

.....

VOICE of the ROCKIES

.....

Denver Chapter of IFMA Newsletter

Newsletter

Editor's box

Pat Harris, Chair
Harry Hill, Co-Chair
Contributing writers:

Lou Doyle
Jerry Leaneagh
Ed Gazvoda

To place an ad, contact Pat Harris at
pat.harris@ anthem.com

Please send your Letters to the Editor to
Pat Harris, Chair of the Newsletter committee
at Pat.Harris@Anthem.com.

Articles

FM Tracking and Reports	5
Retrofitting your Lighting	6
Office Noise	8

Features

Letter from the President	2
Management Manuevers	3
Member Spotlight	12
Vendor Spotlight	13
Monthly Meetings	14
Calendar	15

This Issue

IFMA Sponsors	4
A Special Thanks!	9
This 'n That	10
World Workplace	11
Letter to the Editor	11
CFM Classes a Success!	12

IFMA Denver

Planning Retreat

Please come share your inspirations for next year. What do you like about the chapter projects; what don't you like; what new ideas do you have? If you want to be more involved, this is the event for you!

Friday, Nov. 4th
7:30 AM to 2:30 PM

Denver Museum of
Nature & Science

RSVP to Tracey Mc Donough
president@ifmadenver.org



From the Pen of

the President

IFMA

TRACEY MCDONOUGH



Do you buy IFMA? Does the fact that a potential vendor or service provider is an IFMA member factor into your buying decisions?

Your answer to that question affects the overall health of our Denver Chapter of IFMA.

I may tread into perilous territory with this letter. As an associate member, I'm obviously not unbiased on this topic. As your president, I know more than ever how much associate members support and make possible many of the great benefits all IFMA members enjoy.

It's a double-edged sword. Professional members, like all of us, don't want to be "sold to", at meetings or anywhere else. If an associate member is at all pushy at an IFMA function, they only hurt themselves by turning off potential clients and discouraging them from attending future meetings.

On the flip side, most (well-behaved) associate members hold out the reasonable hope that, by quietly supporting the facility management industry, they may be considered as a contender for business when an opportunity arises with an IFMA member. Not an advantaged opportunity. And not without possessing sufficient qualifications for the task. But merely a chance, when warranted, to be considered.

All of us after all, professional and associate members alike, are supporting a business enterprise. To donate large chunks of money and time to unproductive causes is a quick road to extinction, especially in times of reduced staffs and increased expectations.

So, can we all do our part?

Associate Members: Do not openly solicit business at IFMA functions. Realize that the way to succeed in any professional organization is to support its educational benefits to the professional members involved and to display your sincerity and integrity in doing so.

And do not expect unfair advantage merely because of your participation. It may only give you an opportunity to further demonstrate your capabilities and trustworthiness.

Professional Members: Next time you need a service or product, please think to reference the providers in the Denver Chapter of IFMA for possible candidates. A service directory of our members is available in our membership directory as well as on-line at www.ifmadenver.org.

I'm always impressed when a well-respected, high-level facility manager (usually one of our veterans) lets me know that the knowledge gained and relationships developed with IFMA associate members was a major key to their success. Yes, we're all in this together.



Management Manuevers

Pat Harris, CFM, IFMA Fellow

"SELLING" FACILITIES AS ADDING VALUE

One of the long running discussions for Facility Managers is how to affect positive change for your organization. How can we get our foot into the Board Room, get 5 minutes with the CFO, have input on an expansion project, etc.? We, as FMs, want to be Proactive, only to be Reactive most of the time. What is it we can do to assure some say in the decisions when Facilities is a major part? Today's jargon it is called "Value Added". First we have to "define" what we can do to contribute to the "Bottom Line" and then we have to figure out HOW to be heard!

Building Operating Management magazine has just run a couple of articles about identifying how Facilities contributes to the bottom line ("Adding Value" by Edward Sullivan). This article says that it is not just that we are asked to reduce operating costs, but we must pay attention to showing upper management how we contribute to the health of the organization-how Facilities can contribute to the Bottom Line. We need to be viewed as adding value and not just a cost center or burden. Here are some things that you can do to work on getting their attention.

Anything that is presented to Senior Management has to be based on:

1. Understanding top management's view of value.
2. Aligning Facility Plans with Business Goals.
3. Identifying the needs that Facilities can address. (I call this "opportunity.")

The ideal situation is that you get direct or nearly direct information about corporate plans that will

affect Facilities. However, it rarely happens. FMs are included at some level, but most get the message 2nd or 3rd hand through some vice president or director who has had it handed down to him/her. This leads to reactive responses, late information, incomplete information, etc. "Putting out fires" is often the life of the FM and it is self-perpetuating. We are too busy to work on presentations or gathering metrics, etc., so we just keep "reacting".

After a project has been identified, it takes work to make a presentation that defines aligning it with corporate goals and to word it in a way the hits the top management's values, etc. We know how important it is so we must do the work or we will not be heard.

