

**International
Facility
Management
Association**

IFMA
Atlanta

Featured Articles

May Luncheon - pg.3

Atlantic Station Tour - pg.3

Volunteer Day - pg.4

Workplace Wellness - pg.5

Risk Management - pg.6

Sustaining Patrons - pg.6

THIS MONTH IN IFMA
IFMA Annual Night With The Braves - June 7, 2006
Monthly Meeting - June 21, 2006

NEXT MONTH IN IFMA
Monthly Meeting - July 19, 2006

President - Rachel Blankenship, *Sage Software*, rachel.blankenship@sage.com

Vice President - Stewart Smith, *Kilpatrick Stockton*, stsmith@kilpatrickstockton.com

Treasurer - Chet Bounds, *Milliken*, chetbounds@milliken.com

Secretary - Christine Vest, *Propex Fabrics*, vestcn@propexfabrics.com

Past President - Mitch Rabil, *Turner Properties, Inc.*, mitch.rabil@turner.com



CONTACT US!

Newsletter Editor: Monte Townsend
 T: 678-547-0133 F: 678-547-0132
 If you would like to submit a newsletter article, please contact ifmanews@rentacrate.com.
Reminder: The deadline for submitting articles is the third Wednesday of each month.

**STAY CONNECTED WITH
 www.ifmaatlanta.org**

Where do you need to go to stay connected for IFMA Atlanta? Thanks to multiple recent upgrades, the new IFMA Atlanta website at www.ifmaatlanta.org is the place. Check out the hotlinks to upcoming and pending events. There is no guesswork once you get there. All of the information you need (locations, times, registration processes) is at your fingertips. Check out the wider screen, and flashing front page sustaining patrons' icons. Even the newsletter you are currently reading is on the site. Put it on your favorites list. Tell friends and colleagues the new IFMA website is the source to "connect" at: www.ifmaatlanta.org.

**IFMA ATLANTA
 STRATEGIC PLAN 2005**

Vision

To serve as the resource and representative for facility management.

Mission

To provide exceptional products, services, and opportunities that support and advance the facility management profession.

Goals

1. Support a community that fosters vitality, momentum and impact for the facility management professional.
2. Anticipate and prioritize the resources required to enhance effective delivery of products and services.
3. Inspire passion for the facility management profession that compels facility practitioners to want to join the IFMA network, engages volunteer leaders and attracts / retains top-talent to the full-time staff.
4. Sustain IFMA's financial integrity to achieve and fulfill our mission.

Purpose

IFMA is a member-centered association that exists to guide and develop facility management professionals. In support of its members, IFMA promotes the Facility Management profession by providing leadership, recognition and standards of excellence.

Please check out the website at www.ifma.org for more details.

P R E S I D E N T ' S M E S S A G E

As Les Brown once said, "Shoot for the moon. Even if you miss it, you will land among the stars." That is exactly what happened to me over the past four years since becoming an "active" member of IFMA Atlanta. I've had the honor and privilege of being surrounded by stars. Thank you for the wonderful experience of serving as your President of this amazing chapter during 2005-2006.



Rachel Blankenship

There is one last bit of advice I would like to leave with you. In an effort to find a phrase or a word to pass on as inspirational, I thought about what best expressed the theme of my own life. It is a word I've mentioned several times during my Presidency: passion! It is the force that has governed and motivated all my energies, that has given me the discipline that is mandatory in all creative efforts and that without it, life seems to me rather bleak and dismal. To have passion for life is not only to wake up in the morning and hear birds singing, but it is taking the time to open the window to see where they are perched. That is one of the side benefits of passion. You pay attention to the details. And it is the details that determine the quality of life....

The quality of life around IFMA Atlanta is inspiring, motivating, and challenging. I highly encourage you to get involved in a committee today. Use your passion to mold IFMA Atlanta into an organization that will enhance your professional career forever.

Again, thank you for all of your support and dedication to make the Atlanta chapter the absolute best resource for Facility Management professionals.

