

IFMA HOLIDAY PARTY

By: Jamie Blom,
Program Committee

Join us for some
holiday cheer!!

When: Tuesday, Dec. 15

Time: 4:00—8:00 p.m.

Where: Tom, Dick & Harry's
835 Potts Ave.
Green Bay, WI

Food will be provided to members.
The menu will consist of:

- Smoked Salmon Roulades w/chives, Watercress & Cream Cheese
- Cold Tenderloin Sandwiches w/ Horseradish Cream, Lettuce, Tomato & shaved Red Onion
- Mongolian BBQ Pork Loin Sandwiches w/Mango Slaw
- Chicken Jumbo Stuffed Mushrooms
- Bacon Wrapped Water Chestnuts marinated w/Sesame & Ginger
- Breaded Chicken Tenders w/Apple Cider BBQ
- Sweets and other goodies provided by The Mustard Seed Café
- Cash Bar

There will be some door prizes as well! We hope that all of you can attend and celebrate with some Holiday Cheer!!



Surviving & Thriving in Challenging Times

By: Ty Wagner, President Elect

We are working in challenging times; it's not easy today in the workplace. Tragically, some have lost jobs, some have had pay and benefit cuts and some are under pressure to do more with less; staff and budgets have been cut and there is more pressure to deliver results. Some days it's just tough to keep your head above water. It's hard to imagine surviving and let alone thriving in the challenging times we are living in today.

Decide to Survive and Thrive

A good attitude is a decision. There is a quote that says, "Your attitude decides your attitude." You must decide to survive and thrive to keep your head above the water. It's not easy to change your attitude, but it can be done.

For me, when work becomes unpleasant and I get "grumpy", I have to make a decision to stop being grumpy by focusing on the positives. Essentially, by focusing on positive work elements, I refocus my thoughts away from "how bad I have it" with no hope for change to "it's not so bad, I can survive and thrive" and then my mind begins to find solutions that improve the work issues that I'm facing. Then I make the changes and work life improves. I have found attitude is the key to surviving and thriving.

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"I am convinced that attitude is the key to success or failure in almost any of life's endeavors. Your attitude-your perspective, your outlook, how you feel about yourself, how you feel about other people determines your priorities, your actions, your values. Your attitude determines how you interact with other people and how you interact with yourself".

-Carolyn Warner

Get Close to Your Customer

We exist to meet the needs of our customers, whether they are external or internal customers. There is no better way to determine your customer's needs than to get close to them and regularly ask them what is important to them. Determine their priorities and channel your limited resources into meeting those needs first. This will help you get done what needs to get done and it keeps your customers happy.



Evaluate Everything You Do

We can't keep on doing everything with fewer resources. In my case, we lost support staff and we were asked to reduce spending. This forced us to look for new ways to get the job done with less people. We evaluated our processes and worked to eliminate non-value added work—essentially streamlining the work.

To handle the budget cuts, we investigated new more cost effective ways of getting work done. We often ask our suppliers to partner and help us find better ways. For instance, our cleaning supplier, Kleenmark, suggested that we didn't need to pick up trash and recyclables every day but could move to a three-day-per-week cycle. This has worked out very well and resulted in significant savings for Schneider.

We are also documenting our processes. We are finding out that we are so lean; we do not have the cross-training overlaps we once did. Now if anyone is out of the office for any amount of time, we can experience work gaps where no one knows how to do the other person's job. The process documentation allows us to get the work done by other staff resources—many times by folks not even in our own department.

Keep Up Your Professional Development and Networks

Here is my shameless plug for IFMA. Someday, the tide will turn and we will see the economy rebound. Companies will expand and employers will hire again. A good Facility Professional is always prepared for the unexpected and the future. Give 110% to your current employer and take care of yourself at the same time. I feel these goals are not mutually exclusive and can coexist.

First, becoming a lifelong learner by taking advantage of IFMA professional development opportunities such as our monthly meetings and tours. Attend IFMA training, attend World Work Place and don't forget to attend your own company's training on soft skills. If none of the above options are a reality right now, buy, beg or borrow some business books. You can even spend an evening

or Saturday morning at Barnes and Nobles reading business books for free. Any time you improve or learn new skills, you make yourself more valuable to your employer and in the marketplace. In my case, I've set a professional development goal to prepare and take my CFM exam by the end of January 2010.

