

KC IFMA fosters a culture for the open exchange of wisdom, knowledge and experience, within the FM profession.



## President's Podium

*Good Help is Hard to Find*

"Good Help is Hard to Find." I am a person who unequivocally agrees with that statement. It probably has something to do with the type of jobs that I am filling. More frequently than I would like, I find myself having to interview for custodial openings. I have come to believe that all high schools should have a mandatory class in job interviewing skills. I do not recall reading anywhere that Adidas jogging suits were on the "what to wear for your job interview" list. I can only think he was applying for the basketball coaching job at UMKC next door after meeting with me. Don't get me wrong, I am not looking for suits and ties. I just thought a pair of pants with a zipper might have been more appropriate.

About five years ago, I became acquainted with an organization now called Truman Employment Service. I have employed several of their clients over the years. One of the job classifications that we have is for a person to police trash in the yard, water flowers, clean maintenance areas and equipment rooms, sweep sidewalks, raise and lower the flag, and take care of the odd jobs. This particular job may not require the most skilled applicant, but it is still a vital and important function to our company. Truman, which was formally known as Network Vocational Rehabilitation Services, helps train, give guidance and seek employment for clients that have been referred into the Behavioral Health Network program. I currently employ one of Truman's clients and wish I could find five more just like him. I have yet to find something that this man cannot take care of. Three weeks ago, I needed to change some exterior signage that had vinyl lettering on it. It turns out that our guy used to paint cars and do pin striping on them. He removed the old verbiage, cleaned the signs and applied the new lettering like a pro. All of this saved me time and money of contacting a sign company.

Truman Employment Service is always looking for area employers to place their clients. Their clients all come with varied background and job skills. These people have been everything from CPAs, secretaries, mechanics, you name it. After you contact Truman and tell them of your job need, they go into action to see if they have anyone who has completed their program who matches your needs. You can then set up an appointment and interview the person or persons that are seeking employment. If you feel that they meet your criteria, you can then hire them or work out a trial job period. Truman provides, as a free service to you, a trainer known as a job coach. The job coach learns the requirements for this employee, and provides job coach assistance for the person. The coach will remain doing this function until both you and the client feel that they know what is

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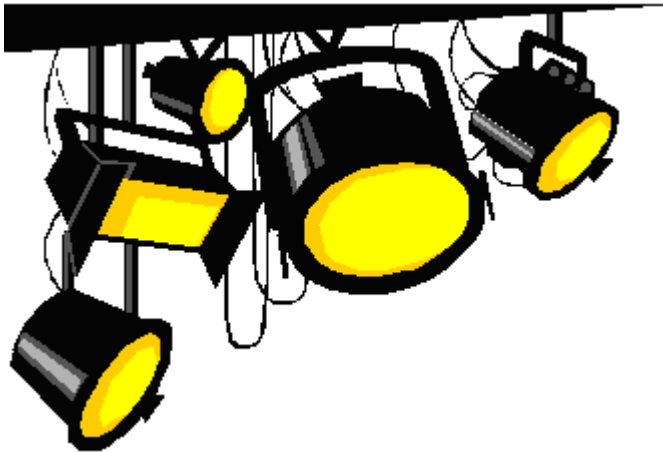
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expected and how to do it. Companies using the Truman clients also qualify for tax credits.

Donna Koontz, President  
Kansas City IFMA Chapter



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## FOCUS FEATURE

### **Church of the Resurrection**

By Dick Cooper

A mission statement that defines the church as the Salt of the Earth and the Light on the Hill creates a conceptual foundation for the diverse and rapidly growing Church of the Resurrection in Leawood, KS.

The expansion project features a 3,000-seat sanctuary, 50 Sunday school/discipleship classrooms and a 21,000 square foot narthex. Although COR is not pursuing LEED certification, the design incorporates many LEED features. Religious organizations do not have big budgets for maintenance and want to spend their money on mission and ministry related activities. Therefore, much of COR's decision-making was around the concept of little to no maintenance and high efficiency operations. The building design encompasses several sustainable details to utilize existing site conditions, maximize efficiency, and reuse materials to create a new building of worship.

The site contains over 1,500 parking spaces, which would lend one to believe in a vast concrete plane of parking. However "curb-less" parking lots diminish a parking field mentality. The use of landforms, such as berms and landscaping, break up the parking field appearance.

Our landscaping strategy was to use prairie grasses that provide chemical and maintenance-free vegetation and to incorporate the "prairie" back into Johnson County.

The energy of both electrical and mechanical systems that a large-scale facility potentially consumes becomes somewhat incredulous. Therefore, the architects' design incorporates a variety of energy saving technology to allow a monumental structure to retain a sustainable quality. The large

sanctuary is illuminated primarily by compact fluorescent lamps, which can be dimmed by turning off increments of 2 lamps at a time. The double duct variable air volume also utilizes energy efficient technology with a system that cools the building with collected evening air and heats the building with reused heated air collected throughout the building. Lastly, a large water chiller provides centrally chilled water to the building, thus supplying additional cool air via the pipe systems above the floor. Additionally, the HVAC system incorporates a flat plate heat exchanger that allows for "free" cooling in the fall, winter and spring.

