

# Newsletter

**THE**  
**FACILITATOR**  
The Newsletter for facility management professionals

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## President's Podium *Will KC-IFMA Continue to Exist?*



### Mark Your Calendar

**May 18, 2004**  
Tour of Kansas  
Speedway

**June 3, 2004**  
Annual Golf Outing  
Painted Hills Golf  
Course

**July 20, 2004**  
So You Want to  
Build a Building  
Christ Community  
Church

No. I am not joking. This is a serious question. Each month I am challenged to prepare an article for the President's Podium, and this month I am sharing my concern for continued viability. Will the chapter continue to meet the needs of the facility manager?

Our chapter membership is 76% professional and 24% vendor. As I look over the committee and Board rosters, I note the exact opposite. Leadership is 76% vendor and 24% professional. Now doesn't that strike you as odd? Perhaps not, because we are currently blessed with quality leadership that has been able to meet the needs of the FM profession. Are you willing to allow the future direction of our chapter to be set by persons not in the profession?

What I sense from our current leadership is a frustration that there aren't more facility managers on their committees helping to make the decisions about monthly programs and educational activities. Now, I know we have a lot of facility managers in our chapter who are doing good programs and activities. This is obvious when we offer, for the second year, "Preparation for CFM" course and enrollment fills up. Somebody is concerned for the standards.

Why don't you facility managers volunteer to lend your expertise to the chapter? Do you have day-to-day concerns? Are you concerned about job stability? Are there new trends in the industry that are bringing to our membership? What are you doing that is new and innovative?

At a recent Board meeting, a question was raised as to whether or not the chapter should be involved in some type of social action program. It would be easier to answer this question if there were more involvement by facility managers in the decision-making process.

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Things may be okay today, but one day there may be a room full of vendors who we doing here? Why are we planning programs for each other? What happened to clients, the facility managers? I don't want to belong to a group of my competitor serve the facility manager. That's why I joined IFMA. Where did they go?

We are all busy, but that's an excuse that doesn't fly. If you are serious about your organization, then you better assign it a higher priority. The more facility managers get in the planning process the more relevant chapter programs will be. The more help we have, the more we can offer the members.

Look for the Board and committee chair roster on the last page of the newsletter. and volunteer to help. Together, the chapter will maintain its relevancy to the pro



Alan Bram, President  
Kansas City IFMA Chapter



## **Enhance Your Career Opportunities Prepare for Greater Responsibility**

We have the ability to bring IFMA Professional Development Seminars to Kansas

These are two or three day seminars. By the Chapter sponsoring the course, we cover the fee for you.

- Expand your current knowledge and apply new ideas in everyday practice.
- Prepare for professional certification.
- Enhance career opportunities and marketability.
- Acquire a broad base of knowledge and skills for immediate application.
- Gain insight into common pitfalls and lessons learned by others.
- Learn strategies for increasing on-the-job effectiveness, efficiency and quality.
- These are two or three day courses.

Please indicate below if you would consider participating in any of the following

- |                           |                          |  |
|---------------------------|--------------------------|--|
| <input type="radio"/> Yes | <input type="radio"/> No | Money Talks: Finance for Facility Managers                 |
| <input type="radio"/> Yes | <input type="radio"/> No | The Real Estate Game: Managing Real Estate Plans           |
| <input type="radio"/> Yes | <input type="radio"/> No | Time and Money: Facilities Planning and Project Management |
| <input type="radio"/> Yes | <input type="radio"/> No | Prevent, Repair and Improve: Operations and Maintenance    |
| <input type="radio"/> Yes | <input type="radio"/> No | People, Places and Processes: Planning and                 |

	Managing the FM Department
<input type="radio"/> Yes <input type="radio"/> No	The Results You Want: Quality Assessment and Innovation
<input type="radio"/> Yes <input type="radio"/> No	The Best Impression: A Facility Manager's Guide to Communication
<input type="radio"/> Yes <input type="radio"/> No	Environmental Quality and Human Wellness: Health and Safety in the Built Environment
Name:	_____
Phone:	_____
<input type="button" value="Submit Interests"/>	

Attendees receive CEU credit and/or CFM Maintenance points and a certificate of completion.

If interested, please fill out the form above or print your name, list your telephone number, and copy this page, and fax to Alan Bram at (913) 327-8040. **This is not your registration** just an indication of interest. We will get back in touch with you.



**Needed**

**We continuously look for meeting space for programs. Can you host 40-80 chapter members in your facility?**

**There is no cost.**

**Call Jackie for questions or to offer space.**

**(913) 227-7763**

**FEBRUARY PROGRAM REVIEW**

By  
Dick Miller

The chapter's February meeting, which was held at The Community of Christ Faith Center in Independence, consisted of a lunch and guest speaker presentation. Andy Miller of Miller Consulting specializes in risk management and loss prevention and was previously employed as a Risk Manager for Hallmark Cards. Mr. Miller provided an overview of the facility risk assessment process and potential future changes due to September 11th.

A few key points of Mr. Miller's presentation were the importance of being proactive in having a process in place rather than reacting to a situation. It was recommended

facility risk assessment three times (minimum) in the life of the facility. These would be 1) building start up, 2) any major change (i.e. construction, occupancy, physical property exposures), and 3) before selling, moving, or leasing. Mr. Miller provided handouts and additional information.

