



# EXCHANGE

Spring 2016

NEWSLETTER OF THE INTERNATIONAL FACILITY MANAGEMENT ASSOCIATION - MINNEAPOLIS / SAINT PAUL CHAPTER



## IFMA April Program

**Date:**

Wednesday, April 6, 2016

**Time:**

11:30 am – 1:00 pm

**Location:**

McNamara Alumni Center  
200 SE Oak Street  
Minneapolis, MN 55455

**Registration:**

[Click here](#) to login and register for the program.

**About the Program:**

T3 Building - Timber, Transit & Technology  
New Landscape of Work

Inspired by the North Loop's historic brick and timber buildings, the T3 office building is a combination of the charm, aesthetic and warmth of the older buildings, but with state-of-the-art amenities and technology.

Director Bob Pfefferle of Hines and their leasing broker Jones Lang Lasalle, along with Herman Miller and Intereum, will share with us how T3 is creating an environment that will become a place you want to go to work, versus a place you have to go to work.

It offers more than 12,000 square feet of ground floor retail space, and 10,000 square feet of amenity areas. Natural light, efficient floor plans and the added amenities empower meaningful recruitment and retention benefits for T3's occupants. Utilizing T3's open floorplans join us in understanding how an office landscape of work can be transformed into a more progressive workspace - saving an organization money, creating additional efficiencies and bringing an organization's strategy to life.

### upcoming events:



**April Chapter Meeting**  
April 6, 2016



**Mentor Breakfast**  
April 21, 2016



**Annual Golf Tournament**  
July 12, 2016

[Click here](#) for full calendar

[www.msp-ifma.org](http://www.msp-ifma.org)

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Bartlett Ad

# Mentorship Breakfast

**Date:**

Thursday, April 21, 2016

**Time:**

7:30 am: Registration with Light Breakfast  
 8:00 am – 9:00 am: Presentation with tour following

**Location:**

Donaldson Company  
 1400 West 94th Street  
 Bloomington, MN 55431

**About the Speaker:**

Steve Zeller has 34 years' experience leading Corporate Real Estate activities for major companies including Emerson Electric, American Express, and currently Director of Global Real Estate, Construction and Asset Management for Donaldson Company.

His responsibilities include leading the Real Estate, Construction, Property Management, and Insurance activities for Donaldson Company's 9 million square foot, 170 property portfolio, located in 44 countries. He has lead global real estate and construction projects in more than 32 countries.

Steve is also General Partner/Owner of Parley Lake Winery located in Waconia, Minnesota, specializing in award winning Northern Climate wines.

