

KC IFMA fosters a culture for the open exchange of wisdom,
knowledge and experience, within the FM profession.



President's Podium POTPOURRI

It's a good thing you are getting a new President in January. This one is running out of ideas for the President's Podium. For November, I am going to simply ramble on about what's going on in my professional life.

On a recent fire inspection, I was informed that an access control that has been in existence for 10 years, and does not meet code. This required the installation of another set of doors elsewhere to provide security, disconnection of the access control at the point of violation and redirection of a fire exit. Sometimes the fire codes and security are at odds.

October is the month for getting ready for the winter ... snow and ice ...yuk. Tune-ups and check-outs for snow blowers, power brooms, tractor, salt spreaders, shovels, etc. are conducted early in the month. The truck goes in for it's annual wheel alignment and front-end inspection. This was the year to purchase new tires and replace all the ball joints. The ice melt inventory is adequate and employees have their boots, scarves and gloves. We are ready!

In October, our insurance is renewed. Unbelievably, we only received a 20 percent increase over budget, and coverage for terrorism is included. We owe a debt of gratitude to our insurance vendor, Schifman, Remley & Associates, for vigorously shopping the insurance markets on our behalf.

A new fire alarm system is being installed as another measure to upgrade our security systems. This new addressable system replaces a 15-year old proprietary system. This will enable us to respond immediately to the area in which the alarm originated.

On November 4th, heat-sealed linoleum will replace vinyl tile in four preschool classrooms. The tile has separated from the concrete slab. It is expected that linoleum will prove to be a better floor in this application.

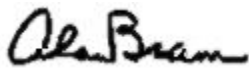
This past September, we concluded three very expensive and extensive renovations. The gymnasium floor was sanded, relined and recoated. The indoor pool plaster was replaced with ceramic tile. This was done for two reasons. One, the plaster had delaminated from the sub surface, and, two, the pool was re-plastered 5-6 years ago. Though ceramic tile is a more expensive product than plaster, it is expected to last the life of the pool. It is too expensive to re-plaster every 5-6 years. And, the third project was replacing the pool balance tank with a stainless steel tank that also is expected to last the life of the pool.

Security continues to be a high priority. Systems and procedures are continually evaluated and modified as necessary. All employees have the opportunity to review our crisis response plans at least quarterly.

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So, that's a little of what I am into. Does it sound familiar? The next project is always around the corner. I call it "JOB SECURITY."



Alan Bram, President
Kansas City IFMA Chapter



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OCTOBER PROGRAM REVIEW

The October program was a joint meeting with the Omaha Chapter of IFMA via video conferencing and held on the Sprint Campus.

After a delicious lunch, the video conference started with a very nice introduction by Kansas City IFMA Chapter President, Alan Bram. A 40-minute informative PowerPoint presentation, followed by a 15-minute Q&A session was conducted by Tom Madsen and Dave Flessner, VP/Regional Manager and Sales Specialist, respectively of AVI Systems - Lenexa.

The event was attended by 16 Omaha Chapter members and 45 Kansas City Chapter members.



Jim and Scott handle registration.



The food line.



Members enjoy lunch.



Lunch and networking.



Videoconference audience.

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Bravo!



Congratulations to Jim Cook, MC Real Estate Services, who is the newest CFM in our Kansas City Chapter. Jim said studying hard and praying harder made it easy to pass the exam.

Congrats Jim!!!

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NOVEMBER MEETING PREVIEW

By Teresa Reicherter
Blue Cross Blue Shield Kansas City

Our November meeting will be a tour of the Blue Cross and Blue Shield of Kansas City (BCBSKC) office at 2301 Main Street, which has just completed its 3-year renovation of the

interior and exterior 'plaza' space. You are invited to arrive at 4:00 p.m. for appetizers. The presentation is to begin at 4:30 and the tour will start at 5:00. Parking will be available in the BCBSKC employee parking lot. Take OK Street off of Grand, which is the first street North of Pershing Road, and runs west under Main Street. A security officer will be posted at the entry gate to the parking lot to provide assistance, if needed.

The focus of the presentation will be “Renovating an Occupied Office”. Jan Duffendack from BNIM Architects and Tama Putthoff, Vice President of Corporate Services at BCBSKC, will speak on the following: the initial design concepts of the project, the importance of management 'buy in', some of the challenges and obstacles encountered and the solutions found, and the overall move coordination involved with such a project. Also to be discussed will be some of the goals that BCBSKC hoped to achieve by a renovation of this nature.

We hope you can join us to learn what BCBSKC encountered during their renovation, and what you might expect to encounter if you are ever involved with any company that plans to renovate, and continue 'business as normal'.

