



International Facility Management Association

IFMA Greater Orlando

First Quarter 2008

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A Message From Our IFMA President, Geoff Allen, CFM

First quarter at a close (already!). Chapterwise we're off to a great start for the year, a couple good programs under our belt and the first of several social/networking events coming up in April.

I'll encourage you to join us for the Sleuths Dinner Theater program April 24, for me, it's one of the few times each year I get to bring my wife out to an IFMA event and let her meet some of the people (and their significant others)... in the same business. As we all know, facilities management can be long, long hours and our families sometimes get shorted. So a few times a year we structure events in which they can participate with us and we can still hang out with our IFMA associates.

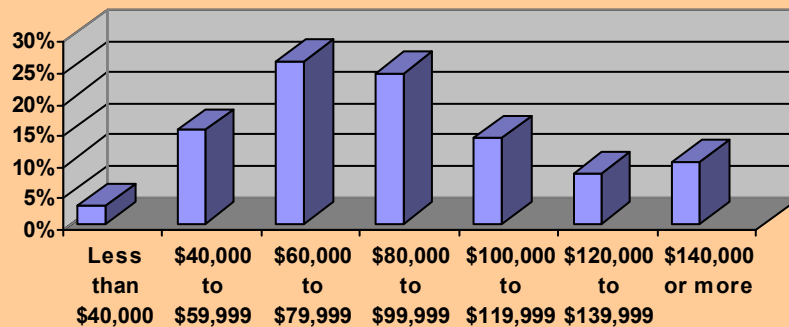
The board is putting the finishing touches on the survey questions, which will go out in April. This will be your opportunity to give feedback about the chapter and what you'd like to see done differently, please help us help you!

Once the survey results are digested, we'll again schedule a strategic planning session at which a cross section of old/new/active/inactive members will talk about long range objectives and priorities should be for the chapter. Things such as community involvement, charitable events, scholarship support, developing a formal FM education program at a local college or community college, and so on.

Finally, please take advantage of your membership and participate. Yes it's OK if you just show up for monthly programs or check out the website once in a while. We're going to end up with a blogsite by the end of the year so you can just go on and shoot a quick note and contribute in that way. Of course if you want to do more, let me, or any of the board members know, and we'll come up with something for you at your appropriate level of commitment. I look forward to seeing you at an upcoming event, and if not, perhaps an informal networking event here at my office later in the year!

Survey Says: FM Pay Is Up!

It's a good time to enter the facility management industry. That's one conclusion that can be drawn from a new survey of facility managers, *Profiles 2007*, conducted by *Building Operating Management* and the International Facility Management Association (IFMA). Though the 65 page report lists dozens of salaries, one number stands out: \$63,000. That's the salary reported by individuals with less than four years of FM Experience. (click on http://www.ifmaorlando.org/docs/fm_pay.pdf for the full report. Thank you to Terry Smith, CFM, of Charles Schwab for sending this article)



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Our Sustaining Partners





CFM Spotlight

John R. Mitrovka, CFM IIDA
Florida Space Planning Manager
Corporate Real Estate Department
SunTrust Bank



*John Mitrovka, CFM and
Newsletter Committee Chair*

Editor:
How did you get started in Facilities?

John:
My education and background are in planning and design and my first several positions early in my career were with Architectural or Interior Design firms. In 1992 my career path brought me to the Real Estate and Facilities Planning team at Blue Cross Blue Shield of Florida. That was my first endeavor into a corporate facilities team and I have never looked back!

Editor:
How long have you been a member of IFMA?

John:
I have been a member of IFMA since 2000. I originally started with the Sun Coast (Tampa Bay) Chapter where I was a member for several years before relocating to Orlando on 2004

Editor:
When did you decide to pursue the CFM?

John:
I sat for the exam also in 2000 when I was working with Lincoln Property Company as a Construction Project Manager on the NationsBank/Bank of America Account in Tampa. The association with a Real Estate Facilities Management company had opened additional avenues for my career growth and I saw the CFM designation as a very good way to confirm my professionalism and experience in the industry

Editor:
How long did it take?

John:
It took about two months of formal preparation. At the time I had about fifteen years experience related to the Planning, Project Management, Programming, and Design competencies and I viewed the exam in many ways as experience-based, so those fifteen years counted significantly in my overall preparation too.

Editor:
What was the experience like?

John:
I was the only candidate in the Tampa Bay area to sit for the exam during that particular session, so it was only a dedicated volunteer proctor and me in a silent conference room for an entire Saturday! With my experience in Planning, Design, and Project Management, I was grateful to see a good quantity of questions related to those areas on the exam.

