upcoming events:

- **World FM Day Celebration**
  - June 25, 2014
- **Deep Dive**
  - June 26, 2014
- **Golf Event**
  - July 8, 2014
- **HealthCare Institute (HCI) Midwest Council Meeting**
  - July 15, 2014

Click here for full calendar

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**2014 Annual Golf Tournament**

**Cost:**
- $500: Members Foursome *(must include at least one member and the member must register the foursome)*
- $600: Non-Members Foursome
- $130: Individual Member
- $150: Individual Non-Member
- $30: Dinner Only – Member
- $45: Dinner Only – Non-Member

**Registration Includes:**
- 18 holes of golf
- Golf cart
- Lunch
- Dinner

Click here to register.

Sponsorship opportunities are still available.

Click here to view.
# President’s Letter

## Introduction
As I start my term as the International Facilities Management Association Minneapolis/St. Paul Chapter President I am excited for what we as a chapter have in store for us during the coming year.

### University of Minnesota Facilities Management
I am finishing my 20th year as a facilities management professional (I started young) at the University of Minnesota. During my time at the U of M I have overseen the operations and maintenance of over 85 diverse buildings on the U of M campuses.

Currently, my position oversees a half-a-billion dollars in U of M physical assets on the St. Paul Campus. In this 24/7 operation I am in charge of 24 buildings totaling 1.7 million square feet. Included in this, is the operation and maintenance of a 7,000 ton campus chiller loop flowing 11,000 GPM.

I have a great team of 53 employees consisting of 2 supervisors, mechanics, trades and custodial crews. We also support 55 other buildings on the St. Paul campus in various custodial and maintenance capacities.

In a second position, at the U of M, I am an instructor in the School of Kinesiology as part of the College of Education and Human Development.

## Initiatives
As you may know, as the Chapter Vice President, I have been developing new initiatives. These initiatives are targeted to help increase the size and strength of our chapter and our FM profession.

- An initiative to develop a Mobile presence via an App and/or a Mobile Website our PR Committee is working on this.
- An initiative to raise awareness, interest and knowledge concerning our noble FM profession. We are looking to produce programming and classes tailored to K-12 following along the same path as the STEM initiative.
- Sponsorship Committee Formation - I am currently looking for committee members.
- IFMA Academic Facilities Council’s Annual Conference and Golf Tournament June 16 – 19, 2015 looking for chapter support and sponsors
- We are in the running for hosting IFMA World Workplace 2019. We will have a New Vikings Stadium, new Nicollet Mall and Green Line

Due to corporate restructuring the IFMA Director of Sustainability position is being eliminated June 30th. I would like to thank Marina Badoian-Kriticos for the leadership and support she has provided our organization and our profession she will be missed.

“What is Facilities Management” from Steelcase 5:53 min. [YouTube](http://youtu.be/yR8jauMVcG4)

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**Member Profile**

**DREW BJORKLUND**
Principal
3-D Building Technologies, LLC

[click on the member’s photo to read their profile](#)

## Board Meeting Minutes

**Wednesday May 28, 2014**

[Click here to read the minutes](#)

## Minneapolis / St. Paul Chapter Board Members

[Click here to view the entire board](#)
June Meeting Recap

The IFMA May chapter meeting was held at McNamara Alumni Center on June 4th. We heard from two experts on the related topics of risk management and safety in the workplace. Facility managers face a variety of risks, and we learned some useful information to help protect our businesses and our people.

John Ramonas, Assistant Vice President with Hays Companies of Minnesota, spoke about the risk management process. It starts with identifying and measuring risk. The risk can then be reduced or avoided, and any remaining risk can be assumed, or transferred using insurance. A good insurance broker will help with the entire process, from identifying risks to determining the best insurance options. Many large insurance plans are spread across several companies, each covering a portion of the overall plan. These situations are complex, and it’s important to have a good broker who can represent you to make sure you get a fair price and to help determine an appropriate policy.

Carol Keyes, President of Complete Health and Environmental Safety Services, spoke about several important safety risks to workers, the responsibilities of facility managers and business owners, and some good resources to stay informed on OSHA regulations. Some of the safety items Carol highlighted included the importance of providing fall protection when working off of the ground. This, for example, applies to anyone who may go on the roof of the building, even if only for a moment to check on equipment. Arc flash is another important area to be aware of when anyone is working with an electric panel. It was interesting to learn that the responsibility of facility managers and building owners extends beyond their employees to tenants and even contractors. It is important to ensure that contractors are following all safety regulations and are properly insured and licensed. After several fatalities, OSHA is paying a lot of attention to window washing contractors. Carol also shared several low, or no cost, resources for staying up to date on OSHA regulations and ensuring that you are in compliance. These resources, as well as John and Carol’s slides, are all available on the chapter website.

