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Save the Date! July 22nd at Isleta Eagle
6th Annual FMANM Golf Tournament!
Executive Director - Carolee Griffin

I Need HELP

Got a cute Camaro or a hot Honda? How about a classic street rod or restored Mustang?

Register TODAY online at www.fmanm.com for the Facility Manager Association of New Mexico’s April event. Poker hands are $30.00 in advance and $35.00 the day of the festivities. Register online and pay with your credit card! This is our monthly membership meeting for April and you will have the opportunity to connect with other folks in the facilities management community while enjoying an easy trip around town to draw your poker chips, then enjoy LIVE MUSIC and food and drink specials at the Hotel Cascada after the riders/drivers return after 1:30 pm as you enjoy the competition in the Car & Bike Show.

All makes/models/members/non-members/family members are invited to participate. Share our flyer and let’s make some more money for our scholarships at UNM and CNM!

Never been to an event like this before? No fancy car or bike? Come by anytime after 1:00 pm, hear the band, grab a burger and network. Bring the family.

HELP! I need folks to volunteer to help at the Poker Run and Car & Bike Show. If you can attend the helper’s organizational meeting, we will be in the Altitudes Lounge at the Hotel Cascada at 11:30 am on Friday, April 8th to share a few details. Please let me know you will attend this meeting and I will look forward to greeting you there, or email me carolee@fmanm.com and I will fill you in.

LET’S ROLL! See you on Saturday, April 16th, 2016 at the Hotel Cascada.

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

Upcoming Events Calendar 2016

Saturday, April 16th
2nd Annual Poker Run and Car & Bike Show

Wednesday, May 18th
7:00 am, Garduno’s Uptown NFPA 70-E Update

Isotopes Baseball, June (TBD)
7:11 pm, The Lab, “The Captain’s Corner” PLAN NOW! ALWAYS SOLD OUT!

FMANM 2016 Membership List

Access Technologies • Ace Asphalt • Advantage Security
Air Management Services • Albuquerque Business First
Albuquerque Public Schools/Operations Dept
All American Moving Services • Alvarado Management Ltd.
AmeriRind Risk Management Corp.
American Restoration Water and Fire LLC
Armour Pavement • Ashcraft Mechanical • Baptized Convention of NM
Beaudin Ganze Consulting Engineers
Blue Cross Blue Shield of NM • Bob’s Painting
Brian McPartlin Roofing LLC
Business Environments • Carnes & Company • CB Richard Ellis
ChemSearch • City of Albuquerque/Airport Dept
CNM School of Applied Technologies • Coronado Center
Coronado Paint & Decorating Inc. • Cort Furniture
Crenshaw Consulting Group • Cutting Edge Painting
Dahl Plumbing Supply • D&H Petroleum and Environmental Services
Employnbridge/Stafﬁng Solutions • Enernoc • eKore
EverGuard Roofing & Solar • Furniture Medic by Bespoke Restoration
Gary Stevens LLC • Greer Enterprises
Hidden Treasure Hard Surface Restoration, Inc • Honeywell DAS
IEC Electronics • Indian Health Service
Industrial Water Engineering • Innovative Moving Systems
Institute of American Indian Art • IntaWorks, Inc.
Integrated Control Systems • Jan-Pro of NM, Inc. • Jones Lang LaSalle
K&M Enterprises • K&R Enterprises/Advanced Mailing
Kinetic Improvement • Klinger Constructors
Ladera Engineering • La Vida Llena
Route 66 Casino/Laguna Development Corporation
Lovelace Respiratory Research Institute
Maintenance Service Systems • Matheson-TriGas Inc.
Mike’s Quality Painting • Morrison Supply Co • Mountain Vector
Moving Solutions • National Dance Institute of NM • National Roofing
Network Communications Integrated
State of NM/Building Services Division
NUSENDA Credit Union • New Mexico Gas Co.
New Water Inovations • Otis Elevator and Escalator • Otter Pops, Inc.
Overhead Door Co. • Paul Davis Restoration and Remodeling
Planet Forward LLC • PNM • Pop a Lock of Albuquerque
Prime Therapeutics Inc. • Professional Business Systems, Inc.
Progressive Roofing • Pure Water Solutions/Quail Run Association
R.E. Michel Company, Inc. • RoofCARE
Sandia Laboratory Federal Credit Union • Sandia Resort & Casino
Sandoval County Public Works • Santa Fe Community College
Schaeffer’s Specialized Lubricants • Schindler Elevator • SDV Construction
ServiceMaster Performance • Servicon Inc. • Servicon Systems
ServPro of NE Albuquerque • ServPro of Northwest Albuquerque
ServPro of Rio Rancho/Sandoval County • Sherwin-Williams Paint Co.
Simpex Grinnell • SMG/Albuquerque Convention Center
SMI Facility Services • Southwest Infrared Services Inc.
State of NM/Building Services Division
Steamatic of Albuquerque and Santa Fe • Summit Painting
Sunland Asphalt • SW Asset Management
The Johnston Company Inc. • Thyssen Krupp Elevator
TLC Plumbing and Utility • Tremco • Travers Mechanical Services
TP Pump • Tux Window Cleaning Ltd.
University of New Mexico • Upland Corporation • Voss Lighting
Western States Fire Protection • Williamson Restoration
Wilson Mohr Inc. • Windsor Door Sales • Wisco Supply
Yearout Mechanical Service, LLC • Zia Rising Management

New Members:
Affordable Service Inc • ISHC Mechanical Contractor
Select Staffing, a Company of EmployBridge
Public School Facilities Authority

Special thanks to our Corporate Members in bold
"Maintaining Public Infrastructure with Reduced Funding" Impactful Presentation at March Meeting