Editor:
Has the CFM made any difference in your professional life?

John:
Yes! My employers have always seen the value in professional organizations and related designations. In addition, they have been supportive of my membership and participation at the chapter level. In the past, when I have been seeking a better opportunity with a new company, the CFM designation and what it stands for with respect to competence has always come up in a positive way during the interview process.

Editor:
Care to share anything else regarding your experiences with IFMA?

John:
IFMA is a great way to network with professionals and vendors who are associated with the Facilities Management industry. The local chapters are a great resource to tap into when you relocate to a new city or

Do you have a talent to share?

Join an IFMA committee!

- Public Relations
- Membership
- Programs
- Social
- Newsletter
- Directory

Visit the website at www.ifmaorlando.org

Did You Know Your IFMA membership offered this?

- Free CFM Roundtable Discussions
- Reduced fees on all IFMA training materials
- A chance to win a free Worldworkplace registration and airfare?



Cubix, Inc. Wins Numerous Awards

Cubix, Inc., formerly MilliCare / Modular Designs of Orlando, has earned multiple awards in the past month for success in their carpet sales and textile and carpet care divisions.

Milliken Platinum Award. This is the highest award achieved for dealer sales of Milliken carpeting in excess of \$1,000,000.

MilliCare Financial Excellence Award

MilliCare AAA Market, given to the franchise who achieves the largest market share in their market size category. Cubix, Inc. competed with franchises from Chicago, Los Angeles, and others for this honor.

MilliCare Million Dollar Club, given to franchises who achieve over \$1,000,000 in textile and carpet care maintenance revenue.

MilliCare Operational Excellence, given for outstanding on-site activity, including quality control, equipment performance and technician training.

perhaps just have a project in a location you are not 100% familiar with. I have just recently become more active in the chapter as a board member and by contributing to the production of the quarterly newsletter.

Editor:

What advice would you have for new people starting out in facilities?

John:

Consider all the options for a career path this diverse profession offers. I currently know or work with individuals that are experts in one or more of the nine competencies within Facility Management such as Operations, Finance, Real Estate, or Planning and Project Management.



Orlando Greenhouse

Get It Electronically & SAVE A TREE!

By David L. Dunn, CFM

Hello IFMA Orlando! This is the first of what I hope to see continue as our new Green Column. I will lead off with this article followed by Randall A. Edwards of GSF next quarter who will be writing an article titled "Blue Cleaning". Randy has agreed to take the column and keep it going for the time being.

Do you open your new e-mail or on-line publications and promptly print it for reading? Remember when the Computer entered the Business Arena and we were told that we were all going "Paperless"? Are you still waiting for that to happen? I am. The idea was a great one; but it's just never been realized. When the City of Orlando decided to "Go Green" I hoped it would not be a fad that would pass away with time. I am convinced that Going Green is here to stay for the City and for many of you.

How much paper can be made from a tree?

Or, alternatively, how many trees are needed to make a given amount of paper?

There is no simple answer to these questions, and all calculations can be no better than "ballpark estimates."

SOME TYPICAL CALCULATIONS

1 ton of uncoated virgin (non-recycled) printing and office paper uses 24 trees

1 ton of 100% virgin (non-recycled) newsprint uses 12 trees

A "pallet" of copier paper (20-lb. sheet weight, or 20#) contains 40 cartons and weighs 1 ton. **Therefore,**

1 carton (10 reams) of 100% virgin copier paper uses .6 trees

1 tree makes 16.67 reams of copy paper or 8,333.3 sheets

1 ream (500 sheets) uses 6% of a tree (and those add up quickly!)

1 ton of coated, higher-end virgin magazine paper (used for magazines like National Geographic and many others) uses a little more than 15 trees (15.36)

1 ton of coated, lower-end virgin magazine paper (used for newsmagazines and most catalogs) uses nearly 8 trees (7.68)

How do you calculate how many trees are saved by using recycled paper?

(1) Multiply the number of trees needed to make a ton of the kind of paper you're talking about (groundwood or freesheet), then (2) multiply by the percent recycled content in the paper.

For example,

1 ton (40 cartons) of 30% postconsumer content copier paper saves 7.2 trees

1 ton of 50% postconsumer content copier paper saves 12 trees.

So if **1 tree makes 16.67 reams of copy paper or 8,333.3 sheets** I would ask you to consider **NOT** Printing your newsletter when it arrives electronically in your e-mail. I am also advocating for the newsletter to **NOT** be distributed in Hard Copy. If you really, really need to have a hardcopy of some or all, of the newsletter; print just the section you need.