Rachel Blankenship
 2006 IFMA Atlanta Chapter President
 FM Sage Software

ON THE COVER

Helping out on Volunteer Day are Pam Essler, Maureen Gundaker & Judy Hughes.

DIRECTIONS TO LUNCHEON

Villa Christina - @ 11:30am

Directions: FROM GEORGIA 400: Take I-285 East, to Ashford-Dunwoody Road (Exit 29), turn right. Go to first traffic light and turn right onto Lake Hearn Drive. Go to first traffic light and turn left onto Parkside Place. Then go one block and turn right unto Perimeter Summit Blvd. At the Stop Sign, turn left (Summit Blvd). We are the three story stone villa, which is the last building on the left.

FROM I-85 & I-285 (Spaghetti Junction): Take I-285 West to Ashford-Dunwoody Road (Exit 29), turn left. Cross over I-285 and go to the second traffic light and turn right onto Lake Hearn Drive. Go to first traffic light and turn left onto Parkside Place. Then go one block and turn right unto Perimeter Summit Blvd. At the Stop Sign, turn left (Summit Blvd). We are the three story stone villa, which is the last building on the left.





WHAT YOU MISSED - MAY LUCHEON 2006



At May's Luncheon we were privileged to hear from Ed Brownlee. Ed is V.P. of Facilities Operations for Turner Properties. He joined Turner in 2001 and was the first to fill the position of Facilities Operations Manager. Prior to joining Turner Broadcasting, Ed was a Commander in the U.S. Navy and a Surface Warfare Officer. His Naval Career spanned 20 years serving abroad on a variety of warships, the Pentagon, and overseas in the Kingdom of Saudi Arabia. Ed is from Ohio and is a graduate of the U.S. Naval Academy.

In many respects, a naval vessel or warship is similar to a building or facility, but at sea. A naval vessel has HVAC, electrical, potable water, interior office furniture and flooring, communications, IT, and other requirements similar to any downtown high rise or mid-rise building.

In his presentation, he demonstrated two separate ship classes to illustrate this facility at sea called a U.S. Navy Warship. We learned, in detail, the challenges of managing the largest at sea facility, the aircraft carrier and the most abundant type of facility, the destroyer.



ATLANTIC STATION TOUR

The Atlantic Station Tour held on May 4, 2006 began in the offices of Arnall Golden Gregory. Sarah Nettles, Manager of General Services at Carter, Mike Shelly, Senior Vice President of Leasing at Carter, and Adam Baker, Atlantic Station, LLC, presented a historical overview of the site and discussed all of the challenges they have had to overcome, as well as the plans to construct the rest of the development. Currently only 25% of Atlantic Station is built.

The attendees received an informative walking tour and arrived at their final destination, the Maxon Atlantic Station District Energy System. Marc O'Connor, President of Maxon, enlightened the attendees about the southeast's largest, most environmentally friendly District Energy System. "The installation of a Central Chilled Water Plant is expected to save building owners more than \$35 million in construction costs, while operating 40% more efficiently than traditional HVAC systems. A two-mile long network of pipes will deliver 500,000 gallons of chilled water from a 50,000 sq. ft. central cooling plant for the 140 acre development."

Coffee and cocktails at PJ's Wine and Coffee Bar completed the educational afternoon. IFMA Atlanta thanks Julie Gardner, Business Development Director with Perkins + Will, and all of the presenters for making this great event possible. Stay tuned for the next IFMA Atlanta tour.





VOLUNTEER DAY

Participants on Saturday, May 20 for
Volunteer Day [North Fulton Child Development Center]:

Donna Smythe
Dave Woebler
Ted Sokol
Tim Sessions
Kenneth Smith
Barbara Miller
Maureen Gundaker
Marie Kitchen
Chad Kitchen
Steve Latham
Clara Smith
Joanne Cole
Dan Walther
Teresa Lathan
Nicole Dingels
Pat Dingels
Emily Perry
Judy Hughes
Kenny Jones
Antwan Smith
Pam Essler
Richard Tillison
Stewart Smith
Lynn Mooreman
Monte Townsend
Andrea Noland
Taft Sanders
Rachel Blankenship



Air heads doing Air Guitar.



