

Newsletter

THE
FACILITATOR
The Newsletter for facility management professionals

No

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President's Podium Security – A Job Change



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

Am I a Facility Manager or a Security Manager? The lines have become blurred. My job seems to have changed, or at least my priorities have been reshuffled. How many of my colleagues are encountering the same demands? Here are some of the reasons so much time is needed to deal with security issues.

It would be pointless to develop security measures without keeping in mind the desire for maximum compliance. To encourage compliance, efforts must be made to do things with people and not to them. This will entail meetings with those who will be affected new policies and/or procedures are to be implemented.

People need an opportunity to share their fears and concerns and to become educated on security. What are the potential threats? What are alternative solutions? Who can buy into the security program, which will be inconvenient, they must understand the rationale for the proposed solutions. Though meetings can be time consuming, they are essential in developing the necessary comfort level and will slow down the planning process. One doesn't rush to implement security measures that are upsetting, incomplete, or unsupported. I also believe you will actually save time in the long run because you won't have to revisit those decisions that were thoughtfully and carefully made.

A few verities I have observed are:

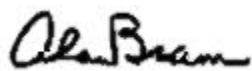
- Convenient security is an oxymoron.
- There is no way to provide a 100% safe environment.
- A small percentage of people are extremely fearful.
- A small percentage of people have no security concerns.
- No matter what you do, someone will object.

The concern for security that was thrust upon us September 11th, by the terrorist

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the United States, will not be of short duration. A lot of us are going to learn much more security than we ever thought we'd have to. Of course, facility managers are usually called upon to learn new things. Don't forget, you have 250 chapter members to call on.



Alan Bram, President
Kansas City IFMA Chapter



October Program Review

Stowers Institute for Medical Research Tour



The October meeting was held Tuesday, October 16th at the Stowers Institute for Research. The 86 members and guests attending the tour enjoyed lunch provided by Chapter Sustaining Members. We all "Thank You for lunch".

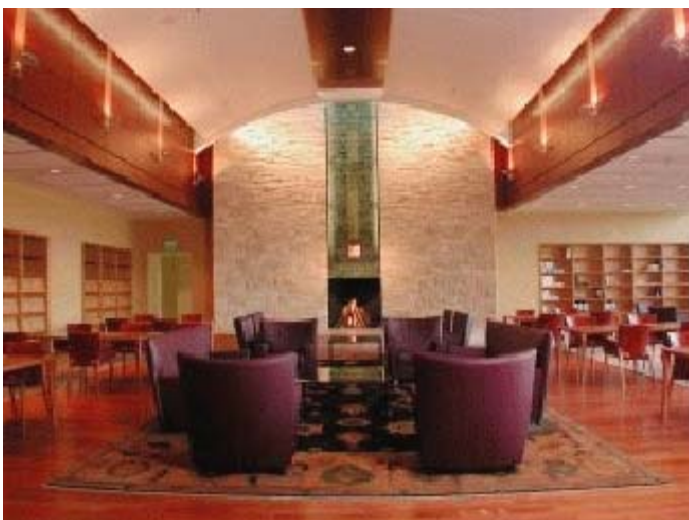
Since the Stowers Institute for Medical Research does not offer tours for the general public, this was a real treat for the chapter. Situated on a 10-acre campus in the heart of Kansas City, Stowers seeks to become one of the world's most innovative biomedical research facilities. The facility totals over 600,000 square feet with a construction and equipment cost of \$300 million when completed. The campus houses laboratories, research support offices, and administration offices. A water garden on the west campus features a pavilion and fountain created to provide a convenient retreat for scientists. A fountain and 32-foot sculpture of a DNA helix complete the Institute's impressive entrance.

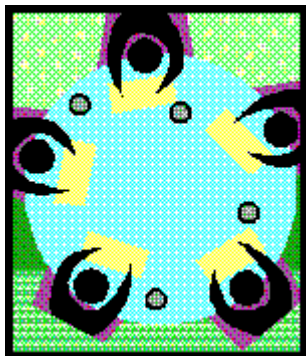
Mr. and Mrs. Stowers have contributed \$1.6 billion to the endowment fund to allow for the rapid paced construction schedule permitting the scientific research to begin. Upon completion, the campus will have approximately 40 labs with space for about 500 people. It should be completed by the end of 2004, nearly six years ahead of schedule. All of the interior woodwork was imported for the project.

