

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



President's Podium

Associate Member Guidelines

It is always nice to attend one of our Chapter meetings and have the opportunity to meet new members. As new professional members and associate members join us, I wanted to take the time to give some clarifications to member's roles.

Professional memberships are portable and are the property of that individual and the membership moves with them through career changes. Associate members are the members of record as assigned by their individual companies. Associate memberships are not portable, and the member of record can be reassigned to another individual as designated by the company.

The Kansas City Chapter encourages networking and promotes utilizing fellow members as a "go-to" resource. Assistance by all members is needed for work on committees, recruitment, and serving as mentors. Associate members, in the nature of their work, call upon companies with facility managers that are not currently members or unfamiliar with our organization. Associate members are encouraged to promote IFMA and invite potential members to chapter meetings. Associate members have found great success in demonstrating to the facility manager that they have a true interest in helping them keep abreast of industry changes and educational opportunities in the facility management field.

The Kansas City Chapter mailings and emails are used for Chapter communications. Neither list is for sale or intended to be used for commercial marketing purposes, such as the promotion of a company or its products. Any Associate member wanting to advertise their company may have their company logo placed on our website by becoming a Corporate Sponsor of the Chapter.

Associate members are welcome to present a program to the membership on current issues that impact our industry. Programs are not intended to be a commercial for your company, but rather an educational seminar on a specific topic. All potential programs must be reviewed by the Program Committee or the Education Committee.

Professional members appreciate being aware of your services and products and value you as a team member on their projects. Courtesy and respect of their time and interest is appreciated. Not all services and products are on a facility manager's priority list. The best way to let professional members get to know you and your services is by becoming an active member who participates on committees and regularly attends functions.

Contents

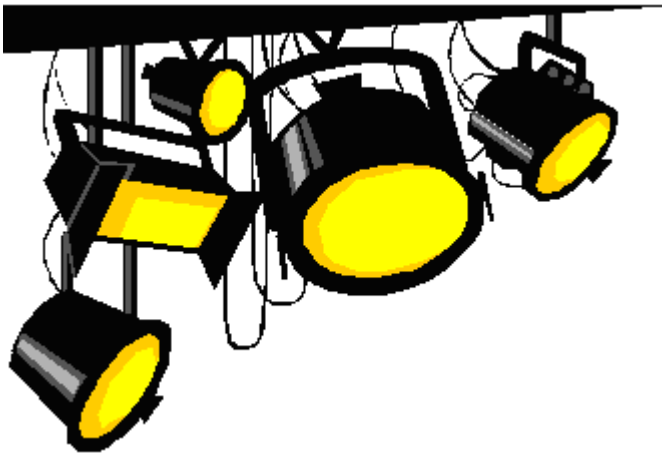
[President's Podium](#)
[Focus Feature](#)
[September Meeting Preview](#)
[August Program Review](#)
[Upcoming Meetings](#)
[CFM Question](#)
[Quick Pix](#)

Professional members appreciate being aware of your services and products and value you as a team member on their projects. Courtesy and respect of their time and interest is appreciated. Not all services and products are on a facility manager's priority list. The best way to let professional members get to know you and your services is by becoming an active member who participates on committees and regularly attends functions.

Donna Koontz, President
Kansas City IFMA Chapter



[Back to Top](#)



FOCUS FEATURE

World Workplace Shaping Up as Texas-Sized Event

Everything is bigger in Texas, so the motto states, and this year's World Workplace conference and exposition Oct. 19-21 in Dallas, Texas, USA will be no exception. IFMA has partnered with several highly respected organizations to provide world-class speakers, educational sessions, exhibitors, networking and more. IFMA's World Workplace and the Association for Facilities Engineers' (AFE's) Facilities America conference will be held together to create the largest, most dynamic event for facility professionals in 2003.

Yahoo! Chief Solutions Officer Tim Sanders will open the conference with his address "NSPS: Nice Smart People Succeed" 1:15-2:15 p.m., Sunday, Oct. 19. Based on his New York Times best seller "Love is the Killer App!" Sanders will share strategies on how to win business and influence friends through knowledge, network and compassion.