Upon conclusion of the presentation, our host, Robert Rives, provided a tour of the Community of Christ facility.

We would like to thank Robert Rives and the Community of Christ Church for their beautiful facility, as well as Andy Miller for his time and insight into Facility Risk Assessments.



*Andy Miller, Poole Consulting*

## MARCH PROGRAM PREVIEW

**Topic: Disaster Recovery: An IT Perspective**  
**Location:** Jewish Community Campus

5801 West 115th Street  
Overland Park, KS 66211-1800

**Date:** March 19, 2002

**Time:** 11:30 a.m. to 1:00 p.m.

**Speaker:** Jim Baird, Information Systems  
Specialist for BV Solutions

His outline for the program will be:

- What is Disaster Recovery, as it relates to Information Technology?
- What is the cost of NOT addressing Disaster Recovery planning (industry cost)?
- What are the risks to Information Technology operations?
- A discussion of Technology Solutions and Options
- Procedural Solutions and Options
- Discussion of Facility Solutions and Options
- Discussion of the Human Factor
- Methodology of Disaster Recovery Planning

Jim specializes in Business Continuance/Disaster Recovery for BV Solutions. In 15 years, he has performed the technical lead role on a Disaster Recovery project for business in the airline travel industry. His role in such projects includes project management, technical design, recovery test planning, strategy and implementation.

Jim was recently honored as a recipient of *ComputerWorld* magazine's "Top 100 Innovators" award.

## THE NEW 2002 CFM STUDY GROUP HAS BEGUN!

By Linda  
Vice President, Edu

Barely into the new year, plans were set and the process began to draw together a group of individuals interested in improving their professional development in facility management expertise according to IFMA standards. The ultimate goal, of course, is to sit for THE EXAM, and achieve the CFM designation.

On February 12, the 2002 class met for the first time and began their 7-8 week semester program under the direction of Teena Shouse, CFM, and General Manager of Emergency Services for Sprint. Teena is a member of the local board of the KC Chapter of IFMA as a member of the International Board for IFMA, and has served as an instructor on numerous courses. This time, just as she did last fall, she is donating her time and the benefit of the local Kansas City participants.

The class consists of thirty-one individuals who are either facility managers themselves or have interactions with facility managers on a day-to-day basis. We will continue meeting Tuesday evening through April 2 to gain insight and perspective on the IFMA core competencies of: Planning & Project Management, Operations & Maintenance, Financial Quality Assessment & Innovation, Facility Function, Human & Environment Factors

and Communication.

We will update you on our progress in next month's Facilitator. Wish us luck as we search for the CFM!





### **Mark your calendar!**

**It is Real Estate Management EXPO time again!**

This year the Real Estate Management EXPO will be held on **APRIL 24, 2002**. Celebrate Patriotic! So show your American Pride by wearing red, white and blue. The grand prize will be decided by a raffle. However, there is a twist. Each attendee must purchase a card for the drawing, but the card must have all the required stamps in order to be eligible. Tables strategically placed around the show where the stamps will be issued. We guarantee that all the attendees will be circulating around the entire show floor. This will create a WIN-WIN situation for everyone involved!

The EXPO is THE PLACE to exhibit your latest products or services to area customers. We will once again be targeting the attendance of building engineers this year by having a contest just for them. Like last year, the EXPO will be held at the Hyatt Regency Center. The hours will be from 3:30 - 7:30 p.m. This is your EXPO, so having a booth will be an opportunity to entice visitors.

**Go with the RED, WHITE & BLUE and let's make this a year to remember!**

This is your occasion to make a positive impression on existing and potential customers. Please represent your organization with pride.

# 2007 Real Estate Management EXPO

3:30 - 7:00 P.M.

## Welcome New Member

Tim Shillingburg  
Chief, Project Office  
Internal Revenue Service  
P. O. Box 24551  
Kansas City, MO 64131  
913-345-5817  
Fax: 913-345-5830

Mary Beth Plumberg  
Facility/Marketing Manager  
Facility Source, Inc.  
3315 N. Oak Trafficway  
Kansas City, MO 64116  
816-459-6392  
Fax: 816-459-6375  
Email: [mbplumberg@facilitiesou](mailto:mbplumberg@facilitiesou)

Kathleen O. Allgood  
Commercial Account Executive  
Cort Business Services  
9200 Marshall Drive  
Lenexa, KS 66215  
913-888-0100  
Fax: 913-888-1348  
Email: [kallgood@cort1.com](mailto:kallgood@cort1.com)



### CFM'S KNOW - DO YOU?

Following is a question which might appear on the CFM (Certified Facility Mana  
Can you answer it?

#### **When a lease agreement provides for “injunctive relief,”**

- A. A tenant is not required to attain to future successors.
- B. A landlord may, at his/her sole discretion, waive the right to secure the t  
obligation to deliver a guaranty.
- C. Acceptance of rent shall not constitute consent to any holdover.
- D. In the event of a breach of covenants, the landlord has the right to invok  
remedy allowed by law.

*Answer to last month's question: C. Maintain a cuts and adds list of credits and o  
executive review.*

# Quick Pix

*Members enjoying lunch.*





## Contacts

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