



FACILITY MANAGER ASSOCIATION OF NM

Get the

# EDGE

News from FMANM

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## Facility Manager Association of New Mexico

### SPECIAL FMA EVENT



## 2nd Annual Poker Run and Car/Bike Show

**Saturday, April 16th, 2016:  
Get Ready to Roll!**

The Facility Manager Association of New Mexico does it again! On Saturday morning, April 16th, 2016, the rubber will hit the road as we ride and drive to raise funds for our scholarships at UNM and CNM in a fun and interactive event.



### Who

Any car or motorcycle can participate

### When

Saturday morning, April 16, 2016  
First vehicle out at 10 am  
Last vehicle out by 11:30 am  
6 Stops  
Must return to Hotel Cascada by 1:30 pm

### Where

The Hotel Cascada  
2500 Carlisle Blvd., Albuquerque, NM  
To register and receive the map of the stops

### Entertainment

Food and drink specials  
Door prizes drawings  
**Live Music!**

### Cost

Pre-Registration  
\$30.00 per poker hand  
ONLINE AT [www.FMANM.com](http://www.FMANM.com) by **credit card**

### Day of Event

\$35.00 per poker hand **CASH ONLY**

### Car/Motorcycle Show Voting

Vote for your favorite vehicle  
3 ballots for \$5.00 **CASH ONLY**

### Prizes

**Poker Run**  
Best Hand - \$200.00  
2nd Best Hand - \$100.00

**Car/Motorcycle Show**  
1st Place Trophy for most  
votes in either category



Questions? Contact Carolee at [carolee@fmanm.com](mailto:carolee@fmanm.com)

**Save the Date! July 22nd at Isleta Eagle  
6th Annual FMANM Golf Tournament!**



**Executive Director - Carolee Griffin**

## I Need HELP

**G**ot a cute Camaro or a hot Honda? How about a classic street rod or restored Mustang?

Register TODAY online at [www.fmanm.com](http://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](mailto: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  
NFFPA 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.
- Amerind Risk Management Corp.
- American Restoration Water and Fire LLC
- Armour Pavement** • **Ashcraft Mechanical** • Baptist Convention of NM
- Beaudin Ganze Consulting Engineers**
- Blue Cross Blue Shield of NM • Bob's Painting
- Brian McPartlon Roofing LLC
- Business Environments • Carnes & Company • CB Richard Ellis
- ChemSearch • City of Albuquerque/Aviation 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**
- Employbridge/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.
- Simplex 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

**P**ublic 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](http://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



**CHECK US OUT ON THE WEB AT [WWW.FMANM.COM](http://WWW.FMANM.COM)**

# 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



**CNM FOUNDATION**  
*Course without obstacles.*

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Ms. Carolee Griffin, Executive Director  
 Facility Manager Association of New Mexico  
 2809 Broadbent Parkway NE  
 Albuquerque, NM 87107

Dear Carolee,

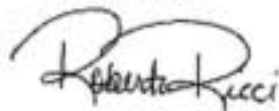
A single father of two teenage boys, Donald was forced to choose between finishing his education and getting a job to meet the needs of his family and education. Unable to pay for his tuition after living expenses captured a majority of his income Donald applied and was awarded the Rust Opportunity Assistance Fund. He was able to alleviate the burden of tuition and continue to be a great father and an excellent 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.*