The Voice
Of Silicon Valley Facility Management

Summer, 2011

REBUILDING TOGETHER
Paving the Path
2011

Unleash Your Inner Rock Star
July 28th at Google

Powering the Future of FM through Solar Technology

FUTURE STARS OF FM
IFMASHV
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August 19
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President’s Message

“Here’s to the crazy ones. The misfits. The rebels. The trouble-makers. The round heads in the square holes. The ones who see things differently. They’re not fond of rules, and they have no respect for the status-quo. You can quote them, disagree with them, glorify, or vilify them. But the only thing you can’t do is ignore them. Because they change things. They push the human race forward. And while some may see them as the crazy ones, we see genius. Because the people who are crazy enough to think they can change the world, are the ones who do.”

~ Jack Kerouac

And so here we are, halfway through 2011, wow time has flown by and reflecting back on our first half I certainly can relate to Jack Kerouac’s quote. But that’s exactly what the 2011 chapter leadership, with all of your fantastic support, set out to do. Be crazy enough to change the world. Or at least our small part of the world!!!!

The Marketing Committee has executed brilliantly on the new IFMA SV brand image with the “Future Stars of FM” as the main theme. Many of us are deeply involved with and contributed significant impact to the expanded community opportunities, 49ers Academy, Rebuilding Together, River Clean up, etc. Thanks in large part to Bob Dills, our relationship with CalPoly grows stronger with time and we fully expect a formal arrangement in the near future so that our amazing Diversity: Scholarship and Mentorship programs goal of having a west coast university to align with is achieved, PDC has brought an incredible variety of programs for you to learn and network at, BioDiversity, Solar, etc. Plant tour are just a couple to mention that received extremely positive feedback. Our expanded education offerings with the new FMP programs are in full swing with a wonderful opportunity coming soon to offer the Sustainable Management Professional (SFP) designation held locally. Four of us, Ed Novak, Claudia Folzman, Kathy Roth and I went to witness and offer support to the birth of a new chapter, “Central Valley”. We have submitted for Large Chapter of the Year Award and have nominated our very own Julie O’Laughlin for the second highest personal honor that IFMA bestows, Distinguished Member, for her long term commitment to us and our profession all the while delivering a mind boggling amount of WOW leadership. We should all be very proud to be associated with her.
These are only small samplings of the things, as there is no way to capture everything we do and everyone’s personal contributions, that are part of our core competencies that we execute, on behalf of all of you, our members and sponsors, driven by amazing people with a common goal. “Be crazy enough to change our small portion of the world.”

I hope to see all of you very soon. Have a wonderful and safe start to your summer.

Best Regards,

Larry Morgan, CFM, RPA, FMA
2011 Chapter President
International Facilities Management (IFMA) Silicon Valley
I am extremely proud of our membership and their selfless contributions to our local community. Members have been generous both with their time and monetary contributions towards supporting the community outreach programs of the chapter. This month, we have 3 events to report on – our collaboration with The San Francisco 49ers Academy, the Rebuilding Together program as well as the Beach Cleanup. Each year I have seen a greater interest and turnout for each of these events. It takes tremendous effort and perseverance of those that lead and help organize the effort and we extend a special thanks to them all.

I also want to extend a special thanks to Denise Kitt, Dome Construction, who has diligently provided coverage for Chapter monthly meetings and has been not only very thorough but also very timely in providing her contributions for the newsletter. For those members (and I being one of them) who can’t make it to each event I really appreciate reading the synopsis of the event. Judi has been unwavering in her support as copy editor – with her keen eye, she is quick to hone in on the details. And of course, Carol, our dependable and patient designer who comes through each time with her splendid talent and transforms all this into a great looking newsletter! Lastly, a very special thanks to our newsletter team that get the finished product out to our readers in record time – Lani and Julia.

Happy Reading …..