Our tour took us through the lower level mechanical plant with impressive 3,500 tons of cooling, five boilers and multi-emergency generators. We moved on to visit the recreation center, library, fitness center, auditorium and a completed laboratory/offices for a senior



Jim and Virginia Stowers





NOVEMBER PROGRAM PREVIEW

By

Come join us for the November Kansas City IFMA meeting. We are going to be at Yellow Services, Inc. in Overland Park. It is a convenient location with great parking, a meeting room, and great lasagna for lunch. Enough about the amenities. The core meeting will be our ever-popular format of round table discussions. There will be four round table discussions that will be made available for you to choose. You will be able to attend one of the four, with each discussion period lasting 20 minutes. Check in and lunch will start at 11:30 a.m., with round table discussions starting at High Noon. The round table topics and presenters are as follows:

Peter Wieczkowski, CFM PE/ Sandy Renz: Case Study: *"Facilities Management Downsizing Organization."* Discussion of the transition of the facility management from a larger operation to a smaller operation as the Aventis KC site closed.

Robyn Staggs (Otis Elevator): *"New Elevator and Escalator Code Changes in 2012."* This discussion will give us pertinent information about the City of Kansas City inspection code and the Missouri State inspection code and how it affects building owners.

Sue Mosby (CDFM/2): *"Changing the Way the World Meets,"* a condensed version of World Workplace presentation. "Each element of a meeting has the power to influence furniture, technology and the facilitator's agenda."

Orman Enke: *"Disaster Recovery,"* a study in preparation and implementation of How to develop a recovery plan and what state and federal agencies can provide.

Look forward to seeing you in November.

When: Tuesday, November 13th
11:30 a.m. – 1:00 p.m.

Where: Yellow Services, Inc.
10990 Roe
Overland Park, KS 66211
Directions: I-435 and Roe Avenue. Go South on Roe. The Yellow Freight building is on the West side (right side) of Roe. PLEASE PARK IN THE WEST PARKING LOT AND USE THE WEST SIDE DOOR.

Cost: \$15.00 for members; \$20 for non-members

RSVP: Call the IFMA Program line at 913-906-6000, ext. 1144 by November 8. Speak clearly and/or spell your name.

The CFM Review Course Worked!

B:

For seven arduous weeks this past Spring, 27 members of the Kansas City Chapter met at the Sprint campus one night per week for two to three hours and studied the competencies of IFMA. Under the leadership of Teena Shouse of Sprint (who is, certified instructor for the national IFMA office, AND is herself a CFM) we provided information which some found foreign, some found familiar, but all found beneficial. We brought in a guest speaker or two when we felt the need to explore further the details of a particular competency.

As a result of all that hard work, our first graduate of the class to receive her CFM certification is Kim McDaniel of UtiliCorp. Kim credited the study group with providing her with the tools to pass the strenuous CFM exam, saying it was, without a doubt, beneficial. UtiliCorp recognized her accomplishment by promoting her!



Kim McDaniel from Utilicorp was the first graduate of the study group.



Robert Rives from Community of Christ.

Our second graduate and success story belongs to Robert Rives with Christ Community Church. Bob, like Kim, credits the study group with providing very beneficial information, serving as the catalyst to make him sign up for the exam. He encourages the rest of the group to take the plunge and sign up for the exam now!

But one common thread from Kim, Bob and the rest of our study group, is that we have had near the excellent learning experience that we did without the guidance of our instructor, Teena Shouse - who donated her time in an effort to make 27 of us bright. That, she still believes in us and encourages us to forge ahead.

Sign up, take the test!

For anyone interested in pursuing involvement in a similar study group, we have an encouraging indication from Teena that she would be willing to submit to conduct another study group for the Kansas City Chapter, probably early in 2002. If you are interested, please let me know and get your name on a potential participant list. Then, as it gets closer to the time, we can provide more information about the time, place, duration, cost, etc.

Contact Linda DeTienne, Chapter Vice President of Education at:
detienne@ncricat.com

welcome!

New Members

Dennis J. Adams Manager, Facilities & Administration Services Sprint 7015 College Blvd., Suite 110 Overland Park, KS 66211 913-323-7588 Fax: 913-323-7581 Email: dennis.adams@mail.sprint.com	Tommy C. Anderson Area Service Manager Johnson Controls, Inc. 8551 Quivira Rd. Lenexa, KS 66215 913-307-4311 Fax: 913-492-1167 Email: tom.anderson@jci.com
T. J. Barry Facility Manager Gossen Livingston Associates, PA 9229 Ward Parkway, Suite 200 Kansas City, MO 64114 816-444-4200 Fax: 816-444-4355 Email: glakc@attglobal.net	Jeffrey P. Brown Integration Systems Representat Johnson Controls 8551 Quivira Road Shawnee Mission, KS 66215 913-307-4229 Fax: 913-492-1167 Email: jeffrey.p.brown@jci.com
Vicki E. Bradham Project Specialist Aventis Pharmaceutical, Inc. P. O. Box 9720 Kansas City, MO 64081 816-966-5563 Fax: 816-966-6735 Email: vicki.bradham@aventis.com	Robert P. Bryant Facilities Manager Blackwell Sanders 2300 Main Street, Suite 1000 Kansas City, MO 64108 816-983-8831 Fax: 816-983-8080 Email: bbryant@bspmlaw.com
Christie A. Carl, CFM, RA, IIDA CDFM2 Architecture, Inc. 12326 W. 85th Terrace, #923 Lenexa, KS 66215 913-438-9252 Fax: 816-471-1080 Email: ccarl@cdfm2.com	Craig Cline Facilities/Maintenance Supervis Kansas Farm Bureau Services, I 2627 KFB Plaza Manhattan, KS 66503 785-587-6000 Fax: 785-587-6881 Email: clinec@kfbs.com
James C. Cook	Jerry Davis