The closing keynote speech 8:30-9:45 a.m., Tuesday, Oct. 21 will be given by award-winning scientist, environmentalist and broadcaster David Suzuki, Ph.D. In "The Challenge of the 21st Century: Setting the Real Bottom Line," Suzuki will discuss the explosive

changes that humanity has undergone in numbers, science, technology, consumption and economics over the past century and the effects on the planet. His expertise in sustainable ecology will support the overall conference theme of "Pure FM: The Business of Sustainability."

In addition to IFMA and AFE, the International Interior Design Association (IIDA) and special interest groups from the American Institute of Architects (AIA) will contribute sessions to the educational program. More than 100 sessions will be offered in 12 different tracks: alternative workspaces; design/collaboration; energy; FM core competencies; future of FM; leadership; maintenance; operations; regulation of the built environment; security; sustainability; and technology. Session topics range from "Conquering Mold" and "What Owners Want from Architects" to "Disaster Recovery: A Real Life Experience" and "Piloting Green Design for Tenant Fit-outs: LEED™ for Commercial Interiors-First Responses."

More than 250 exhibitors will display leading FM products and services in the exposition hall. Other highlights of the expo include educational demonstrations, Online Alley and prize drawings. Hours of the expo are: Sunday from 2:30 to 5:30 p.m.; Monday from 9 a.m. to 4 p.m.; and Tuesday from 9 a.m. to 4 p.m.

Attendees will have numerous opportunities to network. The welcome reception on Sunday, Oct. 19 at Eddie Deen's Ranch will be a true Texas experience, complete with armadillo races, a mechanical horse and calf, and barbeque. IFMA and AFE will host a joint student reception on Monday night. AFE's awards dinner also is being held Monday night, followed by IFMA's Amazon rainforest-themed awards of excellence reception and banquet on Tuesday. In addition, exhibitors have organized several special receptions.

Visit the official World Workplace website: www.worldworkplace.org/northamerica/2003/ or contact IFMA headquarters at 713-623-4362 for more information.

If you are planning to attend this year's event, please send an e-mail to Becky Beilharz at blbeilharz@aol.com to let her know. There will be a couple of specific events coordinated for the Kansas City Chapter attendees while in Dallas. There will be a watch-party for the Chiefs' Monday night football game against the Oakland Raiders; this event will coincide with the Annual Cort Rental party. Those members planning to attend the Tuesday night Awards Banquet will need to get their banquet ticket to Becky the week prior to the conference. Banquet tickets, and other conference items, will be mailed by conference organizers closer to the event. We look forward to seeing many Kansas City chapter members in Dallas!

[Back to Top](#)

SEPTEMBER MEETING PREVIEW

Tour of 2555 Grand Avenue

By Teresa Reicherter
Program Committee



Our September 16th meeting will be a tour of the new 2555 Grand Avenue building at Crown Center . . . future home of the Shook, Hardy & Bacon law firm. We will begin with appetizers at 4:00 p.m. at Milano (2450 Grand - lower level). A short presentation and business meeting will begin at 4:30 p.m. with the tour starting at 5:00 p.m. Free parking will be available in the new garage just east of the 2555 building. Enter off of the East Side of Grand just to the north of the 2555 building. Proceed under the building and park as directed. Then walk across Grand Avenue and go north under the bridge to Milano.

The focus of the presentation will be "Development as a Team." Jack Tinnel will discuss the Crown Center Master Plan and the future look at Crown Center, as well as the approach that was taken on this fully leased office building. Dave Roesler, Crown Center Design Manager, will walk you through the construction phase of the project. Linda Sturgeon, Managing Director Operations and Human Resources (Shook, Hardy & Bacon) will then discuss the lessee's perspective of the process. A tour of the building, garage and link will follow to show exactly what can be accomplished in a relatively short period of time.

We hope you can join us to learn just how exciting a building project can be when all of the participants are on the same page.

[Back to Top](#)



[Back to Top](#)

Don't forget to vote for the IFMA International Board of Directors

Go to www.ifma.org

[Back to Top](#)

AUGUST PROGRAM REVIEW

By Dick Cooper

The August 19, 2003 meeting was held at the MGE offices at 34th and Main in Kansas City. Special thanks go to MGE for the use of their room and hospitality.

