

**International
Facility
Management
Association**

IFMA Atlanta

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THIS MONTH IN IFMA

Atlantic Station Tour - May 4, 2006

Monthly Meeting - May 17, 2006

Spring Fling Comedy Night - May 18, 2006

Volunteer Day - May 20, 2006

NEXT MONTH IN IFMA

IFMA Braves Night - June 7, 2006

Monthly Meeting - June 21, 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

IFMA Showcased...What an event!

A special thanks to Mark Hawkinson of ABM, for leading and organizing this outstanding event for all of our members. Not to steal his thunder, I will let Mark share the details of the event, but wanted to say a special thanks to everyone that attended to support our Chapter. It's your dedication and leadership that makes IFMA Atlanta so great!



Rachel Blankenship

This month I'd like to speak about retention. What does it take to keep good people interested and involved in a professional organization?

My belief is keeping good people requires thought and strategies – most of which cost next to nothing. One of the main reasons people leave is because the organization isn't meeting their needs. To be candid, many of our members leave or become inactive when the value of their investment (their time) doesn't equal their reward (growth, new business, etc.). **Are we meeting your needs?** If not, let me know what else the Chapter can do to increase your investment. Also, please ask yourself if you are using your investment wisely. Are you creating measured value for the Chapter and, most importantly, in your personal and professional growth?

Our Chapter's climate can be positive and motivating or negative and demotivating, depending on the example set by your Chapter Leaders. Their leadership style is the single most important variable. It's what separates skyrocketing success from failure. **Do you want to be a part of creating IFMA Atlanta's climate?** If so, get active and join a committee. Start to reap your rewards today! Why wait one minute longer?

A few closing thoughts...

- Character matters!
- Everything you do counts. Make it count!!
- Don't be afraid to make changes...be positive!
- Everyone wants to be part of the best – help define what's best for you!

May your journey as a leader bring success, balance to your life, and an increasingly clear vision of the opportunities presented in your future and within IFMA Atlanta.

Thank you.

Rachel Blankenship
 President - IFMA Atlanta 2005/2006
 Sage Software, Sr. Director of Facilities North America

ON THE COVER

"Group Hug" at the IFMA Showcase From left to right - Greg White-McKinley Group, Ed Bownlee-Turner Properties, Lynn Moorman- Atlantic Business Center, Chet Bounds-Milliken Carpet, Christy Jelllets-Frazier Center

DIRECTIONS TO IFMA SHOWCASED

Maggiano's

Directions: From Roswell, Alpharetta and N. Fulton Suburbs: Take 400 south to Exit #2 (Lenox Rd.) Turn left at light and go to Peachtree Rd. Turn right on Peachtree and we are just past Dante's on the right hand side of the street.

From Downtown Atlanta: Take 75/85 north to 85 north to 400 north. Get off at Exit #2 (Lenox Rd). Turn right and go to Peachtree Rd. Turn right on Peachtree and we are just past Dante's on the right hand side of the street.





WHAT YOU MISSED - IFMA SHOWCASED 2006



IFMA Showcased 2006 was an event not to be missed. With a new venue (Puritan Mill) and over 200 guests, the event raised over \$10,000 for IFMA Foundation, Georgia Tech and Community Service Partners. Those in attendance were treated to live jazz music by the Steve Charles Band and some great food by A Legendary Event. For three hours the band rocked Puritan Mill and attendees socialized in a very laid back and electric atmosphere. If you did not attend you missed out!

Not only was the entertainment and food a highlight but facility managers were able to bid on a wide array of silent auction items ranging from an iPod Speaker System donated by AIA USA, Novia Scotia Lobster donated by Roofcheck and a Sony Vaio Laptop Computer donated by Flood Brothers.

Many others worked behind the scenes to help make this year's event a success, including Tony Lavoie (AIA USA), Allen Garrett (Aaron's Rents), Ted Sokal (Panel Systems) and Joanne Cole (CDC). A big thanks goes out to each one of them for helping make IFMA Showcase 2006 a success.