<p>Account Manager MC Real Estate Services, Inc. 4400 Main Kansas City, MO 64111 816-932-8434 Fax: 816-932-4881 Email: jccook@mcrealestate.com</p>	<p>Facilities Manager Sprint 5454 W. 110th St. Overland Park, KS 66211 913-345-7563 Fax: 913-345-7575 Email: jerry.davis@mail.sprint.c</p>
<p>Mark W. Dittmer Spring Creek Architects, Inc. 1813 Main St. Higginsville, MO 64037 660-584-3355 Fax: 660-584-8585 Email: mark@springcreekarchitects.com</p>	<p>Richard S. Hernandez Fortis Consulting Group, LLC 900 Massachusetts, Suite 303 Lawrence, KS 66044 785-312-8600 Fax: 785-312-7300 Email: rhernandez@fortisconsul</p>
<p>Megan C. Lewis Account Representative Service Otis Elevator Company 7048 Universal Ave. Kansas City, MO 64120 816-483-4455 Fax: 816-483-3823 Email: megan.lewis@otis.com</p>	<p>Gerald W. Potter Facility Planner CDFM2 Architecture Inc. 1015 Central Kansas City, MO 64105 816-471-1080 Fax: 816-471-4362 Email: gpotter@cdfm2.com</p>
<p>Robyn M. Staggs Account Representative Otis Elevator Company 7048 Universal Ave. Kansas City, MO 64120 816-483-4455 Fax: 816-483-3823 Email: robyn.staggs@otis.com</p>	<p>Richard Willett Facility Manager ARAMARK Corporation Ford Kentucky Truck 3001 Chamberlain Lane Louisville, KY 40241 Email: rwillett@ford.com</p>
<p>Dean Wilson Facilities Manager Western Resources, Inc. P. O. Box 889 818 S. Kansas Ave. Topeka, KS 66601 785-575-1575 Fax: 785-575-6596 Email: deanwilson@wstnres.com</p>	



CFM'S KNOW - DO YOU?

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

What is the greatest driver in prioritizing your Operations & Maintenance b schedule?

- A. Increase in deferred maintenance costs.
- B. Maintenance inspection report.
- C. Potential health and safety hazards.
- D. Corporate business plans.

Answer to last month's question: C. Develop a plan for closing out the project an senior management.

Quick Pix





Rick Griffin and Lee Kortemeyer



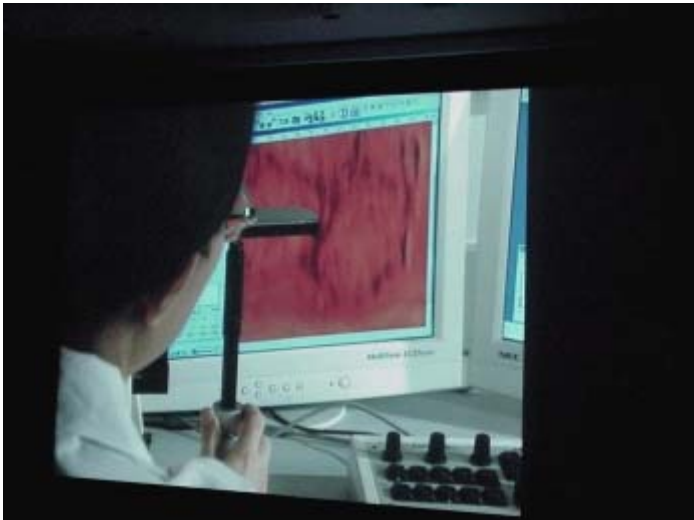
Members enjoyed lunch compliments of Stowers Institute.



Galen Swanigan and Michael Short



Members were shown a video of the history of Stowers.



Researchers are very active.



Only IFMA members got the tour of the boiler room!



The Library is most impressive and peaceful.



The model shows how three buildings were joined into one.



The artwork was both extraordinary and entertaining!

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