Annual Fish Fry Social

Tuesday April 12, 2011
6:00 PM - 9:00 PM

St. Arnold’s Brewery
2000 Lyons (77020)

$20 per Person with RSVP
$30 Walk-in

rsvp by February 8th
logan@amchouston.com
www.ifmahouston.org
713.456.7999
Letter from the President

The yearly March/April issue Connection will now regularly address green building, sustainability, energy conservation and all issues relating to the greening of construction and facilities management. Seminar presentations at the last World Workplace were predominantly centered on sustainability issues in the Facility Management profession. Putting “March Madness” aside, your Houston chapter web and print publications are looking to provide our membership with the most current information regarding sustainability in the building and workplace.

With our early beginning of spring in March, we all are reminded of the great environment of this state when we anticipate the blooming of the blue bonnets and other fantastic variety of wild flowers. Environment plays a substantial role in our FM client’s appreciation of the interior and exterior quality of our buildings and grounds. Tying into all of these elements are the furniture, fixtures, machines, and other stuff that we encounter in our interior spaces; and the site features, amenities and landscape on our facility campus.

Though a paperless office is really quite a mythical place, the use of software and copier/scanners to facility information exchange and mark-up has become quite the norm for FMs as well as the general facility population.

Over the last year or two, I believe that I have learned a lot about the significant environmental and sustainability issues that surround the construction, maintenance, and operation of our facilities. I would encourage all of our members to become more familiar with these topics. Please check out all the links in this newsletter as well as information available on the Internet.

AND ON A LIGHTER NOTE:

The Emerging Leaders Social at the AgileOFIS Facility on February 23rd was very well attended by 45 to 50 individuals. I would like to thank Bob and Brian Crawmer for hosting the event. Kim McFarlane, Jennifer Batchlor, and Craig Battle did a FANTASTIC job in organizing the social.

I would like to thank the companies and people who have signed up to be 2011 – 2012 Sponsors for the IFMA Houston Chapter. Money is still tight in this economy, and the world events are causing even more concern. Through all of the crises and down news, we find that our Sponsors continue to support the belief that there is value in our professional association and community interest.
After planning and hosting another fantastic golf tournament at the legendary Tour 18 (April 16), our Events Committee has again put everything into place for another Fish Fry and Social on April 12, 2010 at the now familiar St. Arnold’s Brewery at 2000 Lyons Avenue. Send RSVP to Logan Wright by April 8.

We also have a number of teams and a full roster of sponsors for the annual golf tournament at Tour 18 for the first time. Challenging golf and great fun are sure to be enjoyed by all participants. We are going to have absolutely wonderful weather for this event.

As is typical, April is going jam packed with activities for the Chapter. Our Community Relations Committee has their annual Easter Party for the children at the Salvation Army Residence Center, Saturday, April 23, 2011. Please volunteer and join the FUN!!! Contact one of the committee chairs for more information.

I look forward to seeing everyone at one or all of our events in April.

Donna Anderson
President, Houston Chapter of IFMA

World FM Day.

World FM Day is a Global FM initiative to celebrate the importance of the FM profession. It aims at raising the profile of the FM profession around the globe, and promoting facilities management’s ideals, not only within the profession and industry, but also among governments and the general business community.

This year, IFMA headquarters and the Houston Chapter will celebrate the profession and commemorate World FM Day together. Save the date – June 23rd at lunchtime. More details will be sent out soon. For more information, visit http://www.ifma.org/events/world-fm-day.htm. This site will be updated with more information and resources soon!!
The Space Shuttle Discovery
Kennedy Space Center, Florida

Though not technically a “facility”, the space shuttle Discovery was instrumental in the construction and servicing of a facility in earth orbit, the International Space Station. The sophistication of operations and logistics involved in planning and carrying out thirteen space shuttle missions to the International Space Station are probably complex enough to make any earth bound facility manager’s brain explode. The Discovery also docked with another space station, the Russian MIR station.

Discovery spent more time in space than any other shuttle, making numerous deliveries to supply components and supplies to the International Space Station and carrying the Hubble telescope into space. Discovery was also the shuttle used for both missions involved in servicing the Hubble telescope.

Discovery also ferried one of the original seven Mercury astronauts, John Glenn back into space. Other amazing passengers included a Russian cosmonaut, the first female shuttle pilot, and a sitting member of the Congress. The shuttle has carried more crew members than any other shuttle and has spent almost a full year’s worth of days in orbit.

