

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



President's Podium

Oil Well Fire

Alan Bram wrote an article that was published in our December newsletter on Cryptosporidium. In that article, he made a statement that I would like to repeat. "Facility Managers have anything and everything thrown at them and are expected to be experts on everything." It is not probable that we will be an expert in all of the areas with which we get hit. Here is one of my such stories.

My company owns 78 acres of land in a rural setting in Grandview. On this land sits 10 oil wells and two oil storage tanks. My company is not in the oil business, and we had sold the tanks and oil wells to a western Kansas oil company several years back. We maintain a way for the oil company to access and collect the oil from our land. In 1994, I received one of those 3:00 a.m. phone calls. All facility managers know those calls. Those are the calls that mean your day is going to start really early and it won't be good news. It was storming terribly in those early hours when the Grandview fire department called to tell me that lightning had struck one of the oil holding tanks. I would classify a lot of fires as big, but let me tell you an oil fire is a "big fire". I bailed out of bed and rushed across town to stand in the elements and stare at a huge inferno that was not diminishing despite the skies deluge. The tank had ruptured open by the time I arrived on the scene and the contents were like flowing lava.

Oil well fire fighting is not my area of expertise and, as it turned out, neither was it for the Grandview fire departments. Some ideas were thrown around and a call was placed to a fellow fire department in Texas. The fire was eventually extinguished by suffocating it with dry chemicals. In the end, 95% of the spilt oil remained contained within the secondary confinement berm. What little oil had escaped seemed to have mainly pooled on the gravel road that went directly in front of the tanks. I had already started the process hours earlier by contacting the oil company and had their crew waiting. The oil tank owner had the final cleanup completed within two days.

I'm sure most facility managers have their own story of "out-of-the-norm" events. Those are the ones that keep life interesting and challenging. It all goes back to what Alan so eloquently stated: Facility managers are "process-oriented", that is - present us with a situation and we will devise a way to deal with it."

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Donna Koontz, President
Kansas City IFMA Chapter



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FOCUS FEATURE

IFMA's Sustainability Study

Summary

The facility managers in this study consider projects to be sustainable if they:

- Have a lower total environmental impact
- Have fewer harmful emissions
- Use a minimal level of energy to operate
- Contain products that are easily recycled
- Use products manufactured in an environmentally friendly way
- Have products made from recycled products

This study was conducted by IFMA with support from DuPont Commercial Flooring.

1. Does your facility have a program in place for:

88% Recycling solid waste
49% Re-using materials
36% Reducing the production of solid waste
12% Recycling water

2. Listed below are some common ways to make a facility greener. Of those listed, which ones are currently in place at your facility, and which do you plan to implement in the next two years?

<i>Green Practices</i>	<i>Now in place</i>	<i>Plan to do</i>	<i>No plan at this time</i>
Use of natural daylight	78%	6%	16%
Lighting fixture retrofits (other than EPA directed)	67%	14%	19%
Purchasing recycled office products	67%	8%	25%
Light sensors	58%	14%	28%
Employee education program	51%	10%	39%
Participation in incentive programs offered by local utilities or state/provincial agencies	50%	14%	36%
Purchasing "earth friendly" products, systems or materials that produce as little pollution as possible in use and in production	48%	16%	36%
Water conservation	48%	12%	40%
Green plant program (to control indoor air pollution)	45%	6%	49%
High performance windows	44%	13%	43%
Product life cycle analysis	37%	14%	49%
Adding environmental criteria to vendor and product selection process	36%	22%	42%
Energy Star	33%	15%	52%
Green Lights Program (developed by the EPA)	26%	13%	61%

3. Which one of the following statements best describes your facility's attitude toward green building concepts? Often used as a synonym for "sustainable" building, a green building is defined by ASTM E 2114 as "a building that provides the specified building performance requirements while minimizing disturbance to and improving the functioning of local, regional and global ecosystems both during and after its construction and specified service life."

8% We are following a master plan to implement all feasible green concepts at our facility

61% We are implementing selected green building concepts, but without a master plan

15% We haven't implemented any green strategies, but will do so within the next two years

16% We haven't implemented any green strategies, and do not plan to do so

4. How important is each of the following reasons for greening your facility?

<i>Reason for greening facility</i>	<i>Very important</i>	<i>Somewhat important</i>	<i>Not important</i>

Improved employee health and productivity	76%	22%	2%
Cost savings	72%	24%	4%
Environmental responsibility	65%	33%	2%
Reduced liability	51%	38%	11%
Life cycle cost strategy	41%	48%	11%
Public opinion	32%	53%	15%
Government mandate	32%	43%	25%
Corporate mandate	28%	38%	34%

