



The January edition of The Facilitator, the Kansas City IFMA Chapter newsletter, is below.

Front Page

Anniversary Celebration

KC IFMA CELEBRATES 25TH ANNIVERSARY

The Kansas City Chapter of IFMA honored the 25th Anniversary of IFMA on December 13, 2005 by gathering at the Longview Mansion in Lees Summit, Missouri for a night of music, food and a silent auction. The mood was festive as the place was decorated for the holiday season and guests arrived dressed in their finest.

The evening started with beverages and appetizers while guests mingled through the many auction items donated through the efforts of IFMA members. Items ranged from Chiefs tickets, chairs, rugs, jewelry, dinner gift certificates, an autographed football and many other unique and highly desired items. A buffet dinner was served which concluded with a short program recognizing the 25th Anniversary of IFMA as well as the accomplishments of our local chapter which will celebrate its 20th anniversary in 2008. Special recognition was given to Teena Shouse for her new position as Chair of IFMA. Teena has been on the national board for several years and recognized Dick Cooper for his leadership during his time as Chair in 1994-1995. Kansas City has certainly been a part of the strong leadership of the national organization. A champagne toast was given in honor of Teena and IFMA's anniversary.

Following the program the silent auction results were posted to many people's delight, as they gathered their bargains. The chapter was thrilled to raise \$3425 from the proceeds of the silent auction, of which \$2000 will go to the scholarship fund and \$1425 will be donated to the American Red Cross Disaster Relief Fund.

But the evening had only begun as our musical guests, “Grand Marquis” were introduced with a short performance by a professional dance couple who really shook things up on the dance floor. Then it was time for everyone to hit the floor while the professionals gave some dance tips.

It was a great evening celebrating IFMA as a national organization as well as celebrating the Kansas City chapter and all its members! How will we possibly top this in 2008?

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President's Podium

Happy Anniversary from the President's Podium!

Hello Everyone,

Now as 2005 comes to a close, I'll bid you all one last Happy 25th Anniversary!!

IFMA and you all are very near and dear to me. And I am so very proud to be part of such an organization—such a profession. But did you know that just 25 years ago facility management was not recognized as a profession? The average person did not know what facility management was in 1980. Even the average facility manager did not appreciate that he or she was part of a real profession because there was little consistency in job titles or descriptions. They usually were called property managers, building managers or office administrators. And, there was no organized effort to unite this diverse group.

“At that time, there was no other association that addressed facility management,” George Graves, first IFMA’s first president said. “The closest thing to it was an association interested in buildings and their leases, while we were challenged with that plus office layout, budgets and long-range forecasting just to name a few issues.”

“People would ask me what I did, I would say I was a facility manager,” Bill Back, an IFMA founding member, said. “‘Facility manager, what’s that?’ was the usual response.” Back described his role as doing about 10 times as much as a building manager.

At that time office environments were changing. Herman Miller introduced the all new systems furniture. The introduction of the computer terminal into workstations also presented challenges with computer, wiring, lighting, acoustic and territory problems. The office scene was becoming more complex, and the person in charge, a.k.a. the facility manager, needed guidance.

A group of practitioners set out to achieve recognition and credibility for their profession, make facility management a household word. December 1978 marked one of the first gatherings. Robert Probst of Herman Miller hosted a conference entitled “Facility Influence on Productivity” in Holland, MI. Probst’s goal for the conference, according to Graves, was to “bring people like us together.” Probst wanted to establish Facility Management Institute to be an educational and research subsidiary of Herman Miller.

Three important figures were introduced during the conference. They were Graves, who would become IFMA's first president; Charles Hitch, then with the Manufacturers Bank of Detroit; and Dave Armstrong, a professor at Michigan State University who would eventually head FMI. They voiced the need for an organization that was not promoted by vendors, but was made up of facility managers from private industry.

Nearly a year later, Graves and Hitch hosted a conference for facility management professionals in Detroit, Mich., USA. Armstrong was in attendance to discuss the objectives of the new FMI. Despite hopes that this meeting would lead to the foundation of a private-sector organization dedicated to facility management, the conference adjourned but with nothing settled. None the less, seeds had been planted to form IFMA.

Then in May 1980, Graves hosted a two-day meeting in Houston, Texas to develop the framework for a facility management association. By the end of that meeting, a new organization—the National Facility Management Association—had a constitution and bylaws, temporary offices and an expansion plan. In the following months, Graves served as president, Hitch as vice-president, Bill Back as secretary and Charles White of Houston Natural Gas as treasurer.

According to Back and Graves, the best was yet to come. Shortly after a 1981 convention, Jim Chambers and a group of Canadian facility professionals joined the Association, and the name was changed to what we know today as the International Facility Management Association.

"Everything just sort of blossomed," Graves said. "We have grown so fast in so few years, and I think we're still just scratching the surface. IFMA is an organization on the move!"