As William Shatner, the famed “Captain Kirk” of “Star Trek” paraphrased from his oft used credo: “These are the voyages of the Space Shuttle Discovery”. Congratulations to NASA for such a monumental history of achievement.

The space shuttle Discovery was the third shuttle for NASA’s re-usable space vehicles. Its first mission was in August of 1984, and Discovery was the first shuttle to return to space after both the Challenger and Columbia shuttle disasters. The shuttle has flown thirty-nine successful missions. The shuttle completed its last mission successfully and will be retired and after considerable rework, housed in a museum.
You are a genius!
Or at least, according to Seth Godin, you have genius potential within you. This is your “art” and it would be a tragedy if you never discovered it; even greater still if you knew it, but were too afraid to share it.

Seth Godin exhorts you to do something great: “we need you to stand up and be remarkable. Be human. Contribute. Interact. Take the risk that you might make someone upset with your initiative, innovation, and insight—it turns out that you’ll probably delight them instead.”

You have within you, an artist, a true genius, a Linchpin.

What is a Linchpin?
(Webster) Linchpin: 1: a locking pin inserted crosswise (as through the end of an axle or shaft) so as the linchpin holds the “wheel to the wagon” Seth Godin would like you to consider yourself a Linchpin. “The linchpin is the essential element, the person who holds part of the operation together.”

The Linchpin is indispensable. “Given the chance you should choose to be indispensable.”

The Linchpin abhors mediocrity. “Yesterday’s remarkable is today’s really good and tomorrow’s mediocre. Mediocre is merely a failed attempt to be really good.”

Enemy Number One: The Lizard Brain:
The Lizard lives deep inside your brain and engages your fight or flight mechanism. The Lizard represents primal fear. The Lizard seeks out safety/comfort/status quo like an addiction. The Lizard will threaten/subjugate/demoralize and utterly dominate your art. IF...you let it. The key is to understand how the Lizard exerts its influence in your life. Once you understand and reject the messages from the Lizard Brain, you can be free to perform your art.

You owe it to yourself, to uncover your true inner genius and share it! “The Linchpin feels the fear, acknowledges it, and then proceeds. I can’t tell you how to do this; I think the answer is different for everyone. What I can tell you is that in today’s economy, doing it is a prerequisite for success.”

Your Art
“Work is a chance to do art. Good art is useless and banal. No one crosses the street to buy good art, or becomes loyal to a good artist. If you can’t be remarkable, perhaps you should consider doing nothing until you can.” Your art is the gift that you have to give, it’s your passion, SG calls it “the work.” The Linchpin chooses to elevate their work to the level of art, or else, why bother? “You are not your resume, you are your work.” Your job, the tasks you perform routinely that anyone else can perform, is not “the work.”

The real “work” that SG discusses is your art, your gift...”Art is a personal gift that changes the recipient. An artist is an individual who creates art. The more people you change, the more change there, the more effective your art is.” “The gift is to the giver, and comes back to him...” Walt Whitman

HOW?
All this seems to beg the questions: What is my art? How do I find it, execute, and get paid for it? SG answers with a challenge; “Once you commit to being an artist, the question is an obvious one. The answer is the secret to your success. You must make a map. Not someone else. You.” The leader’s challenge: the bold act of drawing the map. This is arguably the only thing more challenging than overcoming the fear based messages from the lizard brain. “If it wasn’t a mystery, it would be easy. If it were easy, it wouldn’t be worth much.”

The New American Dream:

“Be remarkable
Be generous
Create art
Made judgment calls
Connect people and ideas
...and we have no choice but to reward you.”
February Luncheon Pictures
Building Energy Performance Assessment

One of the quandaries that Facility Managers face in this time of escalating energy costs and concerns with carbon footprint is the amount of energy that is consumed by our buildings and their systems.

Facility types and sizes can vary from high-rise office buildings to large scale research and development campuses, industrial buildings, educational facilities, and technology heavy medical facilities. Commercial buildings can consume immense amounts of energy. Legislation in California, Washington, Texas, and New York is forcing the owners of commercial properties to disclose their energy use. Unfortunately, no standard method for collecting, publishing, or validating consistent and reliable energy use information for commercial buildings exists.

Energy consumption varies based on climate, hours of operation, building systems operation and upkeep, and whether any upgrades have been made to the building envelope or systems. Energy costs for office buildings also vary depending on the level of occupancy. Obviously, a fully occupied building will consume more energy than one that is half full (or half empty).