As an editorial comment, our meetings are getting better and better. The August meeting on Sustainable Design was one of the best meetings I have attended. If this topic excited you, please consider attending the September 10, 2003 Building for Sustainability seminar at the Missouri Department of Conservation. See the [KC Education Events](#) page for more information.

Special thanks go to Brittany Gamble with BNIM for organizing the August meeting and to Laura Lesniewski for her presentation.

What is sustainable design?

As Laura pointed out, Sustainable Design is an approach to design, not a style. Therefore, it could be defined as: "Building for sustainability is an integrated approach to the built environment; sustainable design balances the social, economic and environmental aspects of our lives and enhances the well being of our communities."

What is the U.S. Green Building Council?

The U.S. Green Building Council (USGBC) is leading a national consensus for producing a new generation of buildings that deliver high performance inside and out. Council members work together to develop LEED products and resources, the Greenbuild annual International Conference and Expo, policy guidance, and educational and marketing tools that support the adoption of sustainable buildings. Members also develop strategic alliances with key industry and research organizations and federal, state, and local government agencies to transform the built environment.

What is LEED?

LEED (Leadership in Energy and Environmental Design) is a Green Building Rating System, and is a voluntary, consensus-based national standard for developing high-performance, sustainable buildings. Members of the U.S. Green Building Council, representing all segments of the building industry, developed LEED and continue to contribute to its evolution. LEED standards are currently available for:

- New construction and major renovation projects (LEED-NC)
- Existing building operations (LEED-EB)
- Commercial interiors projects (LEED-CI)

LEED was created to:

- define "green building" by establishing a common standard of measurement
- promote integrated, whole-building design practices
- recognize environmental leadership in the building industry
- stimulate green competition
- raise consumer awareness of green building benefits
- transform the building market

LEED provides a complete framework for assessing building performance and meeting sustainability goals. Based on well-founded scientific standards, LEED emphasizes state of the art strategies for sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality. LEED recognizes achievements and promotes expertise in green buildings through a comprehensive system offering project certification, professional accreditation,

training and practical resources.

There are four LEED ratings: Certified, Silver, Gold and Platinum, based on points evenly distributed between five major categories (Site, Water, Energy, Materials, and Indoor Environmental Quality).

Design and construction practices that significantly reduce or eliminate the negative impact of buildings on the environment and occupants in five broad areas:

- Sustainable site planning
- Safeguarding water and water efficiency
- Energy efficiency and renewable energy
- Conservation of materials and resources
- Indoor environmental quality

Benefits of Green Buildings

Environmental benefits

- Reduce the impacts of natural resource consumption

Economic benefits

- Improve the bottom line

Health and safety benefits

- Enhance occupant comfort and health

Community benefits

- Minimize strain on local infrastructures and improve quality of life

Last editorial comment: If we, as in our companies and organizations, do not begin to adopt a green building approach, it will become legislation. Let's do this voluntarily and for the right reasons and not have government figure it out for us. Please visit www.usgbc.org for more information.



*Special thanks to our August host,
Clarence Bussey with Missouri Gas*



Brittany Gamble kicks off the August program

KC IFMA Upcoming Educational Opportunities

Building For Sustainability



This daylong work session will provide an in-depth look at the U. S. Green Building Council's LEED Green Building Rating System TM, including a review of the administrative requirements for registering a building for LEED TM certification, plus an introduction to the new rating systems under development for varying project types. There will be a brief overview of basic strategies that fall under the five primary categories of LEED TM: Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, and Indoor Environmental Quality, followed by an in-depth review and discussion of all possible LEED TM points per category under Versions 2.0/2.1. Both local and national case studies will be presented to illustrate sustainable strategies while emphasizing the integrated roles of the designers, builders and owners.

Date: September 10, 2003

Cost: \$50 for IFMA members and IFMA-sponsored guests who enroll and pay by September 2nd. \$75 thereafter. Cost includes breakfast pastries & coffee, breaks, lunch and materials.

Location: Missouri Department of Conservation, 4750 Troost Ave, Kansas City, MO 64110

Credit: 6 CEU credits will be awarded to participants.

Note: There is a maximum of 20 attendees. Additional seminars may be scheduled, if interest is shown.