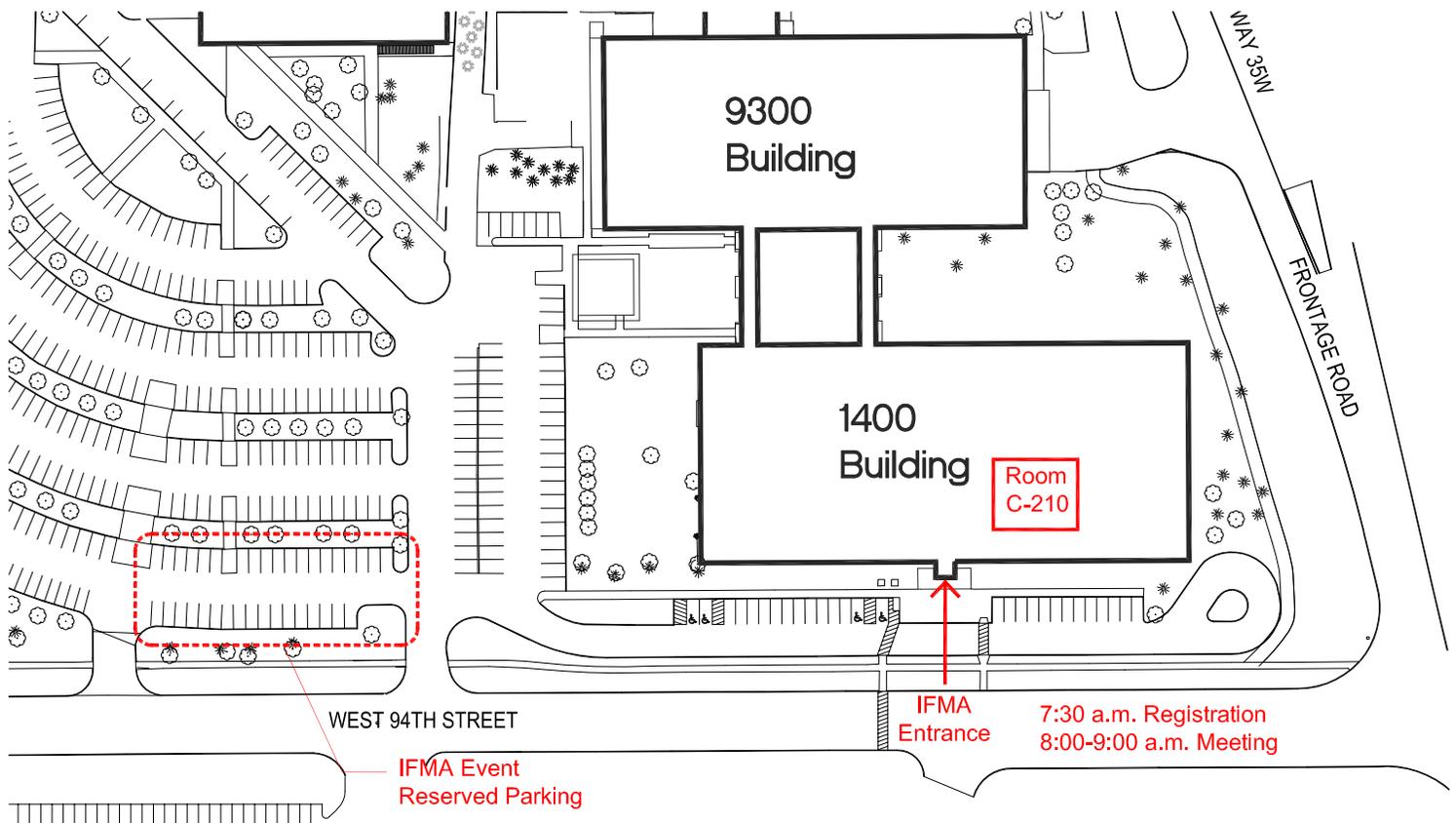
**Parking:** See map below.

**Cost:** \$12 Member, \$20 Non Member, Students may attend at no cost.

**Registration:** [Click here](#) to register. Deadline is Monday, April 18, 2016.

**PREREGISTRATION REQUIRED for Security.**

**NO walk-ins for this event. Be prepared to show ID.**





## President's Letter

**Learn, Connect, Advance and Recognize.** This is the strategic plan we've set for our Chapter this year. I believe that by focusing on these four platforms, we can grow the chapter, educate others and increase the sense of pride we all feel in doing this important work.

### **LEARN:**

In this fast-paced industry, we are all constantly learning but I want to call attention to a few educational opportunities IFMA is presenting. IFMA has three credential opportunities to help advance all of our members: FMP, CFM, SFP. Exploring any of these options are a great way to advance your knowledge of facility management and distinguish yourself in this industry. To educate young people, we have established a committee dedicated to reaching out to high school students and older who may consider careers as facility managers. We're constantly looking for more ways to mentor either young people or each other. If there's a topic you'd like to learn more about, please email me your suggestion.

### **CONNECT:**

I'm excited to report that members and media have a new way to connect with us via an improved website. Our public relations committee focused the website improvements to ensure members can easily register for programs and events via a secured registration portal. The committee also revamped the site to provide more industry-related information that is easily accessible at all times. The result is a dynamic, new online resource with increased content and up-to-date information. It's also a great vehicle to connect with other members and share stories or experiences.

### **ADVANCE:**

Efforts like the education programs and new website truly advance our profession. Our Chapter is working hard to provide a positive environment for facility managers to grow and professionally develop. In addition, opportunities exist to participate in chapter meetings, social events, local credentialing programs, awards and many more.

