A Proactive Approach to Save Time & Money: Avoiding Reactive Repairs and Catastrophic Failures Through a Preventative Maintenance Plan

By Connie Miller, Limbach

HVAC systems in commercial properties are large and complex. Because of the immense heating and cooling loads they handle each day, it is important to schedule regular, professional HVAC maintenance services to keep your system running smoothly and keep your building costs low.

An engineering test performed by The American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) reports that air handlers with dirty coils required as much as a 40% increase in energy to operate. Without proper cleaning, bacteria, dust, and allergens can build up on your air conditioning unit’s coils and blower parts, resulting in a costly repair, unhappy tenants and/or a loss in business. Investing a little bit in preventative maintenance now can help save you from the backlash of damaged or inefficient systems down the road!

The National Air Duct Cleaning Association’s (NADCA) standard, “Assessment, Cleaning and Restoration of Air Ducts” states that a clean system can save you 20% on energy costs. Investing a little bit in preventative maintenance now can help save you from the backlash of damaged or inefficient systems down the road!

What is the How, Why, and When of the Next Facilities Management Professional? Faciliton of Course!

By Gary McKelvey, Siemens

IFMA, the IFMA Foundation, and the Capital Chapter understand the importance of finding the next generation of facility managers. As the workforce is aging and retiring, the need to transfer that knowledge to a younger generation is part of the mission of IFMA. How did you become aware of facility management?

FM is a great career that many aren't aware of, and now there is a way for you to join a committed group to help young people explore the possibility of becoming a facility manager. This is an easy way to give back to young people and talk with them about why FM can change their lives. Why did you become a facility manager?

Facilities professionals fall into the career one way or another, but YOU can make a difference by joining other FM professionals at the Faciliton! The Faciliton team will provide high school students with a 50-question test, a role play exercise, and a challenge question to give them an idea of what facilities management is on a day to day basis.
From the President

Happy New Year everyone! I hope you all recharged over the holidays and came back rested and ready to tackle all of the challenges ahead. It’s a new year and most are talking about their goals for the year. Whether it’s running a marathon or losing weight, you have to develop a plan to get where you want to go. What about your FM organization? Have you set up a resolution? A goal to strive for? Perhaps it’s time to dust off that Strategic Plan and look at what your goals were and where you are right now. Not quite where you thought you’d be? Maybe it’s time to make adjustments.

When looking at a number of FM Department Mission, Vision, and Goal Statements, many highlighted “quality” as a key value in their organization. Be it that the FM Organization is focused on service, it was no surprise that quality was so high on the list of values. Every single one of them wanted to show they provided quality services, but in the world of operations and maintenance (O&M) what does that mean? It certainly is not one single thing, but a combination of factors spanning — how fast services are delivered, to how good of a service you provide. The challenge will be to not only narrow down key items to track that you are providing quality services, but also determining how to measure it and keep track of it. It’s one thing to say you provide quality services, it’s a whole different ballpark when you can show it.

There are a lot of great resources to help you choose the right things to measure. If you haven’t had the opportunity to browse through IFMA’s Knowledge Library, I invite you to do so. From articles, to pod casts, to white papers, there’s a lot of information you can draw from as part of your membership benefits. Check out “Benchmarking for Facility Professionals,” a how-to guide for FMs by Peter Kimmel (past president of the Capital Chapter). Another great resource within the library is the “Establishment of KPIs for Facility Performance Measurement” white paper. There are samples of FM-related KPIs, including quality of services as measured through customer satisfaction surveys. Another good read is from Chapter Past President Chris Hodges, who has an FM Link article titled, “Sustainable Facility Management Reporting – Choosing the Right Things to Measure.” But don’t let the title fool you, this does not just apply to sustainability, but to all aspects of facility management strategy.