COR is open seven days a week from 7 a.m. until 11:30 pm. An efficient mechanical and electrical operation was a major requirement. The HVAC systems are controlled by a sophisticated web-based building automation system that interfaces with an energy management system. Recyclable and environmentally-friendly materials make up a significant portion of the building and, thus, adding to an evident sustainable quality. Recyclable, remanufactured sheet rock creates interior walls of the narthex, sanctuary and education wing. In addition, a roof system incorporates a rubber roof lining with insulation sheets, which raise the roof r-values. An elevated r-value will allow for more insulation throughout the building and, thus, less heat and cold gain in such a temperate climate. The skin of the building is 100% eight-inch thick pre-cast concrete with little or no maintenance required. All window walls feature low "E" glass to reduce solar gain.

Sustainable qualities that lie as definitive elements in a new large-scale religious facility begin to reflect the idea that the building and the congregation become "salt of the earth"- where site utilization, energy efficiency and recyclable and sustainable materials work together to create a place of worship that respects nature within a rapidly growing commercial environment.

COR's ministries also incorporate recycling and repurposing of food, clothing and other materials. In 2002, COR gleaned over 25 tons of food to be redistributed to a variety of soup kitchens. They collected thousands of garments to be given to a variety of agencies. COR collects nearly 1,000 pounds of paper each month for recycling. During blood drives, COR collects over 1,000 pints of blood for the community blood bank.

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# Good News!



**Congratulations to the Chapter's newest CFM, Kelly Kreisel Hays. Kelly also deserves second congratulations on her recent marriage.**

**Congratulations to Teena Shouse who has been asked to run for Second Vice Chair of IFMA's International Board of Directors. If elected, Teena will work her way up to Chairman in 2005. In support of Teena, please don't forget to vote.**

**Congratulations to Mark Stubbolo at Christ Community Church for being quoted in an article in the Kansas City Star on Saturday, July 13 about his facility's \$3.8 million construction project. The article commented that modular buildings that house church offices block the 30,000 square-foot worship center from view. The temporary buildings will be removed as part of the renovation that will include new church offices. Mark has been gracious in hosting chapter meetings in the past, and we look forward to viewing his renovated facility after completion. If you have any Good News to pass along, please email Becky Beilharz, Newsletter Editor, at [blbeilharz@aol.com](mailto:blbeilharz@aol.com)**

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## **AUGUST MEETING PREVIEW**

### ***"Introduction to Building for Sustainability"***

By Jackie Coleman  
Program Committee



**Location:** Missouri Gas Energy

3420 Broadway  
Kansas City, MO 64111  
First Floor Conference Room (West Side of  
Building)

**Date:** August 19, 2003  
**Time:** 11:30 a.m. - 1:00 p.m.  
**Cost:** \$15 for members and \$20 for non-members

**Please park in lot behind the building at 34th St. and Washington.  
Come through the West side doors and check with Security.**

**Non-members:** Please make reservations on the hotline at: 913-966-6000

**Presenters:** Brad Nies and Laura Lesniewski

The presentation will be an overview of the US Green Buildings Council's LEED™ Green Buildings Rating System and the five primary categories of LEED™:

- Sustainable Sites;
- Water Efficiency;
- Energy and Atmosphere;
- Materials and Resources; and
- Indoor Environmental Quality.

Laura Lesniewski will present the information. Laura was the project manager for the David and Lucile Packard Foundation Headquarters in Los Altos, California. This project produced the Award-winning Packard Foundation Sustainability Report and Matrix. This tool helps professionals in the design and building industry to make informed sustainable choices.

Brad Nies will also be part of the presentation. Brad was part of the BNIM team for the Montana State University EPICenter Pilot Project, and the Overland Park Chamber of Commerce. He is currently completing the Cedar Creek 2 project, a 60,000 sq. ft., \$4.5 million office building for Cedar Creek Properties. As both the project designer and project architect for the project, currently under construction, he incorporated sustainable features such as operable windows and sun shading strategies into the design.

The information and terminology that will be presented will help you better understand the LEED certification process and give you the vocabulary to be better prepared for the daylong work sessions on Sustainable Design and the World Workplace seminars that will be presented.

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# IFMA

Kansas City Chapter

## MEMBERSHIP DRIVE

APRIL - AUGUST 2003

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bring Professional Members into our Chapter

The *reward* . . .

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**New Members or sponsors** must fill out an application or apply online @ [www.ifma.org](http://www.ifma.org), click on "Membership" and then click on "Join IFMA". After completing the application, e-mail me at [jim@imageflooring.com](mailto:jim@imageflooring.com) with the name of their sponsor.