### **RECOGNIZE:**

Finally, I'd like to recognize all of our IFMA Award nominees. The projects represented are strong and smart and feature amazing people contributing to our industry! Continue the great work and continue to celebrate what you do! You deserve the recognition!

I also want to give a shout out to all our fantastic sponsors. A big thanks to all those who renewed their annual contributions. And a very special welcome, and thank you, to new sponsors. Your contributions help us do what we do (see all the above... the education programs, mentoring, website updates, etc).

Of course, we are always looking for more support (financial or volunteering your time and talents). If you want to get involved, please reach out. Shoot us an email or mention it to us at a meeting. We'll make sure we find the perfect place for you to share your motivation, drive and passion.

Thank you all. I enjoy working with each of you!



**Rhonda Rezac, FMP**



## Board Members

### **PRESIDENT**

Rhonda Rezac, FMP

### **VICE PRESIDENT**

Greg Wood, SFP, CFM

### **IMMEDIATE PAST PRESIDENT**

Greg Williams, CFM, SFP, FMP



## IFMA Announcements

**Students:** Don't forget to apply for the IFMA Foundation Scholarship and MSP IFMA's scholarship at the University of Minnesota! Questions? Contact Laura ([laura.magnuson@cushwakenm.com](mailto:laura.magnuson@cushwakenm.com)) or Chris ([chris.barrett@allianzlife.com](mailto:chris.barrett@allianzlife.com)).

**Are you hiring an intern this summer?**

Please send all internship opportunities to Laura Magnuson ([laura.magnuson@cushwakenm.com](mailto:laura.magnuson@cushwakenm.com)) and Chris Barrett ([chris.barrett@allianzlife.com](mailto:chris.barrett@allianzlife.com)) to be shared with the FM students at the University of Minnesota.

**The University of Minnesota's Facilities Management students will be presenting their Capstone Project on Tuesday, April 26.** If you are interested in attending – or interested in judging the presentation – please contact Laura Magnuson ([laura.magnuson@cushwakenm.com](mailto:laura.magnuson@cushwakenm.com)).

## January Deep Dive Recap

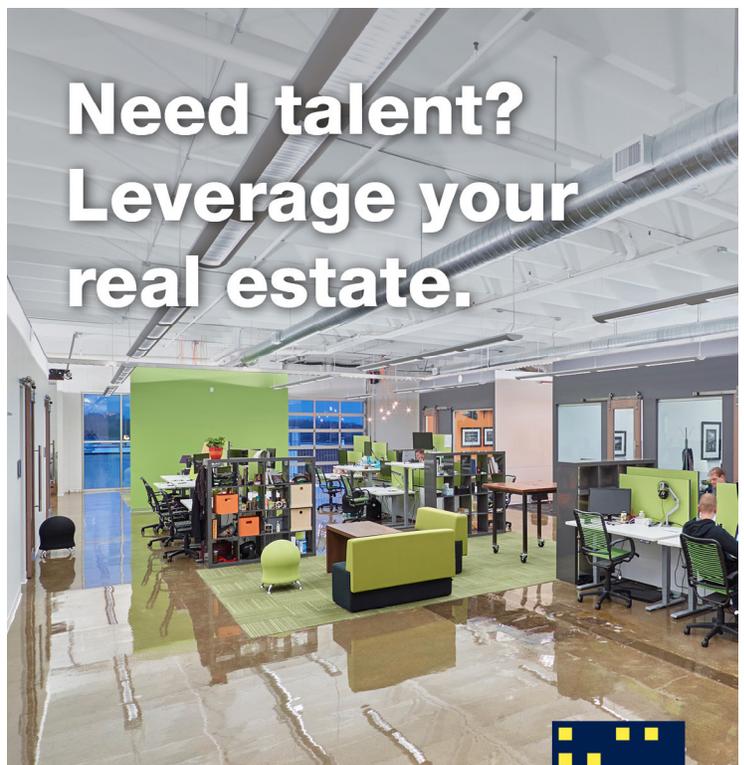
January's LinkedIn Deep Dive was another great success! 25 IFMA members attended to hear JoAnne Funch from Marketing Dish speak about "Understanding The Basics & Creating a Powerful Profile". JoAnne shared the benefits of LinkedIn and described the first impression created by profiles. She also provided many informative examples

of good and not so good profiles. The presentation was so well received that ten attendees requested we hold another session focusing on using your LinkedIn profile for networking/sales/marketing. As a result, we will be looking at adding another Deep Dive in the April/ May time frame. Watch for an upcoming announcement!



