

International Facility Management Association



IFMA Atlanta Chapter * 1185 Willingham Drive * Atlanta, Georgia 30344 * December 1999 Issue

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Monthly Meeting

Wednesday, December 15, 1999 - The Carter Center

Topic: 1999 Awards Luncheon & Chapter Celebration

Time: 11:30 a.m. - 1:30 p.m.

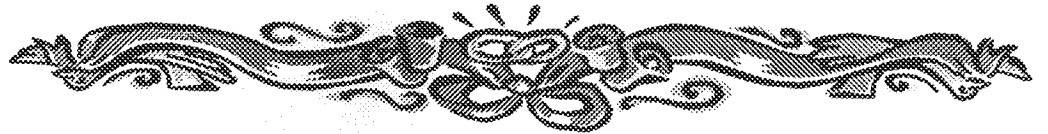
Cost: \$25.00 Pre-registered Member; \$30.00 Facility Manager Guests
\$40.00 non-facility managers and members w/o advance registration

Location: The Carter Center - The Cyprus Room

Reservations: Association Office(404) 766-1632 or Fax 404-768-7767 Please contact Lisa by 4:30 p.m., Friday, December 10, 1999 or your rate will be the higher, without registration.



Please join the Atlanta Chapter as we celebrate the accomplishments of our chapter one last time this millennium. Our 1999 Awards Luncheon will be held on Wednesday, December 15th, 1999 at The Carter Center in the Cyprus Room. This special holiday meeting will allow us to honor members who have made significant contributions to Facility Management and our Chapter this past year. We have a special program planned, so please make your reservations by December 10th, so you can be included. Come join us in this special celebration of this millennium and witness the installation of our officers who will take IFMA Atlanta into the year 2000! Directions to the Carter Center are located on page 4.



Upcoming Events:

Chapter/Council Management
Conference
March 31 - April 1, 2000
Wyndham Garden Hotel Midtown
Atlanta, GA, USA

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President's Message



Seasons Greetings IFMA Atlanta. We have reason to celebrate!

Please join us at the December luncheon to celebrate our Chapter's achievements and recognize the hard work of your 1999 Executive Board, Committee Chairs and chapter volunteers.

Our Report Card

The original purpose of this month's message was to recognize (by name and accomplishment) our chapter leaders and volunteers for their good work throughout the year. The good and bad news is that my first draft of this article produced six pages of text. Since we are limited to space in the newsletter, our report card will unfortunately be limited to this year's highlights.

Please join me in expressing the chapter's appreciation to each of our Board members, Sustaining Patrons and volunteers for their unconditional time and commitment to IFMA Atlanta. We do not thank you nearly enough for your good work and it has been a real privilege to serve with you. Thank You!

The Year in Review

IFMA Atlanta's success this year cannot be measured simply on our activism in the community, educational programming or professional development activities. We can be especially proud of our unique chapter culture that is represented by each of us and the leadership. To nurture this culture, your chapter leadership's mission has always been to guide and lead the chapter by treating each member and each other with uncompromising truth, putting the interests of the membership first and to lavish trust on committee chairs to identify and satisfy our member service needs.

This year, we adopted our first strategic plan and made organizational changes to better serve the membership. In addition, Four Strategic Initiatives were developed to create a plan on which the Chapter and Committee Chairs can advance their volunteer work in a coordinated fashion:

Broaden and Enhance Member Services

Along with your support and feedback, our Committee Chairs

and volunteer professionals together leveraged their efforts to improve our Professional Development Activities, Programs and Member services. Each of our Committees developed and, in many cases, expanded new programs and services that complimented our 1999 Initiatives. We have made every attempt to communicate these changes to the membership throughout the year. We are pleased to report that our Committee Chairs have committed to sustain this good work along with our updated Strategic Plan through 2000. We continue to solicit your ideas and feedback on our membership services. Please let us hear from you!

Implement A

Comprehensive Professional Development Program

Last Fall, we created the Professional Development Task Force led by Kathy Roper. By organizing their work around the CFM core competency areas, the Professional Development Taskforce initiated and coordinated many of the improvements you have experienced in our 1999 programs, newsletters, Associate seminars and tours. Many thanks to Kathy Roper, Joyce Roper, Suzanne Thomas and Tammy Gaither for their Leadership and good work.

Sustain Community Service Efforts with YWCA

We are pleased to report that our Award winning program is serving as a model within IFMA and the community. Through the artful stewardship of Harry Ludwig and Tom Haslach, IFMA Atlanta and member companies have sustained and expanded the scope of our community involvement. In addition to having a real impact within our local community, your FM Profession and chapter are now receiving positive recognition from the local press.

