Your July Newsletter is Next

But First a

BIG THANK YOU

to

VICKY STATZ

FOR HER YEARS OF HARD WORK & DEDICATION

AS DIRECTOR AND MEMBER OF THE IFMA NEWS CREW
Ready, Set, Go!

I hadn’t realized until I sat down to write this just how many topics I could choose to talk about!

We, IFMA’s Madison Chapter, have a lot going on. So where to begin? You may think that some exciting new initiative might be the thing to elaborate upon. That isn’t where I’m going, though. Allow me to use this, my first president’s message, to set the stage for the upcoming year.

While we will undoubtedly have some new initiatives in the coming months, they will likely evolve naturally from the ones we already have underway. Thanks to Jim Zirbel’s dynamic leadership, and a great deal of effort on the part of our teams and the board, we’ve started so many cool things over the past year—all geared toward supporting the FM profession.

Rather than working to start even more, this year will be about execution. It would be a shame for any of these great new endeavors to die on the vine due to insufficient follow-through. So that’s where we’ll be putting our focus this year—on execution, follow-through, fine-tuning, and continued momentum.

Join me, friends, as we settle in to enjoy and expand upon what we’ve already started. It’s going to be a fun ride!

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IFMA 2.0  Dick Pearson, Co-Director
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Nine individuals toured the Holy Wisdom Monastery at 5:30 on June 23, 2011 as part of the IFMA Madison Show and Go committee activities. The monastery offers daily prayer, Sunday worship, spiritual guidance, private and group retreats and an oblate community. Their mission is weaving prayer, hospitality, justice and care of the earth into a shared way of life as an ecumenical Benedictine community. The building was certified by the US Green Building Council in 2010 at the platinum level, with 63 out of a possible 69 points on the LEED® (Leadership in Energy and Environmental Design) New Construction-v2.2 scale. The Holy Wisdom Monastery is the highest rated LEED platinum building in the United States at this time. The building cost slightly over $200 per square foot to build.

The tour guide was Mark Hanson who is the director of sustainable services at Hoffman, LLC, the company that provided planning, design and management services for the new monastery building.

The following is information from the Holy Wisdom Monastery published pamphlet:

**Mechanical & Materials:** Energy use estimates indicate that the building will be 60% more energy efficient than a LEED® baseline design. The mechanical room in the Maintenance Building houses the circulating and heat pumps for the geothermal system which consists of 39 wells, each 300’ deep, located beneath the parking area. The ventilation system incorporates an outdoor air delivery monitoring system. Natural gas heaters provide instant hot water for the faucets and dishwashing. Water usage is reduced, due mostly to the selection of low-flow fixtures. 85% of regularly occupied spaces are day lit with a minimum of 25 foot candles in intensity. 10% of the total materials costs were made up of rapidly renewable materials, mostly bamboo and agrifiber board in the casework. 59% of all new wood in the building is certified. 21% of the total materials costs were made up of recycled materials. 28% of the total material costs were made up of local/regional materials. 12% of the total material costs were made up of reused materials, excluding mechanical and electrical equipment.

**Oratory & Library:** The ceilings of the oratory and Meditation Chapel are bamboo, a rapidly renewable resource. The Library, sisters’ community spaces, offices, and conference rooms use direct/indirect fluorescent light fixtures that reflect light off the ceiling, reducing both glare and the number of fixtures needed for comfortable lighting. The ceiling tile has a high recycled content and good sound absorbency. The low volatile organic compound (VOC) carpet is 100% recyclable and has recycled content. Indoor air quality is ensured by using paints, stains, adhesives and sealants containing no or low VOCs.

**A Sustainable Site:** Solar light fixtures are a distinctive feature of the parking area. A white membrane roof, highly reflective pavers, and vegetated (“green”) roofs help to keep the surroundings cool. The rain nourishes the drought-resistant plants in the two vegetated roofs and is collected in rain barrels for watering landscaping. Pervious concrete in low spots in the parking areas capture runoff. Rainwater not soaked up by the restored prairie makes its way to one of the two rain gardens. The boulders used for retaining walls came from the trench excavation for the geothermal system.