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## Annual Celebration Winners

Congratulation to the 2015 Annual Celebration Winners!



### **ADAPTIVE RE-USE:**

**HGA, CenterPoint Energy**

Accepting the award was Debra Barnes of HGA



### **LEADING EDGE:**

**National Marrow Donor Program/Be The Match**

Accepting the award was Kristine Fisher, Be The Match and Lisa Pool, Perkins + Will Pool



### **GREEN INITIATIVE:**

**HGA & Mia Blanchett – B.H. Whipple Federal Building**

Accepting the award was Debra Barnes of HGA



### **EXCEPTIONAL NEW BUILDING:**

**Lyn Berglund and Cardiovascular Systems, Inc.**

Accepting the award was Lyn Berglund, Mohagen & Hansen



### **LIFETIME DEDICATION:**

**Tom Tierney of Tierney Brothers**



### **FACILITY PRACTITIONER OF THE YEAR:**

**Bill Howden, CFM, Regions Hospital**



## Annual Celebration Photos



*Where in the world is your company growing?*



Los Angeles



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Toronto



San Francisco

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## March Chapter Meeting Recap

The March IFMA program was a general real estate overview for office and industrial space in the Twin Cities. What's hot, what's not, and where is the market headed? Jim Vos of CRESA was the panel moderator and chimed in during the presentation with some relevant facts about rising properties taxes and how the increasing values of commercial properties is causing big property tax hikes for space users. The amount of money chasing real estate investments is at all time highs and sale activity is expected to continue in 2016.

Ann Hansen of CRESA Partners provided an overview of the office markets. The activity is hot in Minneapolis and also in the 394 corridor. While the 394 market is very tight, there are a good quantity of space options in Minneapolis. Ann also noted that there were many good space options available in the southwest office market and suburban markets generally other than 394. As for new office construction, it has been limited by the cost to build new and higher rental rates. One new speculative project is the Mall of America office tower, which remains vacant. Ann also commented on how recent property sales have increased assessed values, which has led to some very large tax increases that will be paid by the tenants. Given

that, she advised all tenants and owner occupants to keep a close eye on their assessed values as we move forward so that they can protect their interests and budget accordingly.

Wayne Teig of ITRA Global – Minneapolis/St. Paul walked the audience through the industrial markets today. Wayne noted there has been a fair amount of new construction, especially for higher clear height distribution facilities. The new construction activity has occurred primarily in the northwest and southwest markets with about half being speculative development and the remainder has been build to suit construction for larger corporate space users like Amazon, Federal Express, Ruan Transportation, and Room & Board. Build to suits have been due to a lack of available modern space in the market. Teig also noted that the distribution and light industrial markets remain generally tight with single digit vacancy rates, while the flex / research and development product type has vacancy rates in the low to mid teens.

Nicole Nelson of the Minneapolis office of CRESA provided updates concerning cost increases for tenant improvements. While in the past, costs have increased due to increases in

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Milwaukee, WI 53225



## March Chapter Meeting Recap continued

raw materials, Nelson noted that labor costs are the primary drivers today. She described the upcoming union contracts that are expiring and advised that it would be wise to consider a project labor agreement to avoid any delays that could be caused by striking union members. Finally, Nelson noted that the labor shortage is increasing the delivery times for construction by several weeks. There is just too much work and not enough laborers to complete projects in the same time frames we have seen in past years.



## Budget for Tree Care to Save Big

Many commercial properties maintain no tree care budget. Unexpected costs quickly mount when an issue emerges and money must be scraped together to pay for last-minute treatments or an emergency removal. It's even worse when the issue results in damage to your building or on the property that could have been prevented.