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want to establish a
best-in-class FM operation
or learn how to build one
from the ground up?

Are you creating a new
FM Department?

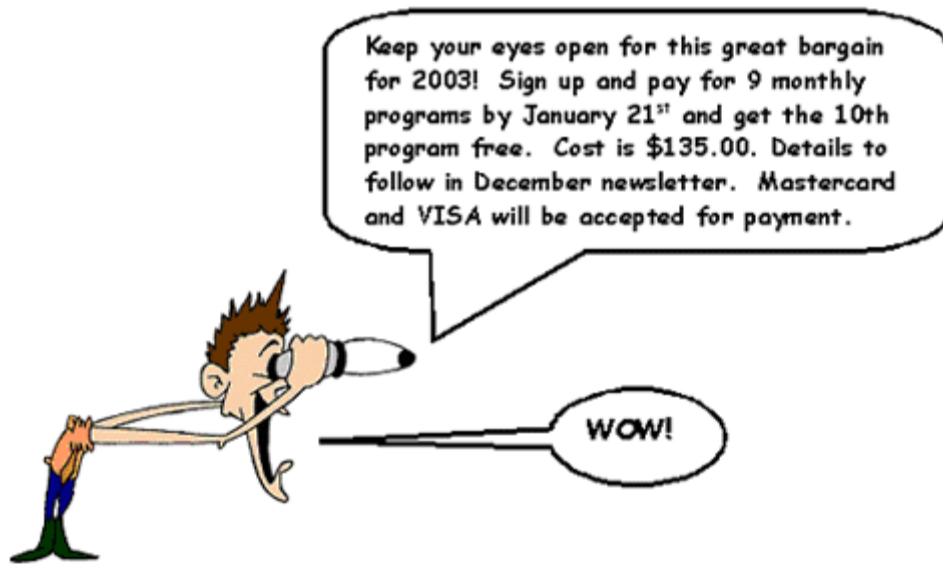
Have you been asked
to take over an existing
FM Department?

EDUCATIONAL OPPORTUNITY COMING FEBRUARY 11-13, 2003

The KC chapter of IFMA is sponsoring the *PEOPLE, PLACES AND PROCESSES: PLANNING AND MANAGING A FM DEPARTMENT* educational program from February 11th through February 13th, 2003 at The Overland Park Convention Center, Overland Park, Kansas. Cost per participant will be \$300 for IFMA members and IFMA member-sponsored guests for registrations made prior to January 1, 2003, and \$325 for registrations made on January 1, 2003 or later. Non-IFMA member cost will be \$350 for registration prior to January 1, 2003 and \$375 for registration on January 1, 2003 or later. Upon successful completion of the program, you will receive a certificate of completion and be awarded 2.1 continuing education units and/or 18 IFMA CFM certification maintenance points.

In the next few weeks, you will be receiving an email providing more program and registration information, so mark your calendars now. Space will be limited.

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NEW MEMBER LUNCHEON

The membership committee (John Harter, Robyn Staggs and Donna Koontz) hosted the Fall New Membership luncheon at Pierpont's on October 30th. Five board members, twelve new members, and one guest attended the luncheon. The membership committee hosts a Spring and Fall welcome luncheon to provide an opportunity for new members to meet one another and learn about the KC Chapter and upcoming events. Pierpont's, located at Union Station, has been a centrally located location, and the cheesecake isn't too bad either! The new members who were able to come and enjoy the lunch were: Edward Klein, James Galle, Scott Burroughs, Geoffrey Hose, Thomas Sutton, Clarence Bussey, Sr., Donald Truax, Robert Weeks, Ken Mickey, LeeAnn Carmitchel, Chris Gould, and Phyllis Kogan. New members who were unable to join us are: Pat Koury, Kay Holt, Joel Gundelfinger, Betty Klein, Claude Clardy, Judy Setayesh, Sandy Tang, and Pamala Dougan.

We want to welcome everyone and encourage you to join up for a committee and become involved.

Welcome!



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CFM'S KNOW - DO YOU?

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

What is the minimum fire rating for a main exit corridor in an unsprinkled building?

- A. 2 hours
- B. 1 hour
- C. 4 hours
- D. 3 hours

Answer to last month's question: C. How often the records are currently used.

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Quick Pix



KC IFMA President, Alan Bram, welcomes Omaha chapter to joint session.



KC members in audience.



Speakers were Dave Flessner and Tom Madsen of AVI Systems.



Interactive questions from KC to Omaha.



The control room where everything happens.



More buttons than you can imagine.



Controls show all venues.



Audience listens to Omaha chapter.



Presenters Flessner and Madsen.

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