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## News from the Academic Facilities Council of IFMA

### A Message from the President:

With summer well under way, it's time to begin focusing on the return of students to our campuses. Summer is always a time for us to reflect on our accomplishments and begin the summer projects that will greet the students in September. Summer is also the time to begin thinking about professional development for staff and ourselves. This October, the Academic Facilities Council will be heading to San Antonio for World Work Place. Just prior to WWP, the AFC will be featuring educational sessions and tours starting on Monday afternoon and all day on Tuesday. Anyone interested is welcomed to join us. See the AFC website for the fall program agenda.

In the spring of 2013, the AFC will be heading to southern California for the annual spring conference. Planning is in full swing with one of the educational sessions focusing on the tough challenges we all face and how do we deliver optimal facilities value through collaborative analysis and planning. The full day session, "*Staying Afloat, Thinking of Preventive Maintenance in a New Way*" will be facilitated by Haley & Aldrich and will be utilizing questions from the attendees to drive the program agenda.



The program will be based on five learning objectives;

- Developing a deep understanding of Facilities challenges using Lean (a collaborative, proven approach for improving Facilities Management performance and effectiveness).
- Learning how to understand the current system within which challenges exist, including root cause problems and opportunities for improvement.
- Practicing prioritization methods necessary to solve Facilities challenges with multiple stakeholders who have different interests and needs.
- Understanding examples of how Lean has been applied to tough challenges in Facilities Management to make a lasting difference in institutions.
- Identifying how what you learned during this workshop could be applied to other challenges.

Please see the article in this newsletter that provides more information on this subject. The spring program will be the must attend educational opportunity of 2013. Remember to check the AFC website for all upcoming programs.

The leadership of the AFC always reaches out to the membership for ideas for educational sessions. If you have an interesting subject that you would like to present, please contact any of the AFC board members. We would love to have you present your subject at an upcoming conference.

At this time I would like to welcome all of the new members to the AFC. Welcome...I look forward to meeting each of you and please feel free to contact me if you have any questions.

Take the time to enjoy the rest of the summer, as it will soon be over.

Best,  
John



## Academic Facilities Council of IFMA

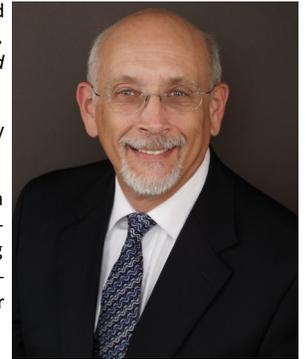
### Interview with Fred Weiss, IFMA Fellow - Fall Conference 2012 Host

By Jolie Lucas

Are you excited yet at the prospect of meeting again prior to World Workplace this October? The AFC Fall Conference will be held Tuesday, October 30<sup>th</sup>, and for those arriving early, there will an opportunity for an optional tour of Trinity College on Monday, October 29<sup>th</sup>. Our host this year will be Fred Weiss, with The University of Texas at San Antonio (UTSA). According to the *World University Rankings*, UTSA is one of the top 100 schools less than 50 years old.

Even though I had the opportunity to meet Fred and his lovely wife, Mindy when I was in San Antonio in February, I thought I'd try to squeeze in a short interview to introduce you to our next conference host, if you haven't already met Fred Weiss.

A brief overview: Fred received a BBA from Eastern Michigan University and an MBA from Wayne State University, became a Certified Facility Manager in 1993 and has taken many classes from the Emergency Management Institute of the Federal Emergency Management Agency (FEMA). He is currently the Director of Facilities Business Operations at UTSA, managing the operating budget and front office administrative functions for the Office of Facilities. He is also on the UTSA Business Continuity and Emergency Response Team, the Board of Directors for the San Antonio Chapter of IFMA, is our AFC Fall Conference Chair and in October 2005, was awarded IFMA's highest honor, IFMA Fellow.



*J: You're an IFMA Fellow! How did that come about, and what has that meant to you?*

F: I was thrilled to become an IFMA Fellow in 2005. I was an IFMA Board member and Research Committee Chair. The research committee began IFMA's best practices program and benchmarking efforts to which many of you have contributed.

I've met FMers from almost every continent on the planet and believe that I can call any of them for FM advice. As a Fellow I get to sit up front at the World Workplace keynotes and can see the speaker without looking at the big screen monitors!