This event was a fantastic opportunity for exhibitors to Showcase their products and services. Whether you wanted to learn about the newest cleaning technology or who you can call for disaster relief and restoration, IFMA Showcase is the place to make contacts.

Thank you to all those who participated and attended. We look forward to 2007.



What a fabulous looking group!



Fran is practicing for her Harley.



Wine, women and Alan. Looks like IFMA Showcased!



Hi John. Are you the Roofcheck rep?



CFM CFM CFM earn your CFM!



Tell us what you won !!!



Community Service Announcement.



Coffee is GOOOD --beer is better!



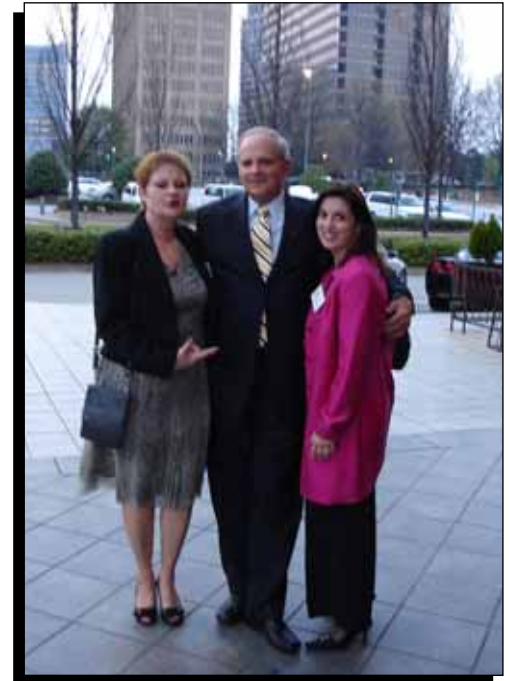
SUSTAINING PATRON RECEPTION

The IFMA Atlanta Board of Directors hosted a reception to honor our Chapter's Sustaining Patrons. We met at the Clubhouse Lenox Square Boardroom on March 30 to celebrate the accomplishments of the previous year as well as look forward to the exciting new projects coming up.

Our Sustaining Patrons are very important sponsors of our Chapter. Without exaggeration, we would not be as successful today without their support. They help us not only in financial ways, but also with their time and effort. Our Chapter and the community both benefit from their contributions.

Thank you, Sustaining Patrons, for all you do.

For more information on becoming a Sustaining Patron contact:
Joyce Roper Chair
2005-2006 Sustaining Patrons
IFMA Foundation and Scholarships



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

COLUMBUS, GEORGIA

Columbus, Georgia Welcomes IFMA

On March 7, 2006, Royal Cup and the IFMA Atlanta Chapter hosted a luncheon meeting with facility managers in Columbus, Georgia to re-establish an IFMA presence in the area. Tom Haslack and Steve Christopher welcomed the attendees. The meeting was a huge success with business leaders from the Columbus area enjoying Roy Abernathy's (with Jova, Daniels, & Busby) presentation. Debbie Avery, with Total System, assisted with function set-up; a great time was had by all. The next meeting is scheduled for late May or early June..





ATLANTA INTERNATIONAL COMMITTEE

EuroFM Offers Global Insights

By Kathy O. Roper, CFM, MCR, LEED AP

The Frankfurt Conference Center again hosted the European Facility Management Conference 2006 in March. The agenda for the Conference has grown and the student participation is also increasing. Multiple sessions were held in each time slot, requiring participants to choose among interesting topics ranging from "The Facility Managers Role in Sustainable Facility Management" to "Added Value through Web-based Communication Analysis" and "Digital Handover of Data from Building Projects to Building Operations". With all sessions held with simultaneous translation (English to German and German to English) everyone was able to learn about the European models of facility management and the best practices and some cases providing examples of effective techniques.