Regards,

Deepa Dhar
Well, the golf Gods finally smiled on us. After two years of rain, cold, and wind, the weather for this year’s tournament could not have been any better. Blue skies, bright sun, and a “golfers’ breeze” helped make the day at Cinnabar Hills Golf Course enjoyable for everyone – players, sponsors, and volunteers alike.

However, the day’s festivities would not have been possible without the support of our sponsors, who helped make this another successful event for the chapter. A special thanks goes out to our Gold Tournament Sponsor, Air Systems and of course our Chapter Platinum Sponsor, Dome Construction.

From start to finish, the event ran smoothly thanks to our Tournament Committee and an Army of Volunteers:

**Chair:** Jeremy Goodland  
**Committee Members:** Ralph Buchanan, Cathy Cathey, Jim Lampkin, Sergio Lopez, Sandra Louie, Wendy Newcomer, Robert Robledo  
**Volunteers:** Darla Arndt, Caasi Bonura, Tiffany Burchfield, Janet Burlinson, Peter Clausen, Elizabeth Davis, John DiGiorgio, Gina DiMaria, Robert Dragony, Marlene Fales, Paul Fales, John Hackett, Chuck Heinemann, David Jensen, Kevin Klink, Bob Kraiss, Frank Kudelka, Krista Kummel, Eric Lee, Gary Mahal, Anna McQuillan-Rose, Renato O’Neal, Praveen Prasad, Diane Rebecchi, Valerie Roeszler, Kathy Roth, Scott Schipper, Michael Scrabis, Pete Standish, Nichole Stephenson, Ryan Watts & Bill Wright.

As players arrived at the course, they were directed towards the registration table to check in, purchase eagle packs, and load up on raffle tickets for a chance at a number of great prizes. They also took the time to chat with our Registration Sponsor, Valley Crest Landscape Maintenance, who passed out balls and tees to draw a crowd. Players then made their way outside to start the day with lunch provided in a reusable cooler bag, sponsored by Cosco Fire Protection. After downing some grub, players wandered over to the putting contest to compete for a great prize sponsored by Customized Performance.

It was then time to tee off, and after only a couple of holes had been played, something happened that created a buzz heard around the course for the remainder of the day. “**Someone got a hole-in-one!!**”

Well that someone was John Hackett, and his beautiful shot at Lake 2 rolled into the cup and won him $20,000! He owes a big thanks to Contest Sponsor Brook Furniture Rental.

*Continued on pg. 7*
John recalls the moment:

“The distance to the flag was 165 yards, with a wind blustering right to left. I hit a pure 5-iron that landed in the middle of the green, on the upslope, and watched it slowly traverse the top of the hill and disappear. I knew that the pin was back left, so I figured the ball probably rolled off the back of the green. I looked toward the Hole-in-One Contest Sponsor, Michael Scrabis of Brook Furniture Rental who was sitting pin high on top of the hill, to see if he had any reaction. But there was none. I figured it must have rolled off the back. As we started driving towards the green, I noticed Mike got up from his chair and walked towards the hole. This made me think that it might have stayed on the green. As we approached the top of the hill, I could see Mike standing 5 feet away from the pin, but there was no ball in sight. Again, I thought it rolled off the back of the green. Renato, who was with me on the cart, yelled out, “is it in the hole??” Mike calmly pointed downward toward the cup. Reno and I looked at each other and both exclaimed “no way!”

As we reached the green, we all walked quickly to the hole. I looked down and there it was. There was a mighty roar from everyone as I bent down to take the ball out of the hole.”

- John Hackett, ADC Engineers

It was the first hole-in-one in IFMA-SV tournament history, and it set the tone for the remainder of the day.

