



This newsletter is a publication of the Academic Facilities Council of IFMA. If you are receiving this newsletter it is because you are a member of the Academic Facilities Council and the council board believes you will benefit from its content.

Message from the President...

Jorge Abud, American University

The Academic Facilities Council Fall Conference featured informative educational sessions and tours, as well as a Council planning meeting that will help guide how we serve our members in the future. We owe a big “thank you” to Chuck Walden, Director Facility Services, California State University San Marcos, who organized the conference and evening activities. San Diego State University was our host on Friday, where we learned about their master plan, progressive energy initiatives, post-construction commissions, and sustainability practices. Look for the presentation materials on the AFC web site. We also toured the campus and their new Trolley station, which was recently opened in the middle of the campus. Many thanks to Joe Patterson, Director of Physical Plant-San Diego State University, and his colleagues for hosting our visit.

As is our tradition, Saturday featured a behind the scenes tour of a special facility-Petco Park, the home of the San Diego Padres. We saw the typical support infrastructure that most facility managers enjoy and also got to visit the clubhouse, sit in the dugout, and walk on the field. Particularly impressive was the support for communications technology. Ball games today are multimedia extravaganzas and it takes a lot of behind-the-scenes effort to make that happen successfully.

We also toured a district cooling plant

that serves Petco Park and the surrounding area. There is nothing like the hum of chillers and a tangle of well-labeled piping to get facility managers excited. Many thanks to Michael Akavan of M.A. Engineers, Inc., who arranged the tours and sponsored our lunch.

In conjunction with World Workplace, we hosted a reception with other Councils, which gave us an opportunity to network with AFC and other Council members. We also met with a delegation from the Japan Facility Management Promotion Association, an association working to advance the profession in Japan.

At the Council’s planning meeting, we discussed how to better provide value to our members. We focused in particular on members who do not attend our Spring and Fall conferences. This discussion included potential improvements to the list serve and web site to help members more easily find information about topics of interest to them. We also discussed ways of getting member input on their interests, assessing member demographic data, establishing regional groups to better create networking opportunities, and many more ideas. If you have any suggestions, please e-mail or call any of the officers. We want to understand how we can better meet your needs.



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A Glimpse of the Academic Facilities Council Fall Conference 2006

San Diego, Ca. USA

October 5-7, 2006



Horton Grand Hotel

Spring 2007 Conference

Planning for our 2007 Spring Conference in Greensboro, North Carolina is well underway. Scheduled for April 19 – 21, the conference will be hosted by North Carolina A & T and North Carolina State University. Hap Giberson of North Carolina A & T is planning great educational sessions and tours. So, mark your calendar and plan to join your AFC colleagues in Greensboro.

More information on the Spring Conference will be available in our next issue...

**ACADEMIC FACILITIES
COUNCIL
SPRING CONFERENCE**

**April 19-21, 2007
Greensboro, NC**

Academic Facilities Council Web site

Click here: <http://www.ifma-afc.org/>

Check out the AFC Web site for the latest information on conferences, officers contacts, projects and past events!

(New Web site design will be available before the end of the year)

“QUALITY ASSURANCE,” *THE PAY ME NOW OR PAY ME LATER PARADOX*

BY: MARK MANKIN, CFM

The end goal of every renovation or new facility construction project is to commission the building with the fewest punch list items, system conflicts, and or equipment failures that may have been preventable with the right amount of attention paid during the construction process.

The University of Delaware has begun a process whereby mechanics representing critical trades pulled from the regular Maintenance and Operations workforce are placed on a Quality Assurance Team that works with contractors, architects, managers, and the GC and University Project Managers; to assist on the larger and more complex renovations of labs, classroom buildings, and new construction around the campus. Trades that are represented include HVAC, Plumbing, Electric, and Carpentry. Often senior members of the mechanic team are tapped for their years of experience working with campus buildings and their knowledge of building systems and familiarity with University standards.

The Quality Assurance Team meets together formally on a monthly basis as the project gets off the ground, and then may meet more often as the construction schedule gears up. The mechanics and the managers they report to can expect that these team members may spend anywhere from 3-6 hours a month on unsupervised walk throughs and attending the meetings where Issues are raised and discussed. The team members' number one priority is maintaining the campus, so tours and meetings have to take a backseat to pipes breaking and power outages.

Although this represents “downtime” for the manager that is trying to keep the campus running on a daily basis, the pay off comes later when the building comes on line and must be maintained, often by the same folks that worked on the Quality Assurance Team. Members of the team report that they can sometimes find in their walk throughs examples of workmanship issues, circuits improperly loaded, and equipment installed not according to University specifications.

The team members have tried not to be adversaries in their relationship with general contractors and project managers, but as another set of experienced eyes, possibly bringing up issues that others are not as familiar with or knowledgeable in that they know can cause problems down the road. One member of a recent team summed up their role as trying to make sure that what is installed can be maintained, which can be a different perspective from the construction troops focused on final completion within the time constraints given. If the QAT and its members are effective on a project, then it means that discovering an issue early or while in the initial construction phase can save a lot of money and heartache for the Facility Manager over tearing down walls and reconfiguring spaces or replacing equipment, once the building has been turned over to the occupants.