5. How familiar are you with the following terms:

<i>Terms</i>	<i>Very familiar</i>	<i>Somewhat familiar</i>	<i>Heard of it in name only</i>	<i>Never heard of it</i>
Green Design	29%	56%	13%	2%
Environmentally Preferable Purchasing	19%	47%	20%	13%
Leadership in Energy & Environmental Design rating system (LEED)	16%	31%	25%	28%

6. Please provide your level of agreement with these statements about projects that are sustainable/green. Would you say that a project is sustainable/green if it:

<i>Statements regarding sustainability</i>	<i>Top 2 box Strongly Agree + Agree</i>	<i>Strongly Agree</i>	<i>Agree</i>	<i>Neither Agree or Disagree</i>	<i>Disagree</i>	<i>Strongly Disagree</i>	<i>No Opinion/ Not Applicable</i>
Has a lower total environmental impact	96%	44%	52%	4%	0%	0%	0%
Has fewer harmful emissions	95%	42%	53%	5%	0%	0%	0%
Uses a minimal level of energy to operate	95%	48%	47%	5%	0%	0%	0%
Contains products that are easy to recycle	94%	30%	64%	3%	2%	0%	1%
Uses products manufactured in an environmentally favorable manner	94%	39%	55%	4%	1%	0%	1%

Has products made from recycled products	93%	43%	50%	6%	1%	0%	0%
Uses environmentally preferable purchasing - that is, EPP	65%	34%	31%	23%	0%	0%	0%
Meets LEED specifications	57%	11%	46%	28%	11%	2%	2%
Contains products that are durable	74%	24%	50%	20%	1%	0%	5%
Has products that do not go out of style prematurely	49%	8%	41%	30%	15%	3%	3%
Is easy to maintain and keep clean	44%	10%	34%	34%	17%	3%	3%

7. Do you believe in the future that sustainability will become an important issue for the facility management profession?

95% Yes
5% No

8. How long have you been practicing facility management?

3% 0-5 years
17% 6-10 years
24% 11-15 years
56% 15+ years

Methodology

This study was conducted using a Web-based survey. A total of 3,405 U.S. and Canadian members were randomly selected from IFMA's database. These individuals were contacted by e-mail in the late afternoon on Tuesday, September 17. They were invited to take a short survey on environmental issues. The survey was removed from the Web Monday, September 23 at the end of the day. At cut-off, 357 people had responded to the survey, which garnered a 11.13% response rate.

The margin of error at the 95% confidence interval for these questions is between + 4 and + 5 percentage points. This means that for a given statistic, the chances are 95 in 100 that a survey result does not vary, plus or minus, by more than 4% or 5% from the results that would have been obtained if a survey had been conducted with all persons in the universe represented by this sample.

Reprint of IFMA's Sustainability Survey

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March Program Preview

Tour of the Church of the Resurrection

By Dick Cooper
Program Committee

Our March 16th meeting will be a tour of the expanded Church of the Resurrection (COR) at 13720 Roe Avenue, Leawood, Kansas. The Methodist Church of the Resurrection is one of the fastest growing Methodist churches in the country. They are about to complete a \$30 million expansion that includes a 3,000 seat sanctuary and 50 new Sunday School and discipleship classrooms. Opening services will be held April 3 and 4.

We will begin with lunch in the narthex at 11:30 a.m. A short presentation and business meeting will begin at 12:00 noon followed by the tour. Free parking is available.

You do not need your hardhats, but don't touch the walls as there may be wet paint.

We hope you can join us to learn about this exciting project.

Please RSVP by Friday, March 12 by responding to the Evite or by calling our phone line at 913-906-6000, ext. 1144.



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Building the Future: A Second Look

**Wednesday, March 31,
2004**

11:45 a.m. - 1:30 p.m.

Audio & Web Presentation

Cost: **Free**

To Be Held at AVI Systems, Inc.
8052 Flint (3 blocks east of 81st and
Quivira)
Lenexa, KS

Speaker:

Keith Ornodoff

Future Impact Education

This is a brown bag lunch session. You bring your own lunch and the Kansas City Chapter of IFMA will provide the seminar free of charge. But we do need you to RSVP for space purposes. Please RSVP to Matt Knopke at matt@bmckc.com at least 48 hours prior to the session. You are welcome to bring associates with you, as long as space is available, and we have their RSVP. Please plan to arrive by 11:45!

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Good News!

Let's recognize our newest chapter CFM:



David W. McKown, CFM

Congratulations, David!!!

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Chapter News

Common Courtesies Requested, Please . . .

At the last couple of monthly Chapter Meetings, we have had the wonderful problem where more people attended than had actually RSVP'd. I say "wonderful" because we are glad to have the extra attendees at the meetings. I say "problem" because we were not prepared for them and some people that did RSVP, did not get lunch. We give you two options to RSVP, by Evite or by our Reservation Line at 913-906-6000, ext. 1144. It only takes a couple of minutes and helps so much. Please help us solve this problem and be considerate of your fellow KCIFMA members. Thank you!