Meanwhile, other players were enjoying their round with the food and drinks provided by our many hole sponsors. For the third consecutive year, the Committee awarded the best-of-the-best with recognition in five different categories, including ‘Best Food,’ ‘Best Drink,’ ‘Best Giveaway,’ ‘Best Design,’ and ‘Best Overall Hole.’
Best Overall Hole: Access Communications

It was not an easy task to select the winners from such a great bunch. Here are the other Hole Sponsors:

Advance Design Consultants
Alliance Environmental Group
Degenkolb Engineers
Diversified Protection Systems
Rosendin Electric
Service by Medallion
Steve Osborne Motor Sports
Valley Relocation & Storage

THANK YOU ALL!

Best Design: IFMA Diversity and Scholarship Group

Of course the day would not have been complete without our other very important sponsors:

GOLF CARTS - Western Allied Mechanical
BEVERAGE CARTS - Alliance Roofing, Inside Source and MAI Industries
TABLE CENTERPIECES - GreenWorks

Those players that weren’t fortunate enough to win the $20,000 cash prize for a Hole-In-One, still had the opportunity to win over $1,300 in cash prizes for their skills. And the winners were:

Putting Contest (Laser Range Finder)
Jason Lester, Boston Scientific

Men’s Long Drive Contest ($50 ea)
Canyon #9 Zach Russi, Mountain #7 Terry Wilson, and Lake #3 Zach Russi

Women’s Long Drive Contest ($50 ea)
Canyon #9 Wendy Wang, Mountain #7 Wendy Wang, Lake #3 Renee Holoubek

Men’s Closest to the Pin ($50 ea)
Canyon #8 Paul Boyer, Mountain #2 Pat Murphy, and Lake #2 John Hackett (for his hole-in-one of course).

Women’s Closest to the Pin
Canyon #8 Wendy Wang, Mountain #2 Wendy Wang, Lake #2 None

3rd Place finishers with a score of 58 ($100)
Kyle Pickett, Steve Woods, Bill Ayres, John Brady

2nd Place finishers with a score of 55 ($200)
Jim Osborne, Bob Cooney, Ken Salazar

And the team with the best round of the day...

1st Place finishers with a score of 54 ($300)
John Hackett, Lorenzo Rios, Jason Dubose, Renato O’Neal (John’s hole-in-one was the deciding factor!)
The big winner of the day was our Community Outreach program, who was the primary beneficiary of the funds raised during the tournament. John Hackett, a representative of The San Francisco 49ers Academy, thanked all those that contributed to the event and explained how the proceeds would benefit the youth in East Palo Alto.

It was a day filled with fun, lasting memories, and some great golf played by all (well, almost all). We have our work cut out for us in 2012 to top this year’s event, but it’s a goal that we challenge all of you to help achieve!

We look forward to seeing you on the course next year!
Past-President Bob Dills and Vice-President Claudia Folzman enjoy a drink after a day on the course.

Chairman Jeremy Goodland recognizes John Hackett for his amazing hole-in-one and $20,000 prize.

Director Wendy Newcomer and Secretary Judith Sayler rock out while promoting the IFMA Membership Mixer.

Players warm up with a few practice swings at the driving range before tee time.

The crew from Customized Performance prepares for the first round of participants in the putting contest.

Golf Committee Members Cathy Cathey and Sandra Louie share a smile as their hard work has paid off.
ROCK FOR A CAUSE

Rock & Roll Merchandise!

Taste what all the hype is about - Famed Google Chefs cook for us!

Capture your inner Rock Star photo booth!

Rubber Ducky Raffle - Vegas baby! Vegas!

VIP Lounge!

Two live bands & DJ:
“The Hold Up”
“Big Wood”
Paul Davis very own, Dee Jay Y

Unleash your inner RockStar, at the RockBans booth!