Public School Facilities Authority’s presenter Bob Gorrell is the PSFA Director. At the March meeting of the Facility Manager Association of New Mexico, he provided a packed room full of facility managers and suppliers with the hard facts regarding the upcoming maintenance challenges our schools in New Mexico are facing. This, from his presentation, posted fully online at www.fmanm.com:

Current Status
- NM K-12 schools facilities condition index (FCI) dropped from 71% in 2001 to around 35% by 2010. The lower the FCI percentage, the better the condition of the facility.
- New Mexico’s 61 million square feet of K-12 school facilities is a $19.5 billion asset and sustaining it is precarious.
- On average, school districts, capped constitutionally at 6% APV, can only afford about 59% of what they own.
- Most school districts do not have Plant Managers and therefore do not know the real and total cost of ownership, or how to effectively own and operate their facilities.

Where Do We Need to Go?
- Our FCI began to slowly rise (worsen) this year.
- The three variables affecting school conditions are: funding (spending), gross square footage, and maintenance (building system’s life expectancies).
- PSFA is focused on reducing square footage, reducing replacement costs, and increasing the expected lives of building systems through targeted spending.
- Credible measurements and accountability are the key to driving change; PSFA utilizes FAD and FMAR.

Facility Assessment Database (FAD)
- PSFA’s FAD is dynamic. It is continually updated three and sometimes four different ways:
  - By PSFA staff conducting on-site assessments;
  - By district Facilities Master Plan vendors;
  - As part of the plan review process in conjunction with the state Construction Industries Division (CID); and
  - By school districts providing updated information

Facility Maintenance Assessment Report (FMAR)
A tool for comparable measurement of maintenance effectiveness:
- Includes review of preventive maintenance plan, specific maintenance deficiencies, and the operation of work order management.
- Utilizes 22 weighted measurable categories that support function and building system’s expected lives.
- Definition of Facilities Maintenance: The work required to keep a facility (plant, building, structure, ground facility, utility system or other real property) in such condition that it may be fully functional and continuously utilized for its expected life, for its intended purpose and its maximum energy efficiency. This includes both routine and capital maintenance.

FMAR Five Year Data Analysis Summary:
- FMAR Positives:
  - 33% of school districts have proactively improved their FMAR scores from the 5 year baseline by utilizing state provided tools and resources.
  - 25% of school districts have maintained (held constant) their FMAR scores from the 5 year baseline.
  - Projected capital outlay savings if maintenance activities improve to a satisfactory (70%) level: $26 million would be avoided capital spending annually. Approximately 10 years life added to facilities.

Community Meetings are Important
- School facilities long range planning is an opportunity to build community and educate the public on the cost of ownership.
- A Steering Committee leads the community and is comprised of specific community members: business leaders, teachers, administrators, etc.
- Once planning consensus on the following questions has been achieved, the Steering Committee recommends a plan to the Board including: Where do we want to be? Where are we now? Where are we going? How do we get there?

John Dufay, Albuquerque Public School’s Director of Maintenance and Operations, added his insight and appreciation for the work done by the PSFA as the meeting closed. Public schools utilize over 100 million square feet of building space in New Mexico. Albuquerque Public Schools alone is the 31 largest school district in the nation, serving over 87,000 students.
Maintaining Public Infrastructure cont’d
New Mexico Facility Managers Association
Scholarship Endowment Presented in March
See thank you letter from CNM on page 6

2nd Annual Poker Run and Car/Bike Show
Saturday, April 16th

Don’t have a vehicle to show off on the run? That’s no excuse. Stop by after 1 pm and walk around, network, look at the rolling art, and have fun! Bring the family! Enjoy live music, food and drink specials. Support FMANM!

When: Saturday, April 16th, 2016
First vehicle out 10 am, last out by 11:30 am
Return from run by 1:30 pm
Car & Bike Show and Networking at 1:00 pm

Where: The Hotel Cascada
2500 Carlisle Blvd.
Albuquerque, NM

Poker Hands: $30.00 in advance and
$35.00 the day of the festivities
March 17, 2016

Ms. Carolee Griffin, Executive Director

Facility Manager Association of New Mexico
2809 Broadbent Parkway NE
Albuquerque, NM 87107

Dear Carolee,

A single father of two teenage boys, Donald was forced to choose between finishing his education and getting a job to meet the needs of his family and education. Unable to pay for his tuition after living expenses captured a majority of his income Donald applied and was awarded the Rust Opportunity Assistance Fund. He was able to alleviate the burden of tuition and continue to be a great father and an excelling student. He is grateful for his award and shares “I would like to thank you for awarding me this emergency scholarship. It will help immensely in aiding to continue my education. This aid takes a huge burden off of my shoulders and for that I thank you.”

We are grateful for FMA’s contribution to support education as your gift assists the College in remaining competitive and relevant to the pressing needs of our local economy. We recognize how fortunate we are to have your friendship and belief that CNM is one of the driving forces in our community to economic recovery.

On behalf of the CNM Foundation, we would like to personally thank you for your charitable gift of $2,500.00 to the New Mexico Facility Managers Association Scholarship Endowment. This gift is tax deductible to the extent permitted by law. We confirm that no goods or services of any value were or will be exchanged in connection with this contribution. Please retain this written acknowledgement as receipt of your charitable donation.

Thank you for making an investment in the lives of our students, our College and the future of our community. We appreciate your support and entrusting us with your gift.

With gratitude,

Roberta Ricci
Director of Development

If you or your spouse are employed by or serve on a board for a matching gift company, your gift may be increased. Matching gift forms are usually available from the participating company’s personnel office.