



February 2011

**Eastern Iowa Chapter
International Facility Management**

Web address - <http://www.ei-ifma.org/>

**Announcing the new
2011 Executive Board**

President

Tim Bishop

Phone: 319-364-5467

tbishop@tmservices.net

Vice President

Frank E Rainbolt Jr CFM, SMA

Phone: 319-286-2465

frainbolt@unitedfiregroup.com

Treasurer

Julie Quebe

Phone: 319-361-4653

interiors@gordonquebe.com

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Lynnel Thomas, CFM

Phone: 319-665-7794

lynnel.thomas@vangent.com

Past President

Theresa A Chapel, CFM

Phone: 319-368-4770

theresa.chapel@usbank.com

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Growth & Retention**

Chapter Administrator

Tracy L Parizek

Phone: 319-627-4468

tracyparizek@gmail.com

Date: Tuesday February 8, 2011

Time: 5:30 p.m. – 8:00 p.m.

Location: Human Services Campus
317 Seventh Avenue SE
Cedar Rapids, IA

Agenda: 5:30 p.m. – 6:00 p.m. Networking and Registration
6:00 p.m. – 8:00 p.m. Dinner and Program

Dinner: Baked Potato Bar with tossed salad, Fudge Brownie Cupcakes and assorted beverages. Catered by Brother's Catering Company

Program and Tour:

The Human Services Campus of East Central Iowa is a 67,000 square foot building which is home to 12 nonprofit organizations. The Campus is conveniently located in downtown Cedar Rapids, on the block from 7th to 8th Avenue SE, between 3rd and 4th Streets. The tenants of the Human Services Campus serve more than 10,000 clients annually. Tenants include: Abbe Case Management, Abbe Oaks, Access 2 Independence, Aging Services, Alzheimer's Association - East Central Iowa, American Diabetes Association, Area Substance Abuse Council, Girl Scouts of Eastern Iowa & Western Illinois, Hillcrest Family Services, Iowa Legal Aid, Neighborhood Transportation Service and United Way of East Central Iowa. Lois Buntz, president and CEO of the United Way of East Central Iowa, will speak to us about the decisions to co-locate the non-profits and the advantage that are anticipated. The facilities manager Randy Rundle from IGD Industries will share the unique features of the building such as the incorporation of LEED building principles including: energy efficient electrical and mechanical systems, maximize utilization of day-lighting and fresh air circulation, the use of night-sky friendly exterior lighting, interior lighting controls, and low-emitting building materials. Another unique feature is the ground level parking under the building which has two great advantages of reducing the overall building footprint and putting the building out of harm's way in case of another flood event. The \$15 million projects received funding from a \$10 million in state I-JOBS funding. Funding was also provided from the Hall Perrine Foundation, the AEGON Transamerica Foundation, Rockwell Collins, United Fire and the McIntyre Foundation were major donors. This building is one of the first structures in the downtown area to be completed as the result of the flood of '08.

Directions: From I-80 take exit 239B to merge onto I-380 N/IA-27 N/US-218 N toward Cedar Rapids/Waterloo. Take the 1st ST W exit, EXIT 19C. Turn right onto 1st ST NW. Take the 1st left onto US-151-BR/IA-922. Take the 3rd right onto 3rd ST SE. Turn left onto 7th AVE SE. Human Services Campus is on the right.

Remember Carpooling:
Use as much as you can & let Julie Quebe know if you would like to do so; she can make others in your area aware.

**RSVP to Julie Quebe at interiors@gordonquebe.com
before noon Friday, February 4th**

Eco-friendly
From Beginning to End
By Stephen Ashkin
FMJ Magazine

CALENDER

Eastern Iowa IFMA
2010/2011 Programs

Date: September 14, 2010
Location: Lowe Park.
Marion, IA

Date: October 12, 2010
Location: Hon Industries
Muscatine, IA

Date: November 9, 2010
Location: Design Engineers
Cedar Rapids, IA

Date: December 14, 2010
Location: UI Campus Recreation &
Wellness Center
Iowa City, IA

Date: January 11, 2011
Networking Meetings
Location: TBD
Iowa City/Coralville, IA
Time: 12:00

Location: Biaggi's
Cedar Rapids, IA
Time: 5:30

Date: February 8, 2011
Location: Human Services Campus
Cedar Rapids, IA

Date: March 8, 2011
Location: National Guard Armory
Coralville, IA

Date: April 12, 2011
Location: Van Meter
Iowa City, IA

Date: May 10, 2011
Location: TBD

*If a meeting is cancelled due to weather it may be held on June 14,

To some in the professional building, cleaning, facility management and related industries, it may come as a surprise that the green cleaning movement is beginning to evolve into something much larger than just using environmentally preferable products. Today, its broader direction is all about helping to make facilities not only healthier but more sustainable.