Register today at:
www.ifmasv.org

All proceeds will go to benefit the IFMA-SV Diversity Scholarship Fund

July 28th, 5P-8:30P
Google, Mountain View
1400 Crittenden Lane
Annual Diversity Scholarship Fundraiser and Membership Mixer

This is one party that you don’t want to miss!
How often do you get your rock on while supporting a great cause? Not only is the location at Google, one of the world’s most celebrated workplaces and exciting venues, but there are so many other reasons why you should register today for the event of the year:

• **Rock for the Cause!**
  Master of Ceremonies Dee Jay Y, and 2 local bands support our Chapter in a major way by donating their time and talent to raise money for IFMA-SV’s Diversity Scholarship Fundraiser and Membership Mixer.

  **Dee Jay Y**
  Master Mixologist Michael Ybarra from Paul Davis Restoration will help us hold it down while pumping the beats between sets.

  **Big Wood**
  Our opening act is a blend of rock and alternative groove that is getting traction at local clubs. Their debut album is set to release this fall and they are primed to get the party started in true Rock & Roll fashion!

  **The Holdup**
  Our headliner act is seriously ready to explode on the national scene in a big way. In March 2009 the long awaited album “Stay Gold” was finally released on Dub Rock and debuted at an impressive number 44 on the Top 100 Reggae Albums on iTunes. The Album’s success on iTunes helped launch “Stay Gold” on to the iTunes “What’s Hot” list for 6 weeks and even made the top Reggae Albums on CD Baby.com. These boys are local favorites who have a huge fan base and play at only the hottest venues around the Bay.

• **Rock & Roll Merchandise**
  The coolest hoodies, t-shirts and more...You know you want one!

*Continued on pg. 13*
• **Taste what all the hype is about!**
  You heard the food at Google rocks, now experience it for yourself! Three ethnic food stations, three bars, desserts to die for, along with a killer coffee bar will make sure you have enough energy to rock out all night!

• **Capture your inner Rock Star!**
  Photo booth with rockin props — don’t you want proof you attended the hottest event of the year?!

• **Party like a Rock Star — Vegas Style, baby!!**
  Rubber Ducky Raffle with incredible prizes, including an all expense paid trip/weekend at the Hard Rock Hotel..

• **Release your inner Rock Star!**
  Compete amongst your colleagues and show us your skills for a chance to win fabulous prizes.

• **VIP Lounge**
  Limited access for those fans that put their money where their mouth is...
The San Francisco 49ers Academy

John H. Hackett
Special Advisor to the Board
Community Outreach Committee
49ers Academy Champion

During IFMA-SV’s 2011 “Dreamers Create the Future Stars” kickoff event in January, Chapter President Larry Morgan introduced us to the The San Francisco 49ers Academy who entertained us with a video they produced and a few live songs. The video illustrated the vision of connecting the future stars of East Palo Alto with the Silicon Valley. The San Francisco 49ers Academy closed the show with a standing ovation and high fives as they exited center stage and passed through the audience. There was an amazing connection made that night that continues to grow to this day.

The San Francisco 49ers Academy is a public alternative school, supported by a private non-profit agency serving 6th, 7th and 8th grade students who benefit from a small, nurturing and personalized environment. The population is primarily made up of low-income minority youth. These children are often characterized as hard to reach and hard to teach. The Academy is the major source of development for these students and provides a caring community where the emphasis is on one-on-one relationships to promote academic success in children who have struggled in other school programs.

So what does The San Francisco 49ers Academy have to do with facility management?

The relationship with The San Francisco 49ers Academy began in 2009 when Julie O’Loughlin and Larry Morgan announced the creation of the Diversity, Scholarship and Mentoring Program.

One of the many goals of the program is to reach out to our local neighborhoods and expose our youth to the opportunities IFMASV and facility management can offer them.

When we first visited The San Francisco 49ers Academy, we noticed a fortress like wall surrounding the property, coated with all white paint and a large 49er logo at the entrance. We weren’t quite sure what we would find behind those walls. As we entered the parking lot we saw a cluster of shanty-like structures. A closer look revealed a fantastic display of murals on the exterior combined with cast iron bars covering the windows. The murals displayed wondrous images of hope; smiling faces and big bright eyes, children playing, swinging from trees and climbing ladders. The colors were brilliant and gave the feeling that creative genius was alive and well at this place call EPA (East Palo Alto). The bars on the windows seemed out of place.