Alan Bram and crew at JCC scramble to set up another table for extra guests

"Looking for a Few Good Men" . . . Okay, Anybody?

Ever thought about volunteering your time to serve on a committee . . .? IFMA's got lots of 'em.

Ok . . . don't have time . . .?

Well, how about just volunteering your place of business to host a meeting? IFMA provides the lunch and plans the entire meeting. We just need 'you' to be our contact. So little time, but what a huge contribution you would be making to your organization.

The program committee diligently works to provide interesting meeting topics and tours for our IFMA members. We are finding it more difficult to provide locations to hold meetings which are convenient to "all" members.

If you have a facility that can provide the following, we want to talk to you.

1. Capacity of 65 - 80 people
2. Available parking
3. Allow for catering or have food service
4. Space available 11:00 a.m. to 1:30 p.m.

Please contact any of the following members of your program committee. Thank you.

Teresa Reicherter (816) 395-3574
Jackie Coleman (913) 227-7763
Alan Bram (913) 327-8201

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Don't Be PESTered

What: A program about bugs, critters and things
(Lunch included)
When: Tuesday, April 20, 11:30 a.m.
Where: Sylvester Powell Community Center
6200 Martway
Who: Tom Brungardt, Critter Control of Kansas City
Dan Moran, Presto-X
Fee: IFMA Members \$15.00
Non-Member \$20.00
How to: Watch for registration info in April newsletter



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International News

IFMA and Association for Facilities Engineering (AFE) have agreed to offer their members the opportunity of dual membership in both associations at a discounted rate. Existing full members of either organization will be able to add the second membership at \$50 off the regular fee. The AFE membership includes all benefits of membership including chapter membership. IFMA's discount is deducted from base membership dues, with the option of adding chapter and/or

council membership. For more information, visit www.ifma.org

Councils Update

Did you know there is a FM Consultants Council that supports new and existing FM consultants as they build a career around their workplace expertise? The council member's particular businesses could be a valuable resource to other council and chapter members. One of the tools that the FM Consultants Council has recently developed is a Resource Directory for their website. The directory allows other members to locate consultants for partnering, networking or subcontracting. To learn more about this council, please visit their website at ifmafmc.org.

In recent weeks, IFMA has received many requests from members to re-establish the Manufacturing Council. This council would create a platform for members to discuss manufacturing facility issues, enabling its members to share information relative to metrics and measures, data collection techniques and practical approaches to various situations that exist within a manufacturing facility. If you want to learn more about this council, please contact Leslie Scantlebury, IFMA's Council Resource Manager at leslie.scantlebury@ifma.org or 713-623-4362 x 142.

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February Program Review

The Healthy Office

By Teresa Reichert
Program Chair

For our February IFMA program, John Emert presented an overview of "The Healthy Office". John had a great deal of information that he condensed from a four-hour presentation into one hour. He reviewed the latest standards and guidelines for office workers in regards to Indoor Air Quality, Indoor Lighting and Ergonomics.

Over the years, there have been attempts to develop legislature and guidelines regarding indoor air quality, lighting and ergonomics. OSHA has been a good organization to go to for the latest guidelines in regards to these areas. For additional research, go to OSHA's website at www.OSHA.gov.



John Emert, guest speaker

Today, there are more organizations out there that can assist us in understanding indoor air quality. The American Society of Heating, Refrigerating, and Air-Conditioning Engineers, Inc., ASHRAE, is an organization that has set guidelines regarding indoor air quality. There are many things to consider when you examine the quality of air in your facility. Air quality is today's number one complaint

most facility professionals face. The quality is affected by the number of air exchanges in the HVAC in a day, humidity levels, and pollutants. For additional information, visit their website at www.ASHRAE.org.

Lighting in the office place is another area of concern when providing the proper environment for people to work in. Twenty to 50-foot candles is the proper light level for work areas of an office. It isn't unusual today to find offices over lit at levels beyond 80



Kelly Hayes and Linda Atha take notes

foot candles. As a person ages and their eyesight begins to diminish, foot candles above 50 may be necessary. Research is finding that indirect lighting is the lighting of choice versus direct lighting that comes from the standard 2x2 or 2x4 fluorescent down lights, even with the parabolic louvers. A good source of information regarding lighting is the Illuminating Engineering society of North America, which can be found at www.IESNA.org.

There has been a great deal of research done regarding the proper ergonomics for today's office workers. A closer look is being taken at the size of the user in determining the proper setup. The UTFF, ultimate test for fit, helps in getting the right fitting chair and surface height for users. There are a number of organizations in existence that assist us in determining the proper ergonomic setups, and guidelines. Two are the American National Standard Institute, ANSI and the Business and Institutional Furniture Manufacturers Association, BIFMA. Websites can be located at www.ANSI.org and www.BIFMA.com.