*Mark Mankin, CFM
University of Delaware*

Member Spotlight - Thomas A. Cruse

Thomas A. Cruse is one of the founding members of the Academic Facilities Council. He's a long time member of IFMA and continues to be very involved with the council. He's employed at the University of Cincinnati as the Associate Provost, Academic Facility Planning.



What was the inspiration behind the formation of the council?

I attended the 1990 IFMA conference in Baltimore, (this was before it became known as World Workplace), and although the conference speakers and topics were good, the unique environment that academic institutions are in suggested more programs focused on our industry. I spoke with several of my colleagues at this conference and from this the concept of the AFC was born.

What other members were involved in forming the council?

According to IFMA rules at that time, in order to form a council, letters of recommendation from 25 other IFMA members were required. I requested from IFMA headquarters a list of members representing academic institutions. I went on a letter writing campaign to solicit their support. Some of my supporters included Boone Hellmann from University of California San Diego, Steve Showers, Towson University, Jorge Abud, American University, former IFMA Chairs, Sheila Sheridan, (retired from Harvard) and Dick Pierce, University of Wisconsin.

What is the most memorable moment from the first AFC conference?

The first AFC conference was held in conjunction with the IFMA 91 annual conference in San Diego. I felt that one way to encourage participation in the council was to hold the meeting on a university campus. I called Boone Hellmann at UCSD and didn't give him a choice, but said we were coming and to get ready. Boone had a sailing regatta on the day of the conference meeting so this was an added challenge to have two events running simultaneously. I was thrilled with the turnout for our first event and was encouraged by the support to continue to promote the council. I also played a video of the implosion of a 26 story residence hall on our campus which was very unusual for a university campus.

What value do you think the council provides to its members?

The council has provided its members with opportunities to tour numerous campuses across the country and Canada to see the entire inventory of buildings, from libraries, to student unions, research facilities and classrooms, to residence halls and very unusual facilities. More importantly it provides a medium to share information, network, and interact with experienced individuals from the same industry. The ability to discuss current issues and learn how others have dealt with common topics of interest has been invaluable to the membership. We were one of the first councils, if not the first, to contact and communicate widely with our members using email.

Has the council become what you envisioned from the beginning?

The council has been in existence for over 15 years which I thought was just an experiment when it was created. We had a difficult road to get started and I thank the many members that have stepped up to hold officer positions, as well as those who offered their campuses as conference sites. Surely, I am not unlike other council officers in that I may have had false expectations of holding conference events with hundreds in attendance, but the quality of the members is what has made the council a terrific group and we have had spectacular conferences. The AFC may be somewhat unique in that there is a considerable amount of competition with similar organizations competing for the limited travel dollar from the academic field. Therefore the AFC may have to explore using the Internet, Webinars and other means to attract members to participate in addition to holding conferences. The council will need to continue the things that have been successful, however, and will need to look for other ways to engage its members in the future. It has filled a unique niche by combining facility planners and architects with facility managers so that those who plan the next building can learn from those who maintain them. This is what has made the Academic Facilities Council such a valuable resource for IFMA's members.

Recognizing New AFC Members– August, September and October 2006

Dana A. Gray, CFM
 Manager, Engineering & Architecture
 Services
 University of Southern Maine

Jerry D. Hill, CFM
 Director, System Engineering
 Yale University

James A. Forcier
 Director Facilities Management
 UCSD-ESPP

Sheldon Peskin, AIA
 Architect

Jim Millins
 Chief Facilities Manager
 The May Institute Inc

Kelly S. Bakhtiar
 Senior Manager Real Estate
 University of Calgary

Michael P. Pieters, PEng
 Assistant To the Director of Facilities
 Services
 Edmonton Catholic Schools

Shelley M. Kaplan
 Babson College

Niles R. Duggan, CET
 Director, Facility & Ancillary Services
 NorQuest College

Mark Lambert
 Director, Building Operations
 Houston CC

Randolph N. Reynolds, Jr.
 President
 Reynolds Office Properties, LLC

Lane T. Pierce, CPE, CPMM, CPO
 OpEX Director
 ARAMARK

Brian Kiely
 Supervisor, Operations
 Southeastern Regional School District

Harinder Singh
 Director, Facilities
 Woolpert Inc.