**Exterior Features:** The three bells were removed from the old monastery (now the Retreat & Guest House). They were refurbished and installed in the new bell tower and call people to prayer. Photovoltaic panels on the southwest slope of the Assembly Room roof provide 13% of total energy cost. The system is expandable and the goal is to eventually provide 100% of the monastery’s energy needs from on-site, renewable sources. 99.5% of construction and demolition waste throughout the project was diverted from the landfill. 99.5% of regularly occupied spaces have a view to the outside. There was a 43.7% reduction in indoor water usage due to low flow fixtures. In the building. Storm water runoff from the site has been reduced to 13% below pre-development levels. Five acres of the site area have been restored/maintained using native or adapted plants.”
Please join MemberSquad in welcoming the following new members to IFMA Madison. We are especially excited to have a new student member:

**Mr. Stuart D. Walker** (860902)
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CL Bensen Co, Inc.
494 Hyland Drive
Stoughton, WI 53589
Phone: (608) 772-6119
Email stuartwalker@clbensen.com

**Brett Wedekind** (842370)
Student
3112 Bookham Dr
Sun Prairie, WI 53590
Phone: 608-628-2215
Email brettwedekind@charter.net

MemberSquad needs your help! Are you a Professional member who is well-connected with other FMs in the area? Or maybe you’re an Associate member who has relationships with non-member FMs? Help grow your IFMA Madison Chapter by assisting MemberSquad with our Facility Management recruitment effort. Please contact Roberta at RMontague@SchroederSolutions.com or Emily at Emily.Rowe@creativebusinessinteriors.com to help the cause.

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**Member News**

**Madison Metropolitan School District Facilities Reinvestment Committee**

Frank Alfano invited Dan Nerad, MMSD Superintendent and Jim Zirbel, IFMA-Madison President, to lunch in April. The discussion bore fruit on multiple levels, including:

- a commitment from Dan to support the new FM Skills USA efforts through their technical education program
- a request for IFMA FM resumes to place their next facility manager, of which selected IFMA candidates will be interviewed
- a new opportunity for professional members to participate on an advisory level to MMSD

The advisory opportunity came in the form of an invite to serve on the MMSD’s Facility Reinvestment Committee, which will make recommendations to the school board on FM issues. This is a very important team, for which three of our professional members are serving-

Matt McConnell, Facilities Director @ Oakbrook Corp; Paula Veltum, Facility Manager @ Department of Administration; and, LaDene Anderson, Facility Manager @ WI Banker’s Association

Be sure to congratulate and thank these professional members for their contribution!

**7th Annual Best of Wisconsin Businesses Awarded**

More than 125 of the top business people from around the state of Wisconsin attended Corporate Report Wisconsin’s 7th annual Best of Wisconsin Business Awards luncheon on June 10, 2011 at the Kalahari Resort in Wisconsin Dells. This year nearly 2000 readers cast their votes online to determine the winners. The awards were emceed by Wisconsin Public Radio’s Terry Bell and Stephanie Elkins, where they announced the platinum, gold and silver winners in each of 28 categories.

InteriorLOGIC is proud to announce they have won the Silver in the Best of Commercial Interior Design category. InteriorLOGIC has been dedicated to creating better places for people to work for over 22 years. Robin Strobel and Kevin Sorg are both members of the Madison Chapter of IFMA.

Congratulations to InteriorLOGIC on their award.
IFMIX

A new, informal monthly networking time for Professional Members to get together to have casual communication about current FM issues in a laid back setting.

The intention of this time is to be a pay-your-own-way evening for professional Facility Managers. The day, time, and location will be consistent each month, just like our Monthly Luncheon.

Stay tuned for the details! We look forward to the support of IFMIX by interested Professional members.

On June 22, twenty attendees were at the lunch and learn - Smart Lighting – there is more to it than changing lamps and ballasts. Rod Heller of Energy Performance Specialist explained how the lighting industry is changing. Our world is no longer a paper based society which required more lighting were in the computer age which requires less lighting. There are three things you should considered when determining the type of lighting you require.

1. Task – what are you doing?
2. Technology – what kind of light or technology are you going to use.
3. Control – How are you going to turn it on and off.

For more information on this topic contact Rod Heller, 608-661-5555.

Save the Date!
CFM Review Class
September 12th and 13th
8:00 a.m. to 4:30 p.m.
More details to follow!!!

