

Newsletter

AFC Fall 2022 Newsletter



Gary Rudkin: A Word from our President

President of AFC and Membership Chair.

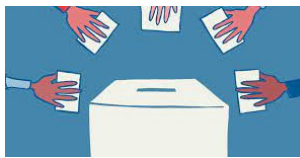
[\[Continue reading...\]](#)



About the AFC: Who are we?

The history and changing demographics of the AFC.

[\[Continue reading...\]](#)



AFC Elections

Ch-ch-ch-changes!

[\[Continue reading...\]](#)



Notes from WWP Nashville

[\[Continue reading...\]](#)



Ken Jones and Maria O'Callaghan-Cassidy

Getting to know our next officers

[\[Continue reading...\]](#)



Survey Results

(And the winner of our \$100 Amazon gift card is . . .)

[\[Continue reading...\]](#)



Embracing Hybrid Workplace Trends

Save the date for this timely and relevant webinar.

[\[Continue reading...\]](#)



Upcoming Events

Spring Facility Fusion iand summer AFC Conference

[\[Continue reading...\]](#)

Also in this issue:

- [Sponsorship Program](#)
- [AFC on IFMA Engage](#)

Current AFC Board of Directors

President:

Gary Rudkin
General Manager, CORIX Utilities
E-mail: Gary.Rudkin@Corix.com

Vice-president:

Carlos Rodríguez
Facilities Manager
Email: c.rodriguez@gmail.com

Secretary:

Ken Jones
VP of Facilities & Security, Endeavor Schools
Email: KJones@endeavorschools.com

Treasurer:

Greg Victor
Director of Facilities, Ensworth School
Email: gregvictor2@aol.com

Past President:

Jolie Lucas, CFM, AICP, LEED AP
General Atomics
Email: Joliefab@cox.net



Newsletter

AFC Fall 2022 Newsletter



A Word from our President

By Gary Rudkin

Greetings AFC members,

Hope you are doing well as we head into the holiday season! Winter break is upon us, and I am sure that many of you plan to execute maintenance and capital projects while campus occupation is lower than normal. If you would like to share a project with photos please send it to us via email.

Thank you for your contributions to education! It takes all of you, Associates, Young Professionals and Professionals, to make it happen. Your service empowers faculty and staff to effectively provide education to students. We appreciate the effort put forward to serve your customers. You are critical to the mission!

My plans to attend World Workplace 2022 in Nashville were cancelled by Hurricane Ian. Many of our plants and systems were impacted, and I remained in Florida to address issues. Nevertheless, we received very positive feedback in regards to the event and venue. Nashville was a great host and attendees enjoyed the activities in the Music City Center district.

In closing, AFC Board elections concluded in October. Carlos Rodríguez, our current Vice President, has changed industries and is leaving the AFC. We appreciate Carlos' dedicated service to the Board, and we will miss him. In accordance with the AFC's Succession Plan, the Vice President becomes the President, and the Secretary becomes the Vice President. Due to Carlos' departure, Jolie Lucas will serve as Interim President, and I will serve as Past President. Ken Jones, our current Secretary, will serve as Vice President, and Greg Victor will continue serving as our Treasurer. We will be welcoming a new Board member after the December interim election. Upon confirmation, Maria O'Callaghan-Cassidy will be joining the board as our Secretary. We will conduct elections again in mid-2023 to resume our succession plan.

We have multiple Chair positions open as well for membership, communication and sponsorship. Your participation would be appreciated!

Stay Safe

Gary Rudkin

President of AFC and Membership Chair



Newsletter

AFC Fall 2022 Newsletter

The AFC: Who are we?

By Jolie Lucas

The Academic Facilities Council's first meeting was held in the Price Center on the campus of the University of California, San Diego on November 10, 1991. It was agreed that we would hold two conferences a year. One would be held in conjunction with the annual meeting of IFMA, what we now know as World Workplace. The other would be held in the spring at a location of choice by the membership. Since that time, IFMA established a spring meeting (Facility Fusion), and we have tried not to compete with Facility Fusion.

Since academic institutions are often the earliest adaptors of new technology, the AFC was one of the first groups in IFMA to use email to contact its members. The AFC was also the first IFMA council to distribute digital newsletters. Because of our innovations and engaged membership, we were awarded IFMA's Council of the Year award in 1994 and the Award of Excellence (Council of the Year) again in 2010—a great way to commemorate our 20th Anniversary! (A more comprehensive history of the AFC can be found in the "About" section of our website.)