Second, take the time to rub shoulders and network with Facilities Professionals. IFMA activities are a great way to do this. Better yet, volunteer and join a chapter committee. This is how you really get to know your fellow IFMA members. You never know, they might help you land that new dream job or have a great idea that solves a pressing facility issue.

Conclusion

It's not easy to survive and thrive in today's poor economic business climate of layoffs and reduced budgets.

You can survive and thrive by:

- Deciding to have a good attitude
- Getting close to your customers to determine their needs
- Evaluating everything you do
- Eliminating non-value added work
- Investigating new ways of doing work
- Documenting processes
- Keeping up your professional development and networking

Do these things and soon you will be surviving & thriving!



Stay in Touch!
Any changes in your contact information?

If you need to make a change, please contact Elizabeth Darinski at

membership@ifmanewisconsin.org

Thanks to Our Sponsors!

Gold Level

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Mission Statement

The Northeast Wisconsin IFMA Chapter is an Association of Facility Management Professionals with the common goal of advancing their profession and promoting individual career development through education, networking and information-sharing.

ANNIVERSARIES

Steve Parent	12/16/91
Thaina Farah	12/22/95
Sara Tilque	12/08/97
Bob Geyer	12/20/99
John Boland	12/21/99
Christopher Bohne	12/18/00
Peter App	12/30/03
Kelly Permann	12/14/06
Matthew Lieberenz	12/19/06
Jeffrey Eisenhut	12/08/08
Heather Braun	12/16/08
Sharon Neuman	12/16/08

Member Focus on Dean Gazza

Brief History of Work Experience:

I have been the Director of Facilities & Construction Management for the City of Appleton since 2005. Prior to that, I was drafted by the Green Bay Packers as the Manager of Mail Order and Concessions Operations. Even earlier, I was the Assistant Facilities Director at Brown County.

I have a passion for facilities management and the myriad of challenges it presents. In conjunction with work, I received my graduate degree and various certifications, including my latest credential of LEED AP.

Current projects include construction of a new police station and numerous energy savings upgrades including lighting, HVAC and bio-gas utilization in our initiative to be more sustainable. With over 1 million square feet at sixteen locations, my outstanding staff stays busy seeking ways to decrease facilities expenses as we preserve and extend the useful life of the City's facilities.

Family/Home Life:

I've been married for 14 years to my wife Sally, and have two boys ages 13 and 10. Sure wish kids could start driving at age 10. In addition, we have a black lab that needs attention. We live in Suamico, the closest thing to the Upper Peninsula, which is where we are both from. Sure miss those pasties, ay!

Hobbies/Interests:

I enjoy summer the most. Our family spends time boating, swimming and just relaxing. A campfire at night is icing on the cake. In the fall, my wife and I enjoy watching the Detroit Lions lose. Have not heard too much out of the Packer fans this year though, misery loves company.

Most Interesting Facility Related Problem or Solution:

We received an odor complaint. The smell would come and go. We checked our HVAC diffusers, ductwork, filters, outside intake, etc. and found nothing. We then did air sampling and found no issues, but agreed an odor was present occasionally. At this same time, we received a new coffee vending machine. What was happening is a co-worker would purchase a coffee and bring it to their cubicle. Once they drank it...the smell was gone. Within a few days that flavor was removed from the machine!



Any Unusual Happenings on the Job?

While testing for mold at the Brown County Museum due to water infiltration we picked up another source of mold. Some beavers had been stuffed in the early 1900's and provided to the Museum for their display—they had become moldy.

The thing you appreciate most about IFMA?

Meeting other facility professionals whom now have become good friends. Being an IFMA member since 1994 has given me the ability to meet many fellow IFMA members throughout Wisconsin as well as nationally.

Your idea of a Dream Vacation

Bare feet, white sand and a Pina-Colada anywhere it is warm. And of course my black lab by my side.



