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Following is the April 2004 edition of the IFMA Kansas City Chapter newsletter.

## Front Page

### Lunch Program Meeting

Tuesday, April 18<sup>th</sup>, 11:30 AM  
Church of the Resurrection

Data Center maintenance is a critical aspect of facility reliability. Equipment support systems - including generators, UPSs, CRAC units, fire protection equipment, etc. - must be maintained regularly to guarantee uninterrupted service. A

thriving maintenance program meets critical facility best practices, as well as manufacturer recommended maintenance guidelines. In addition, whether maintenance is outsourced, performed in-house, or a combination thereof, training of in-house staff is vital to ensuring a most efficient and reliable facility. This presentation provides a thorough understanding of the major issues to consider when developing a data center maintenance program.

This presentation will be made by Ed Davis the Bick Group. Since 1964 the Bick Group has specialized in planning, building and maintaining mission critical facility infrastructure. They currently monitor and maintain numerous client sites throughout the Midwest, and have built data centers, computer and server rooms, telco sites and CATV headends nationwide. To learn more go to [www.bickgroup.com](http://www.bickgroup.com)

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## CFM Profile

Michael Short, CFM, Director of Facilities, City of Lenexa

### Becoming A Certified Facility Manager – From Student to Pro

By Michael Short, CFM



Uncertain if I should even attend a CFM review, but yet desiring to achieve a Facility Manager Certification for myself and to establish long lasting credibility in our Facilities Management Division, it was essential to learn what competencies were needed for a Facility Manager and what areas I personally needed additional training. Each CFM study course I attended (and I attended more than one) provided me with the necessary guidance to achieve my CFM.

As I crossed the threshold of the testing center I told myself, Okay I'll take the test and after this I'll definitely know what areas to focus on. I took advantage of every minute thinking "Okay how would Doctor IFMA answer these questions?" Safety first and think globally echoed in my head. Finally time was up and all I had to do is to push the submit button. Okay this is it, now I'm going to see if all the reading, coaching, training, studying and life experience will pay off. To my surprise Congratulations, You passed came up on the monitor! I didn't believe it until after the testing assistant handed me the printout and said congratulations again, I must have read it two times before it finally sunk in. I was floating on air all the way to my SUV, and immediately I called my wife and told her I'M A CFM!

I'm honored and grateful to be a Certified Facility Manager and to be listed with such distinguished professionals. I would encourage professionals working in the facility management arena to continue investing in their education and professional development and to test for their CFM.

A CFM is a career enhancing investment.

Michael Short is Director of Facilities for the City of Lenexa. He can be contacted at 913-477-7781 or [mshort@ci.lenexa.ks.us](mailto:mshort@ci.lenexa.ks.us)

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## President's Podium

### Calling all KCIFMA Members!!

As you may know, the 2005-06 Office Term is about to come to a close. The Board members are actively wrapping-up any unfinished business to provide a smooth transition for our future leaders, as well as seeking the correct individuals to help lead the Chapter into the next Term Year.

Two Executive positions are now available for the 2006-07 Office Term, including Secretary and Treasurer. Both positions provide an excellent opportunity to get involved with your Chapter and have direct input towards the future of your Chapter.

#### Secretary

The Secretary's responsibilities include taking notes at the Board Meetings, assisting the Treasurer with member check-in at the Program Meetings and recording attendance, approving the online nametag order requests, and other miscellaneous tasks including maintaining the Board Roster and the Board of Directors Manual.

Board Secretary is an Executive Officer and is included in all Chapter leadership voting. It is also a sure opportunity to meet and greet many of your fellow IFMA members and is an excellent way to get involved with your Chapter. If you think you may be interested in this position, or interested in being a Co-Secretary, or would like to hear more, please contact me at [KcifmaPresident@gmail.com](mailto:KcifmaPresident@gmail.com).

#### Treasurer

The Treasurer is responsible for the Chapter's accounting and bookkeeping functions on Quicken Deluxe and oversees the Finance Committee. The Finance Committee already includes members that offer assistance and guidance in our Chapter's budgets and investments. The Treasurer also assists the Secretary with member check-in at the Program Meetings and coordinates the annual Chapter recertification.