While most other IFMA councils and chapters have seen membership fall, the AFC has been holding steady for several years at just over 300 members. What has changed somewhat is the demographics of our council. Where we used to be approximately 80% academic facilities managers and 20% associate/partners, we are now approaching 50/50. Also, where about 80% of our academic facilities managers were associated with post-secondary education and 20% were associated with K-12, the mix is now closer to 60/40. A more detailed analysis of who and where those members are is on the following page.

One thing we have always struggled with is engaging our membership. There are two types of engagement we seek. One is active engagement: attending AFC in-person conferences and events, becoming a board or committee member, contributing content to newsletters. The second type of engagement is more passive but also important: registering for /attending virtual webinars, responding to surveys, and providing feedback. The more we know about your challenges (and successes!) the better and more relevant content we can provide, and therefore the more value we can provide to you. Please take a moment to email a board member and let us know "what keeps you up at night." We promise we'll try to provide information that will help lead to solutions!



Newsletter

AFC Fall 2022 Newsletter

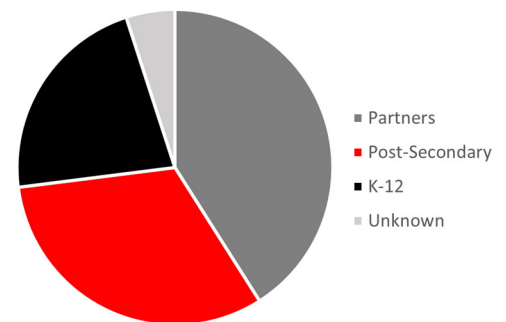
Membership Map

Updated November 2022



318

Membership Types



The AFC represents 17 different countries, with 85% of our membership in the United States, 6% in Canada, and the other 9% of our membership comprising the remaining 15 countries.

A full 71 (22%) of us have at least one IFMA certification.

53 of us have one IFMA certification, 17 have two, and one member has all three IFMA certifications (CFM, FMP and SFP).



Newsletter

AFC Fall 2022 Newsletter

AFC Elections

Like many IFMA chapters and councils, the Academic Facilities Council board adopted changes to our by-laws to support strong succession planning. Three major changes were adopted on January 18, 2017.

1. Established two-year terms of office, to allow the officers time to accomplish goals during their terms.
2. Articulated a succession plan, by which the office of president would be filled by the vice president, the office of vice president would be filled by the secretary, and the office of secretary would be filled by an election.
3. Established July 1 as the date of installation of the new officers in order to allow the new officers time to adequately prepare for AFC participation in World Workplace activities in September/October.



The strength of our succession plan served us well, when in October of 2018 our president James (Jimmy) Gonsalves suddenly passed away. Our vice president, Gary Rudkin, was installed in office, our secretary, Carlos Rodriguez became the new vice president, and Ken Jones was nominated as secretary during the next election cycle.

And then COVID came along. Our president, Gary, has graciously and steadfastly provided leadership throughout will-it-be-in-person-or-will-it-be-virtual conferences and has held the office for almost exactly four years. Our vice president, Carlos, revamped our newsletter format, moved to a different country, started a new job and then reluctantly and sadly resigned, as his job is no longer in the academic arena. Our secretary, Ken Jones, has consistently provided monthly board meeting reminders, agendas and minutes. As we emerge from the pandemic and attempt to return to a sense of normalcy, we once again turn to our succession plan.

But what do you do when you have no vice president to replace the outgoing officer? The board discussed options and determined that our past-president, Jolie Lucas, would become an *"interim president"* to allow Ken Jones an opportunity to get his sea legs as vice president before taking on the role of president. Maria O'Callaghan-Cassidy will be appointed interim secretary. Then in June, we will resume our normal election cycle, ratifying the board with Ken assuming the role of president, Maria assuming the role of vice president, and we will elect a new secretary. All two-year terms will begin effective July 1, 2023. It is hoped that this interim solution will provide a smooth transition of leadership and give everyone the chance to become comfortable with their responsibilities before being thrust to the next level.