Michele Sharkey, Executive Director of The San Francisco 49ers Academy, provided us with a tour and the conversation revealed that not only were amazing things happening at the Academy, but there were also great challenges both financially and socially. The location sits right in the heart of East Palo Alto surrounded by a neighborhood that struggles with crime, poverty and violence.

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Behind these walls is a place of refuge and miracles.

IFMA-SV has visited The San Francisco 49ers Academy many times since then and the connection between the two organizations has gained momentum.

At the February IFMA-SV monthly meeting, Larry Morgan announced the official embrace of The San Francisco 49ers Academy and our Community Outreach Committee has added the Academy to their portfolio of successful programs including Rebuilding Together, Beach Cleanup, Second Harvest and Toys for the Holidays.

In March the Community Outreach Committee visited the Academy and penciled out a short term and long term strategy. One of the long term strategies is to assist them in preparing a Rebuilding Together application for major renovations. On the short term the COC is already making progress; Janis Zinn coordinated the donation from Roche of much needed furniture for their office, lobby and computer lab, Jason Hamon of Eco Landscape worked with Hertz Rental and donated brand new classroom desks and Jenny Marshall, Barry Paxton and the MAI Industries team have completed an important Tenant Improvement to the 8 to 80 Zone and music room. The construction commenced on April 11, 2011 and we all visited the finished product on May 12.

John Colleton is Multimedia Director of the 8 to 80 Zone and in addition to managing the music and multimedia programs he is mentor and trusted friend to kids.

The “Zone” is a small room containing a video production area, music recording studio and staging area for their local TV program run by the kids. There is a wall separating this room and another classroom.

One of the Academy’s wish list items was to install a window and door for access to both areas. It sounds simple but the impact will be significant; the Academy is struggling with staffing challenges and access between these two areas now provides a significant solution.

John Colleton describes the potential impact this way:

“The impact of a window and a door between the 8 to 80 Zone and the epaSoul Music Room goes far beyond just access. This modification allows for supervision during the school day of a non-credentialed 49ers staff by a fully credentialed teacher in the next room.

In plain English, this supervision allows the 8 to 80 Zone Multimedia Director to offer class throughout the school day in the 8 to 80 Zone where, in the past, this state of the art facility could only be utilized in the after school hours. We will go from 3 hours of instruction per day to a possibility of 8 or more. IFMA gets it done. The San Francisco 49ers Academy can’t thank you enough.”

IFMA-SV’s involvement with The San Francisco 49ers Academy is not just about facility improvements; developing relationships with the kids and giving them hope for the future is part of the legacy IFMA-SV has embarked on.

We envision the day when one of The San Francisco 49ers Academy youth becomes a facility manager and even President of IFMA Silicon Valley Chapter.

If you are interested in getting involved with The San Francisco 49ers Academy initiatives please feel free to contact John H. Hackett, Community Outreach Committee 49ers Academy Champion, at JHH@ADCengineers.com.
April Meeting: Synopsis
Engagement with the C-Level

On April 27th, IFMA members gathered for another stimulating meeting on the C-Level at Synopsys in Sunnyvale. Synopsys, “helps design the chip inside your electronic products—from your cell phone to your laptop,” explained Kathy Milligan, their corporate facilities manager, as she welcomed guests to their Sunnyvale campus. Synopsys has 85 office locations that include several LEED Gold buildings.

The evening’s program focused on why and how facility managers must understand their company’s core business objectives and be in line with them to be able to “talk the same talk” as the C-Level managers who are looking at the company 15,000 feet up. The C-Level’s main concern is creating value for their company and stockholders if they are a public company. The facility manager must approach the C-Level with that in mind in order to get buy-in, no matter how worthy an idea or project may be.