Another way to show that you’re providing quality services is through a Quality Assurance/Quality Control (QA/QC) Program. These are usually comprised of inspections verifying performance to a set of maintenance standards and agreed upon levels of service (LOS) to which your FM Organization are held accountable. Your maintenance standards could be unique to your facility (basing most on manufacturer recommended guidelines) or based on industry best practice standards such as the General Services Administration (GSA) Maintenance Standards. Performance requirements will dictate the frequency of the inspections, by whom, how much to inspect (typically a percentage of the work done over a period of time), and what are acceptable levels. These programs are not only important to show that work is being completed and up to the expected standard, but to identify gaps in training or staffing requirements to meet set standards. So let’s say after a number of inspections you find that you are seeing deficiencies with the same type of preventive maintenance (i.e. motors) performed by different individuals during the 2nd shift. What you may glean from that information is that you may not have the right kind of expertise during the 2nd shift, or that perhaps the individuals performing the work do not have enough training to do it themselves. This is by no means meant to put blame on a team member, but to understand what needs your organization may have (training or staffing related) to meet quality standards. IFMA’s Knowledge Library provides a white paper on “Integrating Quality in to FM Operations” which provides steps on how to develop and manage your quality management system. There you can also find a how-to document titled, “Contractor QA and Accountability Program – DFW Airport,” which provides an overview of the DFW International Airport quality assurance and contractor accountability program.

Another great resource is the IFMA Engage Community. Have you been tracking the discussions there? It is a great place to ask for help that ranges from recommended service providers, to sample templates for various FM needs. This group expands on your Capital Chapter resources and opens up your reach globally. I know I’ve benefited several times from asking questions here when stumped with a “where to next” in a few of my facilities. Don’t miss out on all your membership provides by exploring these different resources and this ever-expanding group of FM professionals in our IFMA Community.

Hope you to see you engaged in our little community and perhaps in the worldwide IFMA Community so we can continue to elevate each other and our knowledge of the FM Industry.

Mayra Portalatin, SFP
President Capital Chapter of IFMA 2019-2020
Rapid development and implementation of new technologies around the globe have flooded markets with daunting numbers of new technologies and options for just about every aspect of our lives. Economists like Jeremy Rifkin, John Maynard Keynes, Robert Heilbroner, and Wassily Leontief question, “Whether new technologies might so boost productivity and lower prices as to create the coming state of affairs”. As rapid deployment of developing technologies continues to offer a means of reducing costs while increasing efficiencies (thereby moving production of goods/services closer to a zero margin), facility professionals have increasing opportunities to implement new scalable solutions previously unattainable to businesses of various sizes.

As in all of life, opportunity is coupled with opportunity cost. The rapid inundation of technologies to the built environment carries great potential, but there is also risk. According to Michael Bess, a historian of science at Vanderbilt University and author:

Smartphones, computers, and the internet are revolutionary technologies, but they seem to me [to be] comparable in their impact to other big revolutions in communications and transportation that we’ve experienced over the past thousand years… So what we’ve seen with the internet is blisteringly fast compared to the past. For most of human history, the world didn’t change that much in a single lifetime. That’s obviously not the case anymore, and technology is the reason why.

Sufficed to say, it is a safe assumption that many of us are at times overwhelmed or at least concerned by the sheer volume of rapid change and choice. Facility managers are tasked with bringing the best solutions to their client organizations, and this contributes to tech fatigue that many of us feel regardless of our vocation.

It can be easy to try to ignore coming shifts rather than trying to embrace multitudinous technology choices that might leave one feeling like they are trying to hug the wind. In order to support client needs while continuing our professional education to keep FM relevant, it is necessary for facility professionals to find prospective solutions that support stakeholder goals while at the same time remaining cost effective and ensuring the buildings in their care remain current. Prop Tech (property technology) is moving center-stage as the evolution of IoT and adoption of building sensors on an unprecedented scale move us toward what Alex Edds, Director of Innovation, JLL UK says:

PropTech is a reflection of the realization that the consumer experience needs to be at the very heart of real estate. Where the end-user was once forgotten when it came to decision-making, proptech is turning this on its head. PropTech is shifting the balance of power in real estate.

These days nearly everyone is a connected consumer, and this is having a real impact on the way FMIs need to adapt to the way in which buildings provide services to end users. Michelle Buxton, founder and chief executive at Mallcom says that:

Data is the gamechanger, not just as collected from consumer insights, but integrated with market, retailer, building and occupier data. As a result the modern property mantra is no longer “location, location, location”, she contends, but “location, experience, analytics”.

The ways in which we work have changed dramatically over the past five years, but something else that has changed as a result is where we work. As more workers are spending at least some of their time in locations other than offices, FMs are increasingly challenged to find ways of making certain that office spaces offer compelling experiences to ensure that workers really want to be there to collaborate. This can be especially challenging for organizations that decide to have a very small office for specific tasks/ projects, leaving the virtual workplace the primary location to provide that sense of place and experience that inspires people to work.