First, we need to establish credibility and relationship. So be ready when an opportunity comes up. You have to jump on any opportunity to let upper management know that you are good at what you do. You have to capitalize on the opportunity to show them how first-class you are-that you can contribute to the Bottom Line-that you "add value". You have to build credibility which leads to relationship which leads to being included.

This means that when you provide information, it has to be accurate and honest, based on facts and good business analysis. This, of course, needs to be presented in their terms: for the CFO, talk in cost per square foot; for Human Resources, talk in terms of cost per person; for a distribution center, talk in terms of product produced per square foot, etc.

You can present this information outside an "opportunity" by issuing an "Annual Report" or delivering data

based solutions to something that you have been asked to do. Top executives make decisions based on whether the idea or solution increases shareholder value. If you have done the homework, you have already applied the test as best you know how. Again, remember to put it in terms of Corporate Goals and Values.

You can also do a lot of networking with senior players. This has to be done with accurate data and candor. Then if you can find a "champion", the communications can increase. Develop a relationship with someone who is able to support your capital projects and is interested in making facility changes to support culture or retention of staff, etc.

And most of all you need to be persistent. This is a quality that leads us to offer comments on the busi-

ness plan even when we have not been asked. It is a quality that understands that it takes years to educate senior management and years to build the credibility needed to offer good facilities advice. In the meantime, we continue to gather data to justify decisions, understand the goals of the enterprise, understand what the President and CEO value, etc. We continue to analyze new products and technology to improve our operations and to reduce costs. And, most of all, we are "pit bulls" about adding value to our organization's bottom line.

Pat Harris, CFM, IFMA Fellow, is WellPoint's Director of Facilities Administration for Colorado and Nevada. She can be reached at Anthem Blue Cross and Blue Shield, 700 Broadway, Denver, 303-831-2027 or pat.harris@anthem.com.

IFMA Sponsors

\$1500 PLATINUM

BELFOR

OfficeScapes

Tolin Mechanical Systems Co.

Long Mechanical Solutions

North American Property Services, Inc.

\$1000 - Gold

COCAT, Inc.

Disaster Restoration, Inc.

Landscape Forms, Inc.

\$250 BRONZE

Climate Engineering

IN KIND SPONSORS

Pear Commercial Interiors

Freeman Property Advisors

Colorado Real Estate Journal



FM Tracking and Reports

LOU DOYLE, CFM

Tracking and reporting...is it just more paperwork for the already over extended, over committed Facility Manager? The reports are often required by our management and are frequently furnished to them their format. The headcount measurements, the space utilization costs, the amount of churn are all important gauges of our activity, and support us being there. But, is this enough?

In today's dynamic workplace, where change occurs so rapidly due to improvements in technology and communications, plus the explosion in the number of business consolidations and globalization, it becomes imperative that the Facility Manager take the initiative and create a positive story about the activities of the resources and staff they control.

As professionals in our field, we should be setting the standards for guiding and educating our management about the Facility unit's accomplishments, its value in reducing or avoiding costs and how it affects the company's bottom line.

I know of instances where the Facility Professional has created an annual report for management that mirrored their organization's yearly report to share holders.

It can include:

- Department initiatives that were launched to save/avoid costs
- Financial reports showing the department's profitability
- Forecast for future plans and actions and their expected impact on the organization
- Deficiencies/delay's in response and what is planned to rectify them
- Charts, graphs and photos depicting significant milestones, events or incidents during the reporting period

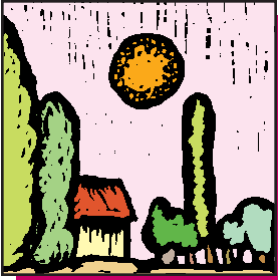
- Positive spin of the value-add that the Facilities Group has on the organization

Information about developing this type of report is available from fellow Facility Professionals or the Facility Management Journal (www.fmjonline.com). The technology available on our PC gives us tools to accurately track and professionally report the importance of our organization to management and decision makers within our company.

Taking actions to improve tracking and reporting of FM achievements and the skills required to manage some of the most valuable assets in our company are critical to the survival of the in-house facility department in this era of outsourcing.

I have provided outsourced Facility and Construction Services for the past eight years. During this time I witnessed large in-house Facility organizations eliminated because management did not recognize or have knowledge of the value of activities of the in-house staff. In two instances, this was largely due to lack of knowledge by management about what their Facility Department was about...what was being accomplished and its importance to the organization. I can assure you that outsourcing organizations spend significant time and effort telling, tracking, and reporting their story to the management of the companies that they serve.

Lou is currently with CB Richard Ellis Global Services and is assigned as a Facility Manager for the XO Communications account in Colorado. Lou has been active in the Denver Chapter of IFMA for a number of years and is a Past President. He can be reached at lou.doyle@xo.com



Retrofitting your Lighting

Really Makes Sense

JERRY LEANEAGH,
ENERGY OPTIMIZER
COMPANY

Since Xcel has been our power supplier, they have raised the effective rates 3 times, and recently have requested legislation to help subsidize improvements to their generating plants that would further increase our rates. My last residential bill came in at 9.7 cents per kWh, and the secondary general rate, which most facilities operate on, costs about 10 cents per kWh for 3000 hour-per-year office usage. This is up from about 6 cents in the Public Service days.