President Larry Morgan introduced the speakers: Deborah Barber is a principal with the Jackson Hole Group with a background in senior human resources and corporate services management; Todd Slingsby is currently the Vice President of Learning and Organization Development for Risk Management Solutions and has experience in senior sales management, business and process reengineering leadership, and much more; Thomas T. Thomas is a CFA and financial consultant with a background in setting financial, investment, and real estate strategies and managing large pools of financial assets for corporations.

Deborah spoke on the importance of physical environment in the workplace, as well as the significance of being part of a community at work. Even factors as subtle as the color scheme of an office can affect the attitudes of employees, and in turn, how well they work. Secondly, her experience shows that if employees feel like they are part of a team, they are likely to be more motivated and accomplish company goals. Deborah recommended John Kotter’s books, one of which includes a chapter on “Fair Process”. In it, Kotter expresses that employees need to know that their voice is being heard by the C-Level, even if in the end, managers decide to go in a different direction on an issue.

Todd builds the individual and organization capabilities of RMS worldwide. He develops and puts forth company-wide strategies, processes, programs and organizational design that link to the overall organization strategy. He works at the individual, team, functional, business unit and organization levels. One of Todd’s take-away points was that the more engaged and team-oriented employees are, the more committed they will be to the task at hand.

As a former Corporate Treasurer for Genentech, Thomas was responsible for organizing the development of Genentech’s South Campus of over 780,000 square feet of lab construction, for the financing and expansion of the Vacaville manufacturing site, and for many more of Genentech’s real estate projects. He advised that facility managers who are presenting their ideas to the C-Level should always consider and voice the financial implications of their strategy. Too often, there is a lack of communication on the value of their ideas in a quantitative way that justifies the bottom line. However, all three speakers agreed that once facility managers understand the communication process and how to package their ideas or plans, they still must be passionate and persistent to be heard.
On May 25th, IFMA members gathered for an especially exciting meeting at Solyndra’s new LEED Gold-designed headquarters in Fremont. Only a year ago, President Obama had visited this innovative solar manufacturing company and had taken a tour of its manufacturing facilities. Members were happy to learn that before and after the presentation, they would be touring Solyndra’s new 300,000 sq. ft. fab whose state-of-the-art robotics has doubled output and capacity already this year. Their fab manufactures panel arrays with a cylindrical module design which are 80-95% recyclable and have captured the interest of major corporations such as Coca-Cola, Anheuser-Busch and Frito-Lay, to name a few.

Solyndra’s President and CEO Brian Harrison gave a warm welcome to all and Ben Bierman, Executive Vice President of Operations and Engineering, followed with an overview about the design of their headquarters office. Solyndra is pursuing LEED Gold certification with the U.S. Green Building Council for its headquarters. Its list of sustainable elements include: abundant natural lighting, double-paned windows and automatic sunshades that react to the sun’s movement throughout the day.

The headquarters site was selected long before the team decided to submit it to LEED, so there were a number of adjustments to be made to obtain LEED points. Solyndra’s HVAC choices have saved them $100k/month. Their central lighting control system saves $20K/month. Solyndra’s non-solar energy efficient initiatives are 15% better than Title 24 and 43% better than ASHRAE 2004, saving them approximately $2 million per year. Solar panels cover one hundred percent of the roof of the fab, which powers the entire office area and also contributes power to the factory.

Solar power, Bierman explained, is the most cost-effective and environmentally sound way to produce clean energy. Energy consumption in U.S. is 3.3 terrawatts (TW). To replace only 1 TW produced by fossil fuel with an alternative energy source would take 1000 new nuclear reactors or a gigantic wind farm the size of California, and wave and geothermal are negligible. Photovoltaics on 11 billion square meters of already existing roof tops can nearly do it, producing 800 GW. The advantage of solar is that there is no distributed power generation over long distances, and therefore, little environmental impact and no capital, maintenance, or distribution costs for transmission lines.
“After the September 11th tragedy, I received my CFM certification which made me much more competitive in the tough job market. Since I do not have a degree, my CFM credential became my equalizer in an MBA and PhD World.”

