



News from the Academic Facilities Council of IFMA

A Message from the President:

As I write this final message as president of the Academic Facilities Council, I reflect on the past year and a half in this position and the incredible support that I have received. The award winning success of the AFC is only achieved by the dedication of its membership. Now that the elections are completed, I want to say good luck and wish nothing but the best for the new board members and committee chairs. The membership is in good hands and I see the AFC continuing to be the BEST council in IFMA!

The resources offered to the AFC membership continues to grow and 2014 was no exception. With an incredible conference put on by member Shannon Silva at Stanford University and record breaking number of webinars put on by our Educational Program Chair Jacob Higginbottom, members enjoyed the opportunity to learn and connect with fellow members. Shannon, your endless energy continues to amaze and inspire me. Jacob, I will never forget the support you have provided me and the membership with the countless hours you have invested in us.

I also want to say thank you to the rest of my team. Communications Chair Jessa Gagne who continues to impress me on a daily basis! Membership Chair Corey Wilson who has totally hit the ground running this past year. Sponsorship Chair Edward O'Rourke. You have supported me throughout my entire career and for that sir I am eternally grateful. Sustainability Chair Gregory Williams, who will also be our host at this year's AFC Conference at the University of Minnesota, I cannot begin to count the hours that you invest in IFMA and the AFC. Thank you! To the board members, Vice President Jolie Lucas, you were my right hand during my medical leave last year and were the glue that kept it all together. Secretary Jimmy Gonsalves, you kept us all on track and on schedule. Treasurer Gregory Victor, your incredible record keeping kept us well informed and out of trouble! To our IFMA Council Liaison Vanessa Koller, thank you for your continued support. Your service to the AFC is second to none!

I also have to say a special thank you to Past President John Shenette. John, without the support from you and Glen, my term as President would have been much different! Your friendship and advice is always a welcome part of my day.

In closing, it has been my pleasure to serve the membership as the President of the AFC! The dedication and inspiration from everyone is something I will never forget. You are the best of the best, and never forget that! See you all soon.

Best always,
Bruce Boyer



AFC Board of Directors

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Sr. Facility Planner
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Vice President:

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Past President:

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Introducing your new Academic Facilities Council Board!

Punxsutawney Phil may have seen his shadow and run for cover for another six weeks, but your AFC board is already getting down to work on the 2015 calendar of events, and you might like to know who is on your new board. (And please make note of how many of the board members continue to work with the AFC even after their employment situations change – both a testament to the board's dedication to the council and how much value they get out of their AFC involvement. This could be YOU!)

President: Jolie Lucas, CFM, AICP, LEED Accredited Professional, AECOM (CA). Jolie served as Secretary of the AFC for over five years before serving two years as the AFC Vice President. She assisted the University of San Diego in hosting the AFC Conference in the spring of 2013. Her goal as AFC President is to ensure that the Council is again considered for IFMA's "Council of the Year" Award of Excellence in time for our 25th Anniversary in 2016.

Vice President: James Gonsalves, CFM, SFP, PPO Zone Manager, San Diego Unified School District (CA). James served as Secretary of the AFC for two years and hosted the round-table discussion at the San Diego AFC Conference. James is particularly interested in reaching out to students who might not be aware of facility management as a career choice.

Secretary: Todd Miller, FMP, Director of Facilities, University School of Milwaukee (WI). Todd is new to the AFC board but decided to get involved after attending the AFC conference at Stanford in 2014. Welcome, Todd!

Treasurer: Greg Victor, Director of Facilities, Powell Valley Healthcare (WY). Greg became active in the AFC while with the school district of Cody, Wyoming and continues to faithfully serve as our Treasurer even after his employment situation changed – thank goodness! Greg has also been instrumental in helping to establish an IFMA chapter that serves the Northern Rockies region.

The board also consists of many committee chairs (who are always seeking assistance if there's something you'd like to get involved with):

Membership Chair: Corey Lee Wilson, FMP, LEED GA, CLW Enterprises (CA). Corey took over as Membership Chair in 2014. In addition to the AFC, Corey is a very active IFMA member who helped establish a local chapter (Inland Empire, CA) and currently serving as the chapter's President. Corey is the founder of CLW Enterprises, providing LEED building certification services for existing buildings to help promote green building, sustainability, and environmental stewardship in the Southern California area. Corey is also interested in helping to make connections with the AFC membership and get more folks to network/interact and attend our conferences. He plans to send out a membership survey to find out what the AFC can do to provide more value to you – watch for it soon.