Immediate Past President, Bill Howden, presented outgoing President, Bill O’Neill with a plaque for all his hard work over the past year.

Member Anniversaries

ONE YEAR
SUSAN CASPER
Herman Miller Inc
BRUCE CHELINE
Trempealeau County Government Center
LUKE CORRELL
Energy Management Collaborative (d.b.a. EMC, llc)
BILL DVORAK
DOUG MINTZ
Cubicles Plus, Inc.

FIVE YEAR
NATHAN RICHARTZ
St. Jude Medical
JASON SORENSON
Cushman & Wakefield, Inc.

TEN YEAR
LYNNE WEBBER
Seeyond

New Members
MICHIELLE HALVERSON
BRIAN HJELT
University of Minnesota,
College of Biological Sciences
MICHAEL MILLER
KOLLEN PARSONS
Outdoor Environments, Inc.
MIKE TAIT
Outdoor Environments, Inc.
Interested In Advancing Your FM career?

**Date:**
Thursday June 26, 2014

**Time:**
11:45AM - 1:15 PM

**Location:**
Tierney Brothers Inc.
3300 University Ave. SE
Minneapolis, MN 55414
*(Take the Light Rail Green Line)*

**Cost:**
$12

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**Considering the CFM, FMP, and SFP as your next step?**

Learn everything you want and need to know about the IFMA Credentials opportunities!

Qualified instructor and CFM, Paul Wallerius, along with presenters, Steve Keene, CFM, FMP, and Jim Paulette, CFM, SFP will guide you on costs, competencies required, provide exam preparation advice, and insight to career benefits. Qualified instructors from our Chapter will also be in attendance to support your journey!

Associate members, the Credentials are open to you!

Benchmarking has shown many Associates who attain Credentials are better equipped to support their client needs and enhance career opportunities.

[Click here](#) to register.

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**IFMA Chapter Sponsors**

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

**PLATINUM**

- Bartlett Tree Experts
- Cassidy Turley
- City Wide Maintenance
- Crest Commercial Real Estate Strategies
- CFS Interior & Flooring
- CORT
- Gardner Builders
- Harvard Clean
- INSTALL North
- Central States
- Interstate Companies
- Jones Lang LaSalle
- Kraus Anderson Construction
- MilliCare by Facility Services, Inc.
- Prescription Landscape
- Prevolv
- RSP Architects

**GOLD**

- American Security & Investigations
- ABM Janitorial Services
- Architectural Alliance
- Commercial Furniture Services
- Cresa
- Cushman & Wakefield I
- NorthMarq
- General Office Products
- The Geyen Group
- Greiner Construction
- Harris Service
- INSPEC
- Mohagen/Hansen Architectural Group
- S&T Office Interiors
- Group
- Target Commercial Interiors

**SILVER**

- Beltmann Group Inc.
- Building Resources
- FM: Systems, Inc.
- Hennes Art Company
- McCaren Designs
- Perkins + Will

For more information on becoming a sponsor of IFMA - Minneapolis / St. Paul Chapter, please contact Debbie Norton at [debbie@msp-ifma.org](mailto:debbie@msp-ifma.org) or 952.564.3076
HealthCare Institute Midwest Council

IFMA has a new Council in town called HealthCare Institute (HCI) Midwest Council! Check out this new and exciting group of like-minded healthcare focused individuals who share a desire to make an impact in the Midwest healthcare marketplace. http://hci.ifma.org/ Connect with us, your peers, top professionals, hospital faculty and industry experts to learn about the ever changing needs of healthcare trends, benchmarking, upcoming initiatives and fun networking events!

Please join our group members July 15th, 4:00pm at Wild Roast. https://classic.regonline.com/builder/site/?eventid=1574429 It is a great opportunity to casually meet current and future members and learn more about this council and what it can do for you and your business!

World FM Day Surly Taproom on June 25, 2014

World FM Day is a day set aside to celebrate Facility Managers across the world and show our appreciation for all their hard work. World FM Day was June 4th and we will be having special desserts provided at our Chapter Meeting. We will also celebrate World FM Day on June 25th at Surly Taproom with a toast to all our Facility Managers. Please bring your boss, your facility manager, and most importantly, bring yourself to celebrate what we all do in this industry.

Click here to register.

IFMA’s WORLD WORKPLACE 2014
Sept. 17-19, 2014 | New Orleans, LA

FM Study Group

The Education Committee is organizing a non-instructor led FMP Study Group to begin in FALL 2014. Materials can be purchased at a discounted group rate. Please contact Ryan McMahon at rmcmahon@sbmcorp.com (763) 248-8171 for more information. Associate members are welcome!

Stay tuned for more information on CFM instructor led study class in 2015!
**CFM Certification**

Congratulations to Chuck R. Johnson, our latest member to become a CFM.