VOLUNTEER SUPPORT LETTER

THANK YOU IFMA ATLANTA

One of my first activities as the new director of the North Fulton Child Development Association was to accompany my predecessor to an IFMA Community Services Committee meeting. I was simply amazed. Around the table were two dozen facilities' professionals pouring their talents and time into a select handful of nonprofit organizations. From the conversation, the depth and breadth of these supportive relationships was utterly apparent. The commitment and dedication were unmistakable.

The IFMA Community Services Committee has been unstinting in its support of the NFCDA. First, they provided a detailed property assessment upon which our facility management decisions have been and will continue to be based. They have seen us through the design and construction of an award-winning playground, the replacement of our roof, the renovation of our HVAC system, and the refurbishing of our administrative offices. These are demanding, complicated undertakings. Many, many hours of IFMA professional expertise have enhanced the outcomes of these projects and generous in-kind contributions of real goods and services have enabled us to stretch our resources and accomplish a great deal.

Just this past weekend, two dozen IFMA volunteers turned out for a workday at NFCDA. At day's end, we had a beautiful Winnie-the-Pooh mural that transformed an unused outdoor stairwell into a delightful, outdoor play space. Years' worth of accumulated trash and a 10-foot tree had been removed from behind a shed in the parking lot. The lobby floor had been stripped and waxed until it gleamed. The landscaping at our childcare entrance and on our playground had been overhauled and freshly painted birdhouses hung in the trees.

It is hard to describe just how much all this means to a nonprofit organization like the NFCDA. Suffice it to say that IFMA is demonstrably imbedded in the very fabric of our organization and can take great pride in sharing our mission to serve children.

Sincerely,
Donna Smythe
Executive Director





WORKPLACE WELLNESS

Margaret Gilchrist Serrato, PhD, AIA, LEED
Senior Associate, TVS Interiors, Inc.

The growing interest in Workplace Wellness comes from the simple fact that healthy employees are happier and more effective employees. Workplace Wellness programs encourage employees to follow a healthy lifestyle at work and at home. These programs are especially beneficial to employees who are sedentary for most of the day. While most organizations that institute Workplace Wellness programs do so to reduce health care costs, they soon realize other important benefits including decreased absenteeism and increased workforce performance. Employees who participate in Workplace Wellness programs realize improved attitude, enhanced self-awareness and motivation, and long-term better health.

Workplace Wellness programs target obesity, smoking and environmental sources of physical and emotional stress. Interior designers can support these efforts by providing solutions that prevent many of the problems associated with the workplace environment, and also by providing amenity spaces that accommodate Workplace Wellness programs.

Many of the sources of stress in the workplace are related to its physical design and furnishing. Among all design issues, noise is usually the most-reported source of stress. Even low-level noise can increase stress and decrease employee motivation. The top offenders include people talking on the phone, printers and scanners, doors and the hum of air-conditioning or lighting. Problems with noise are followed by discomfort related temperature, humidity, ventilation and lighting. Physical stress can also come from using poorly designed furniture and computer accessories. A well-designed workplace will effectively address all these issues to provide a safe, comfortable working environment.

Beyond considering how these environmental issues can be controlled to reduce workplace stress, organizations can boost the effectiveness of Workplace Wellness programs by providing on-site facilities for employees and their families. These include fitness centers with saunas and showers, outdoor walking paths, meditation rooms, as well as social spaces like coffee shops, libraries, day-care centers and game rooms. These spaces make it much easier and more affordable for employees to manage their stress and improve their health.

On another front, the evolving sustainability phenomenon in building design and construction has many positive consequences for Workplace Wellness efforts. Studies show that features like operable windows, user-controlled environments, daylight and good indoor air quality can reduce absenteeism, provide a sense of well-being and improve concentration and productivity.