For many years, most building professionals' main reasoning for transferring to green cleaning products was two-fold. There was the underlying belief that a switch would help protect the health of cleaning workers, building occupants and the environment – while also helping to improve worker productivity and morale, along with student performance in education facilities. Studies now show that this reasoning is true. In most cases, green cleaning facilities are healthier and more productive places in which to live, work and learn.

However, sustainability – which we define as meeting the needs of the present generations without compromising the ability of future generations to meet their own needs – is very much a part of green cleaning. Green cleaning's definition is often based on Executive Order 13101, which in its simplest form says it is "cleaning to protect health without harming the environment".

Because many cleaning products are made, packaged and transported using non-renewable resources, their impact on the environment can be substantial – as is their eventual disposal. The amount of waste in landfills is staggering. It is estimated that American businesses use more than six billion pounds of cleaning chemicals annually, many made from petrochemical sources.

When it comes to green cleaning, a natural progression can be seen in the past few years. Concerns are human health, the protection of air, water, plant and animal life and now cleaning systems and products – from manufacturing to disposal – have drastically increased. This reflects a maturing of the professional cleaning industry, which is producing and using more sustainable products. It also helps place the janitorial industry in a leadership role, serving as an example to other industries in its effort to become more environmentally preferable and sustainable as well.

How green became sustainable

This process did not happen overnight. Instead, it was the result of analyzing how people use all kinds of cleaning products – involving various manufacturers, distributors, cleaning associations and end users – as well as looking for ways to make goods and systems more environmentally friendly.

An example of how this movement evolved occurred when green advocates began studying the environmental impacts of conventional and green laundry detergents. Conventional detergents are typically made from synthetic petrochemicals, additives and other chemicals – which have been proven to be very harsh on both water systems and the environment. Additionally, they can leave a residue on clothing that can cause skin rashes, respiratory problems or pose other health risks, especially among children.

But did you know that one of the biggest environmental impacts of washing clothes does not come from the detergents but instead from the energy required to heat the water? As much as U.S. federal agencies and other have promoted the use of cold water to wash clothes and reduce energy consumption, it has met only moderate success among consumers. A large amount of non-renewable resources are significantly reduced very day to heat water to wash clothing.

From these findings, janitorial manufacturers started analyzing the entire manufacturing process of their products, including delivery to distributors and eventually to end users. They realized, for instance, that highly concentrated cleaning chemicals last longer, require less packaging and necessitate fewer bottles. Since these products last longer, this results in less waste ending up in landfills and less fuel to transport.

Taking this a step further, more and more facilities are using paper products made from 100 percent recycled content and more environmentally responsible liners – resulting in fewer natural resources necessary for their manufacture. In the not-too-distant future, the industry can also expect more janitor manufacturers to institute what are referred to as take back programs. There are already several computer and electronic products manufacturers taking back used equipment from their customers – recycling or reusing parts or components of the products. Parts that cannot be recycled or reused are disposed of in an environmentally responsible way.

There are many reasons why a take back program should be instituted from vacuum cleaners, floor machines, carpet and

other tools used in professional cleaning. The impact on sustainability and the environment could be enormous. It is estimated that as much as 500 million pounds of cleaning-related tools are shipped to landfills every year – enough to fill 10,000 garbage trucks.

Next stages of the evolution

The sustainability evolution will not end here. What has already started evolving is the creation of the green, sustainable company. Historically, companies are in business for one reason: to make money. This is true of the green, sustainable company as well. But, these firms foster two other key components to their business operation:

- **Human capital** – this refers to fair, ethical, and beneficial business practices toward employees, community, and country.
- **Planet capital** – Not only do these companies produce green or environmentally responsible products, but they also have their own sustainable business operating practices. In other words, they operate in an eco-friendly manner and take steps to reduce their environmental impact – such as consuming less energy and nonrenewable resources, reducing waste generation and increasing recycling.

