

EXCHANGE

February 2015

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



Annual Celebration

Rhonda Rezac, Events Committee Member

The IFMA Minneapolis/St. Paul Chapter Annual celebration will be held Wednesday, February 11th at the St. Paul Union Depot. This celebration includes speakers who are part of the 2013 Best of Show winning project (St. Paul Union Depot Adaptive Re-Use), a tour and an opportunity to thank all of our sponsors who support this organization along with the Celebration Dinner and industry awards. This is a newly revamped Symposium/Awards Banquet to allow us to celebrate everyone in our organization and industry. This is an opportunity to thank our coworkers, clients, friends and everyone who helped make our jobs better this year and take the opportunity say thank you to our sponsors and see what other opportunities they have to support you and your business.

This year's celebration will also offer new and improved opportunities to sponsor this event with a dedicated Sponsor Appreciation Cocktail Hour after the tour with new opportunities to showcase your company and/or product. You can also purchase a reserved table for dinner and invite all the team members that made one of your projects successful this year.



So mark your calendars for Wednesday February 11th, 2015 and join us at the St. Paul Union Depot for an afternoon of education and an evening of celebration. Early bird registration discount ends January 1st so go online and register today!

upcoming events:



2015 Annual Celebration

February 11, 2015



IFMA Cares

February 11, 2015



March Chapter Meeting

March 4, 2015



Deep Dive

March 26, 2015

[Click here](#) for full calendar

www.msp-ifma.org

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IFMA Cares



Annual Celebration Continued

Rhonda Rezac, Events Committee Member

Member Pricing

Symposium / Tour / Cocktail Hour: \$85 Member

- Symposium / Tour / Cocktail Hour / Celebration Dinner: \$109 Member
- Cocktail Hour / Tour / Celebration Dinner: \$75 Member
- Bring a Guest or significant other to the Celebration Dinner: \$45
- Buy a table of 8 for Celebration Dinner: \$400

Agenda:

- 1:30-2pm: Networking / Chapter Announcements
- 2-4:30pm: Symposium with multiple speakers and breaks
- 3-5pm: Tours
- 5-6:30pm: Sponsorship Appreciation Cocktail Hour
- 6:30-8pm: Annual Celebration Dinner

[Click here](#) for more information and to register



2015 Annual Celebration

Sponsorship Opportunities

Premier Event Sponsor \$1,500

- Premiere Expo Table
- Company logo on Website, Table Tents and Banner
- (2) Drink Tickets
- Acknowledgement in upcoming Annual Celebration promotions, beginning in January 2015

Cocktail Host SOLD

- Expo Table located next to the bar.
- Logo on drink tickets
- Hand out drink tickets to attendees
- (2) Drink Tickets
- Acknowledgement in upcoming Annual Celebration promotions, beginning in January 2015

~~Vendor Expo~~

~~Large Table SOLD~~

- Expo Table
- 15 second commercial that will air during Cocktail hour
- (1) Drink Ticket
- Acknowledgement in upcoming Annual Celebration promotions, beginning in January 2015

~~Vendor Expo –~~

~~Small Table SOLD~~

- Expo Table
- 15 second commercial that will air during Cocktail hour
- (1) Drink Ticket
- Acknowledgement in upcoming Annual Celebration promotions, beginning in January 2015



Chapter Volunteer Award Nominations

It is time once again to submit your nominations for the Mpls/St.Paul Chapter Volunteer Awards. The chapter has many volunteers who put in a lot of hours volunteering throughout the year, to help lead the success of our chapter. If you know of any volunteers who you would like the chapter to recognize, please submit your nomination below:

[Click here](#) to review the award categories, definitions, and the criteria for each award

We are looking for submissions for the following categories:

- Professional Member of the Year
- Associate Member of the Year
- Rookie Member of the Year

[Click here](#) to submit your nominations

Please submit your nominations by Tuesday, January 28, 2015

The awards will be presented during the Chapter's Annual Celebration on February 11, 2015.

[Click here](#) to register to attend the Annual Celebration

Awards to be presented at the Annual Celebration:

Projects/Process/ Technology:

Green Initiative

Best environmental practice or product.

Adaptive Re-Use

An exceptional modification and/or restoration of an existing space, facility or structure.

Technology In-Use

Exceptional use of technologies in a facility.

Leading Edge

Leading the profession with innovative concepts or components.

Exceptional New Building

Certificate of occupancy issued between:
11/2012 – 11/2013.

People:

Exemplary Service Provider

A company whose all-round performance in the FM industry over the past year has exhibited service excellence, delivery and innovation.