Today, their dream has become a reality through the International Facility Management Association, and the FM title now is recognized by industry colleagues, academia and top management across the world.

IFMA is the premier, largest and most widely recognized organization supporting the profession of facility management. Now with approximately 18,000 members, the Association's members are represented in 125 chapters and 16 councils in 56 countries worldwide.

Happy Anniversary!! May there be many, many more exciting years ahead. I had the honor to meet George Graves at World Workplace this year and agree with him -- "the best is yet to come!"

Cheers!
Brittany

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January Program Preview

Tour of the Lewis and Shirley White Theatre

Kansas City IFMA members and guests are invited to tour the new 30,000 sq. ft. addition to the Jewish Community Campus that opened in late October. This building expansion project included the Lewis and Shirley White Theatre, offices, conference rooms and a new meeting space and kitchens to serve the elderly members of the Jewish Community Center.

The Jewish Community Campus opened in 1988 and houses nine Jewish agencies. The Lewis and Shirley White Theatre is a 500- seat, state-of-the-art theatre that includes an extensive fly system and catwalks, projection room, green room and dressing rooms, orchestra pit, stage shop, surround sound and more. It will be operated by the Jewish Community Center, one of the nine agencies.

Planning for the theatre began in 1999, but it wasn't until 2003, when a very significant contribution was made by Shirley White, in memory of her husband, Lewis, that the theatre really seemed to become an achievable reality.

A committee of lay leaders and professionals was assembled and together with the chosen architect, ACI Boland, planning got underway in earnest. The first thing needed was an approximate cost for the construction and an estimate of how much would be needed in an operating endowment fund to support building operations. Campus policy prohibits any new construction without an accompanying plan to fund increased operating costs.

Join us on Tuesday, January 17th, 11:30 A.M. to hear the full story and tour this exciting new facility.

The Jewish Community Campus is located at 5801 West 115th Street in Overland Park. It is just west of Nall on West 115th Street.

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Welcome New Members

Welcome New Members

Scott Conway
City Wide Maintenance Co.

Sandy Gamble
Signature Landscape

Andre Jackson
Seaton United Van Lines, Inc.

Dennis D. Kamp
American Family Mutual Insurance Company

Christopher L. Michaud
Applebee's International Inc.

Lene M. Yeo
Spaces, Inc.

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Focus Feature

When “It comes with the Territory” becomes “Real not Rhetoric”

Over the years the facility folks have always used the term “It comes with the Territory” when referring to this report or that strange event. Most of us know that the scope of work and the amount of knowledge we need to do that work continues to expand at an extraordinary pace. So much of what we do is planning and preparing for events that most of us hope never happen. And then it does...

In my facility I have, in addition to the sticks and bricks, responsibility for all emergency planning, fire response, and employee safety. Every year, I provide through the American Red Cross, a CPR and First Aid class for all employees at the supervisor or above level. This training is so we have qualified first responders in the facility at all times. Typically, there are about 15 people signed up to take the training. Since I put the class together, I naturally take the training as well. It's one of those planning things I was talking about earlier, the one you plan for but hope never happens. Well, guess what? It happened to me.

I was on our patio near our break room with some other employees and someone asked a general question about a man sitting at a table that appeared to be asleep. While some people like to take a little cat nap at lunch, something didn't look right with this guy. His body language did not speak as if he had just dozed off to sleep. After approaching the man to investigate, I discovered he had no pulse and was not breathing. Wow. Talk about an adrenalin rush.

My relatively quiet afternoon suddenly went into crisis mode. Fortunately, the training I had offered to our employees came flooding into my mind. With the help of another employee, we placed the victim on the ground and immediately started CPR while another employee dialed 911. We stayed with it until the paramedics took over. Despite everyone's best efforts, the man did not survive.

My point here is this, there is very little that doesn't come under the heading of “It comes with the territory” and we need to remember to do our planning for real world events. Sometimes it is easy to slip into that mode where “the paperwork is done so we're covered” when indeed we are not really prepared at all. I was prepared for this event even though the end result wasn't what I would have liked. I felt fortunate to know what to do and very glad indeed that I had taken the CPR classes. I would recommend it for everyone because “It comes with the territory”.

Dave McKown, CFM

Facilities Specialist
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Program Info

February Meeting Sneak Preview

Sunset Drive Office Building
Johnson County Services Building Tour

February 21st, 2006

Address: 119th St and Ridgeview Road,(Sunset Drive) Olathe Kansas
Time: 11:30-12:00 Luncheon
Tour Begins: 12:00

The Sunset Drive Building will be the first LEED Gold Certified in Johnson County. There are only 26 certified Gold buildings in the world. The Facility is an innovative government administration building, costing \$30 million, that is environmentally friendly and a future source of community pride for many decades to come.

Danni Livingston and Kelly Hays of Johnson County Facilities will be hosting the event.