Newsletter

AFC Fall 2022 Newsletter

Notes from World Workplace—Nashville 2022

Submitted by Jolie Lucas, CFM, AICP

World Workplace 2022 in Nashville was my second venture outside of my COVID bubble since March of 2020. It was a great opportunity for me for two reasons. One is that I have some cousins who live about four hours away and I convinced them to meet me in Nashville. The other is that I was the grand prize winner of the raffle at World Workplace 2019 which provided me with free registration to the next World Workplace. IFMA graciously allowed me to transfer that from 2020 to 2021, and then again from 2021 to 2022 (because in 2021 my company was still not allowing travel). “This is the last time, though!” I was told, so I thought I’d better take advantage of my grand prize before I lost it, and I’m grateful that I did.



I’m not sure I’ve ever seen a place with more bars, clubs and restaurants with music pouring out of every last one of them! And most places with that many establishments serving alcohol are not typically as tidy and clean as downtown Nashville appeared to be. (Canadians, you’ll be pleased to know that what I heard repeatedly was “it’s so clean! It reminds me of Canada!”) The convention center itself was beautiful and well situated downtown, a very easy walk to most hotels and restaurants. And the folks in Nashville are great ambassadors to their city. Southern hospitality is apparently not an exaggeration. Everyone was so nice!



I heard a lot of grumblings about the food and beverage service. I imagine that supply chain issues and labor cost increases had an impact on planning this conference, as there were no breakfast offerings, and when coffee/tea service was offered, it was gone before the first session was over. But that aside, the sessions were varied, speakers knowledgeable and well rehearsed, and every day felt jam-packed. In other words, just another IFMA World Workplace!

We had a well attended AFC business meeting, despite the glitch between the time we reserved the room and time we intended to meet. (Thanks for hanging around and waiting!) While the board hoped to find out what was on folks’ minds—or as we like to say, “What keeps you up at night?” much of the conversation centered around how to engage our membership. We also discussed indoor air quality (a HOT topic!) as well as workforce morale.

Then we had a very enjoyable happy hour where the AFC attendees got to know one another better. We even had three people volunteer to become more involved, one volunteering to assist the board and two offering to coordinate the next AFC events at Facility Fusion and at their university in the summer. Overall, a tremendous success!



Newsletter

AFC Fall 2022 Newsletter

Profile: Ken Jones



Per our succession plan, our current AFC secretary, Ken Jones, will be assuming the role of vice president of the council in December.

Ken is the VP of Facilities & Security operations for Endeavor Schools, which is based in Miami, Florida. Ken had the opportunity to join the Endeavor Schools family when the company only owned two schools in Georgia. It has since grown to over 90 schools with locations in 13 states. With over 20 years of facilities management experience, Ken was able to develop the Facilities and Security Department at Endeavor Schools from scratch, and he now has a team of facilities management professionals spread out across the country.

Ken is dedicated to advancing the Facilities Management discipline and is constantly looking for innovative ways to attract new talent. With a bachelor's degree in Business Administration, and as a Certified Facilities Manager (CFM), Ken has been able to utilize his unique skill set to collaborate with the C-suite in the effort to bridge the knowledge gap of why it's important to invest and support the needs of school facilities to maximize the life of aging assets, while also maintaining relatability with the to the team of facility management professionals he serves each day. One of Ken's favorite quotes is "The test of a leader is the ability to recognize a problem before it becomes an emergency." – John Maxwell

Ken has served as secretary on the Academic Facilities Council (AFC) board since 2019, and also serves on the Board of Directors at the Frazer Center, located in Atlanta GA.



Newsletter

AFC Fall 2022 Newsletter

Profile: Maria O'Callaghan-Cassidy



Maria O'Callaghan-Cassidy, CFM, SFP will be assuming the role of interim secretary until the next election. She is a proactive and strategic leader with 20+ years of operations, facilities, and planning experience. Maria recently joined the University of Richmond community as the Senior Associate Vice President of Campus Operations and oversees a diverse team of over 450 employees who provide goods and services required to meet the educational objectives of the university. These include campus business services, dining services, events, facilities and design and construction.

Prior to joining the University of Richmond, Maria was the Executive Director of Design and Construction, Facilities Planning and Operations at the Wharton School, University of Pennsylvania. While there she was accountable for day to day operations; external leases both local and in Washington, DC, San Francisco, CA, and Beijing, China; project and facilities management; sustainability initiatives and long-term strategic space planning.