### What's Your Goal?

Protecting a building from damage is a common safety-focused goal of many facility and grounds managers. Ensuring trees close to the structure grow with a stable form is critical. The first step in setting your tree care budget is to determine your objective.

Is safety on the property your goal? You'll want to ensure young trees grow with a strong, stable form and that mature trees with high-risk defects are treated quickly. Work can be prioritized based on location, tree type, size and level of risk so that expenditures can be effectively planned in the short and long-term.

Will the appearance of the landscape drive your decisions? Preventive care that ensures early identification of insect and disease problems will be critical. Regular maintenance will maximize 'curb appeal' while minimizing the possibility of unforeseen outlays.

When you establish a tree care objective – whether it's one of these, some combination or something else entirely – you'll focus your spending on achieving that objective instead of on emergencies and services you wouldn't have otherwise needed.

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## Budget for Tree Care to Save Big continued



Think of tree care like a retirement fund. Start as early as possible to maximize your savings. You can easily save 70-90% of maintenance costs over the life of a tree by providing proper care from the very beginning.

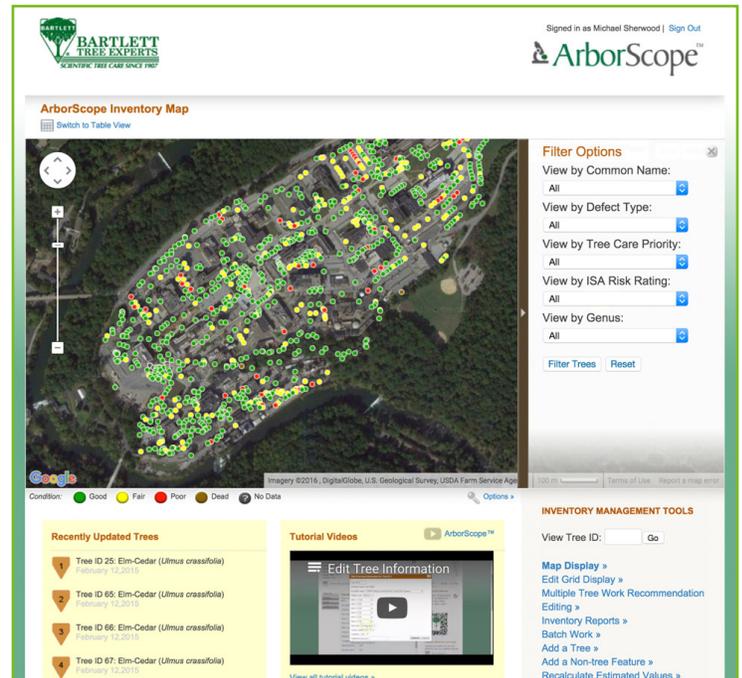
Once you've established an objective, a tree inventory is one of the best ways to manage and make informed decisions on the care of trees. A tree inventory aims to collect specific data on the species, age and condition of every tree on a property. With data readily available, it is much easier to make budgetary decisions to achieve your objective. It's also a useful tool for communicating the details of specific funding needs.

A tree inventory can be as simple as a site analysis during which you collect tree data and enter it into a spreadsheet or database. For a more robust inventory, technology including GIS mapping applications can be used.

Bartlett Tree Experts uses a web-based inventory management platform called ArborScope™. It shows an interactive tree map that pinpoints the exact location of each tree and can be sorted and managed based on a variety of criteria.

### Start Saving Young

It is an unfortunate assumption that young trees will be fine because they're "new." The first few years after planting is one of the most critical times for care. Many issues are much easier (and less expensive) to correct when a tree is in its first five years. At this age, problematic limbs can often be removed with a hand pruner. Leave that limb to develop into a co-dominant stem years later and you have a tree that is structurally unsound. You are now faced with the cost of major pruning, installation of structural supports or even removal.