- Harry Hobbs

I had a chance to meet Harry Hobbs during the chapter meeting that was held at the Solyn-dra facility in Fremont on May 25th. I was enthused to hear from him how well he was doing with his latest assignment as Area Director of Engineering for a prominent hotel in San Francisco. As a result, I arranged to interview him so he could share his experiences with our members.

As Area Director of Engineering for the InterContinental Hotels of San Francisco, Hobbs brings more than thirty years of experience to the hotel. After arriving in California, Hobbs held a number of executive positions with Marriot Hotels and Resorts including Chief Engineer and Director of Engineering. Within these roles, Hobbs managed all facets of maintenance, including direct project management of capital improvements, budgeting, security and energy consumption. He also helped to develop the computerized maintenance management system that Marriott relied on for twelve subsequent years. In addition he was responsible for installing several digital building automation systems.

After sixteen years with Marriot Hotels and Resorts, Hobbs accepted a position with Johnson Controls at Sun Microsystems as the Facility Manager for the Menlo Park Campus. Later, Hobbs transitioned to the development team at their Santa Clara Campus. This eighty acre facility was the new corporate headquarters for the then booming Sun Microsystems. As the result of delivering a very successful campus opening, Hobbs was promoted to Senior Facilities Manager for the Western Region of the Sun account.

Before joining the InterContinental San Francisco, Hobbs held positions at Titan Pharmaceuticals Inc., Marvell Semiconductor and Able Building Maintenance.

For Harry, CFM certification was instrumental to being considered for the position of Area Director of Engineering for the Mark Hopkins and the San Francisco InterContinental Hotels of San Francisco. Hobbs is responsible for day-to-day operations, physical improvements, and sustainability at the new 32 story LEED Gold building and the 1929 classic Mark Hopkins facility.
Those in the know can tell you that this was IFMA’s sixth consecutive year of supporting Rebuilding Together and assisting in fulfilling their mission of providing warmth, safety and independence to low income families and the organizations that assist them. What those enlightened individuals may not know is how the project we work on each year is selected. I have been asked on numerous occasions how this comes about, so thought I would share the selection process with you now.

Oddly enough, our first year, the Community Outreach Committee decided it would be wise to start off slowly and co-captain a project with an experienced group so as to learn the ropes. Somehow that got translated into us instead doing two projects on our own! Thus, the annual IFMA overachievement crusade was born!! That year we completed a woman’s shelter in Santa Clara and Cipriani Day Care in Belmont. Although much sleep was lost and hair pulled out, both were huge successes.

What we learned from those projects is the level of generosity and community support that IFMA members are willing to provide, both as individuals and companies. Once we realized that fifty to seventy-five volunteers were willing to show up for two weekends in a row and that corporate and vendor companies were happy to provide technical skills and materials for virtually any type of project, we simply asked Rebuilding Together each subsequent year to provide us with their most complex and technically demanding project; the one that simply couldn’t be completed with conventional volunteer crews.

This year was no exception. The committee received two proposed projects from Rebuilding Together for review. After visiting the sites, one was deemed unsuitable and while the second (our Sunnyvale site) was quite appealing, the scope and site were too small to accommodate our volume of crew. We next visited the Millbrae site and agreed it was a winner, but couldn’t let go of the Sunnyvale site. So, “Over Achievers United” does it again with two projects!