Maria is the current Chair of Women in Facilities Management (WIFM) and served as the Vice Chair of the Executive Committee for the Building Owners and Management Association of Philadelphia (BOMA). Maria also serves on the Tyler School of Art and Architecture Facility Management Program Academic Advisory Board at Temple University. She has been a member of IFMA since 2002 and served on the international committee to update the Certified Facilities Manager (CFM) certification exam. She holds a Masters in Science from the University of Pennsylvania and is a frequent guest speaker for operational innovation and sustainability.



Newsletter

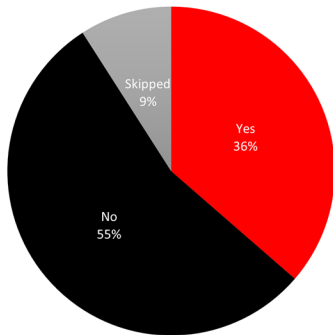
AFC Fall 2022 Newsletter

Survey Results

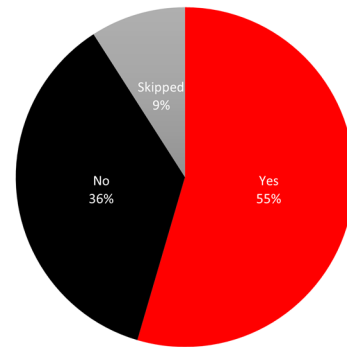
If you received an email from the AFC with a link to a short, six-question survey and you didn't respond, you missed out on two opportunities. One opportunity you missed was to help provide valuable data to be shared with your colleagues. The other opportunity you missed was to be entered in the raffle drawing for a \$100 Amazon gift card. Congratulations to our winner, Shuli Steele, of the Impec Group out of Santa Clara, California! Thank you to all who did participate in the survey—your input is very much appreciated.

Below are the charted results for the questions. Additional discussion on survey results follows the charts on the next page.

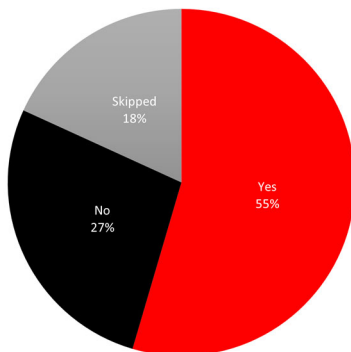
Are you experiencing a reduced need for physical space?



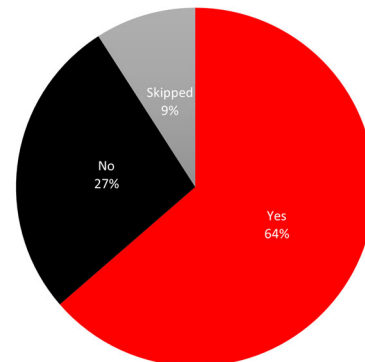
Have you created spaces for a more transient workforce or for teaching?



If you developed new hybrid work and learning spaces, were you also required to advance new metrics/benchmarks/space allocation processes and provide proof of success?



Did your organization experience a change (decrease or increase) in cleaning, security, and other occupancies/operating costs as a result of moving to a hybrid space model?

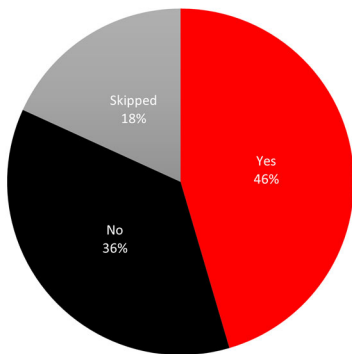


Newsletter

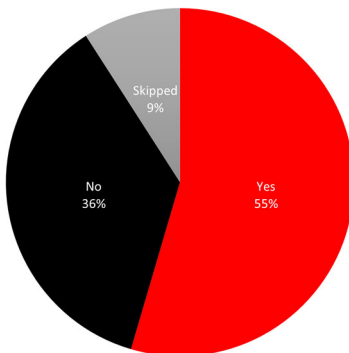
AFC Fall 2022 Newsletter

Survey Results (Continued)

Have you employed any health and wellness programs or repurposed spaces to bring more balance to how people currently work/learn in the teaching/learning and workplace?



To attract/retain workers/learners, was your organization required to update/upgrade the workplace/learning experience?



A special thank you to Yvonne Holland of Queens University, Ontario, (Canada) both for her submittals for the last newsletter issue and for her assistance in developing this survey.

