low income tax credits, state and federal grants, and long term mortgage partners. This new building contains almost \$1,000,000 in new energy saving technologies! Some of these include;

- Geo-thermal heat exchange (both heating and cooling system) and heat recovery with enthalpy wheel
- Hot water solar panels with supplemental tankless hot water systems.
- Energy Star rated appliances and light fixtures.
- Solar tuned windows

Each unit is also tastefully designed to enhance quality of life for the low to median income residents.