Chuck R. Johnson, CFM

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**IFMA Cares Cook for Kids Event**

by Caryn Jakucki

IFMA Cares volunteered on June 5th for its second time at the Ronald McDonald House Cook for Kids dinner at the Minneapolis Children’s hospital. The IFMA volunteers shopped, prepped and cooked a potato bar with all the toppings for about 100 families who have a child at Children’s Hospital.

It was another great event and a huge THANK YOU to our awesome IFMA Cook for Kids volunteers for making this night possible:

Kevin Clark – Mohawk Moving & Larson Records Management
Alex Dabelstein – Americom
Shawn Gaither – Studio Hive
Sharon Harrington
Caryn Jakucki – Art Partners Group
Carrie Melanson – Polygon US Corporation
Sue Raiche – A & M
Chris Schram – Surface Quest
Chad Stout – MilliCare by Facility Services, Inc.
Michele Stout

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**GARDNER Builders**

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Energy Management and Building Automation

Buildings have been going through significant changes over the last 25 to 30 years. There are many clever and innovative controls systems that operate and optimize everything from lighting, pump and fan schedules to climate control. The situation many facility managers face is how to make the equipment they currently have installed run better without budgeting for the expense of replacing existing equipment. Here is a real world example regarding boiler efficiency to illustrate what is possible.

In this scenario we incorporated a modulating control package into a more than 25-year-old steam boiler system at Blaine High School. With a modulation control package we were able to run the boilers at efficiency levels that could not have been dreamed of back when the system was first installed. One of the biggest problems with boiler systems that have power burners is that they consume huge amounts of gas and electricity every time they start and stop. These start and stops are common place with boilers when they are trying to meet a set temperature point. A building engineer needs to periodically make sure that the boilers are satisfying the buildings demands. Each boiler in the system is subject to the ever changing outside air temperature and demands for heat in the building. The boilers at Blaine High School are modulating type burners that are designed for optimizing the efficiency of boilers themselves; but what about the building? The approach we took at Blaine High School was to improve the systems efficiency by monitoring the buildings demand for heat.

Building modulation is a game changer when it comes to real energy management solutions. A boiler modulation package installed to modulate and monitor a facility has huge advantages. For instance, a whole building approach to modulation reduces on/off cycling and fuel wastes. This model leads to benefits that include better fuel efficiency, greater occupant comfort and longer life for the boilers and system.

With a boiler modulation package installed at the High School we are able to modulate the burners most effectively in the spring and fall when weather conditions typically cause the boilers to start and stop more often. The steam pressures for the system are still determined by an outdoor air sensor, but now the boilers work in concert with additional sensors that control the starts and stops of each boiler. This approach reduces the amount of time that the building engineer has to monitor the energy consumption of the boilers and temperature demands for any area of the building. Over time the system learns from itself and optimizes its efficiency through an algorithm running in the back ground of the software controls. Conveniently, the entire system can be monitored and controlled remotely and securely and is compatible with all building automation systems.

When this system was installed at Blaine High School in the Anoka-Hennepin School District the Director of Buildings and Grounds Steve Anderson said, “As a result of the energy savings that we experienced with these controls, I have calculated our payback to be less than 2 years.” That is an outstanding return on investment, and one that will soon generate additional budget dollars for the school district. He continued to state, “I have decided to expand the burner modulation to 10 more schools in the district and will continue to monitor consumption by all buildings with a plan for additional expansion.” The savings over the next 5 years for the entire school district will be considerable.

This is just one of the many exciting and innovative energy management possibilities available.

Building automation systems are now capable of allowing a building manager to control and monitor every aspect of a facility remotely from any mobile device. For more information or case studies of these and other projects please contact Michael Miller at Northland Mechanical. 612-369-3859, Michael.Miller@Northland-MN.com
We are asking those who will be attending the Golf Event July 8th to participate in Whiskey & Wine. We will be selling tickets for both the Whiskey & Wine bottles the day of the event. A wine ticket will be $5 and the whiskey ticket will be $10.

Looking for Associate Members that would like to purchase a foursome at our Annual Golf Tournament. You can choose how many spots on the foursome you would like to be “Raffled” off to Professional Members that have volunteered to put their name “in the hat”. Please contact Debbie Norton at debbie@msp-ifma.org.

Would you like to purchase a spot for a Professional Member?

Professional Members – would you like to win a spot at the Golf Tournament? Looking for Professional members that would like the opportunity to golf for free with a Sponsoring Associate Member at our annual golf tournament. Please contact Debbie Norton to have your name placed “in the hat”.

IFMA Golf Event Whiskey & Wine

We are looking for notations of whiskey & wine, so if you would like to participate in this, please feel free to bring a bottle of your choice to the golf event. You can also email Debbie Norton debbie@msp-ifma.org to schedule a time to drop off a bottle with her. Please label each bottle with your business card.

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