Board Treasurer is also an Executive Officer and is included in all Chapter leadership voting. As an additional perk and responsibility, when Board funds allow, the Treasurer is sent to the Annual Leadership Conference in Houston and to World Workplace. If you think you may be interested in this position, or interested in being a Co-Treasurer, or would like to hear more, please contact me at [KcifmaPresident@gmail.com](mailto:KcifmaPresident@gmail.com) or feel free to contact our existing Treasurer, Debbie Deason at [KcifmaTreasurer@gmail.com](mailto:KcifmaTreasurer@gmail.com) or our acting Co-Treasurer, Betty Klein at [KcifmaTreasurer@gmail.com](mailto:KcifmaTreasurer@gmail.com).

#### Other Volunteer Opportunities

There is always endless opportunities for you to become involved with KCIFMA. KCIFMA is continuously committed to leading and sustaining the facility management profession. We, as a community, work to educate the industry, educate the public, and educate ourselves. Your involvement is what gives our Chapter its strength and energy and gives you the most for your membership.

If you would like to get involved with IFMA in any way, contact us--let's talk. We'll be sure to find the perfect opportunity for you to become involved. And if that perfect fit does not yet exist, we'll make one up !! No positive energy will be turned away!

I look forward to talking with many of you soon--about the Chapter and your future involvement!!

Go KCIFMA!!

Brittany

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## Welcome New Members

## Say Hello to the following new members

Courtney Klimowicz  
Team Office

Joseph R. Campfield  
MC Lioness Realty Group LLC

Scott A. Burroughs  
Burroughs & Associates, Inc.

William R. Behymer  
Superior Electrical Construction

Janet S. Howell  
MC Lioness Realty Group LLC

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## Program Review

### Tour of The Legends at Village West, Fashion, Dining and Entertainment

WOW what a place! We held our March 21<sup>st</sup> program at Dave & Busters at the Legends, Kansas City's newest shopping & entertainment experience.

Dave and Busters is sure to entertain folks of ALL ages! Our speaker was Amy Kraft of The Legends/RED Development. We also met and heard from Dennis McGovern, General Manger of the Legends. We learned several interesting facts about The Legends. The Legends shopping complex is 750,000 square feet and is actually one piece of the puzzle that makes up The Village West development area. The other pieces to the puzzle are Kansas Speedway, Cabelas, Nebraska Furniture Mart, Great Wolf Lodge and the T-Bones baseball complex. The overall theme for the Legends focuses on Kansas history, art, sports, political figures, innovation, adventure and exploration. The leasing demographic was a target consumer market of approx. 250 miles (considered a one day drive). The estimated number of consumers in this 250 mile radius is 55M. There are several points of interest to be taken in at the complex; the 150 foot smokestack and the 60 foot water fountain are just a couple. Some of the operations statistics are as follows: When operating at full capacity there will be 3,000 full & part time employees. Costs to maintain landscaping per year \$300K, housekeeping \$200K, snow removal estimated cost \$200K, and security cost \$600K. The overall operating budget is \$5M, taxes \$1.3M and sales tax generated is est. at \$19M.

The grand opening for the Legends is set for April 30<sup>th</sup>. Check out the stores, restaurant and entertainment options at [www.legendsshopping.com](http://www.legendsshopping.com)

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## Sponsors

### KC IFMA Chapter 2006/2007 Sponsors

A big THANK YOU to our 2006/2007 Chapter Sponsors:



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## Golf Tournament

IFMA Annual Golf Tournament



The grass is turning green and the air is getting warmer which means those golf clubs are itching to spend a day on the course. What could be better than a nice summer day on a champion golf course followed by a delicious dinner to celebrate a great event!

KCIFMA will sponsor the annual golf tournament on June 1, 2006 at a new venue for this year. The tournament will be held at Drumm Farm Golf Club, which is known for providing a golf experience that is unmatched in the area. The Club is in Independence, a 20 minute drive from downtown and easy to get to from I-70. The course opened in 2002 and has a beautiful clubhouse as well.

This event is a highlight to our IFMA local chapter's year in that the proceeds of the golf tournament go to provide scholarships for area students in the facility management programs at local colleges. By supporting this event, each player contributes to the education of several students that excel, and aids in furthering their position to be future Facility Managers. The announcement of these scholarships is held later in the year.

