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Hands-On and Back to Basics in 2020: How to Conduct a Proper Roof Inspection to Protect Your Valuable Asset

Among the top ten hottest topics in the facilities management world is the old standard, how do I train my staff to conduct an informed roof inspection to help head off costly repairs in the future?

In order to understand what to look for in a roof inspection, you must first understand what can cause premature roof failure including the elements of exposure, structural movement, biological growth, delayed repairs, lack of maintenance, or a change in the use of a building. Facility managers and building owners must also understand what can cause immediate roof problems such as extreme weather, equipment additions, damage caused by other trades, and unintended abuse.

Does your team have the training to know what to do? Send them to an enjoyable HANDS-ON meeting where they will learn the top 10 steps to keep your roof in top shape. They will receive the fundamentals in records maintenance and learn how to conduct routine inspections, learn what to look for after severe weather, how to repair correctly, how to keep your roof clean and free of debris, how to keep metal in good condition, how to keep masonry in good condition, how to maintain rooftop equipment, how to maintain roof coating (if present), and how to minimize rooftop traffic. This training session will walk you through these important assessments, provide actual

examples of roofing materials, and leave your team knowing what to look for on the roof while conducting an inspection.



Lifelong New Mexican Justin Birrell has 15 years in the roofing industry and is an elite Certified Journeyman Roofer. As a representative for Rio Grande Roofing Reps, he can access and recommend the correct product from multiple sources to guide the successful completion of any project. He works with roofing contractors, architects, and distributors to bring the facility management community to the right solution for their roofing challenge.



Corporately Sponsored by National Roofing

Join us over a working breakfast at 7 am on Wednesday, January 15th, 2020 at the Garduno's Uptown Restaurant in Albuquerque, NM, for this informative and hands-on presentation. This is an educational opportunity for your entire maintenance team. Register online at www.fmanm.com and pay with your credit card. Cost for members is \$30.00, non-members and guests pay \$35.00. **FIRST TIME FACILITY MANAGERS ARE ALWAYS FREE** but you must register to attend.

2020 FMANM Programs Scheduled

- January 15** — How to Conduct a Proper Roof Inspection
- February 19** — Mixer, time and location TBD - Corporately Sponsored by Mooring Construction and Restoration
- March 2020** — Tour of Facebook facility in Los Lunas
- April 15** — Getting a Grip on Risk[®], risk management strategies for facilities
Corporately Sponsored by Paul Davis Restoration.
- May 20** — Mixer, time and location TBD, sponsorships available
- June 17** — How to Get the Most Energy Efficiency from a Chiller Plant
- July 24** — 10th Annual Golf Tournament and Scholarship Fundraiser at Isleta Eagle Championship Golf Course
- August 19** — Topic, time and location TBD
- September 15** — Topic, time and location TBD
- October 23** — FAB O&M Show, Sandia Resort and Casino
- November 18** — Topic, time and location TBD
- December 16** — Holiday Mixer



FMA SPOTLIGHT

Get Your Name in Lights! Sponsor an FMANM Event in 2020

Join elite facility suppliers **Paul Davis Restoration**, **National Roofing**, and **Mooring Construction and Restoration** to corporately sponsor a 2020 program or upcoming mixer. Preferred advertising including social and print media blasts and email contact with the 500+ facility managers and suppliers in our New Mexico and Texas database are yours. Shine in the spotlight as you educate facility personnel on the services your company provides at your chosen event.

Need more information or want to reserve your slot? Contact carolee@fmanm.com or call 505-377-5309 for pricing and details! Step up! Get noticed!



Carolee Griffin
Executive Director

Whether you are a facility manager or building engineer, or your role is a supply specialist and partner, **business networking** is important. Facility personnel will find a really valuable way to expand their knowledge and learn from the successes of others. As a supplier, you have the opportunity to attain new clients and tell others about your business solutions.

For facility managers who find it hard to leave their own buildings, a targeted networking event provides you with **connections** you may not otherwise access. You can gain from the advice of others in your role, and it goes a long way to **raise your profile** in the facility management community. Here you will meet uplifting, positive people, and you will increase your confidence and your knowledge base at the same time. And it's not just about who you are networking with directly either – that other facility manager will already have a network you can tap into as well. So ask the right questions to find out if the person you are networking with knows who has the information you seek.

You can't make the meeting? Then send a member of your team who will benefit from the opportunity for some **professional development** and caring interaction.

For supplier partners, the generation of referrals and increased business opportunities is the obvious goal, but hearing first-hand about what your facility manager customers must deal with on a day-to-day basis at their facilities broadens your **credibility**, making you more than a "one trick pony" and more of an invaluable consultative collaborator and equal.