Cloud computing and virtual meeting technologies have enabled an evolution of the ways and locations we work. Workers expect increasing flexibility, and companies that are able to adapt to this worker desire may find some competitive advantage in their market sector as a result. This fact will also mean that the FM role will likely shift more towards one of occupant experience and real estate revolutionary, meaning FMs will be tasked more with using data analytics to derive value from real estate portfolios while providing that compelling experience to users.

Comfort and customization are of paramount concern in the construction of a compelling experience in any built environment. Consider implementing something that will help cut labor costs while increasing energy efficiency as that will strengthen any budgetary justification you may need to make for such a project. If your clients are ready to jump headfirst into it, find something to use as a test case to help ease them forward. For example, wifi thermostats are widely used in larger buildings as a matter of necessity, but in smaller organizations they may not have been implemented. There are now very scalable solutions that allow organizations to implement this technology affordably, dramatically reducing time spent managing thermal comfort complaints while offering real data on energy consumption and thermal trends across a portfolio. It is necessary to learn about options and limitations as well as any necessary security precautions, and then make an educated decision on any IoT devices. Consult your FM peers, vendor partners, colleagues on how they may have done this successfully if it is the first time you are undertaking such a project.

Whether your clients are right at the cutting edge of this technology revolution or perhaps trying to find a way forward from a good distance behind that digital front line, make 2020 your year to help your clients find a way forward – even if that way is developing a strategy for the coming years.
**IPM - Integrated Pest Management**

**February 25, 2020**  
7:45am – 9:30am  
Sodexo, 9801 Washington Blvd., Gaithersburg, MD

**Pricing:**  
Members – Professional $10, Associate $20  
Non-Members - $40

Join CCIFMA members and guests to learn about IPM - Integrated Pest Management for major pests that facilities are likely to deal with. Learn how they become pests and what we can do to get rid of (or manage) them. Most importantly, learn how to help the facility team to prevent these pests from the start.

**SOME/CET Event**  
**March 4, 2020 • 5:00pm – 7:00pm**  
Haworth Showroom, 600 Massachusetts Ave NW, Washington, DC

Join the Capital Chapter and So Others Might Eat (SOME)/Center for Employment Training (CET) as we again join forces to support the development of the programs’ trainees and graduates. Chapter members will participate in “speed interviews” - short opportunities for students receiving services from SOME/CET to gain firsthand knowledge and feedback from FMs which will prepare them for job opportunities and interviews.

We are recruiting Chapter members to serve as both interviewers and coaches - to share their FM stories, and to join us for a transformational evening, not just for the students, but for everyone.

**We look forward to paying it forward - please join us!**

**2020 CCIFMA Credentials Celebration**  
**March 12, 2020 • 7:45am – 9:45am**  
CNA Corporation, 3003 Washington Blvd., Arlington, VA

Join fellow Capital Chapter credentialed members for a complimentary breakfast event to celebrate your accomplishments together. This event will be an opportunity to continue professional growth by building your FM community through engaging conversations with fellow FMs while celebrating your achievements. During the event the chapter will present the scholarship and grant awardees for 2020. There are a lot of ways to start your day, why not spend the morning with us celebrating you and making some connections? We look forward to celebrating your accomplishments and helping you set a course for your next career milestone.

This event is for IFMA Credentialled Members Only. Please contact us to register.

**NFMT Conference**  
**March 17-19, 2020**  
Baltimore Convention Center, Baltimore, MD

Join us at booth number 2345  
Click here for more information.
Developing the Next Generation of Facilities Management Professionals

March 18, 2020
5:00pm – 7:00pm

AAAS (American Association for the Advancement of Science),
1200 New York Ave. NW,
Washington, DC

The Capital Chapter of IFMA needs your help to connect you and your FM-related organization to area High School students who are studying FM.

Working with DC’s Office of State Superintendent of Education (OSSE), area schools, and SkillsUSA, the Capital Chapter wants to connect you and your organization to hundreds of students studying: Construction Engineering Technology, Hospitality and other related fields, to introduce students to opportunities to work-base learn, and for you to find new ways to fill your position pipeline. Attend this complimentary event to hear about the interesting and rewarding ways in which you and your organization can positively impact area youth and make a connection to the next generation of workforce leaders.