*J: Tell us a little bit about Fred Weiss.*

F: I was born in Detroit, Michigan and lived in the Detroit area until September 2006 when I relocated from Detroit and Ford Motor Company to San Antonio and UTSA. I'm married to Mindi Silver-Weiss. We like to cruise and recently completed a trip through the Panama Canal. We have been to London, England and London, Ontario; Paris, France and maybe soon to Paris, Texas; Barcelona, Spain; Florence and Rome, Italy; Big Bend National Park; and many other destinations.



UTSA - Main Building



UTSA - Buena Vista Staircase



*J: How did you end up in Facilities Management?*

F: When I was at Ford Motor Company, I took an assignment as financial analyst for the Research & Engineering Center Facilities office. By following the money and managing the operating budget, I learned almost everything about facilities management. For operating information, the skilled trades are the best source of information. This group had operations/maintenance responsibility for 6 million GSF.

There were approximately ten significant buildings in Ford’s engineering center, each with their own dedicated facility management/planning/engineering staff. Each group did what they wanted and often would not work with their neighbors. Ford decided to create a strategic facility planning department. I was selected to become part of that group. It was a great learning experience.

*J: How did the Ford Motor Company facilities differ from the ones you manage now?*

F: Most physical aspects of most facilities are the same. It’s the organizational policies and procedures that are different. UTSA is a public school with approximately 30,000 students at the campus. Ford is a corporation with approximately 30,000 salaried employees in the Detroit (actually Dearborn) area.

*J: Any advice for someone starting out in this field?*

F: Get to know the decision makers. Arrive at meetings early and see who’s talking outside the meeting room – that’s where many decisions/agreement are made. Follow the money trails. Learn how to benchmark (internal and external) costs and processes. Get to know your external business competitors.

*J: Sounds like sound advice, Fred, thanks! Looking forward to seeing you again in October!*