For many facilities, the lighting load is about one-half the total costs. Even if you have converted to electronic ballasts and T8 lamps, most probably the easiest, most cost-effective way to reduce your electric utility bill is to look at your lighting.

Obviously, changing from magnetic ballasts and T12 lamps to electronic ballasts and T8 lamps is a real energy saver. Electronic ballasts cycle at 20,000 cycles per second, vs. 60 cycles for the magnetic ballasts....the electrons are hitting the mercury molecules many more times per second....no wonder they put out more light per watt of electrical input. And T8 lamps have better phosphors, which are also more efficacious than those of the T12's.

Adding reflectors allows you to de-lamp...that is, for a 2x4 office troffer, to reduce from 4 lamps or 3 lamps to 2 lamps. Reflectors are aluminum panels with several bends, designed to reflect the light out of the fixture after no more than two bounces. They are made with a

highly polished "specular" surface or white powder-coated enamel, are installed inside the fixture body, and increase the efficacy of the fixture about 50%. Reflectors are made by several manufacturers, and for nearly all size of fixtures.

Examples: If you have 4 lamp office troffers with T12 lamps and magnetic ballasts, we can take out 2/3 of the electric load with electronic ballasts, reflectors, and 2-T8 lamps. If you have converted to electronic ballasts and 4- T8 lamps, we can take out 31% of the electric load, by using reflectors, 2-T8 lamps, and a high output electronic ballast. With 3- lamp T12 office troffers, we can take out 53% of the load using reduced wattage electronic ballasts, reflectors, and 2-T8 lamps. For a 3- T8 lamp fixture, we can take out 36% of the electric load with reflectors and 2- T8 lamps.

For 2x4 troffer fixtures in hallways, we often go to one lamp with reflector. Of course it reduces the light, but the official recommendations are much lower for hallways, and it's usually easy to meet the actual requirements with less light.

The same goes for your warehouses and parking garages. An 8 foot fixture with 2- 60 watt T12 lamps can be retrofitted to 2- 4 foot T8 lamps, placed end-for-end, with a reflector and electronic ballast, and will normally increase the measured light on working surfaces some 7% to 10%. The load is reduced 52%.

We're changing out lots of the metal halides as

Continued on page 7

well. A 400 W MH draws 450 watts, we replace these with a 6 Lamp T8 fixture, with 2-high output electronic ballasts and specular reflector, and save 224 watts, for a 50% saving. We replace 250 W and 1000 W fixtures at the same percentage savings. And where possible, we drop these fixtures a few feet. As light varies inversely with the square of the distance, we can gain light simply by moving the source closer to the need. We often can replace a 400 W MH with a 4-lamp T8 fixture with one- standard output electronic ballast, and specular reflectors. In this case we've removed 75% of the electric load.

Another energy saver is to use a higher Kelvin-temperature lamp. Research indicates that the way our eyes function, that is, the ways that the rods and cones in our eyes respond to the color of the light, we need 25% less lumens if the color of the light is 5000 degrees Kelvin, rather than the more common 3500 degree Kelvin (the T12 designation for 3500 degree Kelvin is warm white). A light meter will not see a difference, but where more light is needed, a simple way to get it is to change the color of the light source to 5000 degrees Kelvin.

Compact fluorescents are now available at much less cost than just a year or so ago, and they come in nearly every popular size and model, and even come in 5 colors from some commercial-grade manufacturers. Compacts use ¼ the electricity, and last 5 to 10 times as long as the equivalent incandescent.

For exit lights, we are replacing the more efficient fluorescents as well as the incandescents with LED's, as the LED's last so much longer. Some are warranted 15 years.

Payback for most retrofits ranges from under one year to about 3 years, depending on the fixture and the hours of usage. The more we can de-lamp, and the longer the usage hours, the quicker the payback.

Aside from the electrical savings, the quality increase in the light is quite significant when changing out magnetic ballasts and T12 lamps. Research indicates that productivity increases with the use of electronic ballasts, and absenteeism and sick leave decreases. These are probably much greater financial benefits to any organization than the utility savings.

And the color rendering improves (color rendering is the comparison of how objects appear in comparison to how they would appear under natural sunlight). Both T12 lamps and metal halide's have a color rendering of 62%, while the standard 7-series T8's have a 78% rating, and the 8-series lamps have an 86% color rendering. While hard to quantify, improved color rendering can certainly have a positive financial effect in retail, factory and warehouse applications.

In my experience, I have come to believe that, for several of our customers, the quality improvement have been more valuable than the energy savings.

Regardless of what you now have for lighting, you can probably save considerably with some relatively simple, inexpensive changes.

Jerry Leaneagh has an interesting background (ask him about it sometime) but settled in lighting retrofit in 1997. Energy Optimizer Company was incorporated in 2000. They are located at 575 Burbank, Unit F, Broomfield, CO 80020. Jerry can be reached at 303 255-6993 or jlenna@comcast.net. The web site is www.energyoptimizer.net. He has been active in the Denver Chapter of IFMA for several years.