Workplace Wellness efforts increase employee health, safety and well being through prevention, recognition, and assistance, while reducing stress, accidents, absenteeism, and health-care costs.

The International Facility Management Association (IFMA) is the largest and most widely recognized professional association for facility management, supporting approximately 17,300 members. The Association's members are represented in 125 chapters, 16 (cont. ^)

councils and one Special Interest Group (SIG), in 52 countries worldwide. Globally, IFMA certifies facility managers, conducts research, provides educational programs, recognizes facility management degree and certificate programs and produces World Workplace, the largest facility management-related conference and exposition.

The Atlanta Chapter of IFMA has almost 500 members and provides networking, education and community service opportunities for our professional and associate members.

THANKS FOR YOUR SUPPORT

The Georgia Tech Integrated Facility and Property Management graduate program would like to thank the Atlanta Chapter for its generous donations and support of our program. We are currently accepting applications on campus for an Atlanta Chapter scholarship that goes directly to one student in our program. This \$1,500 scholarship helps to create awareness of IFMA Atlanta with the students as well as helping a student meet tuition, books, fees and living expenses.

Look for more details this fall as the chapter sponsors another scholarship through the IFMA Foundation which includes a trip for the recipient to World Workplace. This scholarship provides recognition at the IFMA Annual Meeting for a deserving student, often one from our program, and gives all of IFMA exposure to the great generosity of the Atlanta Chapter.

These scholarships are given in addition to the very generous donation that IFMA Atlanta has committed to Georgia Tech for the ongoing support of the Facility Management program at the Annual Awards Banquet.

All of these donations are made possible by your support of Atlanta Chapter fundraising events like Showcased, and the Golf & Tennis Classic. Thanks for all you do IFMA Atlanta!

Send your Member Profile and Photo to
ifmanews@rentacrate.com
or fax to 678-547-0132.

CFM ARTICLES FOR POINTS

Attention all CFMs! You can receive CFM Maintenance Points for writing educational articles in Industry Related Publications including our Chapter Newsletter.

Please submit any articles of educational value to Monte Townsend at ifmanews@rentacrate.com.

IFMA ATLANTA CHAPTER CFM COORDINATORS

Clara M. Smith, CFM - CMS Enterprises
Cheryl Waybright, CFM, CFMJ, - CB Richard Ellis



RISK MANAGEMENT

A fresh perspective on an old issue
By Travis West, BAQ Inc.

The issue of homeland security is taking on an entirely new dimension for many facility managers. Simply adding a few security guards and parking vehicles further from the building won't work in all situations. The risks presented to a building's indoor air vary as well. Have you evaluated the risks properly? Have you chosen the right type of air filter? Do you even know what threats are most likely in your location?

Recent upgrades to building filtration systems by many owners have been in response to homeland security concerns. Logically, an increase in filtration ability will ensure that your building can better handle unexpected contaminants. By increasing filtration capacities you can capture more and smaller airborne particles. The addition of UVGI (ultraviolet germicidal irradiation) to air handler systems can diminish the life of bacteria and viruses. Even the addition of carbon impregnated filters or carbon pellets can help to reduce many unwanted chemicals. And while each of these can be effective at controlling some level of pollutions, are they really addressing your risk? Do you even know what your risk is?

Consider the Factors First

Any decision to upgrade filtration should first look at the risk or hazard ... before considering any product options. Your ability to define the building's risk must consider a large number of factors before choosing any filtration method. These factors include the asset value (including the people, building functions and processes), the threat or hazard that could be presented to your building, and the vulnerability of your space, building, or complex.

One example of this involves a large corporate facility designed to hold several hundred employees. The actual asset value varies between the loading dock, computer room, and the executive wing. At the same time, the threat or hazard to each of those areas varies too. And because the function or processes being performed in these three areas vary, the vulnerability of each differs.

Consequently, without first considering the asset value, the threat or hazard, and your vulnerability, you cannot make an informed decision on filtration.

