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May Double-Header!

First Up: The Value Proposition of Proper Air Filtration

Facility management is a non-revenue generating, yet very necessary, cost of doing business. As such, building owners and facility managers are constantly looking to maximize efficiencies in this area. Sometimes this can be accomplished by deferring equipment or other types of maintenance, which usually results in spending more budget money in the long run to pay for costly emergency repairs.

This "total cost of ownership" model can be applied to a building's air filtration program. By using a higher quality air filter which is designed, engineered, and constructed to last longer, operational efficiency can be improved through less frequent filter changes, increased energy savings, reduced labor costs, and reduced disposal costs. Air filtration should no longer be thought of as an expense, but as an asset that contributes a positive return on investment.

Join the members and guests of the Facility Manager Association of New Mexico for this important information from an industry expert over breakfast on Wednesday, May 16th, at Garduno's Uptown at 7:15 am. Reservations are always required (email carolee@fmanm.com) but first-time facility managers are always free. Plan today to attend.

Next Up: Need Training? Workforce Training Center Can Help

The goal of the Facility Manager Association of New Mexico is provide information and resources for facility managers and their support staffs. FMANM's partnership with Central New Mexico Community College includes a relationship with the Workforce Training Center. WTC was established in 1995 to centralize short-term, non-credit, customized training programs to meet the needs of a wide range of businesses and industries in the Albuquerque Metro area.

Working with facility managers throughout Albuquerque, WTC's instructors develop courses which include in the following disciplines: electrical code update, safety courses (AHA CPR and First Aid, OSHA/HAZMAT), forklift operators certification, HVAC training, and many other customized courses. Learn about WTC's New Mexico State training subsidies and how they can stretch your company's training budget (courses must begun before June 30, 2012).

Speaker Cynthia Molnar is a Business Account Representative at CNM/Workforce Training Center and will help you explore training possibilities for your business.

*"Nothing we achieve in this world is achieved alone.
It is always achieved with others teaching us along the way."*

—Lee J. Colan

Mechanical Doors ‘Ins and Outs’ Explored at April Meeting

Andy Pomroy, owner of Windsor Door Sales, updated facility managers and their guests on the importance of proper maintenance of an often over-looked component of many facilities: the automatic overhead doors, reminding them that a failure of this often-essential building component is production and revenue related and can be devastating. “And remember, safety is everything, and safety equals success and happiness,” he said.

“Let’s start with production. The very life of many organizations is based in the ability to provide goods and services. Properly working garage doors can be vital to this distribution. Broken springs and damaged door sections can trap you inside your own building and handicap your ability to be productive for your clients,” he said.

“As facility managers, we service our trucks, heavy equipment, copiers, computers, and air conditioners. Why, often

times, do we wait for the garage door cables, springs, hardware, and electronic operators to wear and fatigue before ever addressing any type of repair or maintenance? And what about dock levelers, bumpers, and other safety-related dock equipment? All of these components need routine, scheduled maintenance and inspection. No production means no revenue. A ‘healthy’ garage door that looks good and works properly can be healthy for the bottom line as well.”

What about the appearance of your facility? “An attractive garage door can do wonders for a facility’s success. Damaged doors and old doors in a facility or distribution center can really shake a consumer’s confidence. Like it or not, if garage doors are a part of your facility, the human eye will gravitate to them. It is a distinct and specific part of a property, often very different from the rest of the façade. Dirty, cracked, smashed, or broken

...continued on next page



Can your garage door protect this?



Mechanical Doors 'Ins and Outs' cont'd

garage doors can make an improper first impression on a new client. If you don't take care of your own building, does the consumer automatically think you'll take care of them?" Pomroy asked.

And, "Even if you don't have the consumer coming by, what about perceived value, if ever you have an insurance audit? Ever had someone try and loan you money to refinance your building? These folks make a walk-through beforehand to measure the square footage and to get a feel for your company. Just by looking at the books, you might be in the best financial shape of your life, but, right or wrong, you're dealing with organizations where their professionals believe in 'dressing for success'. Your doors reflect your business," he continued.

What about safety? "Any facility manager or business person who is worth their salt knows their employees are their life-line. Take care of them and they will take care of you. These doors, if kept in an unmaintained, unsafe condition, can be dan-

gerous to your employees."

That said, what about the companies who perform their own garage door services? "Facility managers don't let employees drive a fork-lift without a certification; they don't let them operate a man lift without a certification. So why do we allow our maintenance folks to work on a door that may be 16' feet in the air, inducing 300 to 500 foot pounds of torque, which is, effectively, a moving wall, and you don't have the training or the tools for. Not a good idea," he said.

"Don't put your facility maintenance folks in harm's way. Beyond that, workman's comp claims can be no fun, and if you draw an OSHA inspection, get ready," he said. "As managers and business owners, we potentially put our people in harm's way every day. Anything can happen: a freak auto accident, a material failure, or a thousand other things. Your overhead door maintenance is something you can control. Take it seriously and take charge of it," he closed.