Office Noise

ED GAZVODA
AARDEX CORPORATION



Noise is considered a problem by the majority of office workers. In a national survey of office tenants (BOMA/Urban Land Institute), acoustics and noise control was rated "very important" by 90 percent of respondents and it is rare to find an office where acoustic privacy is not an issue.

Noise is a nagging distraction as well as a major contributor to stress and absenteeism and reduces productivity. But in many cases where noise is addressed with appropriate solutions, these negative factors can be abated, improving productivity. A research study (Armstrong/Dynasound) of office workers reported an average improvement in effectiveness of 13 percent in environments where noise from conversations, office equipment, and mechanical systems was reduced.

The biggest culprit in most offices is human conversation, person-to-person and telephone communications that intrude on the working space of others. Guidelines help, limiting conversations around those who require concentration; activities can also be segregated, separating those that produce the most talk from those that require the most isolation.

The latter is especially appropriate for open plan offices. Cubicles were created in the 1960s -- a Herman Miller design concept -- in order to provide privacy in large open spaces, and the first units were about 6 feet high, tall enough to block most unwanted sounds. In the 1980s, cubicles began to shrink both in wall height and floor area as part of a trend to cut costs and increase the use of space. Acoustic privacy has suffered as a result.

Yet cubicles can be effective weapons against noise. The latest designs from Herman Miller, Haworth, and Knoll

are made with materials that impede sound intrusions from outside and limit the reflection of sound within modules. And these companies have become expert at identifying noise issues and recommending the right modules to deal with them.

Sound is also a problem in private offices, especially those converted from open floor plans. These spaces are typically open across the room dividers -- a more flexible use of space -- but the lack of barriers is an open invitation for sound to travel from one office to another across the space above. The most effective solution: solid barriers and insulation above the tiles, often overlooked during reorganization activities.

New materials and manufacturing methods have produced a more efficient family of wall and floor coverings designed to absorb sound, from reflected conversations to footsteps. Improved ceiling tiles can also cut back on unwanted sound reflection and echoes, a common problem in large open rooms. Products from Johns Manville, Knauf Insulation, Armstrong, and others can often be retrofitted in existing spaces and designed into new structures.

The technology remedy for noise comes with sound masking, an electronic process that can hide intrusions from human speech as well as office equipment. Retrofitted in existing offices, sound masking is typically customized to provide the maximum effect for a specific space. According to Dynasound, an industry leader in this field, an appropriate sound masking system can increase speech privacy up to 50 percent. The LogiSon system from K.R. Moeller incorporates sound masking capabilities into public address and office music systems and also has achieved success in improving acoustic privacy and productivity.

Continued on page 9

A Special Thanks!

The Denver Chapter of IFMA Members work together to help local, charitable organizations

Each year the Denver Chapter of the International Facility Managers' Association (IFMA) demonstrates their commitment to community by donating services and expertise to various non-profit organizations in the Greater Denver Metro area. This year IFMA members have focused their efforts to assist two worthy organizations: The Colorado Coalition for the Homeless and the Denver Children's Home

The Denver Children's Home (DCH) serves as a residential and outpatient treatment center for traumatized, abused and neglected children aged ten to eighteen. This year IFMA joined forces with one of its members, Pear Commercial Interiors, and assisted Pear with their "Extreme Makeover" project at the DCH. IFMA members assisted with painting and the donation of lighting and white boards.



Jodie Schenck, Denver West Office Park and Tina Turner, Pear Commercial Interiors

A special Thanks to the following IFMA members who gave of their time to paint at the Denver Children's Home. Jodie Schenck with the Pyne Companies of Colorado, LLC/Denver West Office Park, Debbi Willis with Sprint-Nextel, Nancy Fairchild with Foliage Design and Paulette Grant with AlliedBarton Security Services.



Debbi Willis, Sprint Nextel and Paulette Grant, AlliedBarton Security

IFMA members have also assisted The Colorado Coalition for the Homeless, CCH. This organization provides a range of healthcare services, housing solutions and sup-

portive programs for homeless families and individuals in the Denver Metro area. IFMA members have responded to the CCH's needs for their offices and clinics, and each year in December, IFMA holds a toy-drive and a silent auction to donate gifts and dollars to CCH during the holiday season. Stan Eilert, VP CCH, commented, "I have worked with IFMA for several years. During this time they have been able to provide CCH a significant amount of quality office furniture for our use as we have developed new service programs. Their members have also provided pro bono specialty services to further improve the work environment. Our relationship with IFMA has saved a large amount of money in our office setup, which was then available to provide services to homeless persons."

"IFMA's Denver members have always rallied when needed for good causes", commented Tracey McDonough, IFMA Denver President. "I'm very proud of the personal time and effort they readily give to those in need."