1999 Chapter of the Year

Prepare an Award Winning Submission

Our overall goal was to improve our chapter operations, member services and obtain a national recognition for our chapter. I think we accomplished both goals this year. In the minds of many around this country, IFMA Atlanta is the Chapter of the Year. Although we finished a very narrow second in the judging, IFMA Atlanta's accomplishments and best practices are recognized by the International staff and among our peers. I hope that you will join in agreement that your chapter has achieved this goal through better service to you, the FM profession and our community.

Closing

Along with my apology to the numerous volunteers that have

(Continued on page 3)

IFMA Atlanta: A Pillar for the YWCA of Greater Atlanta

When IFMA Atlanta volunteers set out to transform the YWCA of Greater Atlanta's Northeast Intown facility in 1998, they did so with creativity and savvy expertise. As the CEO of the YWCA, I have had the opportunity to work closely with the IFMA Atlanta team, since this team of volunteers is addressing critical strategic issues within the YW. It has been a wonderful experience for me personally, and for our site and program management staff, to learn from and work side by side with these professionals. I continue to be amazed at the level of enthusiasm, commitment and energy IFMA volunteers have demonstrated over the past year-and-a-half.

The goal for this unique model partnership was to improve the YWCA's capacity to manage and maintain our facilities, and assist in moving the organization toward meeting national child care health and safety standards as outlined by NAEYC accreditation.

At our model Northeast Intown site, the results of the efforts of IFMA Atlanta volunteers include:

- in-kind donations ranging from conference room chairs and other badly needed furnishings to electrical repairs to new carpet donation and installation,
- at-cost contract work including an HVAC energy study, lighting retrofit, roof restoration, playground design, and ADA assessment,
- expert facility management leadership to oversee facility surveys and inspections, and to develop a timeline to complete the improvements at the highest quality standards,
- projects such as landscaping, painting, and supporting management to develop a plan for a major renovation project over the holidays, and
- generous contributions from members including the donation of toys to underserved children during the holidays and the funding of windows and doors.

And this is just the work at one of our facilities! IFMA volunteers are also hard at work at the DeKalb YWCA site where they prepared our new Child Care Learning Center's space for painting and classroom renovations by Rich's employees. The Center's bathroom, walls, electrical and ceiling work was completed on a pro bono and reduced cost basis. IFMA Atlanta volunteers are currently working to fulfill the DeKalb site's wish list, which includes woodwork, floor circulation, repaving, kitchen and roof renovations.

IFMA Atlanta has helped the YWCA obtain funding for these important projects, has educated our staff and provided

the tools for our long-term management of our facilities and has been a committed partner for every step of the way as we move ahead to meet our plan to be the model quality child care provider for underserved children in Atlanta. Thank you for a great year in facility maintenance and volunteerism! We've learned much under your tutelage and look forward to our continued partnership.

-- CEO Ayesha Khanna

President's Message Cont.

(Continued from page 2)

not been mentioned by name in this article, please know that both your participation and commitment to our chapter and profession are greatly appreciated. On behalf of a grateful chapter, many thanks!

In just a few weeks, Joyce Roper will assume the leadership of our chapter along with a talented and experienced 2000 Board. I cannot think of a finer group of people to lead our chapter into the new millennium. Please lend your support and assistance to these volunteer professionals; the driving force behind all IFMA Atlanta programs, activities and services. If you are interested in serving on a particular committee or have suggestions, please let us know.

Thank you for your continued support of IFMA Atlanta's goals and for being an important part of our chapter's leadership in the community. I hope that you and yours have a safe and Happy Holiday season.

Once again, thank you for opportunity to serve IFMA Atlanta. It has been a real privilege.

Matt Dawson
President

October Meeting Recap

Chip Groom and Kevin Kern of Carter & Associates, LTD presented an excellent program on the Riverside project, a mixed-use development by Post Properties in northwest Atlanta. The presentation took us from conception by John Williams of Post Properties through construction. The design of the property mixes professional office and retail space (managed by Carter) with upscale apartment homes (managed by Post), along with the beautifully landscaped grounds that only Post can deliver. The project concept came with an interesting "fictitious" history that proved to be quite a marketing tool. The office building was fully leased before completion of construction and the apartment homes carry a long waiting list. Upscaled housing and an additional phase are planned for the near future.

Our program was followed up on November 1 with a walking tour of Riverside, conducted by representatives from Carter & Associates and Post Properties. Riverside is impressive, and the atmosphere is urban and casual at the same time, attracting both young professionals and empty-nesters. Amenities include an exercise facility, post office, corner deli with extended hours, and a top-notch restaurant. It was obvious why this development has been more successful than Post imagined upon its conception. The tour ended with a reception in the River Room restaurant hosted by IFMA Atlanta.

