

Voice OF THE Rockies

Denver Chapter
of IFMA

Advancing and Supporting
the Facility Management Profession

IFMA
DENVER

SUMMER 2011

IFMA
AWARDS OF
EXCELLENCE

2007 WEBSITE
2008 MEMBERSHIP
& PROFESSIONAL
DEVELOPMENT
2009 CHAPTER OF
THE YEAR
2010 NEWSLETTER
2011 WEBSITE &
MEMBERSHIP

THE VALUE OF COMMISSIONING

by Kirk Gallaber, PE, CxA, LEED-AP BD+C

Commissioning is a systematic process used to verify that building equipment and systems are installed and operate as intended. First time and seasoned building owners rely on contractors to install building equipment, but are they getting it right? Most building owners are not specialist in the fields of lighting, heating, ventilation cooling, or renewable energy systems. Commissioning provides the owner with third-party, unbiased, verification that

building systems have been checked, tested and meet the owner's requirements and construction documentation.

There are four types of commissioning, New Building Commissioning, Retro-Commissioning, Re-Commissioning and Continuous Commissioning.

Commissioning of new buildings is becoming more prevalent and will soon be mandatory as the International Green Construction Code (IGCC) becomes the adopted code (for more information on this code visit <http://www.iccsafe.org/cs/IGCC/Pages/default.aspx>).

Through the commissioning process, building systems are checked against the owner's project requirements (OPR) which are defined early in a project by the owner, and against the basis of design (BOD) which is created by the design team and defines the systems that will be installed in the building in accordance with the owner's goals and federal, state and local codes.

New building commissioning is often broken out into two types, Fundamental Commissioning and Enhanced Commissioning. Fundamental Commissioning is considered a prerequisite by Leadership for Energy and Environmental Design for New Construction (LEED-NC) version 2009 in order to qualify for LEED certification. Fundamental Commissioning focuses mainly on the owner's project requirements, installation details and testing of the systems but is not as intensive as enhanced commissioning. Enhanced Commissioning adds design reviews, facility staff training, a systems' manual and warranty and systems review. Commissioning of new buildings encourages collaboration between construction team members and has been found to reduce change orders and warranty calls while increas-

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ing energy cost savings.

Retro-Commissioning and Re-Commissioning are used to evaluate existing buildings and their systems. Both have similar processes, however a building undergoing Retro-Commissioning has never before been commissioned. The minimum goal of these commissioning types is to return the building to its original performance levels. Retro-Commissioning and Re-Commissioning begin with a building investigation which includes a utility bill analysis and facility/staff interviews to assess the state of the building and its systems. After the investigation is complete, energy conservation measures (ECMs) are generated. ECMs address no cost and low cost improvement possibilities that increase energy efficiency in the building and its systems. ECMs can be as simple as adjusting thermostat settings or adding occupancy sensors to the lighting systems that shut off lights in areas that are not regularly occupied. Benefits of Retro-Commissioning and Re-Commissioning include educating the owner and staff of the building's energy consumption, system tuning and improved building performance.

In order to fine tune a building's systems and improve building performance over the life of the building, Continuous Commissioning is recommended. Continuous Commissioning is performed at defined intervals and keeps a building tuned and performing at or above its designed performance targets. This form of commissioning repeatedly tracks the building systems, occupant comfort, and generates ECMs as technologies improve or building performance degrades. Benefits of Continuous Commissioning include improved thermal comfort, reduced equipment maintenance, continual staff training and reduced energy use and costs.

Building owners, facility managers, and building users all benefit from commissioning. Well commissioned buildings result in fewer thermal comfort complaints. Energy savings not only benefits the environment, but the reduction in energy costs is passed on to owners and tenants. Commissioning both verifies that systems are working as they should and identifies easy and inexpensive ways to improve on energy usage. As energy rates increase, commissioning is an easy first step toward improved energy efficiency. As new building systems increase in complexity, commissioning will identify additional training or tweaking needed so that the systems are operated and working as designed.

For more information or to schedule commissioning for your building please contact Ambient Energy at 303-278-1532, www.ambient-e.com.