Debbi Willis, Sprint Nextel and Nancy Fairchild, Foliage Design

Continued from page 8

But these efforts come at a price. New equipment, new cubicle components, sound-absorbing carpet ... the costs add up. If such expenditures produce a healthy result -- improving employee satisfaction, reducing stress, improving productivity -- it makes fiscal sense to proceed. Ultimately, however, the most effective way to tackle the noise issue is with a new building. Build-to-Suit office building can benefit clients designed with the right acoustics for their intended use. As an added benefit, this kind of customized space also improves illumination, daylighting, layout, and security, adding to a positive ROI.

Ed can be reached at Aardex Corporation at 303-327-4456 or www.Aardex.com



This 'N That

IFMA

New Committee Chairs and Co-Chairs:

We're pleased to welcome the following members of the chapter who have accepted committee chair or co-chair positions:

Wendy Kramer

Public Relations Co-Chair

Chris Boumeester

Sponsorship Co-Chair

Thanks to all of you for your commitment to making the Denver Chapter of IFMA one of the best IFMA chapters anywhere!

Changes, Changes:

- Jane Kalianov and Kim Davidson have accepted positions with Gambro BCT as Facilities Site Managers.
- Steve Brady is now representing Spacesaver Concepts, Inc.
- Jack Shiker has accepted the position of Director, Facilities Management for Littleton Adventist Hospital.
- Cheryl Wisdom has accepted the position of Vice President, Facilities with Pulte Mortgage LLC.

See the September edition of the Update for specific contact information.

New Chapter Pin

A new chapter pin is in production and will be available to chapter members in October!

Congratulations to John McDonough who submitted the winning design!

Chapter By-Laws Vote

Watch for an electronic ballot asking chapter members to vote on a change to the Chapter's By-Laws adjusting the timeframe for the Chapter's Board, Committee Chairs and Co-Chairs terms to the calendar year. Please take a few seconds (literally!) to approve this change.

Congratulations!

ToniJo Dwinell welcomed a new son into her family on July 18th. Levi weighed in at 8 lbs. 1 oz and ToniJo reports he's doing great!

You're Invited ...

All chapter members and chapter leaders are invited to attend the Chapter's Annual Planning Retreat, which will be held Friday, November 4th from 7:30am - 2:30pm, at the Denver Museum of Nature & Science. We welcome your participation and input into the events and programs for the chapter in 2005-2006. E-mail Tracey McDonough at www.president@ifmadenver.org. if you're interested in attending.

Registration for Chapter Events:

You can now register for chapter events by going to the web site, www.ifmadenver.org, click on the event date and at the bottom of the announcement, click on "Register for Event." It's a breeze and makes registrations easy for everyone!

Hopefully, you're all registered for World Workplace in Philadelphia Oct. 23rd - 25th. If not, do it today by going to www.worldworkplace.org to register online! You really don't want to miss out on the premier conference and expo for facility management professionals.

We have lots of "fun" times at WWP, too! One of



the events you should plan on attending is the Awards of Excellence Banquet, which will be held on Tuesday night, Oct. 25th. If you've registered for a full conference registration, you will be receiving a package that includes your name badge and an Awards of Excellence Exchange Card. Traditionally, the members of the Denver Chapter of IFMA sit

together at the banquet. In order to do that, we need to collect your Exchange Ticket and turn them in as a group at the conference to getting seating assignments.

Please make arrangements with Myrnan Fronczak to get your Exchange Card to her before Friday, Oct. 14th. You can e-mail Myrnan at mfroncza@tcf-bank.com or call her at 720-200-2422.

Also, you don't want to miss out on a Happy Hour hosted by the three Colorado IFMA chapters on Monday evening, Oct. 24th. The event begins at 5:00 pm at the Independence Brew Pub, which is located adjacent to the convention center. All professional members who are attending World Workplace are invited to join us.

Letter to the Editor

Dear Editor:

I read with interest your article on the differences between Facilities Managers and Property Managers. While I agree with your article I think you missed a point that also distinguishes the two. That is their customers are different. In a corporate environment, the FM is in constant touch with the customers. In a Property Management situation, there is very little interaction with the customers.

(Name withheld upon request)

Dear Name;

You make a very good point. I wish I would have talked to you before I wrote this last piece! In fact, that may really be the key between the two. Facility managers talk constantly with users who need things done. Property managers only interact with the tenants on an occasional basis.

Thanks for your input.

Pat Harris

Editor



Member Spotlight

Mike Larkin



Mike owns and operates Larkin and Associates, a full service professional carpet company. What Mike most enjoys about this position is the chance to help clients improve. Mike finds there are two types that he meets. The first are the visionaries, the one's already doing well but have a burning desire to raise the bar and move up to the next level. The second type, while they have vision they have not been fortunate enough to move their vision ahead and instead face problems and frustration. In both instances Mike works with them to achieve better results.

Mikes' Chapter involvement has been as the previous chair of the Newsletter and the current Co-Chair of the Sponsorship Committee. Mike enjoys working with other members and getting to know them on a different level.