Executive Director - Carolee Griffin

This month you will receive a phone call or an email from a member of the Facility Manager Association of New Mexico's Golf Gang asking you to pledge your support for our 2nd Annual Scholarship Fundraising Golf Tournament, held again this year at the beautiful Isleta Eagle Championship Golf Course on Friday, July 20th, 2012, with an 9 am tee time.

Because we know times are tough and everyone has only so much "fun money" to allocate, MARK JULY 20TH on your calendar today. Ask anyone who has attended this event: it is one of the most smoothly run, door prize-laden tournaments you will ever play in. Last year, 127 people were not wrong! We hope to meet or exceed that number this year. It is the party of the summer for facility managers and their supporters.

Remember that this fundraiser is our primary means of funding for the scholarships which FMANM supports at the University of New Mexico and at the Central New Mexico Community College. CNM has been underscored in recent year because the tradesmen and women which it trains are the very people who are the facility managers of the future, the technicians we need to hire right now, and in general the people who will manage our infrastructure into the coming years.

With money tight, it is more important than EVER that these ambitious students, both young and old, receive the monetary help they need to finish their educations and enter our work force with the qualifications that we desperately need.

YOU can help. Please visit www.fmanm.com and register your intention to play a foursome, sponsor the event at the Gold, Silver, or Platinum level, purchase the Hole in One, buy a hole sponsorship, or just donate a nice door prize. Now is the time to help the people who help us!

Upcoming Events Calendar 2012

Wednesday, June 13th

7:11 pm, Albuquerque Isotopes Baseball at The Lab

Friday, July 20th

Annual Scholarship Fundraiser Golf Tournament
Friday morning at Isleta Eagle Championship Golf Course at Hard Rock

Wednesday, August 15th

7:15 am, Garduno's Uptown
How is the Economy Treating YOUR Business?



FMANM Vision Statement: Establish and implement an organization to promote education, information, solutions and opportunities associated with the operations, maintenance, and sustainability of facilities.

FMANM 2012 Membership List

- A Mechanical Resource LLC • ABM Janitorial Services
- ABQ Engineering Inc. • Ace Asphalt • Advantage Security
- Albuquerque Public Schools/Operations Dept
- All American Moving Services • Alvarado Management Ltd
- American Leak Detection of NM • Amerind Risk Management Corp
- Armour Pavement • Ashcraft Mechanical • B & D Industries
- Baptist Convention of NM • Bath Engineering Corporation
- Beaudin Ganze Consulting Engineers • Blue Cross Blue Shield
- Bob's Painting • Boyd Engineering Supply • Britton Construction
- Carnes & Company • Carrier • CB Richard Ellis
- CentiMark Roofing • CH2M Hill • Chaparral Materials
- ChemSearch • City of Albuquerque/Aviation Dept
- CNM/ School of Applied Technologies • Coronado Center
- Coronado Paint & Decorating Inc. • Crenshaw Consulting Group
- Dion's Pizza Construction • Edward Mindlin Co.
- Employbridge/Staffing Solutions • Energy Control Inc.
- Enernoc • Facility One • Gary Stevens LLC
- Greater Albuquerque Habitat for Humanity • Greer Enterprises
- Heel Inc. • Honeywell DAS • IEC Electronics • Improve Group
- Industrial Water Engineering • Innovative Moving Systems
- Insight Construction • Institute of American Indian Arts
- Integrated Control Systems • Jan-Pro of NM, Inc.
- Johnson Controls • Jones Lang LaSalle • Just Sprinklers
- Kinetic Improvement • Klinger Construction
- Kone Elevator and Escalator
- La Vida Llena • Route 66 Casino/Laguna Development Corporation
- Laun-Dry Supply Company • Lovelace Respiratory Research Institute
- Maintenance Service Systems • Matheson-TriGas Inc.
- Mesa Detection Agency • Mesa Equipment
- Miller Bonded • Moving Solutions • National Roofing
- State of NM/Building Services Division
- New Mexico Educators Federal Credit Union • New Mexico Gas Co.
- MSR-FSR • OSI/ISO • Orkin Pest Control
- OSO Bio PharmaSolutions • Overhead Door Co.
- Paul Davis Restoration • Prime Therapeutics Inc.
- Progressive Services • PNM • QNURU
- Quail Run Association • Real Pest Solutions LLC
- RoofCare • Sandia Resort and Casino
- Sandoval County Public Works • Sealant Specialists, Inc.
- ServiceMaster Performance • Servicon Inc. • ServPro of Rio Rancho
- Sherwin-Williams Paint • SMG/ Albuquerque Convention Center
- Solar Shield Technologies LLC • Sparkle Maintenance Inc.
- Steamatic of Albuquerque and Santa Fe • SMI Facility Services
- Sunland Asphalt • SW Asset Management • The Groundskeeper
- The Johnston Company Inc. • ThyssenKrupp Elevator
- Transcore • Travers Mechanical Services
- Trinity Solutions Group • Tux Window Cleaning Ltd.
- University of New Mexico Hospital • Upland Corporation
- Voss Lighting • Western States Fire Protection
- Williamson Restoration • Windsor Door Sales
- Wisco Supply • WM Carroll LLC
- Yearout Mechanical Service, LLC • Zia Rising Management

Tickets Will Sell Out! Relax with Your Friends at the Isotopes Game

Wednesday night, June 13th, 2012, is the night to join your friends from the Facility Manager Association of New Mexico for an evening of baseball at "The Lab" as the Albuquerque Isotopes baseball team takes the field against the Texas Round Rock Express.