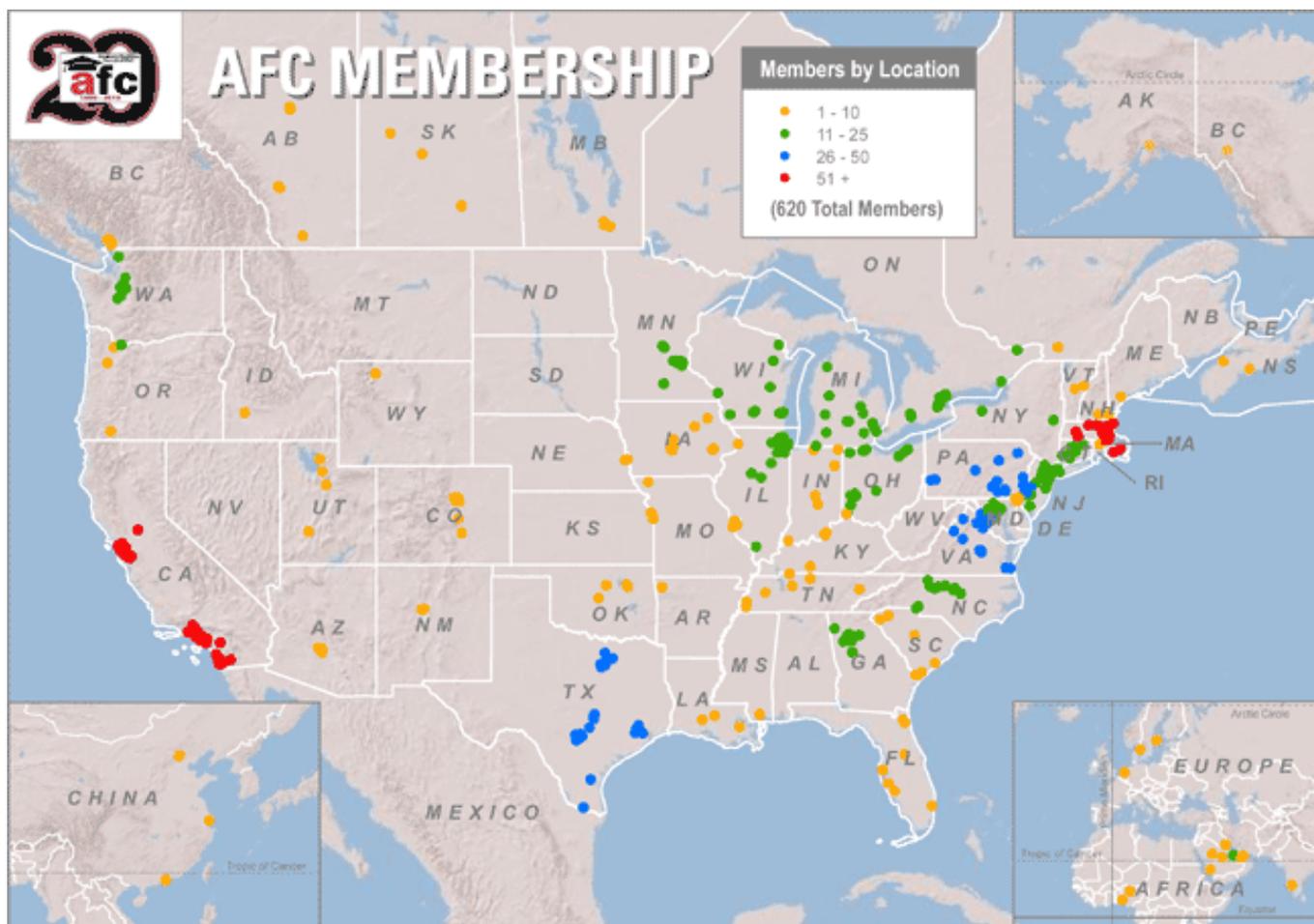
UTSA



BSE Students



## AFC Membership Map





## Academic Facilities Council of IFMA

### ***Staying Afloat: Braving the seas of renewal and maintenance in a new way***

For many, summer equals spending time at the beach, family barbecues, and long, relaxing evenings. For most facility managers, however, summer can be anything but relaxing. Facilities issues still plague institutions, even though students have left campus for the summer.

If this sounds familiar, you are not alone. Many institutions feel as if they are drowning in the countless challenges related to daily operations, deferred maintenance, and renewal. Standing in the way are lack of resources, lack of funding and finding the time needed for adequate, strategic planning. Facilities departments are inundated with unplanned maintenance needs, work orders, and increased customer expectations, all while striving to effectively plan, design, construct, utilize and maintain various equipment, buildings and grounds.

The size and scale of deferred maintenance and renewal needs in the U.S. are as large as they've ever been, and restricted budgets fail to meet the demand. For the most part, facilities departments need to change from a reactive to a more proactive process to address this increasing challenge. How do we get there? Depending on the size, available budget and resources available at each institution, facilities departments are operating at different stages in addressing the issue -- but they all feel the burden. Some have solid preventive maintenance plans in place, others are at the initial planning phase for reducing the maintenance backlog, others have succeeded in allocating a small annual budget for preventive measures, and yet some others have not been able to get beyond a purely reactive campus culture.

No one silver bullet is going to "solve" the deferred maintenance and renewal problem; however, there are some innovative approaches to help facilities departments begin to overcome this long-standing facilities management challenge. Haley & Aldrich is a strategic environmental, engineering, and management firm that has seen firsthand some of these innovative approaches put into practice.

They began by applying principles and tools adapted from lean manufacturing to improve their own company processes more than seven years ago. Since then, Haley & Aldrich has been able to help others outside of the company, particularly Higher Education Facilities Management departments, to co-create strategies that are starting to address their problems. The impact and results of working together with everyone involved in the process has proven to be extremely valuable.

#### ***Shared Goals: A Truly Collaborative Approach***

Collaboration is defined as working together with a collective determination to reach a common objective. It takes the work of many individuals to create the type of environment needed to oversee a campus that will attract students, faculty and employees to live, work and learn. The issues surrounding deferred maintenance are common across all institutions, and require a lot of pieces to come together smoothly to be successful.

You all have a story to tell - whether your institution is maximizing the utility on your assets in an optimal way, or whether such a plan is nothing more than wishful thinking. Wouldn't it be great to have a truly collaborative group of individuals facing similar issues come together to discuss and share best practices, concerns, and challenges?

Next summer, Haley & Aldrich will facilitate an interactive workshop geared towards tackling these issues using a new way of thinking – lean thinking – and will be bringing AFC participants together for a session focused on collaboration, lessons learned, systems thinking, prioritization, and development of shared goals. This workshop will take place at the Spring 2013 AFC Conference. AFC members will be able to participate in a truly interactive workshop for a robust discussion with peers to understand the root causes of some common issues relating to deferred maintenance.

Wherever you are in your planning process, it will be beneficial to collaborate with like-minded individuals to identify the most optimal path for success by utilizing a process-oriented, holistic approach to reducing costs, involving stakeholders, and finding hidden resources.