Although most businesses have historically existed for profits, these companies should not be blamed for not fully realizing how their business operations impact the environment. Instead, there is more information and understanding today of how businesses and individuals across the world are negatively affecting the environment. And with this understanding, there has been a realization of how everyone can begin to positively impact the world.

The economy's impact

In September 2008, when many Americans first realized that the economy was teetering and that the financial system was at serious risk, green advocates were immediately concerned how economic conditions would impact the environmental movement. After all, businesses and individuals tend to be more open to changes and looking at new ideas when they feel economically secure about their future.

Fortunately, there has been very little slowdown. Building and operating facilities in a more environmentally responsible manner is now part of the mindset. In fact, the downturn may have actually fostered, if not jumpstarted, the green movement for many industries. For example, the economic decline impacted large U.S. auto manufacturers, causing a demand for more fuel-efficient cars and to operate their facilities more sustainably. U.S. automobile manufacturers, once vocal critics of the sustainability movement, are quickly changing their viewpoint to match customers' needs.

New Members

Matthew J. Corkery – Rockwell Collins

Welcome!!

Sustainability 101: Ask the Experts

Q: How is water conservation's impact greater than just lowering the water bill?

A: In today's sustainability arena, implementing water conservation programs is a smart move. The impact of these programs on a facility reaches far beyond the water bill into the electricity, gas and sewer bills. The cost of water being supplied to your building includes the cost to heat the water, the cost to dispose of waste water and the cost of the water itself. Therefore, when designing a water conservation program for your building, you should take all of these costs into account.

Energy is embedded in the water itself through the treatment process, but more energy is added when you heat it, pump it, etc. Facility managers can reduce energy consumption by keeping the water heater at a lower temperature while also making sure it is still hot enough to safely wash dishes and laundry. Check your local building codes if you are not sure. Make sure that your water pipes are well insulated. It only takes about 15 minutes for water in non-insulated pipes to cool 15 degrees in a typical building. The colder the surrounding temperature, the faster water will cool. Locating your water heater close to point of use can reduce the amount of water wasted in the time it takes for the water to heat up. In addition, installing sensors and low-flow fixtures can significantly reduce the amount of water wasted down the drain. Reducing the amount of water discharge is also an important goal for some facility managers. Sewer bill can often be expensive depending on your discharge rate.

January Membership Anniversaries

David D. Dennis, Mount Mercy College – 12 years
Sue Heeren, US General Services Administration – 2 years
Gregory C. Martin, Nordstrom, Inc. – 2 years
Teresa A. Nelson, Roof Top Sedums – 1 year
Garth B. Parker, Iowa City Iowa FM Group – 1 year
Martin D. Schadel, RSM McGladrey, Inc. – 4 years

Congratulations!!

IFMA Calendar of Events

2011

Feb. 8 – 9	Leadership and Strategy Essentials (FMP) Houston, TX
Feb. 10 – 11	Finance and Business Essentials (FMP) Houston, TX
March 19 – 20	Leadership and Strategy Essentials (FMP) Boston, MA
March 19 – 20	Finance and Business Essentials (FMP) Boston, MA
March 19 – 20	Real Estate Competency Course Boston, MA
March 19 – 20	Technology Competency Course Boston, MA
March 19 – 20	Sustainability Course 1 Boston, MA
March 21 – 22	CFM Exam Review Course Boston, MA
March 21 – 22	Operations and Maintenance Course (FMP) Boston, MA
March 21 – 22	Project Management Course (FMP) Boston, MA
March 21 – 22	Sustainability Course 2 Boston, MA
March 23 – 25	Facility Fusion 2011 Conference & Expo Boston, MA
April 12 – 13	Operations and Maintenance Course (FMP) Houston, TX
April 14 – 15	Leadership and Strategy Essentials (FMP) Houston, TX
May 17 – 18	Project Management Course (FMP) Houston, TX
May 19 – 20	Operations and Maintenance Course (FMP) Houston, TX
May 23 – 25	European Facility Management Conference Vienna, Austria
Oct. 26 – 28	Work Workplace 2011 Conference & Expo Phoenix, AZ

The IFMA education department is offering you *even more* opportunities to achieve your professional education goals.

See our website for more details
<http://www.ei-ifma.org/resources.html>

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