Content Chair: Jessa Gagne, Energy Systems Engineer, Stonehill College (MA). While the AFC was the first council to switch to digital newsletters, Jessa has helped to take the AFC out of the 1980s by introducing us to the phenomenon of social media. She not only keeps our AFC website current but also established our LinkedIn and Twitter accounts. If you have any items of interest, please post them or send to Jessa so we can all stay current!

Educational Program Chair: Jacob Higginbottom, AIA, LEED AP, Project Manager of SG&A's Higher Education Design Studio, Spagnolo Giness & Associates (MA). Jacob took the helm of the Education Program Committee as long-time chair and AFC member Bob Myrick (Penn State) retired. Now that he has his sea legs, Jacob has been an educational dynamo – setting up six to eight informational webinars a year. Our AFC webinars are free and we have received very positive feedback on their value to members. Watch for the upcoming 2015 schedule (and if there's a topic of interest for which you'd like to see a webinar – or if you have an area of expertise that you would like to share – please contact Jacob.)

Sustainability Chair: Gregory Williams, CFM, FMP, SFP, Ramsey County Property Management (MN). As Sustainability Chair, Greg submits regular newsletter articles providing timely information related to sustainability, as well as tidbits related to SFP certification. In addition to Sustainability Chair and serving as the Minneapolis chapter President, this year Greg is wearing another hat, as the Chair for the 2015 AFC Conference to take place at the University of Minnesota (Minneapolis) in June. Watch for further details shortly!

Golf Tournament Chair: Chuck Walden, Retired Facilities Management Professional, (CA). Chuck retired from Cal State University San Marcos but continues to coordinate our Stephen S. Showers Annual Golf Tournament, which we hope will eventually sustain our Stephen Strickland Showers Memorial Scholarship Fund. Named after beloved past president of the AFC, the scholarship is awarded annually through the IFMA Foundation supported by the AFC. In the meantime, Chuck continues to ensure that the AFC Conference attendees have the opportunity to spend a day on the greens while helping to further the career of a worthy scholarship recipient. Mark your calendar for June 15, 2015!



By: Corey Lee Wilson

With the implementation of California's Assembly Bill (AB) 1103 energy benchmarking and disclosure law now in effect as of January 1, 2014, probably the single biggest barrier to building green is the perceived added cost. Consider this: The added cost is about 0.04% of the total cost to build and operate a facility for 20 years. This tiny investment can produce great returns on the other 99.96%.

Investment and Returns

Surveys of actual LEED (Leadership in Energy and Environmental Design) projects indicate that most LEED buildings add between 0.5% and 2% to construction costs. Initial land and construction costs account for only 2% of a 20-year life-cycle cost of a building. Combine a 2% green premium on 2% of the life cycle cost of a building, and LEED costs a tiny, almost insignificant 0.04% of the life cycle cost of a building! The other 98% cost of owning a building for 20 years includes 6% for energy, operations and maintenance, and a whopping 92% for salaries. The tiny 0.04% investment will produce big returns on this 98% for the life of the building.

Does green cost extra? Initially, yes, but there are few features in your facility that can provide return on investment (ROI) like LEED can. For instance, the tangible economic benefits to green (LEED and Energy Star) buildings include:

- Decreased operating costs of 13.6%
- Increased building values of 10.9%
- Improvement in ROI of 9.9%
- Increased occupancy of 6.4%
- Increases in rent of 6.2%

The most commonly cited studies on the incremental cost of LEED come from international construction company Davis Langdon, which compared fit-outs and renovations in LEED and non-LEED buildings. Overall, fit-outs and renovations of LEED-certified buildings carried a premium of 1.84 percent, or slightly more than \$18,400 per \$1 million of construction cost.

For example, compare a 100,000 square foot LEED building that saves \$1.50 per square foot in energy costs—resulting in savings of \$150,000 per year - to a similar building built to code. In order to get \$1.50 in energy savings, the building owner had to invest \$400,000 on green / LEED related items – in other words, put down a \$4.00 per square foot premium. As a result, it would take a little over 2.5 years to receive your investment back and then some.