Lifetime Achievement

A current IFMA member who has demonstrated outstanding facility management skills and knowledge shown by

exceeding multiple IFMA Core Competencies

Facility Practitioner of the Year

An individual whose facility management program or idea had a substantial, positive effect on the success of their organization.

Chapter Volunteer Awards:

Professional Member of the Year

Associate Member of the Year

Rookie Member of the Year

President's Award

IFMA March Chapter Meeting

Energy Conservation and Capital Investment

Wayne Teig, Program Committee Co-Chair

Date:

Wednesday, March 4

Time:

11:15 am - 1:00 pm

Networking, Program and Tour

Location:

University of MN - McNamara Center - Johnson Room

Energy savings versus the corporate balance sheet. It's an all too familiar battle in the corporate world. There just isn't enough money for a facility manager to complete all of the potential improvement projects. Energy is one of the most significant overhead expenses in corporate America, but upgrading systems or completely retrofitting facilities with new equipment takes money.

Our March program is going to give FM's another alternative to get that energy saving project approved for your existing facility. Or maybe it's for a facility that your company is going to be purchasing or building. Either way, "off balance sheet" could work for you!

Universal's Business Services Organization, the Mall of America, Simon Property Group, Triple 5, FMP, and Delta Airlines.



Bill Griffith is president of Larkin Hoffman, a full service law firm. He practices extensively in land use, zoning, real estate, environmental permitting and municipal law. Bill helped draft the language for the initial PACE (Property Assessed Clean Energy) legislation in Minnesota and advised his longtime client,

Mall of America, on one of the first PACE projects in the state – an energy saving retrofit of the Mall's parking ramp lighting. Bill counsels developers and property owners in all matters involving governmental approvals, state environmental review, special assessments, zoning amendments, conditional use permits, planned developments, accessibility issues, PACE financing and state and local licensing.

Please join us in March for a program that will help you get your energy savings projects underway!

The Speakers:



David Haselman currently serves as the Director of Building Performance for Karges-Faulconbridge, Inc. He has over 24 years of executive level business operations leadership and facility strategy experience. David has been involved in executive operations oversight for NBC

[Click here](#) to view more and to register



IFMA Deep Dive

Procurement Contracts for Maintenance & Capital Projects

Date:

Thursday, March 26

Time:

11:15 am – 1:45 pm

Cost:

Members - \$12

Non-Members - \$12

Students - \$10

Location:

Tierney Brothers
3300 University Avenue SE
Minneapolis, MN 55414

Mark your calendars early for the March Deep Dive education event. We will be holding a panel presentation on best practices for procurement contracts for maintenance and capital projects. Representatives from industry, the public sector, and the legal field will join us to share their knowledge. Space is limited, so register early!

Parking: Limited parking available on-site. Street parking is available.

Speakers: TBD

[Click here](#) to register



President's Letter

I hope you all had a great holiday and are surviving/enjoying our winter season (remember the days ARE getting longer).

On February 10th Jeff Tafel CAE the Executive Director of the IFMA Foundation is flying in to meet with our board to discuss how we can better work together to support each other. The IFMA Foundation has put out some information on their new “Global Workplace Workforce Initiative” (GWWI). This initiative is concerned with the development of the FM Workforce as it concerns replenishing the dwindling number of FM professionals as our senior professionals transition out of the workforce. The Foundation provides some stunning statistics that I will share:

- 48 Average age of IFMA Member
- 5 to 10 Number of years until most retire
- 8% Percent of IFMA members under 35
- 4 to 10 Average jobs that are available to FM accredited degree program (ADP) graduates
- 100% Placement rate for graduates of FM ADP Institutions
- 55K to 65K Average starting salary for FM ADP undergraduate students

The GWWI helps to address this workforce decline and also this great opportunity concerning the economic development of human capital.

To this end I have been in conversation with Dr. Kerry Joels and the Total Learning Research Institute TLRI who is partnering with NASA, the National Institute of Building Sciences and the IFMA Foundation. These heavy hitters are collaborating on a project called the “Mars City Facility Operations Challenge” a virtual reality STEM learning scenario about an enclosed city on Mars with a constrained environment. This learning scenario is specifically concerned with FM Operations and Maintenance strategic decisions, utilizing BIM, CMMS, and other FM data and benchmarking tools. This is geared to an active learning model and thus very interesting to students.