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Operation Engage: A Successful Mission

On January 23rd, the Capital Chapter of IFMA enjoyed a great night of networking and discovery as attendees explored the International Spy Museum while learning about the inner workings of the chapter committees. At Operation Engage, attendees tested their spy skills as they traveled on a mission to discover ways to increase their FM knowledge, network, and professional development. As the groups made their way through an interactive maze, they got a chance to learn more about each committee and the many opportunities to get involved to enhance their careers.

A special thank you to Ken Regotti, Facilities Manager of the Spy Museum, for offering the space for the event. Thank you to all of the event sponsors as well for making this event possible: Steelcase, FM Studios and Olympia Moving and Storage. And, thank you to Capital Chapter of IFMA’s Membership Committee for leading this fabulous event!

For those of you who are interested in continuing your mission, don’t hesitate to reach out to any committee members or contact staff@ifmacap.org to learn how you can get involved. Until next time, keep your spy skills sharp!

FM Forum: In Pursuit of Better Project Turnover

By John Mackay, CFM, Procon Consulting LLC

Despite the fact that FMs have been hearing about the benefits of Building Information Models (BIM) for years, many have been left wanting. Such was the topic for discussion at the December 12th FM Forum held at Procon Consulting’s headquarters in Ballston, VA. The group discussed the promise of BIM for FMs; the challenges of actually delivering upon project turnover; the implications on operations when it falls short; and mitigation strategies along with some emerging technologies that can help an FM mitigate risk at project turnover.

For many years, FMs have heard the benefits of BIM touted by architects, engineers, general contractors, and of course the software providers. As an information model, BIM on paper offers many benefits, including:

1. Less manual and error-prone which implies less costly data transfer;
2. Opportunities for automation of tasks;
3. Comprehensive in nature;
4. Organized, standardized, and opportunities exist to re-use data;
5. Timely;
6. Opportunities for FMs to be more involved and engaged from pre-design through commissioning;
7. More simplified process for stakeholders to imagine and understand design issues and implications than 2D drawings; and
8. Accessible information for field Engineers/Technicians and contractors

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Committee Member Spotlight: Membership Committee

Courtney Lodico, Director of Sales, Patriot Shredding and Patriot MedWaste

Description of current role and company.

I am the Director of Business Development for Patriot Shredding. We are a document destruction company that provides on-site shredding to businesses. We also do hard drive destruction and e-cycling. Our goal is to help organizations and companies protect their employee’s and client’s Personally Identifiable Information (PII), and prevent them from ever having a costly, and reputation ruining, security breach. We are locally based in Rockville, MD. Our service is regional, but we are affiliated with like-minded independently owned shredding companies around the country. We provide free audits and we deliver secure containers at no charge. We are known for our superior service, competitive rates, flat rate invoicing (no fees, taxes or surcharges, EVER) and our friendly and professional employees.

How did you get involved with CCIFMA?

When I started with Patriot Shredding a friend in the office furniture world suggested that I join. I understood that I’d have the opportunity to meet FM professionals who would appreciate knowing about my company and could benefit from our services. He also told me it’s a great way to meet and network with other business partners.

What is your current role within the committee? What are your goals for this year?

I am a member of the Membership Committee and I helped plan the recent Operation IFMA Engage event at the International Spy Museum. I thoroughly enjoyed working on this event and getting to know my fellow committee members. Presently my goal is to stay on the Membership Committee and continue to host fun and creative events that will spark interest and participation, and grow CCIFMA’s membership.

What is your favorite part of working with the committee?

The Membership Committee is made up of dynamic professionals and business partners who understand the positive impact CCIFMA has had on their careers. We tell that story through hosting member events and by supporting all IFMA functions and special events. I was in hospitality before joining Patriot Shredding and I love that the

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A Proactive Approach to Save Time & Money: Continued from page 1

HVAC Systems - ACR 2013,” recommends that HVAC systems be visually inspected for cleanliness at regular intervals, depending on building use. Taking this type of proactive approach allows you to see the current and future costs of your building, forecasting equipment life-cycles and helping to plan long-term solutions. Costly repairs and high utility bills should be a thing of the past, since the last thing you want to worry about is your building’s heating or air conditioning breaking down unexpectedly!

Having a trained technician looking over your system regularly will spot issues before they happen and keep unplanned emergency service repairs from disrupting your business operations.

So how does a preventative maintenance plan work?