Lower Operating and Maintenance Costs

For public agencies, the short- and long-term payback from lowered utility costs alone will typically exceed any construction surcharge to meet LEED standards. The average energy savings for LEED construction projects built in 2009 – weighted according to savings by type of project and share of certified floor area – can be greater than 32 percent, a study reported in GreenBiz Group's 2011 Green Building Market and Impact Report found. Analysis of the same group of buildings also found that water use dropped 30 percent!

But not only are annual energy costs significantly lower than those for standard construction, so are maintenance costs because LEED certification ensures the building and its systems are designed, constructed, and controlled as intended. The LEED process provides maintenance procedures and owner's staff training that decreases lifetime operations and maintenance costs.

Continued.....



Impact on Productivity

Probably the greatest benefits of LEED buildings are the positive effects on occupants. LEED buildings provide better indoor air quality, thermal comfort and lighting, as well as a greater connection to the outdoors with more access to views outside and also greater use of natural daylight indoors. With 92% of a building's operating cost applied to human capital, clearly building design elements that improve occupant performance are a great investment and this is a huge part of LEED's return on investment.

Using a formula based on research data measuring before-and-after effects of sustainable improvements on employee behavior, public agency professionals can measure the cost of LEED against the benefits in human capital. Studies that feed data into the formula have found:

- Office building-related illnesses cause \$60 billion in lost productivity every year.
- Increasing daylight levels raised overall productivity by 13 percent and improved mental function and memory recall by 10 to 25 percent.
- Workplaces with good air quality and ventilation showed productivity increases of 1 to 9 percent, and gains of 3 to 11 percent correlating to temperature control.

Whether the measurement is in terms of direct energy payback, lower maintenance costs, or an improved environment for employee productivity, the ROI of LEED is indisputable.

How to Measure the Return on Investment (ROI) of LEED

You've heard it before: You can't manage what you don't measure. So before you consider modifying an existing building to a LEED building, conduct an energy audit first to see if it makes economic sense.

You can do this by using the ENERGY STAR Portfolio Manager created by the EPA. This is an easy to use online tool you can use to measure and track energy and water consumption, as well as greenhouse gas emissions. Use it to benchmark the performance of one building or a whole portfolio of buildings, all in a secure online environment. All you need are your energy bills and some basic information about your building to get started.

Measuring ROI starts with a measurement of costs. Once it's been determined that it makes economic sense to go green, owners should be certain their LEED consultant is able to audit their buildings and accurately calculate the cost of obtaining various levels of LEED certification, including both the implementation of improvements, and the cost of the certification process itself.

Estimating the financial gain is a trickier process, as market variables and qualitative benefits enter the equation. However, the challenge of calculating ROI is lessened somewhat by the steady stream of reports analyzing the cost of LEED in new and existing buildings and the financial payback.

This article was originally published in the FACILITIES MANAGER & CONSTRUCTOR (FMC) NEWSLETTER VOL. 1, NO. 2 (JULY 2014). If you would like to learn more about LEED certification and construction, please contact Corey Lee Wilson, LEED AP O+M, at CLW Enterprises at 951-735-2646 and/or coreyleewilson@att.net.



IFMA Academic Facilities Council Sustainability Spotlight

By Greg Williams CFM, SFP, FMP – Ramsey County Property Management – President IFMA MSP Chapter



At the time of this writing the East Coast is under record amount of snow and so I am sending them my best warm thoughts from Minnesota for an early and uneventful thaw.

Education, Professional Development, Continuing Education are all a part of IFMA's Mission. We are invested in promoting and teaching IFMA credentialing programs in our mission.

The IFMA MSP (Minnesota) Chapter board and I met with **Jeff Tafel CAE Executive Director** of the [IFMA Foundation](#). During the meeting Jeff informed us that 2 IFMA credentials the [SFP](#) and the [FMP](#) had just been accredited by the American National Standards Institute or [ANSI](#).

IFMA Chair James P. Whittaker, P.E., CFM, CEFP, FRICS is quoted here concerning the ANSI Accreditation: "Thousands of facility management professionals from around the world have worked hard to earn professional credentials from IFMA because they appreciate the value of third-party recognition of their knowledge and skills,".