Further Info: Contact Brittany Gamble, bgamble@bnim.com

Registration: Click here to [register online](#) or mail checks to Robert Rives, CFM @ Community of Christ, 1001 Walnut, Independence, MO 64050

Certified Facility Manager (CFM) Review



This two day review session is intended to help you prepare for taking the CFM Exam. In addition, it will provide an excellent opportunity to network with fellow Facility professionals and become more adept in each of the following core competency areas: Operations & Maintenance, Real Estate, Human & Environmental Factors, Planning & Project Management, Leadership & Management, Finance, Quality Assessment & Innovation and Communication. These core competencies form the basis for the CFM exam. Each of these core areas support the goals of IFMA's certification program, which are to assure professional excellence, establish standards for global professional practice, promote the added value of the profession, and influence the future direction of the profession. The instructor for this course will be Teena Shouse, General Manager, Employee Services, Sprint, who serves on the National Executive Committee of IFMA.

- Date:** October 29 & 30, 2003
- Cost:** \$200 for KC chapter participants and guests before September 30th; \$250 for non-KC chapter attendees. \$250 for all participants after September 30th. Cost includes continental breakfast, breaks, lunch and materials.
- Further Info:** Contact Linda DeTienne, CFM, CFMJ, at detienne@ncricat.com
- Registration:** Click here to [register online](#) or mail checks to Robert Rives, CFM @ Community of Christ, 1001 Walnut, Independence, MO 64050

Finance and Accounting Basics for Non-Bean Counters



This two day workshop will focus on an awareness and understanding of the universal language of business. By being able to speak the numbers, participants can question, plan, adapt, and innovate based on a solid comprehension of all the factors affecting and driving their organization. They are better able to collaborate, support, and offer additional insights during decision-making and strategy sessions. After completing this course, participants will be able to read financial statements (income, balance sheet, cash flow) to identify the numbers required for planning and analysis; spot areas where financial performance can be improved; interpret budget information correctly; target variances and determine relative degrees of risk; and use financial/accounting data to control costs and manage resources efficiently.

- Date:** November 4 & 5, 2003
- Cost:** \$200 for IFMA members and IFMA-sponsored guests prior to the event. \$250 after October 20. Cost includes continental breakfast, breaks, lunch and materials.
- Registration:** Click here to [register online](#) or mail checks to Robert Rives, CFM @ Community of Christ, 1001 Walnut, Independence, MO 64050

The Real Estate Game



This three day seminar will address how to plan the acquisition, development and disposal processes; understand how to develop, implement and maintain the real estate master plan; evaluate and recommend actions on options and alternatives to the master plan; and evaluate and recommend actions on development decisions. Specific learning objectives include: Describing the essential elements of a real estate master plan, describing the steps in the master planning process, evaluating the real estate master plan, identifying the criteria for site selection, evaluating and making recommendations regarding disposals and acquisitions, determining how changes in the economy affect property values, managing the real estate portfolio so that it is consistent with legal, tax and business guidelines, and providing development support services for other departments.

- Date:** Jan, Feb or Mar, 2004)
- Cost:** \$300 for IFMA members and IFMA-sponsored guests. Cost includes continental breakfast, breaks, lunch and materials.

Registration: Click here to [register online](#) or mail checks to Robert Rives, CFM @ Community of Christ, 1001 Walnut, Independence, MO 64050

Stay tuned to www.kcifma.com for further developments!

[Back to Top](#)



CFM'S KNOW - DO YOU?

Here's the CFM question for the month, and the matching answer can be found later in this newsletter.

Which is generally not covered in a Cost Plus (GMP) construction contract?

- A. Change orders generated by the owner.
- B. Re-work required by regulatory inspectors.
- C. Changes in the scope of the work.
- D. Errors and omissions of the architect/engineer.

Answer can be found after the "Quick Pix"

[Back to Top](#)

Quick Pix



Galen Swanigan reviews the upcoming chapter educational events at the August meeting



A friendly face at every monthly meeting, Jackie Coleman, Chapter Program Chair

The August meeting started with lunch and networking among members and guests





Answer to this month's CFM question:
C. Changes in the scope of the work.

[Back to Top](#)