Q1: Are you experiencing a reduced need for physical space? If yes, what are you doing with the current inventory? For those who responded “yes,” uses include storage, collaborative/community space, and housing.

Q2: Have you created spaces for a more transient workforce or for teaching, and what does that look like? Offering blended teaching modes, setting up cameras in classrooms to support online attendees, creating touchdown spaces with expanded amenities and increased use of outdoor space was mentioned.

Q3: If you developed new hybrid work and learning spaces, were you also required to advance new metrics/benchmarks/space allocation processes and provide proof of success? A process of evolution was a recurring theme to responses to this question. Also mentioned were modifications as specified by outside agencies, and updates to audio/visual capabilities.

Q4: Did your organization experience a change (decrease or increase) in cleaning, security, and other occupancies/operating costs as a result of moving to a hybrid space model? The cost associated with increased cleanings and additional PPE was the predominant theme.

Q5: Post COVID-19 many organizations understand the need for work and learning space health and wellness programs. Have you employed any health and wellness programs or repurposed spaces to bring more balance to how people currently work/learn in the teaching/learning and workplace? Repurposed spaces were not required, but additional health and wellness programs (when initiated) have been mostly online or in outdoor spaces.

Q6: To attract/retain workers/learners, was your organization required to update/upgrade the workplace/learning experience? If so, what steps have you taken to improve employee/learner engagement, productivity, and connectivity? Connectivity, connectivity, connectivity! Upgraded devices and support have been required. Also mentioned was the loss of personnel and the need to increase salaries and bonus opportunities in order to remain competitive.



Newsletter

AFC Fall 2022 Newsletter

Save the Date! Webinar: Wednesday, January 25th 11 am Pacific/2 pm Eastern



Embracing Hybrid Workplace Trends at Colleges and Universities

Presented by: FM: Systems (Sean Zinn)

Session Description:

Like the rest of the world, schools, colleges and universities are seeking ways to support the post-pandemic hybrid workplace model. This webinar will offer the opportunity to hear first-hand how:

- The University of North Texas is navigating the transition to a hybrid workplace and was able to increase productivity 94% in three years
- The University of Texas, San Antonio centralized data governance for its facilities, optimized space utilization and increased state funding outcomes
- The University of Denver digitized the entire institution's facilities data to strategically plan for now and the future.

This webinar will be presented at no cost to AFC members.



Presenter: Sean Zinn is a Sales Leader at FM:Systems with over eighteen years experience. He helps his clients to transform their organizations' Facilities and Real Estate Operations. Through the use of new technologies and workflows he is able to help his clients leverage technology to replace outdated manual processes that lead to cost reduction and greater operational efficiencies.

Watch your email for a link to register!



Newsletter

AFC Fall 2022 Newsletter

IFMA's Facility Fusion

Hilton Union Square, San Francisco, CA

April 11-13, 2023

SAVE THE DATE!

This year's new format incorporates engaging and interactive activities to develop your personal and professional skills. Save up to \$150 on early bird registration by January 16, 2023. The AFC is planning an educational tour/networking gathering, date and time TBD.



Academic Facilities Council Conference

Auburn University, Auburn, AL

Summer 2023 (Dates TBD)

It has been several years since the AFC hosted a conference, so we are excited to announce that we have a member who extended the invitation to the AFC to convene at the campus of Auburn University. Details to follow!



IFMA's World Workplace

Colorado Convention Center, Denver, CO

September 27-29, 2023

SAVE THE DATE!

World Workplace is the most longstanding and well-respected learning and networking event for facility management and related professions. World Workplace facilitates idea-sharing and knowledge-exchange between all professionals who support the work environment. World Workplace welcomes more than 4,000 attendees from 40 countries and from every state in the U.S. Attendees represent more than 2,000 companies and a range of workplace-related industries.



Newsletter

AFC Fall 2022 Newsletter

AFC on IFMA Engage

Networking and sharing best practices is one of many benefits for IFMA members. The ability to learn from others on what works and what doesn't at no cost drives value for our customers. In an effort to facilitate discussions specific to our needs, your Board created an AFC Engage site.

Currently, I subscribe to All Members, Component Leaders and the AFC site. Yes it is three additional emails almost daily, but it only takes a moment to peruse through the topics and click on relevant topics that are thought provoking. How many times have you wondered how someone else tackled a problem but had no easy way to find out. Engage is extremely simple to navigate in be that responding to a post or creating a new one.