Ultimately the big payoff for both facility folks and suppliers is the satisfaction gained from **helping others** to solve a problem they have and get a fantastic result from it. And don't forget, the Facility Manager Association of New Mexico is a non-profit which has given over \$100,000.00 to scholarships for the engineers and tradesmen at the University of New Mexico and Central New Mexico Community College, the skilled folks we want to hire today who will evolve into the facility managers of the future.

The biggest benefit from networking is **friendship**. Strong friendships evolve from like-minded folks who come together to help each other. I invite you to deepen your relationships in the business community by actively supporting the programs and events sponsored the FMANM in 2020.

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 2020

Wednesday, January 15th

7:00 am, "Breakfast and Learn" at Garduno's Uptown
How to Conduct a Proper Roof Inspection
Corporately Sponsored by National Roofing

Wednesday, February 19th

Mixer, time and location TBD
Corporately Sponsored by Mooring Construction and Restoration

FMANM 2020 Membership List

- Access Technologies** • Ace Asphalt • Affordable Service Inc
- Affordable Solar** • Air Management Services
- Albuquerque Public Schools/Operations Dept
- All American Moving Services • Allegiance Southwest
- All-Rite Construction Inc. (RITECON) • Alpha Omega Electric
- Alvarado Management Ltd. • Amerind Risk Management Corp.
- American Restoration Water and Fire LLC • AQUIS
- Armour Pavement** • **Ashcraft Mechanical**
- Bank of Albuquerque • Blue Cross Blue Shield of NM • Bob's Painting
- Brian McPartlon Roofing LLC • Bright Star Cleaning LLC
- Business Environments • Carnes & Company • CB Richard Ellis
- City of Albuquerque/Aviation Dept
- CNM/ School of Applied Technologies • Coronado Center
- Cort Furniture • Dahl Plumbing Supply
- The DVL Group** • **Eaton Sales & Service LLC**
- Employbridge/Staffing Solutions • Enernoc • eKore
- Ethicon Endosurgery • **EverGuard Roofing & Solar** • FacilityBUILD
- Gary Stevens LLC • Greer Enterprises
- Hidden Treasure Hard Surface Restoration, Inc • Honeywell DAS
- Hyatt Regency at Civic Plaza • IEC Electronics • Indian Health Service
- Industrial Water Engineering • Innovative Moving Systems
- Institute of American Indian Art • **IntraWorks, Inc.**
- Integrated Control Systems • ISHC Mechanical Contractor
- Isleta Resort & Casino** • Jetson Cleaning Services
- Keenan Supply • Kinetic Improvement
- Klinger Constructors** • Ladera Engineering • **La Vida Llana**
- Route 66 Casino/Laguna Development Corporation
- Lovelace Respiratory Research Institute • Lowe's Companies Inc.
- 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.
- Overhead Door Co. • Paul Davis Recover/Reconstruct/Restore
- Phigenics** • **PNM** • Powerline Technologies (PLTi)
- Prime Therapeutics Inc. • **Public School Facilities Authority**
- QMI New Mexico • Quail Run Association • R.E. Michel Company, Inc.
- Relevant Solutions • **Roadrunner Food Bank** • **RoofCARE**
- Sandia Laboratory Federal Credit Union • **Sandia Resort & Casino**
- Sandoval County Public Works** • Santa Fe Community College
- SDV Construction • Sealmaster
- Select Staffing, a Company of EmployBridge
- ServiceMaster Performance • **Servicon Inc.**
- Sherwin-Williams Paint Co. • **Siemens Building Technologies**
- 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 • Surface Resources • SW Asset Management
- Taos Ski Valley Inc. • **The Johnston Company Inc.**
- TLC Commercial Services • Tremco • Travers Mechanical Services
- TP Pump • Tux Window Cleaning Ltd.
- University of New Mexico Facilities • **Voss Lighting**
- Western Environmental Management**
- Western States Fire Protection** • Windsor Door Sales
- Yearout Mechanical Service, LLC**

Special thanks to our Corporate Members in bold



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

Conducting Proper Roof Inspections Wednesday, January 15th

Make reservations now to join the Facility Manager Association of New Mexico to hear Justin Birrell speak about conducting proper roof inspections. You must rsvp by 5:00 pm on Monday, January 13th, to be included. **Please visit www.fmanm.com to register online. Credit cards accepted. BRING YOUR WHOLE TEAM!**

When: Wednesday, January 15th, 2020, at 7:00 am
(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!