



## President's Podium ARE YOU SENSIBLE?

This morning, as I headed to the pool for my swim, I noticed water flowing to a drain at the bottom of an outdoor stairwell. The first thing that occurred to me was that the cooling towers were overflowing. A quick check verified the diagnosis. It made me think how important it is to listen to your senses as you move around your facility.

There have been times I have entered the pool office and found the silence deafening. The office is adjacent to the pump room, so there usually is a background noise indicating everything is working. When the pumps are off there are three possibilities: One, the pool maintenance worker left them off (very unlikely); two, an electrical storm caused a momentary glitch in the power supply (possible if there was a recent storm); and three, the building temporarily lost power. If it was two or three, because I know the building, I need to check the outdoor pool pumps, the saunas, and the building clock system. They, too, are very sensitive to fluctuations in power.

How many of you can listen to a motor and know the bearings need replacement, a belt is loose or something else just isn't right? Can you listen to the chillers and know if there is a problem?

When I entered my career in Jewish communal service, it was as a physical educator at the Jewish Community Center in Cleveland, Ohio. We were participating in the National Heart Disease and Exercise Research Project with Case Western Reserve University School of Medicine. I developed a sixth sense. I could walk through the locker room and sense if someone wasn't feeling well. One day I was overseeing an exercise class and talking with someone. I looked at him and said, "Excuse me, but I don't like the way that guy in the back is lying on the floor (the class was doing floor exercises)". I went to the man on the floor and he was in cardiac arrest. Fortunately, I was able to resuscitate him and he eventually returned to the exercise program. The point is "What made me suspect he was in trouble?" It was that sixth sense.

The experienced facility manager develops that sixth sense that tells him/her all is okay or not okay. It alerts one to potential problems and allows time to take preventive measures to avert equipment failure. Listen to your senses.

Alan Bram, President  
Kansas City IFMA Chapter



## Contents

[President's Podium](#)  
[July Program Review](#)  
[August Meeting Preview](#)  
[Turning Green Into Gold](#)  
[Education Committee Formed](#)  
[IFMA World Workplace](#)  
[CFM Question](#)  
[Quick Pix](#)

[Back to Top](#)

JULY PROGRAM REVIEW

BUTLER MANUFACTURING TOUR

By Robert Rives

What do you get when you put imaginative architects, experienced space planners, bold designers, and a company ready and willing to change its corporate culture together on a project? IFMA members that attended the July meeting know the result is the new Butler Manufacturing Company, World Headquarters facility.

The new buildings' design showcases many of the products manufactured by Butler. The Thermawall covered walkway provided ample shade as we entered the building, just as well as the Skywall window system allows abundant sunlight into the 154,000 square feet of space. The large entrance and "town square" (accented by an exposed steel overhead walkway) invites employees to gather, provides a sense of community, and effectively joins the two halves of the facility. Several smaller gathering areas throughout the building provide space for informal work as well as space for the copier, printer, and the ubiquitous coffee pot. The masterful use of textures in the finishes is first rate. Metals, woods, carpets, stone, brick, laminates, glass, slate, fabrics, and ceramics were all used as finished surfaces in this building. Attention to detail is very evident. Even the "room available/room in use" signage for meeting rooms was simple, effective and "just right" for the application. Friends, I think it would be safe to say, we were like kids in a candy shop!

Butler Mfg. and CDFM 2 certainly achieved their goals of building a facility that displays Butlers' commitment to their employees, to their customers, and to Kansas City.

The Kansas City IFMA Chapter thanks the Butler Mfg. Company for allowing us to tour their wonderful facility and for being such willing and gracious hosts.



*Butler Front Entrance*



*Upper Atrium*



*Entrance Atrium*



*Presenter Ritchy Brown, Glaze Real Estate Advisors*



*Meeting Attendees*

[Back to Top](#)



## AUGUST MEETING PREVIEW



### *Come and Tour A Shining Star on the Downtown Horizon*

By Jackie Coleman

**When:** August 20, 2002

**Time:** 5:30 p.m. to 7:00 p.m.

**Where:** Kansas City Southern Corporate Headquarters  
Cathedral Square  
427 West 12th Street  
Kansas City, MO 64105

**Cost:** \$15 for Members  
\$20 for Guests

Join us in the Grand Hall of Kansas City Southern Corporate Headquarters for cocktails and hors d'oeuvres. Bring a special guest for this evening event.

View a building designed on the outside in the tradition of a turn-of-the 20th Century railroad headquarters. The interior is done in rich cherry wood with bronze fixtures replicating Kansas City's Union Station. See the two historic cathedrals from the balcony. Experience the Pullman-built railroad office car named the Harry S. Truman, which is housed in the open-air train shed on the south. Take time to peruse the display cases in The Grand Hall with the KCS historical artifacts and memorabilia. We will hear from the architect about the image that KCS wanted to project and how it was accomplished -- blending a rich history with new architecture.

*Note: Cash Bar (first beverage will be included in fee)*

Free parking will be available. Entry to the headquarters building parking will be on Washington between 12th and 13th Streets, and on 13th Street between Broadway and Washington.



[Back to Top](#)

## Turning Green Into Gold

One of the year's most heavily attended seminars, Turning Green into Gold, has been scheduled for Oct. 23 in Kansas City as part of a 22-city tour. Plans are to hold the seminar at the Ecoworks Building, which was designed to meet LEEDS certification.