LETTER FROM THE PRESIDENT

JOHN McDONOUGH, FMP,
PRESIDENT, DENVER CHAPTER OF
IFMA



I cannot believe we are in August already! This summer seems to be flying by but not without some great IFMA fun. The Annual Summer Garden Party was once

again a great networking event in a wonderful venue that just happens to be the back yard of Rick and Sally Gullick of the Floor Care Company. For the second year in a row Rick and Sally have opened their home and gorgeous "party yard" to host this event. The smiles and conversa-

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THIS 'N THAT

CHANGES TO NOTE:

Please make note of the following employment change:

Kim Davidson is the new Facilities Manager with CB Richard Ellis Global Corporate Services assigned to the Sprint Nextel account. Kim's contact information is:

333 Inverness Drive South
Englewood, CO 80112
Office – 303/721-2595
Cell – 303/870-0595
E-Mail – Kim.Davidson@sprint.com

MARK YOUR CALENDARS – CHAPTER ANNUAL PLANNING RETREAT

Date: Friday, Oct. 14th, 2011
Time: 7:30am to 2:00pm
Location: Boettcher Mansion -
Fireside
900 Colorow Road
Golden, CO 80401

Breakfast and lunch included.

Got new and great ideas for how the Denver Chapter of IFMA should operate?

Got new and great ideas about the Chapter's educational programs, membership benefits, or community service projects?

tions that I saw all evening were testament to the value of your chapter putting this event together. If you were there you know what a great time we had. If you missed it, make sure that you prioritize this annual celebration of summer when it rolls around next year.

Shortly after the Garden Party we once again gathered at Coors Field for what has become a tradition, wondering which Rockies team would show up. The one that makes amazing come from behind wins or the one that makes you appreciate what a wonderful stadium Coors Field is. We did the latter with many members and their guests enjoying a beautiful summer evening of great food and a few brews. I think the majority were so involved in connecting with those around them that the fact a game was going on was nearly missed. Win or lose an evening at Coors Field surrounded by good friends is a fantastic way to celebrate summer.

This time of year as the "Back to School" sale flyers begin filling the paper I still get flashbacks to those carefree days as a kid being jarred into the realization that our free time was about to end. We were never mentally ready to let go of the lazy days of playing ball, sleeping late and just being kids. Seeing those reminders that school was just around the corner sent chills up our young spines. These days I am sure the feeling is the same but I have come to learn the feeling is just as powerful for their parents as they scramble to collect (and pay for) the huge laundry list of supplies that their child needs before walking into the building. So many families are having a hard time this year and finding the money to help their child start the school year with the tools needed to succeed is difficult. Once again your Community Service Committee took on the challenge of helping those most in need with a school supply drive to benefit the Colorado Coalition

for the Homeless. With support from the chapter and some very creative fund raising by Scott Thornton, we were able to brighten the day for over a 100 kids with brand new backpacks stuffed with supplies. I was able to help a bit at the stuffing day and saw first-hand the smiles on the faces of those kids. What an amazing gift for kids going through such a challenge, being able to walk into school, heads held high with a styling backpack and tools to succeed. If you have not been a part of the great work that the Community Service Committee does throughout the year you owe it to yourself to step up to the plate. The feeling of helping out does you as much good as those we help.

Lastly we are beginning to plan our annual planning retreat where we encourage all of the members to help steer the ship. This is a half day where we look at where we are and see where we want to take this chapter. Every member is invited and everyone has a voice. This year we are going back up Lookout Mountain to the Boettcher Mansion for the day. The date will be Friday October 14th so mark your calendars and plan on joining us. We will start with continental breakfast and wrap up by 2:00 so you'd still have time to get back to the office (or be able to have a jump on the weekend!) Hope to see you there. This is your association and this event is where you really shape its future and direction.

Then we've got just the place for your opinions to be heard.....

All members of the Denver Chapter of IFMA are invited to attend the Chapter's annual planning retreat where great ideas flow into action for the coming year. Mark your calendar now and join other Chapter members for a half-day session at the beautiful Boettcher Mansion in Golden.

Go to the Denver Chapter of IFMA web site, www.ifmadenver.org under IFMA Denver News to register.

SPONSORS APPRECIATION NIGHT

The Denver Chapter of IFMA is pleased to announce the details surrounding this year's Sponsorship Appreciation night. The event will be held at Cool River Café in the Denver Technology Center on September 29th from 6:00 to 8:00 pm. Come show your appreciation of these great companies that support the business of facility management. An invitation mailer will be sent out soon with more details as well as a calendar event on the website - www.ifmadenver.org.

PROFESSIONAL SPOTLIGHT



LYNDA SCHROER

This professional spotlight focuses on Lynda Schroer. Lynda is the Sr. Vice President for BGL Facilities Consultants.

Since joining IFMA in June 1991, she has served as President, Past President, Treasurer and Secretary, and on various committees over the years.

Lynda says that IFMA affords her the "Opportunity to meet great people in the industry, establish friendships and develop on-going business relationships. I'm also able to continue to enhance my knowledge of Facilities Management and all of its complexities!"