It should identify savings in your current operating costs by analyzing the entire cost of your operation: Consumption, equipment condition and life cycle, as well as current maintenance programs. Next steps: Analyzing this information and prescribing actions specific to the equipment and the environment in which it serves. Proactive maintenance programs can include: Cleaning coils; lubricating motors; checking motor operation; checking amperage; checking wiring; checking temperature readings; checking that thermostats are performing properly; keeping your BAS controls up to date; changing belts prior to overwear; changing filters at prescribed times (minimum 4x annually); performing an oil analysis; providing eddy current testing; and ensuring proper water treatment.

Depending on your building’s needs, these actions could be performed daily, weekly, monthly or seasonally.

You can invest your maintenance budget dollars for your HVAC equipment in several ways; through PM only programs that include maintenance based on a prescribed set of tasking. Alternately, there are plans that include labor for diagnosis and repair, labor and parts, or even unit replacement in your budget. It all depends on where your risk vs. investment factors lie. How many skilled technical people do you have on staff? What is the opportunity cost for lost business dollars if your system goes down?

Every building is unique. As such, the service solution should be customized to fit the needs of your entire building - not just one small portion of it. Be sure to look for a solution that takes a wide-lens approach for your unique needs.
Get the Most from Your Membership with CFM, FMP and SFP Designations

A key benefit of IFMA membership is maintaining professional growth through the facility management professional program which offers three designations: Certified Facility Manager (CFM), Facility Management Professional (FMP) and the Sustainability Facility Professional (SFP).

The CFM credential sets the industry standard for continuing the knowledge and abilities of practicing facility managers.

You can also earn the Facility Management Professional (FMP) designation, a knowledge-based credential demonstrating a proven comprehension of the basics of facility management. The FMP designation can be completed in approximately 12 months, and FMP candidates may customize their training to build the specific knowledge they need to meet individual goals.

The following individuals recently earned FMP credentials: Kurt Klein; Jack O’Rourke; Danielle Southers; Catherine Townsend

IFMA’s SFP is an assessment-based certificate program delivering a specialty credential in sustainability. By earning your SFP credential, you will develop and gain recognition for your expertise in sustainable FM practices while impacting your organization’s economic, environmental and social bottom lines.

Scholarship & Grant Opportunities

The Capital Chapter of IFMA is pleased to announce its 2020 scholarship and grant opportunities for students and FMs. Applications are now being accepted and candidates should apply by February 18, 2020.

- Annual Scott Hulick Professional Development Scholarship
- Student-Based Scholarship Program
- Capital Chapter of IFMA Professional Development Grant
- Current FMs and Professionals Grant Program

Contact Frank Vollmer at fvollme2@gmu.edu 703.993.4838 or Lee Bennett at abenneta@gmu.edu or 703.993.4805.

CLICK HERE FOR MORE INFORMATION
Thanks to the Capital Chapter of IFMA and other IFMA Chapters and Councils, the IFMA Foundation scholarship program has awarded more than $1.4 million dollars to more than 554 students since the program started in the early 1990's. Scholarship recipients receive a cash award and fully subsidized IFMA World Workplace conference travel, registration and participation. At World Workplace, scholarship awardees participate in the IFMA Foundation IgniteFM! Student Challenge and have the opportunity to win a monetary prize. They also network with FM professionals, meet FM talent acquisition leaders and interview for jobs.

The individual scholarships range in value from $1,500 to $10,000 and are awarded to undergraduate (2-year and 4-year) and graduate students enrolled in facility management or FM related (built environment) programs. To learn who is eligible and download the application and helpful hints, please visit our website. Applications are due April 30, 2020.

Party like a Gatsby with the IFMA Foundation at World Workplace 2020

We invite you to join us at IFMA World Workplace on September 29, 2020 in Chicago for a Roaring 20's Affair. A party worthy of Jay Gatsby, guests are encouraged to wear their spats and fedoras, flapper dresses and cloche hats and prepare to dance the Charleston to ragtime jazz. Enjoy food, drink (no bathtub gin), mingling and celebrating the foundation's 30-year anniversary.

Do you like putting together parties? The Gala Committee is always looking for members to offer their time and talent to make this event successful. Please contact Christina Gonzales, Program Support Specialist, if you have an interest in joining the committee.