A total of 4 CFM points will be awarded. IFMA members will be among those invited. The program will include a presentation about the Ecoworks project by the architect. You may contact us for details about this special seminar by calling 503-274-7162, plus how to arrange for IFMA members to get tickets at a discount. Corporate Realty, Design & Management Institute, which gave the Smart Moves Seminar, is conducting the seminar. Below is the email we received from IFMA education chair in Dallas about the seminar,

I just wanted to thank you for your terrific seminar Turning Green into Gold. The meeting was well attended by our IFMA members. The information was very useful. I just wish it were longer. You know what they say, "Keep them wishing they had more." I would also like to thank the seminar leader, Alan Whitson. He was very informed.

**Mark Polivka, TD Industries  
IFMA Education Chairman,  
Dallas/Ft. Worth Metroplex Chapter**

A specific flyer for Kansas City will be available later this summer. For further information, please contact:

*Glenn Fischer*  
*Corporate Realty, Design & Management Institute*  
503-274-7162  
[www.squarefootage.net](http://www.squarefootage.net)



## Education Committee Formed

The first meeting of the 2002-2003 Education Committee of the KC Chapter of IFMA was held on July 9 at Hallmark's 2405 Grand Building. Galen Swanigan, CFM, is serving as Chair of the committee, with Brittany Gamble from BNIM serving as Vice Chair. Other members of the committee are: Alan Bram of Jewish Community Campus, Susan Cain of Children's Mercy Hospital, Steve Greife of Kansas City Public Library, Robert Rives of Community of Christ, Constance Thornton of Mid America Health, Karen Vincent of First Horizon Home Loans, and Linda DeTienne of National Catastrophe Restoration, Inc.



The committee will be coordinating educational opportunities for the local IFMA members through national course offerings, seminars and workshops. The focus will be on professional development and assisting in obtaining CEU credits and CFM maintenance points. The group will focus initially on bringing one of the nationally developed core competency courses to Kansas City, most likely after the first of the year.



**IFMA'S WORLD  
WORKPLACE MAKES  
ITS CANADIAN**

# DEBUT THIS OCTOBER!



IFMA's World Workplace brings its North American event to Toronto, Ont., Canada. The annual conference for members of IFMA, World Workplace is an opportune time for members to gather, learn more about what's happening in the industry, and share knowledge and common experiences with a community of workplace professionals. No other FM show gives attendees the extent of networking opportunities that World Workplace provides. IFMA's World Workplace offers many special events ideal for getting reacquainted with old friends or for meeting new friends and valuable business contacts.

Featuring more than 70 educational sessions presented by top industry experts, IFMA's World Workplace is the only FM event entirely focused on education. New this year is the introduction of more applicable educational tracks, which address current issues of concern for the built environment. Energy, Technology, Sustainability, Security, Leadership, Alternative Workplaces and FM Core Competencies will drive the topics of discussion, giving attendees fresh ideas and relevant tools to take back to their organizations.

No other FM show gives you this much value for the price! As part of IFMA's commitment to making these exciting opportunities accessible to our members, we're offering last year's prices. The total conference and expo package is priced at a fraction of the cost of other industry events.

IFMA's World Workplace is managed by the International Facility Management Association (IFMA), the premier professional association for facility management. IFMA's World Workplace is held in conjunction with the Canadian Facility Management & Design Expo & Conference and with the support of Public Works and Government Services Canada.

[Back to Top](#)



## CFM'S KNOW - DO YOU?

Following is a question which might appear on the CFM (Certified Facility Manager) exam. Can you answer it?

**Michigan has a particularly strong and articulate environmental movement. What initial step would you propose to address the possible concerns about the by-products of the chemical process?**

- A. Refer any inquiries to the legal department.
- B. Set up a meeting between the CEO and the president of the environmental coalition.
- C. Research Michigan's current codes and requirements pertaining to your particular chemical process.
- D. Set up a press conference with the public relations department to announce your move.

*Answer to last month's question: D. Reduce the number of times equipment is down unexpectedly.*

[Back to Top](#)

## Quick Pix



*Food Table.*



*Eating became a balancing act!*



*Lunch was fun!*



*Group on Tour*



*Entrance Reception*



*Group on Tour*



*Units placed on blocks*



*Office Process Area*



*Board Room*



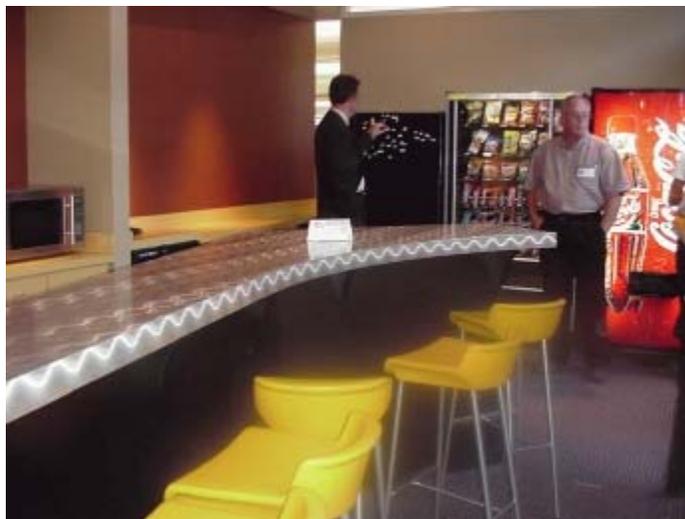
*Interior Office*



*Office Exterior Corridor*



*Huddle Room*



*Break Room*



*Group on Tour*



*Group on Tour*



*IT Department*

[Back to Top](#)

[Back to Top](#)