Jim goes on to say: "By earning accreditation for IFMA's FMP and SFP, we have achieved the same value of third-party recognition for the quality of our credentials. For those who have already earned one of these credentials, this recognition makes your designations all the more valuable. For those who have been on the fence, we can now say with certainty that earning an FMP or SFP is a worthwhile endeavor."

In other words the ANSI accreditation is a huge honor and validation. In addition IFMA received 7 commendations from ANSI.

My SFP 3 year [Term of Validity](#) is now up and it is time for me to renew my validation. I am currently studying the Term of Validity Package and will be testing in each of the 3 online sessions.

1. **Operating Sustainable Facilities: New Technologies in Lighting and Solar** – Good stuff...
2. **From Sustainable FM to Strategically Sustainable FM** - the tactical implementation of sustainability.
3. **Technology and the Impact on Sustainable Workplaces** - new sustainable processes and analyzing the environmental impact.

It is this process that helps keep me focused, educated and implementing innovative ideas in Sustainable Facilities Management. As a side effect, opportunities such as career development and advancement are produced when you are active in professional development. One of my favorite sayings is:

"Chance Favors the Prepared Mind".

In my next article I will give some ideas as to how organizations can adopt strategies to move away from the Cost Center only point of view in Sustainable Facilities Management.

Take care and stay warm.

Greg Williams CFM, SFP, FMP

Ramsey, County



Academic Facilities Council of IFMA

AFC News and Events

Save the Date

Stephen Strickland Showers Memorial Golf Tournament - June 15th

2015 Spring Conference

June 16th - 19th 2015

University of Minnesota

Webinar

Essentials of Facility Management Program Informational Webinar

Do you need a basic knowledge of facility management? Does new staff on your team? Are you a service provider that works or sells products to FMs? Do you work in one facet of FM and need to understand a basic overview of all the competencies of FM? This Essentials of Facility Management Program is for you!

The Essentials of FM is a series of training workshops for an entry-level FM that focuses on basic concepts that describe the field of facility management and how it can be of value to an organization. It also includes:

- The facility manager's role in an organization including the skill sets and competencies required to effectively perform their work.
- Basic operation and maintenance information and concepts.
- Tactical planning for how to schedule and accomplish daily FM tasks that support the operation of a facility.

This session will detail the program, target audience and why you should take the Essential of FM Program!
Register today!

Date: March 5, 2015

Time: 1:00 – 1:45 PM CST

Speaker: Chris Hodges, P.E., CFM, LEED AP, FRICS, IFMA Fellow

[CLICK HERE](#) to Register

To view past presentations **[CLICK HERE](#).**

To stay up to date on all AFC news and events visit our website and social media sites daily.