When you shop, AmazonSmile will give to the IFMA Foundation

When you shop on AmazonSmile, the AmazonSmile Foundation contributes 0.5% of eligible purchases to the charity of your choice. What a great way to give back to the IFMA Foundation in four easy steps:

**STEP #1:** Visit [https://smile.amazon.com/](https://smile.amazon.com/) and login with your existing amazon account.

**STEP #2:** A prompt will ask you to choose a charity to support, please select “IFMA Foundation” Houston.

**STEP #3:** Once your charity is picked AmazonSmile will track your eligible purchases and send the contribution to the IFMA Foundation.

**STEP #4:** Please log on to [https://smile.amazon.com/](https://smile.amazon.com/) for future purchases, only AmazonSmile purchases qualify for contributions.

Invite the organization you work for, your friends and family to help support the IFMA Foundation.
The students learn that an FM career is within their reach if they choose that path. As an FM you are helping introduce the facilities management profession. These students are learning about facilities management, while also competing for scholarships that will help them learn more about a career in FM.

YOUR involvement is critical to the Faciliton, so come out and join other facility managers. There will be a DC/OSSE event on March 18th to discuss the logistics of the DC and VA Faciliton, as well as the DCPS internship process. Please inquire how you can help by emailing staff@ifmacap.org.

Committee Member Spotlight  Continued from page 8

Membership Committee is the hospitality arm of CCIFMA; extending invitations to participate, meeting first-time attendees at events, and following up with them to ensure they felt welcome.

What advice would you give to others who are interested in getting more involved?

I can summarize it in two words, “Show Up.” I am the first and only Patriot Shredding employee who has joined CCIFMA. In the beginning, I would show up and not know a single person. I felt like a stranger walking into a room full of close friends. I’d look for a friendly face and introduce myself. Luckily, CCIFMA is full of friendly faces. After months of “showing up” at meetings and events, I joined the Membership Committee, that’s when I really felt a part of the crew. If membership isn’t your thing, join another committee. You’ll get to know your fellow committee members and all of their CCIFMA friends and colleagues.

What do you like to do in your free time?

I love to hang out with my family. My husband and I are the parents of 26-year old quadruplets, and they are a blast. I enjoy cooking and entertaining, and I’m happiest when I have a house full of kids and friends over for dinner. I’m also involved in my church, community, and sorority, and I enjoy socializing and volunteering with those organizations.
FM Forum: In Pursuit of Better Project Turnover

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But as software, BIM has to integrate into legacy systems like any other planning (ERP), geographical (GIS), project management (PM), document management (EDMS), and space (IWMS) and maintenance management (CMMS) systems. Beyond the fact that it’s software also comes the need for standards, process and procedures that support those standards, and the will and way to enforce them.

Despite lots of progress, the group then discussed common pitfalls surrounding BIM and project turnover:

1. Adoption rates of BIM; a recent Dodge Analytics study found only 47% of A/E/C’s reported using BIM for 50% or more of their projects;
2. Model accuracy is impacted by ASIs/RFIs that alter designs;
3. Extraneous data in models;
4. Standards and compliance among project stakeholders; and
5. Varying degrees of capabilities in the A/E/C community to this day.

The good news for FMs is that there are some cost-effective new technologies on the market that are making aspects of project and construction management, commissioning, and operations & management easier to manage and control. For example, the group saw an example of a 3D camera that can verify construction accuracy to a model, as well as record progress as you conduct periodic construction inspections. Another example showed the benefits of driving BIM data effectively into a CMMS to enhance the technician’s abilities to identify and maintain equipment in the field. Such technologies, applied in concert with good standards and effective quality management processes are truly making the benefits and promises of BIM a reality for the modern FM.

Contributors: John Mackay is a Senior Consultant of Facilities Management at Procon Consulting in Arlington, VA. He has over 20 years of experience as both an FM practitioner and as a consultant with practice areas in organizational, process, and performance assessment, procurement support, and FM technology. Stephen DeVito leads Procon’s BIM and related technologies practice and Anderson Lewis of Procon’s Business & Technology Management group also contributed to this discussion.
Capital Chapter’s Career Center

Looking for a job? Looking for a great candidate to fill a vacancy? Visit the Capital Chapter’s Career Center and access jobs and candidates in the metro-DC area. The most recent job postings are listed below:

**Title:** Maintenance Manager  
**Company:** Bozzuto  
**Location:** Arlington, VA  
**Posted:** February 5, 2020

As a Maintenance Manager, your mantra is preserve and protect. You bring your passion for people and the trades to work with you every day. You’re a motivator, a teacher and a safety maven. As the leader of asset preservation for the community, you instill in everyone you interact with, a sense of Bozzuto pride.