### It's Never Too Late

Didn't start your retirement fund tree maintenance early? It's time to catch up on your contributions. A 10-15 year old tree is still a good candidate for preventative care and structural pruning to maintain its health and form. For a more mature landscape, you'll need to triage work, prioritizing based on protection of any buildings and other assets.

Move forward without a plan and you'll be stuck in a cycle of providing stopgap measures to remove or prolong the life of already declining trees. Break the cycle by establishing a budget that helps you cost-effectively achieve your landscape goals.

See more at [www.bartlett.com/commercial](http://www.bartlett.com/commercial)

*Jon Heaton is the ISA certified commercial arborist for Bartlett Tree Experts in the Twin Cities Metro area.*

## Coon Rapids Career Fair

Tom Shultz and Sue Raiche recently attended the Coon Rapids Career Fair in support of Facility Management. The event included several hundred high school students, grade 9-12, from 7 high schools in the district.



### New Members

#### KENTBORNS

Corporate Mechanical

#### JEFF CALLANDER

Select Commercial Services

#### BRIAN DEPPE

Riverton Community Housing

#### JAMES FLINT

Fairview Health Services

#### CHARLIE HANSON

ServPro Minnetonka

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#### MARIN KOENTOPF

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#### AMY PETERSON

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#### JOE RAASCH

Cushman Wakefield Northmarq

#### TIM REDEPENNING

City of Lakeville

#### TIM STICH

Washington County



## IFMA ANNUAL GOLF TOURNAMENT

**Save the Date:** Tuesday,  
July 12, 2016

**Location:** Legend Golf  
Club, Prior Lake, MN



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## Member Anniversaries

### ONE YEAR

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RJM Construction

#### KENN BARNABY

GHC

#### JOEL BARVELS

Zimmer Spine

#### MARTE BYRNE

Boston Scientific

#### MICHELLE CARTER

Move Strategies, Inc.

#### PETER CHAPUT

JLL - Thomson Reuters

#### JOSHUA COOPER

NMDP Be The Match

#### KELLY DAHL

Patcraft

#### DON DAY

Low Voltage Contractors

#### MARK HAUGEN

#### PATRICK HAYES

Sodexo

#### RYAN HEGLUND

Silvermere Lighting

#### JUDITH HOLLANDER

Hennepin County Government

#### SUE KIMAL

INTERSOURCE, Inc.

#### JOE KROLL

AmeriCom, Inc.

#### ANDY MARDEN

CFS Interiors & Flooring

#### WALTER MARTTINEN

Hutchinson Technology Inc.

#### DAVID MAU

Digital River, Inc

#### MIKE MINGO

Marsden Services LLC

#### BRUCE NELSON

NelsonBros

#### VANCE OLIVIER

Room & Board Home  
Furnishings

### ONE YEAR

#### TRENNA ROSS

Hennepin County

#### SANDRA SCHADEGG

Harvard Maintenance Inc.

#### BRIAN SKOOG

The Garland Company

#### CHRISTY SPECK

Columbia Building  
Services, Inc.

#### ANDREA UECKER

Cushman & Wakefield  
Northmarq

### FIVE YEAR

#### ALLEN BERNARD

Welsh Facility Services

#### ROSANNE FARRELL

ATK

#### JOHN HAMMER

Xcel Energy

#### COLLEEN JAY-JOHNSON

McGladrey

#### SCOTT JELLEBERG

Schlumberger Technology  
Corporation

#### RHONDA REZAC

RSP i\_Space

#### CASEY STEINER

ATK

### TEN YEAR

#### CONSTANCE

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MoneyGram International

#### RUTHANN MANLET

University of Minnesota

#### SUSAN REISCHE

COW Interrupted! Ice  
Cream Studio

### FIFTEEN YEAR

#### GREGORY VANNETT

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### TWENTY FIVE YEAR

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**THANK YOU** to those who have contributed to the IFMA sponsorship. With you as our partners, we're a stronger organization.

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Harvard Clean

Horizon Roofing, Inc.

INSTALL North Central States

Kraus Anderson Construction

MilliCare by Facility Services, Inc.

Prescription Landscape

Prevolv

RSP Architects

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Commercial Furniture Services

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General Office Products

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