Associate Members:

Get the most from your IFMA Investment by:

-Sponsoring an Event..Have the spotlight at one of our events!

-Write an educational article for this newsletter

-Join a committee and form those relationships

-Make sure your listing in our directory states what services and products you provide

-The more people hear and see your name..they will remember you when needing services.

Open-plan offices are often very noisy places. The hum of computers, the ringing of telephones and the buzz of conversation all make for a surprisingly noisy environment. Often these spaces are divided up with partitions or ranks of filing cabinets. Plant screens and barrier arrangements are an effective alternative, which you can also use to reduce your reliance on manufactured and engineered products (and help with your sustainability targets: making the office greener place in more ways than one). The tops of filing cabinets can also be used to place plants. Small bushy plants in narrow troughs take up little space, but they can still be beneficial.

Further information, including a table of the sound absorption coefficients of some plants and references to the original research material, can be found on www.plants-in-buildings.com. Further information can also be obtained from the author. **(article provided by Kenneth Freeman of Ambius (new name of Initial Tropical Plants, Inc.) kenneth.freeman@ambius.com**

OSHA New Electrical Standard-Are You In Compliance??

by David Casavant, CFM, Executive Director at the Workplace Safety Awareness Council

On August 13, 2007, the Occupational Safety & Health Administration (OSHA) revised their electrical safety regulations in general industry (1910.301 - 399). This major overhaul of the standards was the first in over twenty-eight years! There are many changes but here are a few:

- Ground Fault Circuit Interrupter (GFCI) are now required in all bathrooms and rooftop applications.
- The Ground Fault Protection requirement extends to maintenance and other construction-like activities when using extension cords.
- Arc flash hazard boundaries, equipment labeling and personal protective equipment is now required.

Hazardous locations now have the option of being identified as “zones”, following the International community standard. **For the complete article please go to**

http://www.ifmaorlando.org/docs/nipa_70e.pdf

Water Damage Prevention...Start At The Top

Excerpt from article submitted by Lorenzo Zuniga, Disaster Resources, referenced from article from Business & Home Safety®

Prevent Water Damage by starting at the top... Your roof!

Whether flat or pitched, asphalt or composite, every roof is an at-risk location for unwanted water. Many commercial building roofs are laden with HVAC equipment, vent pipes, skylights, and other building system elements which are all ‘holes’ in the worst possible place-directly over-head. Be sure to do inspections and look for:

- Check all rooftop penetrations regularly from inside and out.
- Are the seals intact around HVAC systems?
- Are the flashings around skylights, stack vents, and other rooftop elements in good condition?
- When inspecting from below, do you see daylight where it shouldn't be?
- Do you see any water stain marks?

2008 Started off with A Joint Meeting with IIDA!



Frank Billingsley, one of our guest speakers



IFMA members getting To know each other

Upcoming IFMA Programs

4-24-08

- Sleuth's Mystery Dinner show & mini back stage tour
- **"State of the Chapter"**
 - **In coordination by Social Committee/Darlene King**

5-22-08

- "Regional Green Initiatives and how they affect FM's" @ Dubsdread
 - **In coordination by Lisa Cloud Kelly**

6-26-08

(New Member Orientation before Event
 "Real Estate" presented by Kathy Lesiuk of Strictly Commercial, Inc. @ Dubsdread

- **In coordination by Dave Dunn**

7-24-08

- UCF Arena and Green Roof Tour followed by dinner in Arena
 - **In coordination by Beau Bullard (Social Committee)**

8-28-08

- "Practical & affordable Solar Energy with a Social" @ **Glattig Jackson Kercher Anglin, Inc**, 120 N. Orange Avenue
 - **In coordination by Dave Dunn**

9-25-08

(New Member Orientation before Event
 "Energy Efficient Lighting Upgrade; How To & Why" presented by Alexa Stone of HD Supply @ Dubsdread (Title & presenter are subject to change)

- **In coordination by Alexa Stone**

10-10-07

- Golf Tournament

10-15th thru 17th

- World Workplace in Dallas

10-23-08

- Jet Blue Tour with flight simulator
 - **In coordination by Grace Cubarrubia**

11-20-08

(Associate Mini-Trade Show Event)
 After Hours Event @ "Leu Gardens" with dinner following trade show to honor our sponsors

- **In coordination by Rob Gross and Darlene King**

12-4-08

- Holiday Dinner Event
 - **In coordination by Darlene King and Amie Erickson**