[Click here](#) for more information



Greg Williams CFM, SFP, FMP

Ramsey County

IFMA January Meeting Recap Northrup – Making History

Jon Heaton, Programs Committee Co-Chair

Our January meeting at the University of Minnesota Northrop Auditorium was an exciting and interesting evening that the attendees are sure to remember. The program began with a presentation by three key people who led the effort to renovate this important building. The difficult renovation brought the space from a building that was ready to be “mothballed,” and that was known as a campus dead zone, to a building that serves as a world-class performance space, as well as a hub of activity for the University.

Mike Denny, the project executive with the University, started the program, highlighting the challenges of deciding what to do with the building to honor its history, while making it a relevant and useful space for the University and the public as a whole. Another significant challenge of the project was getting broad support from the University to invest the more than \$80 million required to meet the project’s goals. Key to getting the support needed was that extra space made available by “right-sizing” the main auditorium allowed them to expand Northrop’s role beyond just a performance space to include study spaces, meeting rooms, and space for other University programs.

Another key aspect of the project’s success that Mike spoke about was the importance of selecting a team who shared the vision of the project, and who had the dedication to complete the project within the demanding specifications and budget. This team included our other two speakers, Ken Styrlund, Project Executive with JE Dunn Construction, and Jim Moore, Project Architect with HGA Architects and Engineers. Ken spoke about challenges such as demolishing most of the building’s interior, while preserving the building



exterior, Memorial Hall, and key historical elements, such as the 800 pound plaster medallions that made up the proscenium arch.

Jim spoke about design challenges and the importance of new technology, such as 3D modeling for placing HVAC and other building components, and state-of-the art acoustical modeling to select and optimize the layout and components of the auditorium. The acoustic modeling allowed the project team to put on a pair of headphones and hear what a performance would sound like from any seat in the auditorium. They could change elements, like the shape and material of the seats and walls, and hear and see how it impacted the sound.

Following the presentation, we went on a tour of the building. The passion and dedication of all parties involved was evident in every space. From meeting centers, to the new atrium, to the Best Buy Theater, the spaces were practical and had modern functionality, while maintaining the building’s historic beauty and relevance. More information can be found by [clicking here](#).

Board Members

PRESIDENT

Greg Williams, CFM, SFP, FMP

VICE PRESIDENT

Rhonda Rezac, FMP

IMMEDIATE PAST PRESIDENT

Bill O’Neill, CFM

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

New Icons Announced

Chris Schram, Public Relations Co-Chair

In an effort for a more visual communication with our membership, the IFMA-MSP Public Relations Committee has announced the use of new ICONS to better serve our membership newsletter, website, e-mail blasts etc.... The ICONS will correspond to the announcement or article for each committee leading the information.

The following ICONS are assigned to each committee / event:

Academic



Board



Annual Celebration



Education



Awards



Emerging Leaders



Foundation



IFMA Cares



Membership



Golf



Programs



Public Relations



Special Events



Sponsorship



Please note: Sub-icons of the Special Events Committee are our two feature events Golf and the Annual Celebration you will see those ICONs used when appropriate.

Our intent is that it will help our members quickly get to information they need. We look forward to your feedback.

Caryn Jakucki & Chris Schram IFMA-MSP Public Relations Co-Chairs 2014-2015



IFMA Cares 2015 & 360 Communities Donation Drive

Caryn Jakucki, Public Relations Co-Chair



Our first project of the year will be a collection drive benefiting 360 Communities, a non-profit that provides support to those who are needing assistance as they move towards success.

CALL TO ACTION: We are asking all members to collect gently used or new warm hats, mittens, sock and coats and bring them to the IFMA MSP Annual Celebration on February 11th at the Union Depot in St. Paul. We want to create a mountain of goods called "Mount St. IFMA Cares" to donate to this organization for our Twin Cities community in need.

If you would like to drop-off any of these items before or after the Annual Celebration, please bring them to the IFMA Office (IntrinXec Management):

IFMA Office (IntrinXec Management)
53533 Wayzata Blvd, Ste. 350
Minneapolis, MN 55416

If you would like to consider a donation match or to arrange for a pick-up, please contact the PR Committee:

Mike Ostrom
(612) 245-8453, mark.ostrom@comcast.net
Chris Schram
(651) 271-5881, cschram@surfacequest.com
Caryn Jakucki
(763) 228-2921, cjakucki@gmail.com



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Be sure to go to our LinkedIn page to post articles, questions and comments.

Also Share ideas and hear about new topics in our industry.