One of the most important opportunities Mike has had

is that of helping children. As an active member of the Wheat Ridge Optimist International he and others work at bettering the lives of less fortunate children. A part of the effort was providing food, clothing, gift certificates and goodies to 185 children in 60 families last Christmas. It seems we have a Santa Clause in our midst!

After relocating 30 times in six states, including Colorado, Mike believes Colorado is best. It allows him to indulge his hobbies of hunting, fishing, camping and ATV riding and if it has a motor he'll take it. In addition to this Mike handles the marketing for a large elk hunting ranch and is a past president of the Colorado Gun Dog Association.

He shares his life here with his wife, Barb, of 14 years and seven year old son Robbie, a new first grader, and their other little one a lab puppy, Harley.

CFM Classes a success!

21 future CFMers took the Study Classes that the Denver chapter offered September 10th and 17th. All 9 competencies were taught by volunteering Denver Chapter members. The Education Committee wants to thank those who gave up some time on a Saturday to help inspire these Facility Professionals in completing the exam successfully. David Lightbody, Pat Harris, Lou Doyle, Owen Jones, Karl Gerken, Mike



Wood, Susan Kracklauer, Kim Davidson, and Dean Stanberry were the coaches. Lois Calamia, Education Co-Chair is responsible for organizing these sessions. A big thank you goes to her! The classes were held at Anthem Blue Cross and Blue Shield Conference Center. We look

forward to hearing that all these serious Facility Professionals becoming CFMers! If you are interested in future study sessions, please contact Lois.





Vendor Voice

IFMA



The Haworth Showroom is proud to announce its relocation from 17th and Curtis to 1860 Blake Street. The new face of Haworth includes Haworth Architectural Interiors, previously known as SMED. Attendees at this year's Neocon who visited Haworth's Gold LEED certified showroom (the first CI certified project in the United States) viewed our innovative architectural products and new furniture designs. The new showroom on Blake Street showcases many of the exciting products now available. **Facilitek Furniture for Business** and **Pear Commercial Interiors** are preferred Haworth dealers in Denver. **Facilitek** also has a showroom in Colorado Springs.

HAWORTH[®]
change by design



IFMA

Denver Chapter of IFMA

October Meeting

October 11, 2005 • 4:00 pm • Denver Convention Center

Tour of the Colorado Convention Center
Cost: \$15 - Members, \$25 - Non-Members

Take advantage of the opportunity to tour one of Denver's newest and brightest facilities!

More than 100 professional meeting planners worked on the new Colorado Convention Center to make it one of the most user-friendly facilities in the nation. It has 4.5 acres of glass providing a view of downtown Denver from one direction and the mountains from the other. It has a 584,000 sq ft exhibit hall, all on one level, 63 meeting rooms on another level, which makes 100,000 sq ft of meeting space. There is a 5,000 seat lecture hall which can be separated into

three sections. There is an 85,000 sq ft ball room with 18 dividing walls. Even with 2 levels, the convention center is still compliant with the Americans with Disabilities Act. The convention center has 1,000 covered parking spaces, but for those people who don't want to drive, it also has it's own light rail station. There are 49 covered loading docks with access to the Exhibit hall. The bays can accommodate 70-foot trucks.

Go to the Denver Chapter of IFMA's web site, www.ifmadenver.org, click on 10/11/05 under Events and register on-line. Registration deadline is October 7th.

IFMA Denver Chapter Quarterly Newsletter Advertising Summary

Sizes & Pricing:

\$300 for Business Card Size (4 issues)

\$600 1/4 Page (3.5" x 5" or 7.25 x 2.5") (4 issues)

\$750 for 1/3 Page (7.25 x 3.33") (4 issues)

\$1,000 for 1/2 Page (7.25 x 5" or 3.5 x 10") (4 issues)

Note: All ads need to be either 7.25" or 3.5" wide.
Maximum height is 10"
Camera Ready Art required.

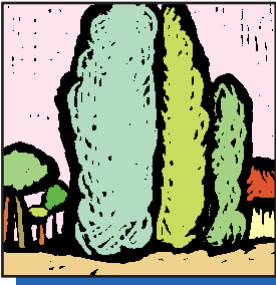
Contact: Pat Harris • 303-831-2071



ROCKY
MOUNTAIN
D E S K
CORPORATION

*Furniture and services
that foster creative and
innovative work.*

7025 South Revere Pkwy. #400
Englewood, CO 80112
Phone: (303) 799-0400
www.rockymountaindesk.com



Calendar

Chapter Activities

October	6	Board Meeting at Pear Commercial Interiors	7:30 AM
	11	General meeting-tour Denver Convention Center See information under Programs	4:00 PM
	13	Audio Seminar at OfficeScapes Making Cents of Energy Audits Speaker: Tracy Phillips, Senior Engineer, AEC Building Energy Evaluation Services Business Team	11:00 AM
	23-25	World Workplace	
November	3	Board Meeting at Pear Commercial Interiors	7:30 AM
	4	Planning Retreat	7:30 AM
	11	General Meeting Lunch Panel Discussion - Preparing RFP's DPPA Conference Center 2105 Decatur Street, Denver	11:30 AM
	17	Audio Seminar at OfficeScapes The Five Dimensions Presentation for Attaining Scarce Resources Speaker: David Samec, P.E., Smithsonian Institution	11:00 AM
December	1	Board Meeting at Pear Commercial Interiors	7:30 AM
	13	Holiday Party Gensler 1652 Broadway Denver	5:00 PM
January	5	Board Meeting at Pear Commercial Interiors	7:30 AM
	10	General Meeting and Tour	4:00 PM