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International News

FMP Course Modules Are Now Available On the Web

Online learning is an affordable and convenient way to earn your Facility Management Professional (FMP) designation! FMP candidates can meet program requirements with manageable, multimedia, self-study course modules.

IFMA's Online Learning Center features self-study course modules developed from the nine facility management competencies and performance skills, as well as workshops, On-Demand Audio Seminars and additional FM resources.

[Click here](#) to see course descriptions, availability and pricing. For more information regarding the Facility Management Professional designation, [click here](#).

On-Demand Audio Seminars at a New, Lower Price

Miss a live audio seminar? IFMA's growing archive of On-Demand Audio Seminars enables anytime, anywhere remote learning in all areas related to the world of FM. Seminars are housed in a personalized learning portal allowing convenient access to seminar materials, discussion areas, FM experts, resources and your educational records.

Once you have registered, there is no expiration date and, similar to the live IFMA Audio Seminars, On-Demand Seminars can be broadcast to as many colleagues as you can accommodate in your presentation facility.

IFMA's On-Demand Audio Seminars offer a spectrum of FM topics using quality conferencing and Web presentation technology to bring you valuable and relevant information in the comfort of your office, home or anywhere!

Now at a new, lower price!

Members: \$49.95 (U.S.); Nonmembers \$79.95 (U.S.)

[Click here](#) to order a seminar today or visit www.ifma.org/learning for more information.

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Other Upcoming Events

Audio Seminar January 19, 2006

Location: BNIM Architects; 106 W. 14th Street, 29th Floor; Kansas City MO
"Next Generation" Building Asset Management Approach Saves Money
12:00 p.m. CST
90-minute session

Understand the importance of a structured approach to maintenance, repairs and modifications planning for a building portfolio. Learn how "next generation" building asset management systems focus on maximizing building performance (condition and functionality) while minimizing overall costs. Understand the need for meaningful, real-time metrics for condition, functionality, serviceability and importance, and how those metrics are used in building asset management.

Speakers

Donald Uzarski, Ph.D., UNITY Consultants Inc.; James B. Clayton, UNITY Consultants Inc.

Upcoming Audio Seminars Calendar

Feb. 3, 2006 10:00 a.m. CST

Understanding Benefits, Cost and Implementation of LEED CI for Owners: The Interface Showroom

Speaker: Holly Henderson of H2 Ecodesign, Jim Hartzfield of Interface Flooring Systems, John Mark Wood of Holder Construction

Feb. 16, 2006 12:00 p.m. CST

Power Tools: Three Ways to Sharpen Your FM Planning Skills

Speaker: Vicki Simons and T. Patrick Donnelly of BHDP Architects

Mar. 3, 2006 10:00 a.m. CST

The Emergency Action Plan: Hoping for the Best Yet Planning for the Worst

Speaker: Lt. Col. Tom Mitchell, CFM, CFMJ

Mar. 23, 2006 12:00 p.m. CST

Going Paperless – The Myth and the Reality

Speaker: Steve Moskowitz, CFM of ConocoPhillips

For more information, please visit www.ifma.org/learning/audio.

The seminars are presented by the KC IFMA Education Committee at no cost to members, at a local venue. Check the website close to the seminar times to register and obtain the location.

URL: <http://www.ifma.org/learning/audio>

2006 COMMERCIAL REAL ESTATE EXPO 400

2006 COMMERCIAL REAL ESTATE EXPO 400

*Racing to bring you the best in the
Commercial Real
Estate Industry!*

UNION STATION – APRIL 20, 2006

3:30 – 7:00 p.m.

- ❖ Exciting vendor exhibits and demonstrations
- ❖ The latest in “Green Building” technology
- ❖ See actual race cars on display
- ❖ Drawings to include Kansas Speedway tickets and cash prizes
- ❖ Complimentary food and drink
- ❖ Networking with real estate professionals
- ❖ **FREE ADMISSION!**

A portion of show proceeds will go to support Habitat for Humanity.



UNION STATION – APRIL 20, 2006

3:30 – 7:00 p.m.

Some of the organizations that have been invited are: AIA, ASHRAE, ASIS, CCIM, BOMA, IFMA, IREM, KCCREW and many others . . .

For more information contact: David Grosdeck at 816-822-3377 or
Dawn Devine at 816-587-2210

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Quik Piks

Anniversary Celebration

Following are a few photos from the IFMA 25th Anniversary Celebration, held by the Kansas City Chapter in December. For more pictures, visit the website and under the Members tab, click Photo Gallery. If you are unable to view the photos in Outlook, try changing your security settings. Go to Tools, Options, Security, click Change Automatic Download Settings under Download Pictures, UNCHECK Don't download pictures or other content automatically in HTML e-mail, click OK and click OK.

The Dance Instructors

Chapter President

IFMA National Chair

Longview Mansion

Longview Mansion

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