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Programs Recap: Kaukauna Utilities

November 17th, 2009, our IFMA chapter enjoyed a cozy and tasty lunch at Plum Hill Café in Kaukauna. We heard from Heather McCombs of the Wisconsin Green Building Alliance. Heather talked about facilitating and promoting ecologically sustainable practices within Wisconsin's Built environment.



After lunch we toured Kaukauna Utilities recent building expansion and remodeling project which added 12,000ft² and remodeled 34,800ft². The building is the first LEED certified building in Kaukauna, and was designed by Berners-Schober Associates Inc. and built by Selmer Construction. **Since our tour we have learned that they have earned a Gold certification.**

The project is a state-of-the-art 24/7 operations center that will meet Kaukauna Utilities needs for the next 25 years.

Green Features include:

- Solar water heater
- Energy efficient lighting
- LED security lighting
- Natural light
- Trellis shades south facing windows, blocking solar heat in summer and allowing solar gain in winter
- Water saving fixtures
- High efficiency heating and cooling system with programmable operating controls
- 75% or construction and demolition debris was recycled
- Regionally purchased construction materials reduced shipping
- Sustainable and recycled materials used in floors, walls, paints, and furniture
- Energy Star appliances throughout
- High reflectance white membrane roofing material
- Native plants used for landscaping reducing or eliminating the need for watering
- Gas detection system minimizing garage ventilation



Program Schedule
(Dates subject to change)

12/15: Holiday Party at Tom, Dick & Harry's

1/19: Infection Control Specialist Liberty Hall, Kimberly

2/16: St. Norbert College

3/16: Energy Efficient Lighting

4/20: April Program

May: Tri-Chapter

6/15: Golf Outing

July/August: Possible Networking Event

Special Thanks to our Newsletter contributors:

Melissa Schumacher, Allsteel

Lynn Rickert-Steeno, Schneider National

Elizabeth Darinski, BSI

Accessing the "Members Only" Section

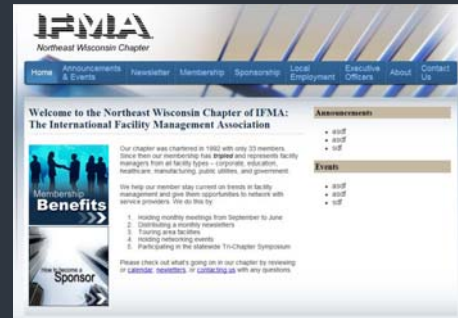


IFMA members are encouraged to log in to the IFMA Web site each time they visit. The login button is at the top of the IFMA homepage. For assistance or to find out your login credentials, contact +1-713-623-4362 or e-mail ifma@ifma.org.

Know of an event or have information that our membership would appreciate?

Please send details to info@ifmanewisconsin.com to have your information posted on our website, or included in our newsletter.





Check out website for the latest updates in facility related events.

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Upcoming Events

[Wisconsin Green Building Alliance-December meeting](#)

Date: Dec. 3, 11:30—1:00PM

Location: City of Appleton, Wastewater Treatment Plant, Building A
2006 East Newberry Street, Appleton, WI 54915
920-832-5514

*RSVP by December 1st, lunch hosted by the WGBA

Description:

Leonard Moye, Operations And Maintenance Manager for the City of Milwaukee, will speak about the City of Milwaukee's recent LEED-EB Silver Certification of the City Hall Complex. The Milwaukee City Hall is the First National Historic Landmark to receive LEED certification and is comprised of three buildings. Mr. Moye will discuss how the project team was assembled, challenges and successes, costs and paybacks and the value of Mayor Tom Barrett's dedication to improving the built environment for city employees and lowering building costs for city taxpayers.

[December IFMA Meeting/Holiday Party](#)

Date: Dec. 15, 4:00—8:00

Location: Tom, Dick & Harry's
835 Potts Ave., Green Bay, WI

Join your friends from IFMA as we celebrate the holiday season with some holiday cheer. This is a social/networking event, no formal program.

Admission:

\$15.00 Members

\$25.00 Non-Members

To Register:

Go to www.ifmanewisconsin.org, click on [Holiday Party/December Program](#) in Events. Please RSVP by 12/11. Don't forget you can pay by Credit Card online.

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