As AFC members, we believe that we have a role to play in helping to foster new, creative ways of thinking by bringing together thought leaders and practitioners to tackle tough challenges. To that end, we are excited to be building an innovative, hands-on program for the Spring 2013 AFC Conference. Be on the lookout in the coming months as we reach out to members to understand the most pressing challenges you are currently facing in regards to deferred maintenance. We will utilize the results to create the most interactive, relevant workshop possible. We hope you can join us.

See you next spring.



### 2012 AIA COTE Award Winner

Arizona State University Polytechnic Academic Campus Mesa, AZ

Greg Williams CFM, FMP - IFMA Academic Facility Council Sustainability Chair



Photo Credit: Bing IMAGES

The American Institute of Architects (AIA) Committee on the Environment (COTE) selected Arizona State University, Polytechnic Academic Campus Mesa, AZ as one of the top ten AIA COTE projects of 2012.

“The Committee on the Environment (COTE) works to advance, disseminate, and advocate—to the profession, the building industry, the academy, and the public—design practices that integrate built and natural systems and enhance both the design quality and environmental performance of the built environment. COTE serves as the community and voice on behalf of AIA architects regarding sustainable design and building science and performance.” - AIA Committee on the Environment website.

#### The ASU Polytechnic Academic Campus Project –

ASU PAC is located on atop of the old Williams Air Force Base, a Brown Field site, in Mesa Arizona. The submitting Architects were: [Lake Flato Architects](#) with Joint Venture or Associate Architects [RSP Architects](#) . The project encompassed 245,000 gross square feet at a total project cost of \$64,000,000.00.

#### 2011 AFC Fall Conference -

As some of you may remember that our 2011 [AFC Fall](#) conference (before WWP 2011 PHX, AZ) was hosted by ASU and the chair of this great experience was AFC's former member Cheryl Johnson. Beau Dromiak and our AFC colleague Jolie Lucas both of RSP Architects gave us a walking tour of the campus showcasing their sustainable design project and its innovations. Besides the great walking tours of ASU campuses (it's a dry heat) another highlight was the tour of Frank Lloyd Wright's Taliesin West.

Continued....



## 2012 AIA COTE Award Winner

Arizona State University Polytechnic Academic Campus Mesa, AZ

### Sustainable Bioclimatic Design

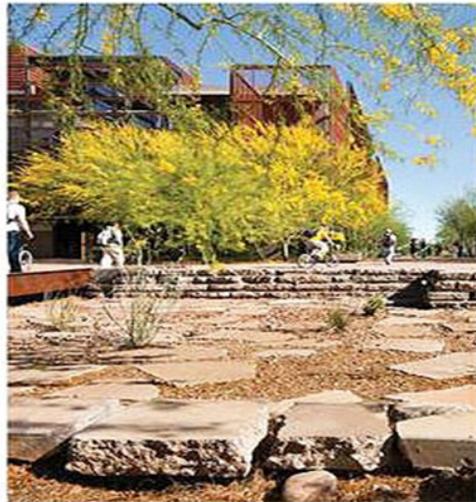


Photo Credit: Bing IMAGES



## AFC News and Events

### Up Coming Events

#### Webinar

[Creating an FM Legacy](#) 2PM EDT August 2, 2012 Webinar

#### Conference

[AFC Fall Conference](#) October 2012 San Antonio, Texas

[World Workplace](#) October 31st - November 2nd San Antonio, Texas

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[Workplace Strategy Summit](#) September 5th-7th Ithica, New York @ Cornell University

The IFMA Foundation has partnered with IFMA and [Cornell University's International Workplace Studies Program](#) to present a landmark event focused on workplace strategy—what it is, where it's headed and what research is needed to help organizations create effective workplaces.



**PLATNIUM LEVEL: \$2500.00** The Platinum Sponsor is recognized as the sponsor of the premier event of the conference. There will be only one PLATNIUM LEVEL sponsorship available.

- 3 signs at event - (company provides) up to combined area of 40 sq ft
- Representative is introduced at event and brings greetings from company ( 2-3 mins)
- Company logo and link on AFC website noted as sponsor of event logo will remain for 45 days after event
- 4 tickets to event they are sponsoring
- Business cards and brochures available on table by their sign
- Tent cards for tables during their sponsored events
- Delegate gifts
- Mailing list of delegates

**GOLD LEVEL: \$1500.00** The Gold Sponsors are recognized as the sponsors of 1 of the 2 lunches at the event. There are two GOLD LEVEL sponsorships available.