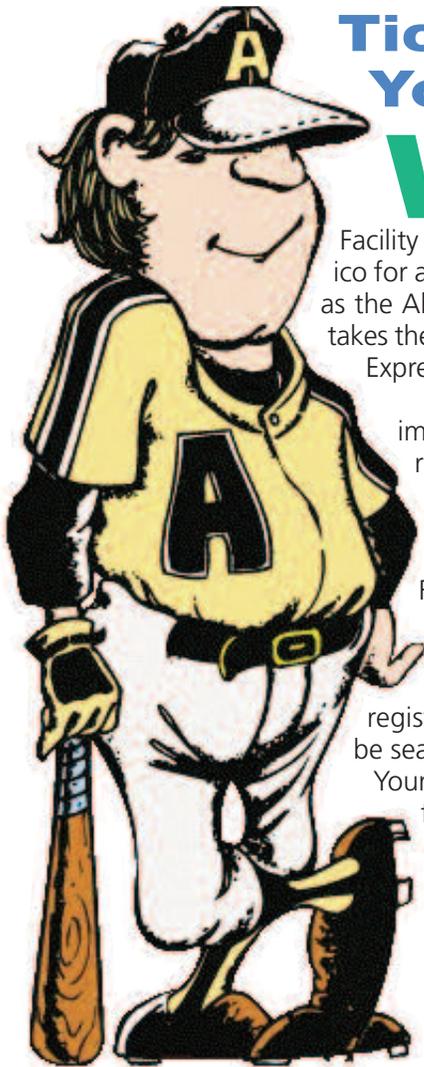
Due to strict restrictions imposed by the Isotopes' reservations system, limited seating on a private patio is available. Without a timely RSVP for the exact number of people in your group, late reservations and unregistered guests cannot be seated.

Your \$40.00 admission fee for members (\$45.00 for non-members) includes tickets to the game and an unlimited, delicious ballpark buffet. Club seats and the open cash bar set the mood for

the 7:11 pm first pitch. Plan to arrive around 6:30 pm and enjoy the food, friends, and ambiance. Report to the 3rd baseline "private box" admission area to join us.

This is always a sell-out and replaces the monthly educational membership meeting! Save your space today by emailing carolee@fmanm (preferred) or by calling 505-331-2477. Dead-

line for reservations is **MONDAY, May 28th, 2012, at 5 pm.** Don't strike out!



CHECK US OUT ON THE WEB AT WWW.FMANM.COM

May Double-Header: Air Filtration & CNM Workforce Training Wednesday, May 16th

Make reservations now to join the Facility Manager Association of New Mexico to learn about how good air filters can save you money, and how to get training for your staff from a reliable source. You must rsvp by 5 pm on Monday, May 14th, to be included. **Please rsvp to carolee@fmanm.com (preferred) or by calling 505-331-2477.**

When: Wednesday, May 16, 2012, at 7:15 a.m.
(Arrive early for coffee and connections)

Where: Garduno's Uptown
2100 Louisiana Boulevard NE
Albuquerque, NM (505) 880-0055

Cost: \$30 to Members
\$35 to Non-Members

Join us for a Southwestern style breakfast buffet!



Facility Manager Association of New Mexico

SPECIAL GOLF FLYER



Second Annual Golf Tournament & Scholarship Fundraiser

Friday, July 20, 2012
at Isleta Eagle Championship Golf Course

Range balls: 8:00am
Tournament play: 9:00am

Our goal is to raise funds for scholarships at UNM and CNM to encourage young engineers and technicians to enter fields of study which support facility management. Please commit TODAY to replenishing the labor pool needed to maintain our buildings!

Hole Sponsorship

Hole in One Sponsor: \$400

Includes company name on the hole-in-one signage

Single Hole: \$350

Includes company name on the hole signage

One-Half Hole: \$200

Includes signage shared with one additional company

One-Third Hole: \$150

Includes signage shared with two additional companies

Tournament Sponsorship

Platinum Level: \$1500

Eight golfers, two teams of four
Company logo-ed advertising
Preferred recognition in all publications & website

Gold Level: \$1000

Four golfers, one team
Company logo-ed advertising
Preferred recognition in all publications & website

Silver Level: \$500

Two golfers
Company logo-ed advertising

Door Prizes

Donations make our event very special. The goal is for EVERY golfer to leave with a prize. No prize is too big or too small! Some suggestions:

Golf-related gear
Dinner for two
Power tools
Toys
Company logo'd goodies
Sleeves of Golf Balls



Tournament Play & Teams

Golf includes: greens fees, cart and a buffet luncheon post-play.

\$125.00 per player. Form your own team or ask us.

More Questions?

Contact
Carolee Griffin, Executive Director
carolee@fmanm.com or call 505-331-2477



Sign up online:
Visit www.FMANM.com