**Primary job responsibilities include:**
- Resolving maintenance issues in the area of HVAC, electrical, plumbing and appliance repair
- Managing the make-ready and apartment turnover process
- Preserving the value of the building by consistently executing on preventative maintenance programs
- Preserving the beauty of the building and the safety of the community through general upkeep and cleanliness, snow removal and grounds maintenance
- Sustaining peak efficiency operation levels for all property components
- Adhering to applicable building, county and safety codes/standards, while running an accident-free operation

**Title:** Facility Maintenance Manager  
**Company:** HHM Facility Management  
**Location:** Salem, VA  
**Posted:** February 5, 2020

The Facility Maintenance Manager will assist in maintaining property and grounds in accordance with established standards of safety, cleanliness and appearance, policies/procedures. Property includes building, grounds, and equipment serving the building. Essential functions will include tasks associated with Property Management, Maintenance Schedules and Inspections, Property upkeep, work orders and repairs, Grounds, Mechanical/Electrical/Plumbing, and Risk Management.

**Title:** Operations Manager  
**Company:** Ashland Chemical Company  
**Location:** Hopewell, VA  
**Posted:** February 6, 2020

Ashland has an exciting opportunity for an Operations Manager to join the Ashland Specialty Ingredients business in Hopewell, VA. This is a very visible, significant role within the company and the operations function. This position will report to the Sr. Operations Manager. The responsibilities of the position include, but are not limited to: Maintaining a safe work environment for all site employees and visitors; developing and implementing a solid strategic plan for his/her area of responsibility balancing its immediate needs with the long term goals of the company; providing high quality services, processes, programs and products to internal and external customers while consistently seeking ways to improve outcomes and enhance service; and more.

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**Welcome New Members**

- Laura Arsenault • Poppin
- Tricia Bonner • UGI Energy Services
- Heidi Brown • Poppin
- Clifton Bukowsky • Brothers Mechanical Services, LLC
- Jim Carney • Able Moving & Storage
- Robert Cordova • Fairfax County Public Schools
- Nia Davis • Jones Lang Lasalle
- Elvis Ensor • Washington National Cathedral
- Frank Flaherty • SERVPRO of Washington, DC
- Keith Harlow • NACS
- Michael Hathorne • Burns & McDonnell
- Danya Haywood • NAMI, National Alliance on Mental Illness
- Christopher Holroyd • Smith Contract, LLC
- M. Sanders Hubert •
- Demetria Jackson • Humanity United
- Samantha James • NRO
- Raea Jean Leinster • Yuck Old Paint, LLC
- Travis Williams • Able Moving & Storage
- Amber Yost • Paul Davis Restoration & Remodeling
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Rentacrate
Steelcase

Get Linked into the Pulse of the Capital Chapter!

This is your invitation to get more involved with the Capital Chapter of IFMA through our LinkedIn Group! LinkedIn is a great tool to connect with those in the FM industry; stay informed on current events and industry news; and share your knowledge. Visit www.linkedin.com to create an account, then search for the group IFMA-Capital Chapter and follow the prompt to request to join.

Note: This group is only open to Capital Chapter members. If you’re not a member, navigate to the chapter website and click the JOIN link at the top of the screen. We’ll see you online!
Capital Chapter Upcoming Events…

Feb 25:  
**IPM - Integrated Pest Management**  
Sodexo, Gaithersburg, MD

March 4:  
**SOME/CET Event**  
Haworth Showroom, Washington, DC

March 12:  
**2020 CCIFMA Credentials Celebration**  
CNA, Washington, DC

March 17-19:  
**NFMT Conference (Booth #2345)**  
Baltimore Convention Center, Baltimore, MD

March 18:  
**Developing the Next Generation of Facilities Management Professionals**  
AAAS, Washington, DC

May 18:  
**2020 Golf Outing**  
International Country Club, Fairfax, VA

Sept. 30-Oct. 2:  
**IFMA’s World Workplace**  
McCormick Center, Chicago, IL

For more information, or to register, visit the Capital Chapter website or call 703-691-IFMA.