World Workplace Phoenix
Oct 26th thru 28th

New Directors named
Kyle Roux and Cindy Torstveit are your new Co-Directors of the Board of Education

Moving on…
Patty Sweitzer takes the role of secretary and joins the Executive Board

Thanks, Patty!
MADISON DATA CENTER
SPECIFICATIONS

SITE
Size......................... 5.0 Acres
Year Built ............... 2008
Location .................... 5515 Nobel Drive
                         Fitchburg, WI 53711
Transformers ............ 1500kVA (multiple)
Utility .................... Madison Gas & Electric
On-Site Office ............ 3,120 sq ft Grade A

FACILITY
Size ....................... 55,000-square-feet
Data Room ................. 4,000-square-feet each
NOC Area .................. 3,000-square-feet
Type ....................... Purpose built
Floor Load ............... 250 lbs+ per square foot
Ceiling Height .......... 16 Feet
Loading Area ........... Loading dock (grade level)
Parking .................. 150+ spaces on-site
Building Access ........ Customer access 24/7

DATA CENTER
Cabinet Type ............ Private suite, cage or cabinet
                       Chatsworth TeraFrame
Access System .......... Biometric/multi-level card system
Surveillance System .... Recorded digital video at all entrances
Generators .............. N+1 diesels on-site
Fuel Storage .......... 30 hours+ on-site with multiple priority 4-hour refueling contracts
UPS ....................... 2N configuration (500kw systems)
Power ................... 2 diverse path utility feeds
Fire Detection ........ VESDA (very early smoke detection alarm)
Fire Suppression ...... FM200 w/double interlock pre-action dry pipe
HVAC ................... 300 Ton Centrifugal type in (N+1) configuration with closed return air

TELECOMMUNICATIONS
Type ....................... Carrier neutral facility
Entrances ................. Dual entrances to telco room
Load Fiber ................ Private MAN to all local carrier CO’s
Carriers (Local) ........ AT&T, Charter, TDS and WIN
NPA/NXX ................. 608/298
The 2011 joint Brewer outing with the Madison and SEW Chapters was a huge success. The total attendance for the two chapters was 62, with 12 coming from Madison, and 50 from Milwaukee chapter. It was a muggy, hot evening and unfortunately the Brewers were not as hot as they fell to the New York Mets 2-1.

Ex-Brewer, Chris Capuano got the win over his former team. Bernie was not very active, but did make a slide after a Prince Fielder home run. Carlos Gomez made a spectacular catch over the wall in center field to rob a potential home run. The food, refreshments, and company were spectacular. A 50/50 raffle was sponsored by the SEW Chapter and proceeds were donated to the Ronald McDonald House. We look forward to next year’s outing.

New School Takes “Divide and Conquer” Approach

The New School team met twice in June to strategize on how best to tackle the many aspects of this exciting initiative.

To be effective, progress needs to continue simultaneously on three fronts: K-12 awareness, developing FM college degree programs, and scholarships. Fortunately, several IFMA members have stepped forward and expressed interest in helping out.

With that in mind, New School’s current assignment involves forming small “focus teams” of 2 to 3 people to champion each effort. During the month of July, we’ll be calling those that have expressed interest to see if they would be willing to serve on one of these three teams.

The focus teams will meet quarterly at minimum to keep things moving forward and the energy level high. The larger New School team will continue to meet monthly.
In his State of the Union, President Obama laid out his vision for winning the future by investing in innovative clean energy technologies and doubling the share of electricity from clean energy sources by 2035. Alongside that effort, the President is proposing new efforts to improve energy efficiency in commercial buildings across the country. Last year, commercial buildings consumed roughly 20 percent of all energy in the U.S. economy. Improving energy efficiency in our buildings can create jobs, save money, reduce our dependence on foreign oil, and make our air cleaner. The President’s Better Buildings Initiative will make commercial buildings 20 percent more energy efficient over the next decade by catalyzing private sector investment through a series of incentives to upgrade offices, stores, schools and other municipal buildings, universities, hospitals, and other commercial buildings. This initiative builds on our investments through the American Recovery and Reinvestment Act (ARRA), and our continued commitment to passing the President’s proposed “HOMESTAR” legislation to encourage American families to make energy saving upgrades in their homes.

- **Achieve a 20 percent improvement in energy efficiency by 2020:** Under the President’s plan, by 2020, we will make commercial building space in the United States 20 percent more energy efficient through cost-effective upgrades.