Similar to IFMA's World Workplace but on a much smaller scale, the EuroFM conference provides about 300 participants the chance to really meet with colleagues and get to understand the differences in cultures among the participants, many from outside Europe, including China, Australia, U.S. and South American countries. The ability to network and share global learning is a unique opportunity that proves valuable when you return to your U.S. challenges and remember something you heard in a session on how Polish researchers are looking at the relationships between corporate mission and building structure modernization. Maybe that technique will work for me if we adapt it to U.S. standards.

With representatives from IFMA in the U.S., FMA in Australia and other facility and real estate organizations attending, the global impact of EuroFM is growing. If you have global responsibilities, want to learn more about global facility management practices or just want an excuse to travel, the 2007 EuroFM conference is scheduled for Zurich, Switzerland, June 26-27. You can get all the details from <http://www.eurofm.org/>. Just click on the British flag (English!) for translation of all the info.

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

www.ifmaatlanta.org

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

SUSTAINABLE FACILITIES

By Kathy O. Roper, CFM, CFMJ, MCR

Are your buildings being maintained in an energy-efficient, environmentally friendly manner? Are you documenting the savings for your organization? If so, you will be interested to learn about the U.S. Green Building Council's new certification for Existing Buildings. Many have heard of the Leadership in Energy and Environmental Design (LEED) certification, and now the USGBC is about to roll out LEED-EB. After piloting the program for over a year, applications for LEED-EB certification are now possible.

LEED-EB addresses two types of projects: upgrades & operations within existing buildings and ongoing re-certification of LEED designed and certified buildings. With commercial, institutional and residential buildings accounting for over 65% of all electricity consumption and 36% of total energy usage, the impacts for LEED-EB are tremendous. LEED-EB also considers the impacts of other aspects of FM, like cleaning, grounds keeping, purchasing practices, refuse handling and indoor environmental quality.

Similar to the new construction certification, LEED-EB uses a point distribution system; however, the points for existing buildings are distributed differently. Remaining in place (rather than moving) provides a point. Reduced water usage, optimization of energy performance, continuous commissioning, alternative transportation programs and occupant recycling all contribute points toward certification.

A key concept beyond certification that our organizations will appreciate is the impact to increased productivity provided in sustainable facilities. Energy and maintenance savings can be important, but productivity increases are even more important. Studies show productivity is improved with better environments. The body of knowledge indicates that the cost of salaries is 85% of the total cost of operating an organization. Multiply a tiny improvement in workers' productivity 85 times and you can see that this contributes even larger savings to your organization.

So if you see value in having your existing building LEED certified, or you are interested in learning more, see the USGBC pilot project at http://www.usgbc.org/Docs/Existing_Buildings/LEED-EBPilotOverview.pdf

or contact Mike Army, EB Chair at lead-eb@usgbc.org.

IFMA ATLANTA CHAPTER CFM COORDINATORS

Clara M. Smith, CFM - CMS Enterprises

Cheryl Waybright, CFM, CFMJ, - CB Richard Ellis



RETROFIT YOUR LIGHTING FOR TAX SAVINGS

When's the last time the government paid you to save money? If you own a commercial building, President Bush wants to pay you to invest in energy savings. In August, he signed the Energy Policy Act of 2005, allowing tax deductions when business owners invest to make their buildings more energy efficient. This deduction applies to either newly constructed buildings or upgrades in existing buildings.

There's always a catch when there's money involved, so all retrofitting needs to be completed before December 31, 2007 to receive the tax deduction. In order to qualify, the energy saved by the new lighting or retrofitting existing fixtures must be a 40 percent reduction below government standards.

Assuming you are replacing standard T12 fluorescent lights, your energy usage could be cut almost in half, resulting in an annual savings of \$1770.

The savings are strong, but what will it cost to realize them? You would need to speak to your lighting maintenance contractor for a definitive quote, but experience indicates these projects usually have a payback of 24 months or less. Using that rule of thumb, this retrofit should cost around \$3500.

Below is an example to show how this would work for a 9,000 square foot commercial space, assuming the space already has a bi-level switching capability.