The day will consist of 18 holes of challenging but fun golf, special gift bags for all participants, beverages throughout the day and winds up with dinner and special awards for the day's best golfers! Additional information will be coming your way with the information to sign up, but in the meantime, gather your teammates and reserve June 1 for an afternoon of fun while enjoying the beautiful outdoors.

If you would like to volunteer to help with the tournament, please email [KcifmaGolfTournament@gmail.com](mailto:KcifmaGolfTournament@gmail.com).

URL: [kcifmagolftournament@gmail.com](mailto:kcifmagolftournament@gmail.com)

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## Focus Feature

### CFM Exam Review Course Coming To KC! PROFESSIONAL DEVELOPMENT IN KANSAS CITY IFMA

By Linda DeTienne, CFM, CFMJ

April 19-20, 2006

Location: Kauffman Foundation

Cost: \$200 Members; \$275 Non-members



Recognize this logo? It is the symbol of the most globally recognized certification bestowed upon a professional involved in facility management – the CFM: Certified Facility Manager. The CFM is the highest level of recognition/ certification offered through the International Facility Management Association.

Top Five Reasons to Get Certified:

1. Distinguish Yourself – In today's competitive job market, your CFM status puts you ahead of the competition. CFMs have proven their abilities and demonstrated their commitment to achieving excellence in the profession.
2. Invest in Your Future – CFMs earn, on average, 13% more than non-certified facility managers. Earning your CFM is one of the most important career decisions you can make.
3. Demonstrate Your Leadership and Initiative – It's not easy to achieve CFM status. The CFM credential is a tangible sign of your success. Share your expertise and mentor up-and-coming members of your organization.
4. Advance Your Profession – Facility managers must be proficient in a wide range of competencies. The CFM program articulates the level of skill and talent required of the profession.
5. Enhance Your Professional Network – Enjoy opportunities to network during special CFM events within the chapter and at World Workplace.

There will be no better time to pursue this distinguished certification, because the Kansas City Chapter of IFMA is bringing the course to your front door! This is a two-day course, running from 8-5 both days, and will present an overview of all of the core competencies: Leadership and Management, Communication, Finance, Human and Environmental

Factors, Planning and Project Management, Operations and Maintenance, Quality Assessment and Innovation, Real Estate, and Technology. In addition, we will discuss how the testing is done and actually participate in a sample exam.

**This will likely be the only instructor-led course offering during 2006, so if you have been thinking about pursuing your certification, NOW IS THE TIME!**

You can register and pay online at [www.kcifma.com](http://www.kcifma.com), under EVENTS. If you have questions or need further information, please contact Linda DeTienne at NCRI, [detienne@ncricat.com](mailto:detienne@ncricat.com) or 913-663-4111.

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## Other Upcoming Events

### Audio Seminars

**April 7, 2006**

**Facilities Capital Planning: How it Impacts Your Corporate Mission**

Speaker: Lisa Raffin of VFA Inc.

**April 20, 2006**

**Carpet Reclamation**

Speaker: Georgina Sikorski of INVISTA

**May 5, 2006 10:00 a.m. CST**

**In Building Wireless**

Speaker: *speaker to be announced*

**May 25, 2006 12:00 p.m. CST**

**Stating Your Case – FM and the Language of Business**

Speaker: Tim Springer, Ph.D. of HERO Inc.

**Jun. 9, 2006 10:00 a.m. CST**

*Hot Topic!*

**Jun. 22, 2006 12:00 p.m. CST**

**Quality Data and data infrastructure systems for FM and CRE**

Speakers: Will Esterly of Proctor & Gamble, and Curtis Knapp of Jones Lang LaSalle

URL: [http://www.ifma.org/learning/audio/2006\\_Audio\\_Seminar\\_Calendar.pdf](http://www.ifma.org/learning/audio/2006_Audio_Seminar_Calendar.pdf)

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## Quik Piks

### Tour of RED Development's The Legends at Village West



Joint Meeting Attendees (BOMA & IFMA)



Joint Meeting Attendees (BOMA & IFMA)



Brittany Gamble, IFMA, with Presidential Announcements



Sandy Hicks, IFMA Membership Co-Chair  
Brittany Gamble, IFMA Chapter President  
Debbie Deason, IFMA Chapter Treasurer



Amy Kraft, RED Development

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