BGL Facilities Consultants is a full-service facilities management consulting firm specializing in architectural and interior design, move/relocation management and on-site support for corporate clients.

"Having been with BGL for almost 20 years, I have had the opportunity to grow with BGL and I most enjoy expanding our business while maintaining valuable, long-lasting relationships with our clients. My job offers daily diversity – never a dull moment!"

When asked what the most interesting thing she has had the opportunity to do in your lifetime, Lynda says, "Raising my family has at times proven to be quite "interesting" while being a great accom-

plishment. I have also found building a business quite challenging and extremely rewarding as well. I am striving to experience life as opposed to observing life!" Linda says of Colorado that the people are friendly and the weather is amazing. She loves the opportunity to enjoy each season outdoors.

Lynda and her husband John, have two teenage sons. Joe is 15 and Sam is 13. "I'm Surrounded by three boys!!", Lynda says.

They also have two Labradors named Lola and Abby and a kitty named Hali.

Lynda spends time carpooling sons from one event to the next. She enjoys reading, skiing, traveling and time spent hiding away in the mountains at our "indoor camping" cabin.



Need more of those pesky CEUs to maintain your certification(s)? Need a pressure-free environment to network with companies that could provide you with beneficial services for your building? Company won't pay for you to go to Boston, Vegas, Toronto, Phoenix, or Washington DC this year to attend a conference?

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SUSTAINABLE MANAGEMENT SYSTEMS: GREENING ORGANIZATIONS GO MAINSTREAM

By Stella Hodgkins

As the race continues for companies to
stay afloat in an increasingly competitive
market, one thing is for certain – stay-
ing competitive means going green. Be
it financial savings, social responsibil-
ity, environmental reasons, or simply

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conveying a positive public image, most companies now realize the advantages to embracing sustainability. The difficulty lies in figuring out how to become sustainable and capitalize on the benefits. As with any goal, a company must have a plan for becoming sustainable in order to avoid failure and maximize results. This is precisely what a Sustainable Management Systems provides.

A Sustainable Management System (SMS) is a systematic plan that outlines and defines specific goals for companies or organization, methods for achieving identified goals, measurements of success of the goals, and a plan for reevaluation and revision should the goals not be achieving the desired outcome. The plan can include components as diverse as green policies, social equity, energy management, recycling and sustainable purchasing, or even green leasing standards. The system can expand upon a company's core mission or act as a standalone plan used to achieve more consistent environmental practices. Nevertheless, it should always result in natural resource conservation and net cost savings for the company.

Oftentimes Sustainable Management Systems are confused with Environmental Management Systems (EMS) like ISO Standard 14001. A Sustainable Management System differs from an ISO 14001 Environmental Management System in that the ISO standards require a third party audit and often does not address issues such as social equity.

Some companies choose to start with factors that directly affect the bottom line like energy and water savings. Others begin with the easiest to implement, like recycling and paper use reduction. And yet some find that giving back to their local community is their priority. The beauty of the SMS is that it allows each com-

pany to determine their individual goals and priorities. For some, it can be easier to start small, incorporating a few easy goals like recycling, paper use reduction, environmentally friendly cleaning and maintenance practices, and building occupant education. Other companies may find that a much more comprehensive SMS is desired and may want to include loftier goals that examine every process occurring within their company and analyzing the respective life cycle impacts, or obtaining net-zero energy and water within a certain number of years. No matter how in depth the SMS delves, it's still a step in the right direction.

Many companies find it beneficial to share their environmental policies and goals with the public. As the public comes to expect sustainability and environmental commitment from companies expectations for responsible practices continue to rise. Committing to a sustainable business model will allow a company to stay competitive in the future while saving resources and maximizing profit margins. From property owners to eco-brokers to small business owners, everyone can reap the benefit of implementing an SMS and adopting sustainable practices.

There are several ways to get started in creating an SMS, the easiest being to hire a sustainability consultant knowledgeable in the creation of these plans. Extensive knowledge and one on one consulting can help a company define goals that are in-line with their corporate identity and branding. Consultants can easily formulate plans for achieving sustainability goals within a reasonable timeframe and budget. Some other options available include avenues such as the online tool offered by the U.S. Environmental Protection Agency which assists in energy and water management. Also, there are numerous carbon calculators with varying

levels of functionality readily available. The ISO standard 14001 EMS can be purchased, but often requires additional training to fully utilize. This option is often useful for those already required to follow ISO standards in other areas. The most defining factor in creating a successful SMS is internal commitment. Once an organization identifies sustainability as a common goal nothing can get in the way of what can be achieved!

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