The proliferation of different local, state, and regional standards makes it hard to assess building energy with an even across-the-board consistent standard. As energy costs continue to rise (and they will), concern with energy efficiency grows. Buildings with poor energy performance are likely to lose value and lessen the interest of prospective tenants or prospective owners. Increased capital costs for energy-saving renovations required by new building codes will become more common. Building and energy codes raise the standard to which buildings need to be evaluated. Carbon footprint and building modifications that might increase carbon emissions have become a major concern for building owners.

Building Energy Performance Assessment would necessarily include a site inspection, collection data relative to utilities and electricity use, analysis of site and collected data, possible interviews with building engineer and/or maintenance staff, and a publication of findings. Collection of information on building energy consumption and cost should span the previous three years or any current major renovation. There is a good degree of variability for all conditions influencing energy consumption, including temperature, climate, occupant loads, and business hours. Renovations or additions to buildings can also influence energy consumption.

Energy performance analysis would typically generate values for the number of BTUs per square foot per year; the building’s carbon footprint, and assessing conditions that influence the energy consumption of the facility. The findings would report a commercial building’s historical energy use and cost, and the influence of site specific variables such as weather, operations and maintenance and/or occupancy and use of the building. The findings also would disclose the building energy consumption and provide supporting documentation.

This type of data would be very beneficial to owners, prospective buyers, and professional service providers such as environmental consultants, appraisers, engineers, and
architects. The commercial real estate industry as a whole would benefit from such a standard methodology. Banks and lenders would also be able to analyze a facility's utility and operating expenses before extending loans.

Enter the American Society for Testing and Materials (ASTM) and their new ASTM E2797-11 “Building Energy Performance Assessment (BEPA)” standard. This standard designed to standardize collection and analysis of building energy-use data. Determining the energy consumption of a building and benchmarking it against its appropriate peer structures of similar age, configuration and technological sophistication will be valuable for both facility manager and the commercial real estate industry.

Increasing energy costs are increasing economic and regulatory pressure to include energy consumption history into the due diligence process involved in the sale, leasing, and financing of commercial real estate will eventually mandate a uniform analytic standard. Due diligence analysis of existing buildings will necessarily have to incorporate green building standards as newer, greener buildings become more prevalent.

Bear in mind that ISO standards from the International Organization for Standardization have been making in roads into facility and building standards. With that in mind, you might research the ISO 13000 series that deals with environment, health protection and safety, and the 14000 series (new) that will deal with environmental management.

http://www.bepinfo.com/
http://www.astm.org/
http://www.astm.org/COMMIT/SUBCOMMIT/E5002.htm
http://www.iso.org/iso/home.html
News & Announcements.

Emerging Leaders Committee.
The Emerging Leaders kicked off 2011 with their Winter Social on February 23rd. Over 50 professionals and associates networked over food, music and beverages at the AgileOFIS’s new hip space. A special thanks to Brian Crawmer for graciously donating his showroom. If you have an interest in joining the Emerging Leaders committee or would like to host a future event, please contact Kim McFarlane kmcfarlane@iesmartsystems.com or Craig Battle cbattle@unitedwayhouston.org.

Associates Committee.
The Associate Committee is looking for a few good men & women to join the committee to help with our events for this year. If you are looking to add to the value of your IFMA membership and want to have FUN at the same time, please contact John Carey at jcarey@graebel.com or 713-331-6309 and let him know you want to be a part of the Associates Committee for 2011. If you are a sales person for your company and need to network and make new business friends, then the Associates Committee wants to talk to you. Contact us today.

Community Relations Committee.
The Community Relations Committee will host the annual Salvation Army Family Residence Center’s Easter party on Saturday, April 23 from 9-12. Anyone who would like to contribute candy or prizes is welcome to bring them to the April Luncheon. For further information or volunteer opportunities, contact Melissa Miller: mmiller@houstoninstallation.com

Mayor’s Earth Day Breakfast.
Monday, April 18, 2011 from 7:30 to 9:00 AM
Herman Square in front of City Hall
RSVP by April 11
MayorsEarthDay@houstontx.gov

Note to Fish Fry Visitors:
If you care to contribute, please bring clear plastic eggs and candy for the Community Relations Salvation Army Party later this month.
New City of Houston Amendments and Building Code Updates

Just when you thought you had the building codes, energy codes, and building commissioning regulations under your belt, the City has again updated the building codes to 2006 IBC standard codes and also published the City of Houston amendments.