SAVE THE DATE

July Monthly Meeting - July 19 @ 11:30am
Topic: Disaster Preparedness Emergency Plan
Speaker: Jeff Jellets - Salvation Army

MONTHLY CFM EXAM QUESTIONS

- Ceiling components with unfinished edges that are hidden by exposed ceiling grid members are called:
 - Ceiling tiles
 - Ceiling blocks
 - Linear ceiling units
 - Snap-in metal pans
- The minimum information required on hazardous chemical labels is the name of the products and:
 - The manufacturer and hazard
 - The hazard
 - The manufacturer and "OSHA approved"
 - Nothing else

JOB POSTINGS ONLINE

Looking for a new job?
Know of a vacant position?

Check out the job posting section of www.ifmaatlanta.org. Enter the Career Services section to post a job.

Enter your membership number to view available positions.

This website highly benefits our members, so start using it today.

Call Brant Bosley with any questions at 404-392-2284.

Call Joe Carroll for resume critique and career counseling at 404-582-8859

Facility Funnies

Maybe we can buy new furniture with the money we saved by moving ourselves



ASK ME ABOUT CFM

As a benefit to the Atlanta Chapter Membership, the Professional Development Committee plans to have members with CFM designation wear ribbons at each monthly meeting. Professionals and Associates are encouraged to discuss the benefits of getting CFM certification and information on taking the exam during the networking session before the meeting. Learn what certification is all about with other members who have become Certified Facility Managers. Ask questions, get the details, maybe hook up with a study partner.

Cost? Experience required? Qualifications? Information on the test? Bring your own questions. Look for the CFM ribbon attached to member name tags.

- Workplace safety for tenant employees is the responsibility of:
 - The tenant employer
 - The building owner
 - The building manager
 - OSHA
- In commercial construction, an interior wall with studs is:
 - Always load bearing
 - Usually load bearing
 - Always non-loading bearing
 - Usually non-load bearing

BRAVES BASEBALL

IFMA Atlanta
**Atlanta Braves vs.
 Washington Nationals**

Wednesday, June 7, 2006



"Top of the Chop" Tent overlooking Turner Field @ 5:35 pm
 Game to Follow @ 7:35 pm

Early Registration (on or before May 17): \$45 each
 Late Registration: \$50 each
 (Limited availability so please register early!)

Tickets include the following:

- Sodas, Bottled Water, and Beer Keg
- Upgraded Food Menu prior to game that includes: cajun chicken wraps, BBQ wraps, and spinach veggie wraps
- Tickets to ballgame

IFMA Atlanta Braves Game Registration Form:
www.ifmaatlanta.org

Brought to you by IFMA Atlanta Special Events Committee



LUNCHEON PRICE INCREASE

Meeting Luncheon Price Increase Announced

We've held the line as long as possible, but due to increasing costs at our meeting locations and an overall slight reduction in our chapter's income from multiple sources, the Chapter Board of Directors approved an increase to luncheon meeting costs beginning with the July 2006 meeting. After discussing the pricing that other associations charge for lunches, the Board agreed that prices will increase only \$5 to reflect the new pricing of \$35 for members and \$55 for non-members.



SUSTAINING PATRONS PROFILE

DEKALB OFFICE ENVIRONMENTS

Dekalb Office Environments has been actively involved in IFMA Atlanta for the past 13 years. In addition, we have been the IFMA Foundation Southeastern area representative for the past three years. We continue to support the Atlanta chapter through the Sustaining Patrons program, Fall Classic, and numerous other events. Dekalb Office Environments earnestly values its partnership with the IFMA Atlanta Chapter.

We sell office furniture, however we specialize in solutions. Dekalb Office Environments, an Atlanta based company, has been creating productive, intelligent office environments since 1952. John Rasper has been the CEO and president for the past 23 years. He continues to attract the best employees in our industry by giving back to his customers, his people & his community.