Let's get started!

- Log into <https://engage.ifma.org/home>
- Go to My Groups
- Click on the "Academic Facilities Council".
- You can post, read, and respond.



Please take a moment to check it out and give your Board feedback. If you need assistance you can email me at gary.rudkin@corix.com.

Thank you,

Gary Rudkin
AFC President and Membership Chair

Not getting AFC notifications?

Did you change your email address? Remember to contact IFMA International and update your profile! If you haven't made any recent changes, check your spam or junk email folders, or add the AFC address components@cm.ifma.org to your contacts to ensure your email filters allow receipt. You may need to reach out to your IT department to ensure the emails are not being blocked by your employer's system. Finally, reach out to the components' support at components@ifma.org.



Newsletter

AFC Fall 2022 Newsletter

Sponsorship Program

AFC FMs: Organizations that choose to support the Council through sponsorship receive many benefits. As you are in contact with numerous vendors who would benefit from alignment with our purpose and efforts, we strongly encourage you to reach out to your favorite vendors about the advantages of this sponsorship opportunity.

Benefits of sponsorship are numerous – it will not only showcase their support of the Council and the FM profession at large, but also provide them with frequent exposure to our nearly 400 members and other FM professionals. Advertisement at AFC events, on the AFC website, and via the AFC newsletter will provide a frequent and reoccurring presence for all FM professionals to see.

We thank you in advance for your willingness to reach out to vendors regarding AFC sponsorship benefits – your efforts are greatly appreciated. If you have any questions on benefits or approaching vendors, please contact any board member and they will be happy to assist you?

PLATINUM LEVEL: \$2,500.00
Recognized as sponsor/co-sponsor of an event.

- 3 signs at event - (company provides) up to 32 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 1-year
- 3 tickets to event they are sponsoring
- Business cards and brochures available on table by their sign
- Tent cards for tables during their sponsored events
- Mailing list of delegates
- Registration for one individual for conference

SILVER LEVEL: \$1,000.00
Recognized as sponsor/co-sponsor of an event.

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

GOLD LEVEL: \$1,500.00
Recognized as sponsor/co-sponsor of an event.

- 2 signs at event - (company provides) up to an area of 20 sq. ft.
- Representative introduced at event.
- Company logo & link on AFC website noted as sponsor of event logo will remain for 1-year.
- 2 tickets to event sponsoring.
- Business cards and brochures available on table by their sign.
- 2 tickets to main social event
- Tent cards for tables during their sponsored events
- Mailing list of delegates

BRONZE LEVEL: \$500.00
May sponsor nutrition breaks, transportation, etc. at an event.

- Company logo on table and/or small sign(s) (12" x 18") of event/function they are sponsoring.
- Representative introduced at event.
- Company logo and link on AFC website noted as sponsor of event will remain for 1-year.
- 1 ticket to event they are sponsoring
- Mailing list of delegates



Newsletter

AFC Fall 2022 Newsletter

About the AFC

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.

About the New Board of Directors



Interim President:
Jolie Lucas, CFM, AICP, LEED AP
General Atomics
Email: Joliefab@cox.net



Vice-President:
Ken Jones
VP of Facilities & Security
Endeavor Schools
Email: KJones@endeavorschools.com



Secretary:
Maria O'Callaghan-Cassidy
University of Richmond
Sr Associate VP, Campus Operations
Email: mocallag@richmond.edu



Treasurer:
Greg Victor
Ensworth School
Director, Facilities
Email: gregvictor2@aol.com



Past President:
Gary Rudkin
General Manager
CORIX Utilities (Oklahoma) Inc.
E-mail: Gary.Rudkin@Corix.com

AFC Committees

Membership

Gary Rudkin
Gary.Rudkin@Corix.com

Education & Programs

Jolie Lucas
Joliefab@cox.net

Communication

Position Open.

Content

Jessa Gagne
jgagne@stonehill.edu

Corporate Sponsorship

Position Open.

"An ideal facility manager must have Aristotle's logic and Solomon's wisdom, a priest's discretion and a gambler's poker face, a lawyer's shrewdness and a marketing director's charm, a gladiator's guts, a marathon runner's perseverance and a sprinter's speed, a leatheneck's toughness and a dancer's agility, lots of good luck and 30 hours per day."

~Unknown Source