- Representative is introduced at event
- Company logo and link on AFC website noted as sponsor of event logo will remain for 45 days after event
- 2 tickets to event they are sponsoring
- 1 sign at event - (company provides) up to an area of 12 sq ft
- Business cards and brochures available on table by their sign
- 1 ticket to main social event
- Tent cards for tables during their sponsored events
- Delegate gifts
- Mailing list of delegates

**SILVER LEVEL: \$1000.00** The Silver Sponsors are recognized as the sponsors of 1 of the 2 breakfasts at event. There are four SILVER LEVEL sponsorships available.

- Representative is introduced at event
- Company logo and link on AFC website noted as sponsor of event logo will remain for 45 days after event
- 1 sign at event - (company provides) up to an area of 12 sq ft
- 1 ticket to event they are sponsoring
- 1 ticket to main social event
- Tent cards for tables during their sponsored events
- Delegate gifts
- Mailing list of delegates

**BRONZE LEVEL: \$500.00** The Bronze Sponsors may sponsor nutrition breaks, transportation as examples

- Company logo and link on AFC website noted as sponsor of event logo will remain for 45 days after event
- 1 ticket to event they are sponsoring
- Delegate gifts

**If you are interested in being a sponsor at the Academic Facility Conference at Duke please contact one of the AFC's sponsorship chair.**

Ed O'Rourke—Joint Sponsorship Chair, GEI Consultants Email: [eorourke@geiconsultants.com](mailto:eorourke@geiconsultants.com)

William Johnson—Joint Sponsorship Chair, Haley Aldrich Email: [wjohnson@haleyaldrich.com](mailto:wjohnson@haleyaldrich.com)



## TIPS FOR NAVIGATING:

After your first login, you must subscribe yourself to the council postings to activate email deliverability to all council postings, similar to the listserv. You are not automatically subscribed to email delivery.

1. **Log in** to <http://www.ifmacommunity.org>

(You must use your IFMA member ID and IFMA password)

2. **Click on Forums** on the top left menu tab
3. **Click on Forum Subscriptions** (located on the left hand side of the page, under Shortcuts)
4. You can then change the default setting from not receiving subscriptions to receive postings via email. **Click under the Subscription to "YES"**(to receive postings by email similar to the listserv) **or "NO"** (which means you will need to login to the IFMA Online Community to view the discussions) The subscription's default setting is "NO" in order to change it to "YES" simply click on the "NO".



## TIPS FOR POSTING & REPLYING TO QUESTIONS:

1. To **reply** to emails that you receive, you can post your responses (just like the listserv).
2. If you would like to **post a new message/question** to the Academic Facilities Council Online Community without having to login to IFMA Online Community, just send your email to this email address for your specific council, [afc.council@ifmacommunity.org](mailto:afc.council@ifmacommunity.org). This will allow for you to post and reply by email, similar to the listserv tool we were using.



### ***NEW! Academic Facilities Council Web site***

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

Check out the AFC Web site for the latest information on conferences, officer contacts and much more!



**Academic Facilities Council Officers and Committee Chairpersons**

**AFC Board of Directors**

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- Jacob Higginbottom— Education Chair, Spagnolo Gisness and Associates Email: [jhigginbottom@sga-arch.com](mailto:jhigginbottom@sga-arch.com)
- Greg Victor—Park County School District #6 Membership Chair, Email: [gregvictor2@aol.com](mailto:gregvictor2@aol.com)
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- William Johnson—Joint Sponsorship Chair, Haley Aldrich Email: [wjohnson@haleyaldrich.com](mailto:wjohnson@haleyaldrich.com)
- Fred Weiss—Chair 2012 Fall Conference, University of Texas At San Antonio Email: [fred.weiss@utsa.edu](mailto:fred.weiss@utsa.edu)

Are you interested in joining a committee? The council is always looking for new folks to get involved!  
Contact the appropriate committee chair person!



**About the Academic Facilities Council:** Academic facilities offer facility managers and space planners many unique challenges. These individuals must effectively plan, design, construct, utilize and maintain a variety of buildings, grounds and equipment including classrooms, computer labs, residence halls and apartments, athletic facilities, dining halls, theaters, laboratories, libraries and health care facilities. The students, instructors and researchers who utilize these facilities have needs that may radically differ from conventional building tenants.