Briefly, the updates are as follows (all are 2006 except the NEC & Energy Codes):

- International Building Code
- International Fire Code
- International Plumbing Code
- International Mechanical Code

These became effective on January 4, 2011.

Here is a link where you can retrieve your very own copy:

http://www.publicworks.houstontx.gov/planning/codeupdates_amend.htm

In other news from the City of Houston, the Code Enforcement department will also be launching a new customer service portal for architects, owners, contractors and tradesmen. The name will be “I-Permits”. More about this in upcoming news.
Did You Know?

New IFMA SFP (Sustainable Facility Professional)

Here is a quote from the email announcing this new credentialing program: “IFMA’s Sustainability Facility ProfessionalTM (SFP) credential is unlike any other credential or certification program. Sustainability is broader and more significant than complying with a building rating system to attain certification; it is a commitment to improving the facility’s impact on the environment and people—not just at one point in time but continually.”

Environmentally Friendly Clouds
by, Bill Livingston, Resource Studios, Inc.

Some say we should support the environmental groups springing up by the dozens. Many start out with the noble mission of making our environment cleaner and cooler. Some go beyond and want to stop fossil fuels production substituting renewable energy while not understanding the estimated 10 year transition period. Their economic policies would cripple businesses and cause many national economies to go into a depression just to potentially affect global temperatures by less than one degree at best. Some may distort scientific data to meet their end goals while others would spend our hard earned tax dollars for very minor achievements in environmental stewardship. And with this lack of common sense you wonder why anyone is listening.

Cloud Computing
Here is an alternative, capitalist approach. Cloud computing is a relatively new term but has been around since the beginning of the Internet. However, the term is being used by environmentally friendly businesses that create the ability of distributing services to other business over the internet thus reducing the use of fossil fuels. No longer do we have to drive to the bricks and mortar businesses to do our banking, most shopping, receive our meals, go to the movies, play games, get educated, store and distribute our files and information, go to the library, read a book, newspaper or magazine, mail a letter, and in some cases, automate daily tasks and manage our built environment.

The FM Cloud
There are many Internet Cloud companies that offer shortcuts to the Facility Manager (FM). They can save your organization time and money and speed the business process while reducing your carbon footprint.

Here is a list of just a few benefits for the paperless Facility Manager:
• Access any as-built vector drawing of each floor within 10 seconds.
• Work Order management - budgets, schedules, clients, vendors and stakeholders
• Moves / Adds / Changes updated in 5 seconds (including drawings and reports)
• Track future space needs from each business unit with Instant Space Programming
• Conference Room and Catering Management
• Work Order Management with real time reporting
• Asset, Space, Lease, Employee, Security, Document, Preventative Maintenance and Maintenance Management
• Use portable tools like iPhone and iPads.
• We have even seen the recent creation of a Facility Apps Store

Digital Cloud innovations are being created daily. Early adopters are realizing massive savings over traditional methods of Facility Management and are leveraging the free internet while eliminating complex applications. Bottom line, determine your needs, test the waters, expand as appropriate and become more competitive and profitable.

“The opinions expressed are those of the author and do not represent the position of the International Facility Manager’s Association Houston Chapter or IFMA International”
Recycling construction and demolition (C&D) debris is a critical part of the sustainability movement. It is estimated that about 40% of the raw materials (steel, concrete, glass, etc.) used in the United States is consumed in construction, and construction debris represents about 25% of all of the solid waste sent to landfills. About 95% of C&D debris can be recycled, and in many cases the recycle cost is little or no more than the cost of disposal. Owners can drive this effort by making recycling a component of the bid package. A simple approach is to ask builders to provide a recycling proposal and associated pricing as a bid alternate.

A more formal approach is to require builders to develop a C&D Waste Management Plan. The plan should identify waste materials that will likely be generated, the collection and sorting procedures, who will haul it away and to what location, and how materials will be reused or recycled. A good program should include a dedicated, trained sustainability manager, crew training and involvement, incentives to encourage participation, and time for deconstruction and salvage.

The public relations benefits of a recycling program are significant. A strategically placed sign at the construction site will add awareness of the company’s environmental commitment to both the community and employees. Recycling programs on construction projects heighten teamwork and motivation among workers and subcontractors, which will likely result in a faster, safer and higher quality project.