- Maximum possible deduction = 9,000 square feet x \$0.60 = \$5,400
- Retrofit cost = \$3,500
- Net tax savings
(assuming 35% marginal tax rate) = \$3500 x 0.35 = \$1,225
- Net project cost = \$2275
- Estimated annual energy savings = \$1770
- Payback = 15 months

Note: for how this tax deduction would apply for your particular business, please consult your own tax advisor.

If constructing a new office space, the cost of the new fixtures would allow deductions up to a maximum of \$0.60/square foot or the total amount of the light investment.

An additional federal regulation, 10 CFR 430, phases out the use of magnetic fluorescent ballasts. If a commercial building does not upgrade now, using the tax deductions available, the replacement parts for these ballasts will become scarce and more expensive. After 2010, the magnetic ballasts currently used in T12 fluorescent fixtures will no longer be available. You may be tempted to simply replace magnetic ballasts as they wear out; however, there are three

reasons why this won't be in your best interest. First, the replacement electronic ballasts cost twice as much as the magnetic ballasts. Second, they produce 5 percent less light. Third, they will only reduce your energy usage by 8 percent, rather than the 50 percent achievable by retrofitting.

You can see that lighting energy usage can be cut almost in half through a simple relamp and reballast retrofit of existing T12 fluorescent fixtures. By executing this project before the end of 2007, the payback can be reduced from 24 months to 15.

Sidebar:

For more information you should consult the following references:

1. 10 CFR 430 Energy Conservation Program for Consumer Products: Fluorescent Lamp Ballasts Energy Conservation Standards; Final Rule. This is found in the Federal Register/ Vol. 65, No. 182/ Tuesday, September 19, 2000/ Rules and Regulations pages 56739 through 56749.
2. A number of resources concerning the Energy Policy Act of 2005 can be found at <http://www.nema.org/gov/energy/Energy-Legislation.cfm>
3. ASHRAE/IESNA Standard 90.1-2001 can be found at <http://xp20.ashrae.org/frame.asp?standards/std90.html>

For more information, contact

Bill Shank, President/CEO of Lighting Technologies, Inc.

He can be reached at (678) 945-0467 or lightingtech@bellsouth.net

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.

MONTHLY CFM EXAM QUESTIONS

1. The party who has ultimate responsibility for the management of asbestos in a building is the:

- A. Tenant in each space
- B. EPA
- C. Owner
- D. Contracted environmental consultant

2. In their relationships with fellow corporate departments, facility managers function primarily as:

- A. Tenants
- B. Police
- C. Consultants
- D. Landlords

3. The most expensive element of most office and other "white collar" workplaces is:

- A. Energy
- B. People
- C. Equipment
- D. Space

4. Evaluating customer services by how timely the service was delivered provides a measurement of:

- A. Responsiveness
- B. Effectiveness
- C. Efficiency
- D. Tactical strategy

BRAVES BASEBALL**BRAVES PICNIC AND BALLGAME**

"Save the Date"

Please mark your calendars for IFMA's annual
Braves event on June 7 @ 5:35pm!

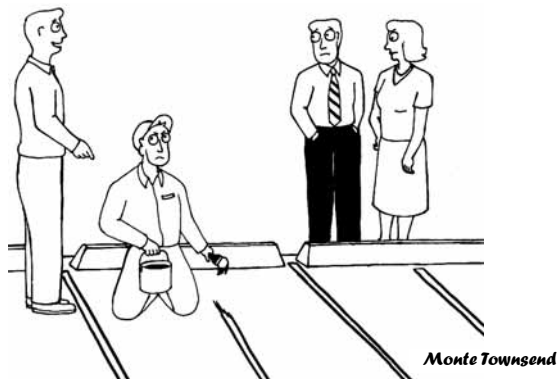
The event includes food and beverages at the
"Top of the Chop" tent overlooking Turner Field.

Game starts @ 7:30pm

Alicia Kelly Stryker
alicia.kelly@facilities.gatech.edu

**Facility Funnies**

You said we needed twice the parking spaces we currently have,
so...PROBLEM SOLVED!