Before we recommend one piece of furniture, we consider ergonomics, health, safety, work processes and technology issues. Each office environment we create is as unique as the tasks that are performed there, and as individual as the people who perform them. We offer a host of superior products and have expertise on over 300 contract manufactures. Dekalb Office Environments also specializes in a multitude of services related to the effective management of office furniture. So whether you are starting from scratch or looking for a creative makeover, we can dream it, create it, plan it, clean it, count it, tear it down, move it, restore it, paint it, and inventory it, according to your specific needs. Our environments encourage and allow people to be their very best by affording them the proper tools and spaces in which to work. Together, we can create a business environment without limits, and rich with possibilities that will enable you to succeed.

GOOD FOR THE MIND - GOOD FOR THE BODY- GOOD FOR THE BOTOM-LINE.

GEORGIA TECH CORNER

It's not too late! If you are interested in additional education, Georgia Tech has options. You can earn either a Master of Science in Integrated Facility and Property Management or a potential Certificate in Facility and Property Management. What's the difference, you ask?



A certificate is issued from a university after a limited number of Continuing Education courses in one particular field of study. A Master's degree is the official degree for graduate study involving meeting entrance requirements, enrollment and a full curriculum of courses from the university. Our courses are all taught in the evening, allowing working professionals to enroll. In fact, a majority of our students, perhaps 75%, are full-time employees who attend classes at night.

For the Masters degree requirements, see <http://www.coa.gatech.edu/bc/grad/index.htm> for all the details.

If you might be interested in the Certificate course, please contact Professor Kathy Roper at kathy.roper@gatech.edu or 404-385-4139.



2005 IFMA ATLANTA SUSTAINING PATRONS

AIA
 Aircond
 Allied-Barton Security
 Andrew Rissland Turpen
 ASD
 Baker Audio
 BC Group
 Bonitz Flooring Group, Inc.
 Carithers, Wallace & Courtenay
 Carter & Associates
 CB Richard Ellis
 Choate Interior Construction
 Contract Marketing
 Corporate Environments of GA, Inc.
 Cort Furniture Rental
 Dekalb Office Environments
 Flood Brothers Relocation
 Geiger
 Gensler
 Haworth, Inc.
 Hendrick, Inc.
 Herman Miller, Inc.
 Humphries & Company

IntraSpec
 Invista
 Ivan Allen
 Jova Daniels Busby
 Knoll
 Malcolm B. Weiss & Assoc.
 Malone Construction
 Milliken
 Mohawk Group
 NFL Officeworks
 Royal Cup, Inc.
 Shaw
 Southern Business Systems
 Steelcase, Inc.
 Trilogyfm
 Walter Hopkins
 Wegman Associates

MEMBER PROFILES



NAME: George E. Fell, IV
COMPANY: Atlantic Relocation Systems
EMAIL: george.fell@atlanticrelocation.com
EDUCATIONAL BACKGROUND: BA, Economics and Business, Belmont Abbey College
FAVORITE VACATION DESTINATION: Anywhere in the Caribbean.

FAVORITE MOVIE: GodFather Series

WHAT IS THE MOST CHALLENGING ASPECT OF YOUR PRESENT JOB?

Trying to get past Voice Mail and into the offices of Facility Managers preparing to move somewhere.



NAME: Robert A. Pugh
COMPANY: CIBA Vision Corporation
EMAIL: robert.pugh@cibavision.com
EDUCATIONAL BACKGROUND: University of Georgia
FAVORITE VACATION DESTINATION: Caribbean Islands

FAVORITE MOVIE: Space 2001

HOW DID YOU GET INTO THE CAREER YOU ARE IN NOW?

I began working for CIBA Vision Corp. Facility Operations in 1991 and I love the job and the people.

Send your Member Profile and Photo to ifmanews@rentacrate.com or fax to 678-547-0132.

International Facility Management Association
 Atlanta Chapter
 1185 Willingham Drive
 Atlanta, GA 30344



DIRECTORY UPDATE

Note corrections to mailing label at right and fax to 713-623-6124. Include phone/fax numbers.

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