AFC website <http://www.ifma-afc.org/>

AFC Face Book <http://www.facebook.com/AcademicFacilitiesCouncil>

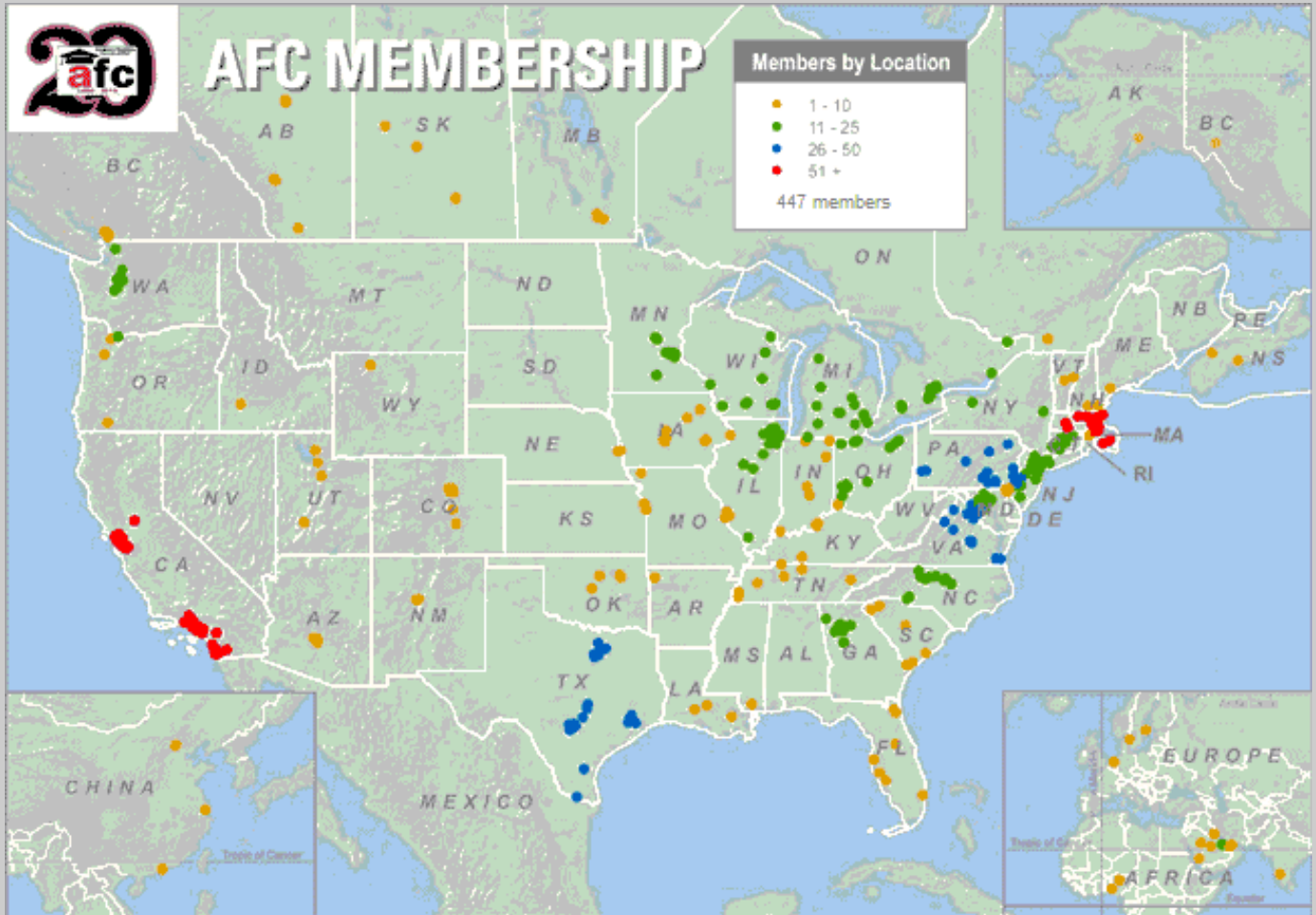
AFC Twitter <http://www.facebook.com/AcademicFacilitiesCouncil>

AFC LinkedIn <http://www.linkedin.com/groups/Academic-Facilities-Council-IFMA-4263375?home=&gid=4263375>





AFC 2014 Membership Map





AFC FMs, We strongly encourage your favorite vendors to take advantage of becoming an AFC sponsor. They will have the benefit of being showcased as a supporter of the Council and our profession at AFC events, on the AFC website and newsletter. Our nearly 400+ members will see their Companies offering on a frequent basis. Thanks in advance for passing this on. If you have questions regarding the benefits etc. please contact Ed O'Rourke—Joint Sponsorship Chair, GEI Consultants Email: eorourke@geiconsultants.com

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



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. This will allow for you to post and reply by email, similar to the listserv tool we were



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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| Todd Miller, FMP- Secretary | University School of Milwaukee | Email: tmiller@usmk12.org |
| Greg Victor - Treasurer | Powell Valley Healthcare | Email: gregvictor2@aol.com |
| Bruce Boyer - Past President | Stonehill College | Email: bboyer@stonehill.edu |

AFC Committees

- Corey Lee Wilson, FMP, LEED AP - Membership Chair, President CLW Enterprises Email: coreyleewilson@att.net
- Gregory Williams, CFM,FMP,SFP - 2015 Conference Chair, Ramsey County Property Services Email: gwilli1253@gmail.com
- Jacob Higginbottom - Education Chair, Spagnolo Gisness and Associates Email: jhigginbottom@sga-arch.com
- Jessa Gagne - Content Chair, Stonehill College Email: jgagne@stonehill.edu
- Gregory Williams, CFM,FMP,SFP -Sustainability Chair, Ramsey County Property Services Email: gwilli1253@gmail.com
- Ed O'Rourke - Sponsorship Chair, GEI Consultants Email: eorourke@geiconsultants.com

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.