**SAVE THE DATE****SPRING FLING COMEDY NIGHT on MAY 18**

The Career Services Committee is inviting all our members and guests to attend our newest and most brilliant meeting yet, the **SPRING FLING COMEDY NIGHT!** Mark your calendars for Thursday, May 18 at 5:30 pm. You may recognize some of our members acting out a few choice skits on presenting yourself and interviewing, and there will be other fun activities going on all evening in which we can all participate. This promises to be more fun than the proverbial barrel of monkeys, and maybe just a bit educational, too. And it's free with food and prizes! Life is good! Be there!

Arrival instructions:

Turner Entertainment Group Techwood Campus
1050 Techwood Drive; Atlanta; 30318.

Visitors will need to enter off of 10th Street to the front of the property and get checked in at the Guard Shack. They will park in the Visitor parking on Level P1 and come up the elevator to the Lobby Level of the 1000 Building. The Multi-Purpose room is behind the reception desk coming from the elevators.

Register Online at IFMAATLANTA.ORG

For more information contact:

Joe Carroll, IST Management Services, Inc. 404-582-8859
www.istmanagement.com

COMMUNITY SERVICE CORNER**IFMA VOLUNTEERS - JOIN US ON SATURDAY
MAY 20TH at NORTH FULTON COUNTY
CHILD DEVELOPMENT CENTER**

Join us from 9:00-1:00 for a morning of work, play and supporting our community partner-North Fulton County Child Development Center.

We will be accomplishing the following tasks:

- Cleaning and waxing floors
- Cleaning upholstery
- Planting and mulching
- Paint awning at back entrance
- Completing Winnie-the-Pooh mural at back classroom entrance
- Cleaning and organizing toy closets

Go to www.ifmaatlanta.org to register
Breakfast and lunch will be provided

BRANAN TOWERS

Watch for the upcoming date of the Grand Opening and Volunteer Appreciation Day at Branan Towers as we complete Phase I - Lobby and Corridor Restoration. Our heartfelt thanks go out to the following for their generosity and support in this endeavor:

APCO Signs
Arcadia and Contract Marketing
A-R-T and Associates
Bonnitz Flooring
Choate Construction
C-W-C
Hudson Furniture
Kimball
Koroseal Wallcoverings
Legacy and OED
MB Weiss and Associates
Paoli
Quaker Furniture
Rosing Paint
Steelcase and Ivan Allen Workplace

Special thanks to committee members for their help on this project: Maureen Gundaker, Malcolm Weiss and Marie Kitchen.

IFMA SHOWCASED

Special thanks to Denise Meng and Patricia Bramblett of Signarama for the wonderful banner displayed at IFMA Showcased to thank all of our contributing vendors. The banner is a gift that keeps on giving as it will be displayed at future Community Service events such as Volunteer Day and Volunteer Appreciation Day.

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.



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: Joanne Cole
COMPANY: Atlanta CDC
EMAIL: bzv6@cdc.gov
EDUCATIONAL BACKGROUND: Business Admin and Interior Design
FAVORITE VACATION DESTINATION: This year? Barcelona or Bust!

FAVORITE MOVIE: Harvey with Jimmy Stewart

HOW LONG HAVE YOU BEEN AN IFMA MEMBER? 1991.

WHAT IS THE MOST CHALLENGING ASPECT OF YOUR PRESENT JOB?
Remembering the government acronyms!



NAME: Timothy A. Sessions (Tim)
COMPANY: Atlantic Relocation Systems
EMAIL: tim.sessions@atlanticrelocation.com
EDUCATIONAL BACKGROUND: Clayton State College: General Studies 1 Yr. & Night courses for Project Management / Time Management

FAVORITE VACATION DESTINATION: Tennessee mountains camping / kayaking

HOW DID YOU GET INTO THE CAREER YOU ARE IN NOW? Began working for a furniture retailer loading and unloading tractor trailer. Climbed through the ranks of warehouse manager; mover; installer; supervisor; project manager; owner - operator of a moving business; and now Office & Industrial Specialist with Atlantic.

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.

FIRST-CLASS MAIL
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