- **Reduce companies’ and business owners’ energy bills by about $40 billion per year:** By making buildings more energy efficient we will save business owners money by reducing their energy bills by about $40 billion at today’s prices. That money that can be put to better use hiring more workers, inventing new products, and creating shareholder value.

- **Save energy by reforming outdated incentives and challenging the private sector to act:** The President is calling for an aggressive reform of existing tax and other incentives for commercial building retrofits and proposing a new competitive grant program. In turn, he is asking corporate leaders to commit to making progress toward his energy goals.

  *The President’s Plan for Better Buildings*

- **The President’s Budget will propose to make American businesses more energy efficient through a series of new initiatives:**

  - **New tax incentives for building efficiency:** The President is calling on Congress to redesign the current tax deduction for commercial building upgrades, transforming the current deduction to a credit that is more generous and that will encourage building owners and real estate investment trusts (REITs) to retrofit their properties. These changes could result in a ten-fold increase in commercial retrofit take up, leveraging job-creating investments.

  - **More financing opportunities for commercial retrofits:** Access to financing is an important barrier to increased retrofit investment in some market segments. To address these gaps, the Small Business Administration is working to encourage existing lenders to take advantage of recently increased loan size limits to promote new energy efficiency retrofit loans for small businesses. The President’s Budget will also propose a new pilot program through the Department of Energy to guarantee loans for energy efficiency upgrades at hospitals, schools and other commercial buildings.

*See Green Corner on following page*
We are looking for additional people to help a couple of our Teams. It does not take much time but it will be very rewarding!!! The following Teams are looking to add people:

- **Community Crew** – 2 more members are needed.
- **Member Squad** – Needs some Professional members to join their team.
- **News Crew** – 1 or 2 more members are needed.
- **Lunch Bunch** – 2 or 3 more members are needed.
- **Board of Education** – 1 or 2 more members are needed.

If you have interest in any of these committees, please call Karyn Biller (Talent Scout) at (608) 819-1548. I will help you get on the committee that best fits your talents.

Karyn Biller  
Talent Scout

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**Building on Progress**

The Better Buildings Initiative will complement the initiatives the President has already launched for government and residential buildings, including the $20 billion in funding for building energy efficiency in ARRA:

- Through ARRA investments in programs like the Weatherization Assistance Program, Better Buildings, and the Energy Efficiency and Conservation Block Grant, we will retrofit 600,000 residential homes.
- In last year’s State of the Union, the President called on Congress to pass a package of incentives to encourage Americans to make their homes more energy efficient. We remain committed to the passage of the “HOMESTAR” program.

- The Penn State-led Greater Philadelphia Innovation Cluster is the winner of the federal Energy-Regional Innovation Cluster (E-RIC) competition. The E-RIC competition is a ground-breaking $129.7 million multi-agency grant program that delivers coordinated, targeted grants to spark the growth of innovative, energy-efficient building systems and technologies. This effort involves extensive collaboration across agencies, including Commerce and the Small Business Administration.
- ARRA provided GSA $5.5 billion to improve the energy performance of existing buildings and to start building a new generation of energy efficient buildings.
- The President signed an Executive Order directing federal agencies to achieve zero net energy by 2030 and employ high-performance and sustainable design principles for all new construction and alterations. At least 15 percent of existing buildings need to meet these guiding principles by FY 2015.
IFMA Madison Chapter Calendar of Events

June Newsletter Deadline
Wednesday, July 27, 2011
Please submit materials to Jennifer Hardebeck
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or
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(as an attached WORD document)

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of Madison & Superior Construction Services
Shred-it
Strang, Inc.
Tilsen Roofing Company, Inc.

July 2011
12 Executive Board Meeting
19 Luncheon Meeting: Sustainability in Facility Management
26 Annual IFMA Golf Classic

August 2011
9 Executive Board Meeting
16 Luncheon Meeting
TBA Tour

September 2011
13 Executive Board Meeting
20 Luncheon Meeting:
TBA Tour

October 2011
11 Executive Board Meeting
18 Luncheon Meeting
TBA Tour

November 2011
8 Executive Board Meeting
15 Luncheon Meeting
TBA Tour

December 2011
13 Executive Board Meeting
20 Luncheon Meeting (Tentative)
TBA Annual Holiday Party