Member Profile

Kathy Danberry



KATHY DANBERRY

ACCOUNT MANAGER

COMMERCIAL FLOORING SERVICES

PATH INTO PROFESSION

I grew up in Green Bay, spending time swimming, drawing and hiking in Door County. It was a great place to be a kid. Yes, I love the Packers and while I have season tickets, I do not own a cheese head. I also had no aspirations to work in a paper mill. I moved to “the Cities” for college and, enchanted with the culture and the lakes, I stayed. I was lucky to study what I loved, art and design, and luckier still to find a career after graduation with a startup in downtown Mpls; Context Ltd. Their vision and enthusiasm was contagious. I learned the commercial flooring business from well-respected and longtime professionals in the industry. They instilled in me the value of integrity (we are not “carpet baggers”). They nourished in me a natural love of interaction with a wide range of individuals. I “got” the concept of human synergy. With this core I transitioned to another new Floorcovering Division newly formed.... Dayton's Commercial Interiors or DCI...Which grew and became Target Commercial Interiors (TCI)—yes, I have been in the commercial floor covering business for more than 20 plus years! Hey, if Bob Ulrich (the former

CEO of Target) could never quite let go of his flooring background, who am I to think I can? While it was hard to experience the closing of the flooring division of TCI, I am happy to be back working with a smaller, well run and respected company, directly for the owners, who have created an outstanding culture at CFS.

HOBBIES AND INTERESTS

I am an avid walker, no matter the weather. I spend a lot of time working in my yard, and enjoy reading and cooking. I did not say I was a good cook, just that I enjoy it. After losing my Husky last year, I have gotten my “furry 4 legged friend fix” dog sitting for friends and am excited to start looking for my next dog soon...just perhaps one that is not such an accomplished escape artist.

INTERESTING/CHALLENGING ASPECTS OF THE JOB:

I managed many of Target’s pro bono projects, and all were rewarding, but my experience working on Cristo Rey HS was uniquely so. It presented the usual challenges. The elevator did not work. The furniture was being placed practically on top of my installers. The competing desires to save money and provide an aesthetically pleasing, well-functioning space on time created tension. I got really sick of the phrase “Value engineer” but the pride everyone felt working on this project made all of that pale. Meeting Colin Powell didn’t hurt either. I would not call myself a type A sales person, that is, looking to close the deal and on to the next one. Rather than viewing projects as one time transactions, I strive to create & maintain relationships, to solve problems, to make the experience a better one. It may not be glamorous, but at the end of the day, how I feel and the quality of the interactions is what matters.

IFMA CONNECTION:

I am honored to be working alongside Bryan Heller at CFS.

RECENTLY GOOD READ:

The Ocean at the end of the Lane...Neil Gaiman. Described as a “morally ambiguous fairy tale”, it is a darkly beautiful story and memory from an unmatched storyteller.

LITTLE KNOWN PERSONAL FACT:

My first Job was as a ghost in a haunted house in Door County Wisconsin. Not much of a career trajectory there.



Member Anniversaries

ONE YEAR

ARIAH FREY
Staples Advantage

SHAWN GAITHER
Studio Hive, Inc.

ERIC HANSON
Normandale Community College

MICHAEL KOALSKA
Leo A Daly

JESSE MOORE
OPTUM

BRANDON PUNT

Jaytech

DOUG SANDBERG
MN Services, Inc.

CONOR THORNTON
Ryan Companies US, Inc.

FIVE YEAR

ROSS NELSON
Harris Controls

TEN YEAR
ROBERT JOHNSON
North Memorial Med Center

FIFTEEN YEAR
GREG GOEKE
City of Minneapolis



New Members

JOEL BARVELS
Zimmer Spine

VANCE OLIVIER
Room & Board Home Furnishings



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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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For more information on becoming a sponsor of IFMA - Minneapolis / St. Paul Chapter, please contact Debbie Norton at debbie@msp-ifma.org or 952.564.3076



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Save the Date!

Inspec's 9th Annual Seminar

Chicago

Monastero's Ristorante

Mar. 11, 2015

Milwaukee

The Italian Comm. Ctr.

Mar. 10, 2015

Minneapolis

Golden Valley Country Club

Mar. 17, 2015

Best Practices for Maintaining Your Building Exteriors

Proper maintenance of the building envelope will save significant amounts of money over the life of the facility, extend the life of the facility, and can also help prevent or minimize serious problems like building leaks and subsequent damage to the building, poor indoor air quality, and energy loss. Attend this seminar and learn from experts how to best maintain and manage your building exteriors and avoid major problems and "surprises" that can occur with a lack of proper maintenance and planning.

Registration – 7:30 am, Seminar – 8:30 am

Continuing Education Credits applied for:

AFE, Facility Managers, AIA, P.E.'s

For information or to register, contact

John Skraba, 763.546.3434, jskraba@inspec.com