Thomas Jamison
 Director of Maintenance, Operations,
 Transportation & Child Nutrition
 San Ramon Valley Unified School District

Charles J. Qualiana
 Manager, Operational Excellence
 ARAMARK

Lawrence J. Willoughby

Walter E. Webster
 Security & Facilities Supervisor
 The Art Institute of Charlotte

Michael Dawley
 Assistant Director, Facilities
 Wellesley College

Anthony R. Gilbert
 Facility Manager
 Michelin Sales Training Center

Alan J. Valek
 Director of Building & Grounds
 Cleveland Institute of Music

Jim Wildman
 Vice President, Business Development

Larry D. Tilford
 Director of Facilities
 Lebanon Community Schools

David A. Lazowski, B.A.
 President
 Window Butler

Imad G. Fadel
 Project Management
 Qatar Foundation

James E. Woodson
 Facilities Manager

Maurice V. Roberson III
 Athletic Facility Director/Event Management

Bernard Thibault
 Coordinateur En Edifices Et Equipement
 College Regional Champlain

Robert Hascall
 Vice President for Campus Services
 Emory University

Cory D. Higgins, PE, CFM
 Director, Plant Operations
 University of Utah

Gregory Victor
 Director, Facilities
 Calvert Hall College

Robert Diemer, PE
 Partner
 AKF Engineers LLP

Glenn E. Wallace, Jr.
 Senior Vice President, Campus
 Resources
 Savannah College of Art and Design

Patience E. Odu
 Facility Manager
 Lagos Business School

John Gedvilas
 Supervisor
 Janus Capital Management LLC

Jeane M. Butterfield
 Facilities Manager
 Bermuda Government Ministry of
 Education & Development

Veda J. Dowd
 Facility Manager
 Nelnex Corporation

William F. Grubb, Jr.
 Associate Director of Facilities
 University of Maryland, Clark
 School of Engineering

Ryan J. Smith, FMP
 Vice President of Operations
 FMG - Fire Materials Group

Bradley A. Markley
 Director of Facility Services
 Messiah College

Kelly Kirk
 Sales Representative
 Landscape Forms, Inc.

Michael R. Schultz
 Project Representative
 Hayden South

Ray Rodriguez
 Regional Facilities Supervisor
 MSC Software

Carlyle F.H. Hooff
 Student

Lynwood E. Davis

Daniel T. Mulderig
 Facilities Manager
 Sodexo

Charles Williams
 Territory Manager
 The Garland Company

Randolph C. Debart
 Hollins University

Richard A. Espinoza
 Director Facilities

Wilton J. Cheatham
 Zone Manager
 Sodexo

Charles E. Evans
 Superintendent Building &
 Grounds
 The Thatcher School

Daniel M. LaPaz
 Supervisor of Buildings &
 Grounds
 Sun Prairie Area School
 District

Tom Calhoun
 Vice President, Facilities
 George Mason University

David M. Burr
 CEO
 D.M. Burr Facilities Management, Inc.

David W. Pacifico
 President
 Pacifico Associates Inc.

Patrick S. Doherty
 Vice President, New Business
 Development
 D Foley Landscape, Inc./
 CampusCare

Armando R. Henry
 Facilities Manager
 AISR

Kenneth J. Person
 Director, Facilities
 Management
 Bryant University

FIND THAT WORD!

Y	T	I	V	I	T	C	U	D	O	R	P	G
T	M	A	N	A	G	E	M	E	N	T	A	C
I	J	T	R	N	I	E	O	S	N	I	I	Y
L	A	T	I	O	O	T	E	I	C	N	I	E
I	I	S	A	A	E	I	N	G	C	E	A	C
B	E	T	G	E	N	E	T	N	U	O	I	E
A	C	R	S	N	O	I	T	A	R	E	P	O
N	N	A	T	P	M	O	T	T	C	D	N	T
I	A	T	T	A	R	A	A	I	O	U	L	T
A	T	E	C	H	N	O	L	O	G	Y	D	S
T	N	G	M	U	O	R	J	N	S	T	S	E
S	I	I	T	E	V	C	A	E	N	S	D	T
U	A	C	O	O	C	C	T	R	C	U	R	L
S	M	A	R	S	C	O	N	G	E	T	D	A

GET PUBLISHED!!

If you come across an interesting article or have written one yourself and believe that it would interest AFC members, please submit it to Jeannie Nguyen (Council Liaison) at jeannie.nguyen@ifma.org

What is the listserv ?

An email network that provides instant access to AFC members and allowing members to stimulate conversation by posting questions, answers and opinions on varies topics relating to facility management.

Send a message to the listserv

Do you want to ask a professional question of your colleagues? Send an email to the Academic Facilities Council listserv at afc@listserv.ifma.org

How to Search the Listserv Archives

1. Go to listserv.ifma.org/lists
2. Click on the link "Subscriber's Corner"
3. Click on the phrase "Get a **new** listserv password"
4. Enter your e-mail address that is Registered with IFMA headquarters and select a password that you can easily remember.
5. Register this password
6. Check your e-mail for your confirmation message
7. Click on the link in the e-mail given
8. Click on Subscriber's Corner and then log in using your registered e-mail and password.
9. Click on the link given.
10. Click on Server Archives on the left of the page, and then select your council for your council's archives.

This registration is a "one time only" process. From here on out you can just visit <http://listserv.ifma.org/archives/> and the site should recognize you so that you won't have to enter your information

DESIGNATION
MANAGEMENT
PRODUCTIVITY
STRATEGIC
SUSTAINABILITY

EDUCATION
OPERATIONS
PROJECT
TECHNOLOGY

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