Cornell University has been doing studies on lighting and ergonomics for many years. They would be another resource to reference, and their website can be found at <http://ergo.human.cornell.edu>.

There is so much information out there; we just need to do the research. We know we can't take every recommendation and implement it into our facilities, but we must start. What it comes down to is this: Office environments that practice and embrace current guidelines have proven to be more productive and energized than those offices that do not meet current guidelines. Today, the most important thing is for our companies to put "good faith" practices in our facilities. With this, you and your facility will be headed in the right direction towards improving your indoor office environments.



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**Kansas City Chapter
INTERNATIONAL FACILITY MANAGEMENT ASSOCIATION CALENDAR
(All dates and times are subject to change)**

DATE SPONSOR	PROGRAM	LOCATION	TIME
Mar. 16 KC-IFMA	Four Church of the Resurrection	Church of the Resurrection 13720 Roe Ave. Leawood, KS 66224	11:30 am - 1:00 pm
Mar. 18-20 IFMA	IFMA Management Summit www.ifma.org/management_summit	New Orleans, LA	
Mar. 31 KC-IFMA	Building the Future-A Second Look Audio Seminar - No fee	AVI Systems 8052 Flint, Lenexa, KS 66214	12:00 pm
Apr. 14 ASHRAE	Homeland Security for Buildings Contact John Frank 770 569-7082 John.frank@gegapservices.com	Free satellite broadcast	12:00 pm - 2:30 pm
Apr. 20 KC-IFMA	Don't PESTer Us	Sylvester Powell Community Center 6200 Martway, Mission, KS 66202	11:30 am - 1:00 pm
Apr. 22 KC-IFMA	Averting the Maintenance Crisis Audio Seminar-No Fee	AVI Systems 8052 Flint, Lenexa, KS 66214	12:00 pm
Apr. 27-29 KC-IFMA	The Real Estate Game*	Rockhurst South 310 West 106th St., Kansas City, MO 64114	8:30 am - 4:30 pm Each day
May 18 KC-IFMA	Kansas Speedway	Speedway 400 Speedway Blvd., Kansas City, KS	4:00 pm - 6:00 pm
May 20 KC-IFMA	The Changing Role of the Facilities Exec Audio Seminar - No Fee	AVI Systems 8052 Flint, Lenexa, KS 66214	12:00 pm - 1:30 pm
May 20 PEP	Continuity of Operations Workshop Contact Joyce Cheng joyce.cheng@usda.gov	GE/Employers Reinsurance Corporation 9201 State Line Rd.	8:00 am - 5:00 pm
June 3 KC-IFMA	Golf Outing	Painted Hills Golf Course 7101 Parallel Parkway	1:00 pm - 7:00 pm

		Kansas City, KS 66112	
June 22-23 KC-IFMA	CFM Review Class**	To be determined	8:30 am - 4:00 pm
July 20 KC-IFMA	Building Seminar	Christ Community Church 14200 Kenneth Rd., Shawnee Mission, KS 66224	8:00 am - 11:30 pm
July 20 KC-IFMA	So You want to Build a Building	Christ Community Church 14200 Kenneth Rd., Shawnee Mission, KS 66224	11:30 am - 1:00 pm
July 21 FM Global	Disaster Planning & Preparedness Wksp. Call 1 877 364-6726 (toll free)	Kansas City, MO	7:30 am - 4:30 pm
Aug. 17 KC-IFMA	TBD Save the Date		
Sept. 21 KC-IFMA	TBD Save the Date		
Oct. 17-19 IFMA	World Workplace	Salt Lake City, UT	
Oct. 19 KC-IFMA	TBD Save the Date		
Nov. 16 KC-IFMA	TBD Save the Date		
Dec. 21 KC-IFMA	Holiday Party	To be determined	Evening

Registration is required for all events. To register for any IFMA activity, watch for meeting announcements via e-mail, in the Facilitator and/or consult the Chapter Website www.kcifma.com.

The fee for regular monthly IFMA programs is \$15 for members and \$20 for non-members. Workshops and seminar fees vary somewhat as do programs offered by other professional organizations. Please consult the chapter newsletter and/or Website for details.

* IFMA Members \$300.00; Non-members \$350.00

** IFMA Members \$200.00

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CFM'S KNOW - DO YOU?

You must decide whether to store archived records on-site or at a remote site. What factor should be given first consideration?

- A. The security of the documents.
- B. The cost of storing documents off-site.

- C. How often the records are currently used.
- D. The type of documents being stored.

Answer can be found after the "Quick Pix"

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Quick Pix



KCIFMA members participate in an FM Edge seminar



Teresa Reicherter, Program Chair, begins each meeting with announcements

Members in attendance at the Chapter Meeting



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