Denver IFMA Chapter Officers

7084 S. Cherry Drive • Centennial, CO 80122
303-771-4503/FAX 303-779-1186
E-Mail - info@ifmadenver.org
Web site - www.ifmadenver.org
July 1, 2004 - December 31, 2005

EXECUTIVE BOARD

PRESIDENT

Tracey McDonough ABCP
BELFOR USA
4690 Joliet Street
Denver, CO 80239
Phone: 303-425-9700 Ex114
Fax: 303-425-9499
Email:
president@ifmadenver.org

VICE PRESIDENT

Dean Stanberry
TriZetto Group
6061 S. Willow Drive
Greenwood Village CO 80111
Phone: 303-495-7148
Fax: 303-495-7396
Email: vicepresident@ifmadenver.org

TREASURER

Philip Cangilla
Inovonics Wireless Corporation
315 CTC Blvd.
Louisville CO 80027
Phone: 303-209-7176
Fax: 303-939-8977
Email:
treasurer@ifmadenver.org

SECRETARY

Denise Drager - Chair
Covad Communications
7901 Lowry Blvd.
Denver CO 80230
Phone: 720-670-1050
Fax: 720-670-1055
Email:
secretary@ifmadenver.org

PAST PRESIDENT

Myrman Fronczak
TCF Bank
6400 S. Fiddler's Green Circle
Suite 800
Englewood CO 80111
Phone: 720-200-2422
Fax: 720-200-2459
Email: mfroncza@tcfbank.com

HEADQUARTERS CONTACT

Marie Garza
IFMA
1 E. Greenway Plaza, Suite
1100
Houston, TX 77046-0194
Phone: 713-623-4362
Fax: 713-623-6124
Email: amy.campbell@ifma.org

CHAPTER ADMINISTRATION

Sondra Aksamit
7084 S. Cherry Drive
Centennial, CO 80122
Phone: 303-771-4503
Fax: 303-779-1186
Email: info@ifmadenver.org

COMMUNICATIONS

Team Captain
Denise Drager, Secretary

AWARDS OF EXCELLENCE

Myrman Fronczak - Chair
TCF Bank
6400 S. Fiddler's Green Circle
Suite 800
Englewood CO 80111
Phone: 720-200-2422
Fax: 720-200-2459
Email: mfroncza@tcfbank.com

CHAPTER AWARDS

Toni Jo Dwinell - Chair
Lockheed Martin
Buckley Air Force Base
17699 E. Steamboat Ave,
Aurora CO 80011
Phone: 303-677-3399
Fax: 303-677-3204
Email: toni.dwinell@lmco.com

NEWSLETTER

Patricia J. Harris CFM - Co-Chair
Anthem Blue Cross Blue Shield
700 Broadway
Denver CO 80273
Phone: 303-831-2071
Fax: 303-764-7292
Email: pat.harris@anthem.com

Harry Hill - Co-Chair
City and County of Denver
4495 Jason Street
Denver CO 80221
Phone: 303-458-1833
Fax: 303-458-4781
Email: harry.hill@ci.denver.co.us

UPDATE

Myrman Fronczak - Chair
TCF Bank
6400 S. Fiddler's Green Circle
Suite 800
Englewood CO 80111
Phone: 720-200-2422
Fax: 720-200-2459
Email: mfroncza@tcfbank.com

JOB NETWORK

Denise Drager - Chair
Covad Communications
7901 Lowry Blvd.
Denver CO 80230
Phone: 720-670-1050
Fax: 720-670-1055
Email: secretary@ifmadenver.org

PUBLIC RELATIONS

Jean-Pierre Sijmons - Chair
City Plantscaping
6940 E. Girard Ave., #404
Denver CO 80224
Phone: 720-276-6064
Fax: 720-276-8163
Email: jpsijmons@cityplantscaping.com

Wendy Kramer - Co-Chair
Facilitek Office Systems
1860 Blake Street
Denver CO 80202
Phone: 303-871-9944
Fax: 303-871-1940
Email: wkramer@facilitek.com

MEMBER-AT-LARGE

Walter Doderer (Bd. Mbr.)
Tolin Mechanical Systems Co.
12005 E. 45th Ave.
Denver CO 80239
Phone: 303-455-2825 X214
Fax: 303-576-9022
Email: wdoderer@tolin.com

Committee Chairs

July 1, 2004- December 31, 2005

MEMBERSHIP SERVICES

Team Captain
Phil Cangilla, Treasurer

MEMBERSHIP

Jerry Coy - Chair (Bd. Mbr.)
OfficeScapes
9900 E. 51st Ave.
Denver CO 80238
Phone: 303-307-3617
Fax: 303-200-4382
Email: jcoy@officescapes.com