Professional Member Quote:



Ron Wilkerson
The Keenan Company, Inc.
"The IFMA Atlanta Chapter meetings are where the decision-makers for this region are on a monthly basis. The networking opportunities and shared business ideas are invaluable."

Directions to Carter Center:

From the North: Take I-75/85 South to Exit 96 "Freedom Pkwy, The Carter Center". Go straight along Freedom Pkwy about 1.8 miles, following signs to The Carter Center. As you begin to loop around The Carter Center, follow the signs pointing towards the interstate and turn into The Carter Center at entrance #3.

From The South: Take I-75/85 North to Exit 96 "Freedom Parkway, The Carter Center". Go straight along Freedom Pkwy about 1.8 miles, following signs to The Carter Center. As you begin to loop around The Carter Center, follow the signs pointing towards the interstate and turn into The Carter Center at entrance #3.

From the West: Same as above, or: Begin on North Avenue. Continue East (toward Decatur) on North Ave until you come to the light at North Highland Ave. (You will see a neon art gallery, a gas station, and Manuel's Tavern at the intersection of North and North Highland) Turn right onto North Highland Ave. Go about 1/4 mile to the next light, Freedom Pkwy. The Carter Center is the second entrance on the left, entrance #3.

From the East: Take Ponce de Leon toward downtown (West) to North Highland Ave. Turn left on North Highland and follow to the second traffic light, which is Freedom Pkwy. Turn right onto Freedom Pkwy. The Carter Center is the second entrance on the left, entrance #3.

Community Services

**IFMA Atlanta
Community Services Program
Annual Christmas
Toys for the Children Campaign**

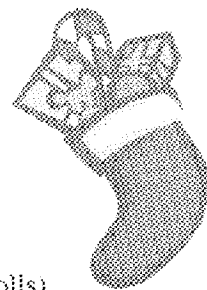
For the 2nd year in a row, your community services committee would like to provide "toys for the children" of the YWCA. Your generous gifts will be given to a child within the YWCA of Great Atlanta's programs who would otherwise go without gifts this holiday season.

If you are interested in helping us bring joy to the children of the YWCA, please bring an unwrapped gift to the IFMA Atlanta Christmas luncheon, December 15, 1999, at the Jimmy Carter Center.

The following is a list of suggested toys and gifts provided by the site coordinators of the Y. Child ages range from infants through seniors in high school.

Sports balls (nerf balls, footballs, basketballs, baseballs, soccer balls)
Blocks (Lego's, Lincoln Logs)
Board games (chess, checkers)
Books
Coloring books
Craft kits
Crayons
Current Encyclopedia set
Old computers
Dictionary
Dolls (including African American dolls)
Echa Sketch
Floor puzzles (puzzles of all kinds, all age groups)
Handheld electronics
Paper dolls
Puzzle books
Tonka trucks
Videos (Telletubbies, Elmo, Barney, Sesame Street)

If you have any questions, please contact Tom Haslach at 678.354.6726, ext. #2 or via email at thaslach@millicare.net.



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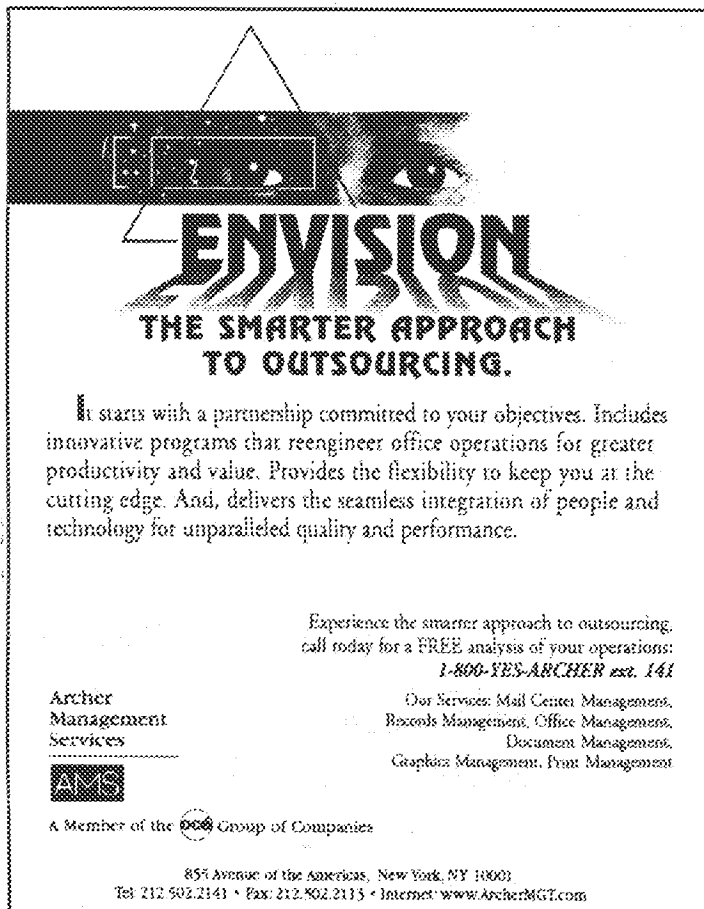
Career Corner