**Questions - call Jim at 816-421-9990**

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## JULY PROGRAM REVIEW



### TECHNOLOGY WILL BE EVERYONE'S RESPONSIBILITY

By Jim Cook, CFM

Ron Bendian, our July guest speaker, gave us a glimpse into how technology will become more integrated into our lives as Facility Managers - as a ninth competency on the CFM exam; as new major sections on architectural plans and as a force in making buildings and people more productive! Ron, a professional Technology Project Manager, has acquired a somewhat unique blend of knowledge and skills that encompass a wide variety of technology and facilities disciplines. He has handled eight major building projects over the last eight years, including Sprint, Hoechst Marion Roussel (now Aventis), Utilicorp United (now Aquila), Universal Underwriters Group, American Academy of Family Physicians, TranSystems Corporation, Butler Manufacturing Company, and US Central Credit Union. Included in these projects was the design and relocation of building technologies including:

- Data Center Design
- Voice and Data Systems
- Audio-Visual
- Security, Life Safety, and Paging Systems

#### CFM Ninth Competency

Ron got our attention early by noting that the CFM Certification examination is being changed this Fall to include a Ninth Competency - Technology. It will include two major areas:

**Technology in the Facility** - CAD, CAFM, Project Management, Asset Management and Cost Analysis.

**Technology in the Organization** - Cabling, Networking, Workstations, Wireless, Multi-Media Rooms and Teleconferencing Centers.

The obvious challenge is how do we, as Facility Managers and candidates for CFM, get ready. Ron's suggestions were to not be a victim of technology - embrace it by forging a good relationship with your IT department, attending technical seminars and reading technology related magazines.

### Architecture Plans to Include Technology

CSI, the Construction Specifications Institute, which defines standards and is responsible for the Master Format of Architectural Plans, is preparing to change the format of Architectural Plans. It is the biggest change in forty years and, as currently drafted, would add a Facilities Services Construction Grouping. This grouping would include sections for Fire Suppression, Communications, Electronic Safety and Security, and Integrated Automation. The Communications Section, for example, would include sub-sections for:

- Communications Cable Plant
- Data Systems
- Voice Systems
- Communication Services
- Integrated Audio/Video Systems
- Distributed Communications Systems



*Speaker, Ron Bendian*

The advantages of this change are that technology design will be considered upfront, resulting in fewer change orders and delays.

### Making Building and People More Productive

Ron stressed that to affect the productivity of buildings and people, it is important to involve technology early in the planning process of a project. New technology requires new processes and responsibilities. His example was that the person now responsible for supplying flip charts and markers (current A/V equipment) is probably not the person to handle high-tech A/V equipment. Recognize the requirements early and plan appropriately.

Other ingredients for achieving productive results include using the knowledge and skills of your contractors and allowing them to share in your success. You should also "learn some Japanese." By this, he means becoming familiar with at least some of the acronyms, and learning about the latest technology. He also advised being organized about tracking change orders to avoid the "surprise" at the end of the job. And finally, he stressed making sure the job is finished by stating clearly the expectations of the contractors and holding back money until all the details are completed.





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## Upcoming Meetings of Interest to FMs

- August 5-7 - Kansas Homeland Security Conference, Kansas City, KS. Focus areas are bio and agro terrorism, cyber terrorism and knowledge sharing. Questions call Col. (Ret.) Bob Ulin, 913-651-2332, email [bob.ulink@ks-homelandsecurity.com](mailto:bob.ulink@ks-homelandsecurity.com).
- September - Building for Sustainability. One-day workshop providing in-depth look at the U.S. Green Building Council's LEED Green Building Rating System. KC IFMA will provide more information as available.
- Fall 2003 - KC IFMA will bring the CFM Review Course to Kansas City. Watch for more information
- October 19-22 - IFMA World Workplace, Dallas, TX. For information and registration, go to [www.ifma.org](http://www.ifma.org).
- November 4-5 - Finance and Accounting Basics for Non-Bean Counters. Sponsored by KC IFMA. Focus on awareness and understanding of the universal language of finance and accounting (NUMBERS) in business. KC IFMA will provide more information as available.
- April 27-29, 2004 - KC IFMA sponsors The Real Estate Game. A national IFMA course being brought to Kansas City for FM professionals wanting to learn more about this very complicated competency area. More information will be forthcoming as available.



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## CFM'S KNOW - DO YOU?

*Here's the CFM question for the month, and the matching answer can be found later in this newsletter.*

**An emergency/biochemical notification sign must be posted by the responsible researcher on:**

- A. Interior walls of each laboratory.
- B. Near the site where most common spills occur.
- C. On the exterior side of each laboratory.
- D. On cabinet doors where corrosive chemicals are kept.

*Answer can be found after the "Quick Pix"*

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## Quick Pix



*Jim Wilkinson and Scott Reeder at our check-in table. Thanks for all your hard work, guys!*



*Meet our newest Chapter member, Tom Weathers.*

*Members enjoy a time of networking before the presentation.*





*Answer to this month's CFM question:*  
C. On the exterior side of each laboratory.

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