### 2011 Calendar of Events

**April 12, 2011**
**Social**  
Location: St. Arnold’s Brewery  
Date: Tuesday, April 12, 2011  
Time: TBA

**April 18, 2011**  
**Annual Golf Tournament**  
Location: Tour 18  
Date: April 18, 2011  
Time: TBA

**May 12, 2011**  
**Business Lunch Program**  
Location: Renaissance Hotel  
Date: Thursday, May 12, 2011  
Time: 11:30 AM - 1:00 PM

**June 9, 2011**  
**Business Lunch Program**  
Location: Junior League of Houston  
Date: Thursday, June 9, 2011  
Time: 11:00 AM - 1:00 PM

**July 14, 2011**  
**Social**  
Location: TBA  
Date: TBA  
Time: TBA

**August 11, 2011**  
**Business Lunch Program**  
Location: Junior League of Houston  
Date: Thursday, August 11, 2011  
Time: 11:30 AM - 1:00 PM

**September 8, 2011**  
**Business Lunch Program**  
Location: Maggiano’s  
Date: Thursday, September 8, 2011  
Time: 11:00 AM - 1:00 PM

**October, 2011**  
**WWP Social**  
Location: TBA  
Date: TBA  
Time: TBA

**November 10, 2011**  
**Business Lunch Program**  
Location: Maggiano’s  
Date: Thursday, November 17, 2011  
Time: 11:30 AM - 1:00 PM

**December 8, 2011**  
**Business Lunch Program**  
Location: Renaissance Hotel  
Date: Thursday, November 8, 2011  
Time: 11:30 AM - 1:00 PM
Facility Management Information

If you are connected to the Internet and are viewing this on your computer, click on the links below. These links may be beneficial to you and your associates. If you have a favorite FM link, please email it to infobob@swbell.net.

Government
City of Houston
City of Houston Helpful Links
Harris Co Appraisal District
Texas OnLine
Houston Traffic Map
Survive Disaster

Professional Organizations
AIA
AIA Houston
IFMA
Houston Chapter of IFMA
BOMA
CORENET

Facility Sites
Building Products
IFMA BUYER’s Directory
72 Hours
FMJ
Facility City
Today’s Facility Manager (TFM)

Building Codes & Ordinances
The Houston Area Survey
Houston Architecture
Houston Preservation Alliance
Houston Mod
Rice Design Alliance
Weather Forecast
Rice Building Institute
Houston Geographic Info

Harris County
Harris County Fire Code
Harris County Fire Marshall
Harris County Flood Control District

Flood Plains & Stormwater
TSARP
Houston Storm Water Program

Accessibility Links
Texas Licensing & Regulation
TDLR Elimination of Arch Barriers
TDLR - TAS
TDLR - Project Registration
ADA & ABA Guidelines
ADA Standards

Sustainability & Green Design
Green Building Council
USGBC - Houston Chapter
Whole Building Design Guide
Buildings Technology Center
National Renewable Energy Laboratory
Energy Efficiency & Renewable Energy
EcoGeek
CLEAN
GreenBiz
Green Guide
Build Carbon Neutral
Texas Solar Energy Society

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CORT Furniture
Graebel Houston Movers
Houston Installation Services, Inc.
PJS Janitorial
Texan Floors
The Mohawk Group
The Ofis
Vanguard Environments, Inc.

Sapphire
Aaron Office Furniture
Archoustics-South
Art + Artisans Consulting
Bekins Moving Solutions, Inc. of Houston
Berger Allied Van Lines
Bering James
Blackmon Mooring
Caprock Electric
Coit Cleaning & Restoration
Corporate Floors
Corporate Move Consulting, Inc.
CORRECT Electric, Inc.
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JCS
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Craig Battle, United Way

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**Editor’s Box**

The IFMA Connection is published bimonthly by the Houston Chapter of IFMA. Articles, suggestions and ideas are welcome. Please, direct any inquiries or comments to the editors.

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**Editor’s Note:**

In the last Connection’s “Tech Corner”, our readers may have noticed a few errant characters, “T M”. This was the computer’s font’s rendering of the recognizable abbreviation symbol for a trademark (TM). This is one of those nuances of composing articles on a Windows computer and composing the Connection on a Macintosh. Cross platform compatibility of fonts has always been tricky. Your editor apologizes for any confusion and we hope you will not see any more alphabetical oddities in future Connections.