Motorola has an opening for an experienced **Senior Facilities Engineer** located in Atlanta (Suwanee), GA with a minimum of 6 years experience in space planning. Must have graduated from an accredited university with a degree in Industrial Engineering or Facilities Management. Must have excellent communication skills, be well organized and a competent negotiator. Must be proficient in the use of AutoCad V 14, MS Project and MS Office. Advanced knowledge of building systems and state of the art technologies a plus. CAFM and MS Front Page experience a plus. Individuals interested in this particular position please go to our website at www.employment.motorola.com and input your information and resume into our database.

E-mail resume to Marra Stephenson Motorola Global Sourcing at cms145@lmpsil02.comm.mot.com or contact at Phone: 770-614-2193/ Pager: 800-759-8352 Pin #: 1243693

Project Manager

DeKalb Office Environments, one of the largest Steelcase dealerships in the SE, has an opening for an experienced **Project Manager**. The ideal candidate will excel in a fast paced, customer focused, team environment and can manage multiple projects. They must possess strong technical and communication skills, be able to participate in presentations & meetings, & be flexible with work hours. Prior experience with a dealership &/or using Steelcase products is desirable. They should have knowledge of Windows95, Microsoft Office & Project. They would act as the principal client contact, work on bids, monitor construction, provide cost projection, supervise on site installation, provide inventory verification, provide cost information and assist with budget. Excellent benefits. State of the Art/Showcase work environment. E-mail resume to ewarthen@dekalboffice.com or fax to HR Manager 770-360-0305!! EOE Drug Free.



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GELI & Goizueta Foundation Fund Community Services Goals

The YWCA of Greater Atlanta has recently received two significant contributions to its funding needs as a result of IFMA Atlanta's collaboration.

The Georgia Early Learning Initiative (GELI) will grant the YWCA of Greater Atlanta \$371,000 to fund essential facility improvements at the Northeast Intown facility. This investment from GELI will help the YWCA reach standards of excellence and will impact more than 344 children every year. Included in the items that will be funded through the GELI grant are improvements to the roof, classroom carpeting, phone and time management system, new PA system, plumbing repairs, improved janitorial services, facility consultation, refurbishment/renovation of all windows, lighting retrofitting, new security equipment, wall repairs, a landscape design to correct drainage problems, better playground equipment, new tiles for the bike path and on going maintenance materials.

The Goizueta Foundation will fund three YWCA's with a \$500,000 grant over a three-year period. These funds will be shared through a unique collaboration between the YWCAs of Greater Atlanta, Birmingham, Alabama and Brunswick, Georgia to strengthen the YWCA child care development programs by seeking national accreditation.

Specific Goizueta Foundation goals for the YWCA of Greater Atlanta include (1) increase in staff standards, skills and compensation to improve child care; (2) creation of an accreditation oversight committee of parents, child care experts and practitioners; (3) increased staff training and use of evaluation tools developed by nationally recognized sources such as the National Association for the Education of Young Children (NAEYC); (4) improvements in interior and exterior environments to meet national standards for child care providers; (5) curriculum improvements and (6) implementation of a long-range development plan.

We cannot say thank you enough to all the IFMA Atlanta volunteers and their companies who have helped the YWCA achieve this necessary funding to fulfill our common goal; worldclass facilities and childcare for the YWCA of Greater Atlanta. As the project to make these improvements a reality moves forward, there will be many opportunities for members of IFMA Atlanta to contribute expertise and make goods and services available to the YWCA at the most economical cost. Notwithstanding the substantial and very positive improvements which will be made possible by the GELI and Goizueta Foundation grants, the YWCA will never have more money than is needed to reach the many women and children in need in our community.

On behalf of the terrific members of the IFMA Atlanta Community Services Committee...

*Tom Haslach, Chair
Harry Ludwig, Vice Chair*

IFMA Atlanta Membership Directory Update Form

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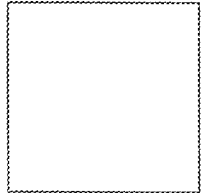
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