Rick Gulick
The Floor Care Company, LTD
1275 S. Cherokee St.
Denver CO 80223
Phone: 720-366-3600
Fax: 303-934-2840
Email: rick@floorcareco.com

Cheryle Buxton - Co-Chair
Merrick & Company
2450 S. Peoria
Aurora CO 80014
Phone: 303-353-3513
Fax: 303-751-2581
Email: cheryle.buxton@merrick.com

EDUCATION

Chair (Bd. Mbr.) - Open

Lois Calamia CFM - Co-Chair
Computer Associates
International, Inc.
10333 E. Dry Creek Rd., Suite
400
Englewood CO 80112
Phone: 303-706-1717
Fax: 303-643-6050
Email: lois.calamia@ca.com

PROGRAMS/HOSPITALITY

Rob Cooney - Chair (Bd. Mbr.)
Preferred Painting, Inc.
1980 S. Quebec Street, Suite 207
Denver CO 80231
Phone: 303-695-0147
Fax: 303-695-6899

Email: rob@preferredpainting.com

Laura Walsh - Chair
Herman Miller
1899 Wynkoop Street, Suite 550
Denver CO 80202
Phone: 303-571-5211
Fax: 303-571-4888
Email: laura_walsh@herman-
miller.com

J. Victor Gonzales - Co-Chair
American Facility Maintenance
Group
3333 S. Wadsworth Blvd.
Suite D-210
Lakewood CO 80227
Phone: 303-984-7400
Fax: 303-922-8922
Email: jvgonzales@aflmain-
group.com

Victor Gonzales - Co-Chair
American Facility
Maintenance Group
3333 S. Wadsworth Blvd.,
Suite D-210
Lakewood CO 80227
Phone: 303-984-7400
Fax: 303-922-8922
Email: jvgonzales@aflmain-
group.com

TECHNOLOGY

Chair - Open

Kim Davidson CFM - Co-Chair
GAMBRO BCT.
10810 W. Collins Ave.
Lakewood CO 80215
Phone: 303-231-4653
Fax: 303-231-4380
Email: kimldavidson@msn.com

BOULDER NETWORKING

Gary Myre CFM - Chair
Freeman Property Advisors
2737 Mapleton Ave., Suite 103
Boulder CO 80304
Phone: 303-938-0170 X102

Fax: 303-938-1063
Email:
gmyre@freemanproperty.com

COMMUNITY RELATIONS

Team Captain
Dean Stanberry, Vice President

SCHOLARSHIPS

Jeffrey P. Jones - Chair
14503 Columbine Street
Brighton CO 80602-7305
Phone: 303-457-0871
Email: jefjones@aol.com

COMMUNITY SERVICE

Paulette Grant - Chair
Barton Protective Services, Inc.
390 Union Blvd., Suite 410
Lakewood CO 80228
Phone: 720-290-4678
Fax: 720-294-9707
Email: paulette_grant@bartonso-
lutions.com

Nancy Fairchild - Co-Chair
Foliage Design
PO Box 127
Arvada CO 80001
Phone: 303-420-3423
Fax: 303-420-3781
Email: n.fairchild@comcast.net

SPONSORSHIP

Sherri Pe'a - Chair
Western Restoration
470 E. 76th Ave.
Denver CO 80229
Phone: 303-452-0383
Fax: 303-452-0992
Email:
spea@westernrestoration.com

Mike Larkin - Co-Chair
Larkin and Associates, LLC
3187 Robb Circle
Lakewood CO 80215
Phone: 303-202-0202
Fax: 303-202-0201
Email: mwlarkin@msn.com

Chris Boumeester - Co-Chair
Colorado Asphalt Services, Inc.
PO Box 329
Commerce City CO 80037
Phone: 303-292-3434
Fax: 303-292-6267
Email: chris.boumeester@col-
oradoasphalt.net

SPECIAL EVENTS EXPO 2005

Lynda Schroer NCIDQ, MBA -
Co-Chair
BGL Facilities Consultants
(Bechta Group, Ltd.)
1700 Broadway, Suite 1210
Denver CO 80290
Phone: 303-860-0990 X16
Fax: 303-832-7550
Email: lschroer@bglfc.com

Catherine Henry - Co-Chair
ARAMARK Corporation
PO Box 0894
Wheat Ridge CO 80034
Phone: 720-839-9057
Fax: 303-202-3610
Email: henry-catherine@ara-
mark.com

GOLF TOURNAMENT

Philip Cangilla - Chair
Inovonics Wireless Corporation
315 CTC Blvd.
Louisville CO 80027
Phone: 303-209-7176
Fax: 303-939-8977
Email: treasurer@ifmadenver.org

Lisa Brooks - Co-Chair
Citron Work Spaces
2051 Dogwood Street, Suite 120
Louisville CO 80027
Phone: 303-665-7676
Fax: 303-665-7697
Email: lisabrooks@citronwork-
spaces.com