The Sunnyvale project was for the YWCA Domestic Violence Department and involved upgrades to one of their safe houses. The “house” is a four-plex with three living units and an office. The interiors were completely repainted and carpets cleaned, cabinets were repaired, new blinds installed, the air-conditioning system was checked and new programmable thermostats installed.
The exterior lighting was replaced, stairs repaired, a new concrete ADA ramp a concrete yard boundary was poured, new sheetrock and studs were installed in the laundry room, general plumbing repairs were made, and a major landscaping overhaul was completed. Landscape work included tearing out palm trees, planting new trees and shrubs, adding new soil and sod to the play yard, adding to and improving the irrigation system and repairing a falling down fence. To top all this off, new furniture was donated and the entire four-plex was checked for earthquake safety and appropriate hold downs devices and cabinet latches installed.

The second project was a renovation of the Millbrae Lions Scout House, a log structure that has been unoccupied and had fallen into disrepair over the years. The goal was to renovate the building to become a community youth center to be run by The Boys and Girls Club. This project involved complete interior and exterior painting, ADA bathroom upgrades, new carpet and VCT throughout, lighting upgrades, a new Timber Tech and concrete ADA ramp on one end and a new walkway, steps and entry landing on the other. All new landscaping was included with major tree trimming, new raised planter beds, drip irrigation, new perimeter shrubs and three new wooden picnic tables.

The newsletter could literally be filled with great stories of yearly superstars from our projects. It is that level of commitment from the IFMA membership that makes all of the Community Outreach Committee’s projects (beach clean-up, canned food collection, holiday toy drive) successful. All of us on the committee would like to thank you for joining with us to support Rebuilding Together again this year.
Yard Crew

Volunteers building the ramp and painting

John Gachina and son installing new planter boxes

Moving in donated furniture

Harvey hard at work

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Thank You
Rebuilding Together 2011 Volunteers

Without your support IFMA-SV’s Rebuilding Together projects at Sunnyvale’s YWCA Domestic Violence Shelter site and Millbrae’s Community Youth Center site would not have been the successes they were!!

Thank you from the Community Outreach Committee:

Millbrae

Wendy Newcomer  Interior Planning & Design
Greg KleinSmid  Alltrue Builders
Robert Dragony  Sunrise Painting
Janis Zinn  Roche

Sunnyvale

Tom Lighthouse  VFMC
Bob Kraiss  Adaptec
Patty Hall  Oracle
Jenny Marshall  MAI Industries

April 23rd:

Bob Miller  Milestone
Christina Avila  Sunrise Painting
Dan Johnson  Property Management Services
Darlene Del Debbio  Stanford Dept of Biology
Dave Osterlund  You Send It
Debbie Reeves  Dome Construction
Gilda Raboy  Dome Construction
Harvey Steinhaus  Dome Construction
Joan Renson  Dome Construction
John Kelly  Dome Construction
Jose Vargas  Sunrise Painting
Luke Cook  LifeScan
Mark Bley  Dome Construction
Paul Gillick  LifeScan
Mike Gillick  Paul’s brother
Pleter Claassen  Hillhouse
Ralf Elsaesser  Dome Construction
Sandra Jamme  SLJ Business Services
Rob Clark  Sandra’s friend
Marie Rueda  Access Comm.
Petra Quinby  Sunrise Painting
Rick Cooper  Spinitar
Ruben Ponce  Adapco
Tony Yadao  COROVAN
Victor Pascali  Gloria’s friend
Will Lighthouse  Tom’s son

Brian Michael  Perfection Sweeping
Chris LaPlante  Ascend Clinical
Chuck Gurney  Turner Construction
Chuck Wilhelm  IFMA
Daniel H Montes  RCC-BGM
David Epinoza  self
Devin Wilson  Access Comm
Gary J. Silva  Logitech Inc.
Glen Granholm  ETC Bldg. & Design
Gloria Mauro  CORT
Hazel Simin  Gloria’s friend
Gary Simin  Gloria’s friend
Jesus Sanchez  Sunrise Painting
Jordan Bolla  Access Comm
Karen Bahadur
Kevin Klink
Kris Wafler  Grubb & Ellis Co.
Michael Wafler  NetApp
Laurie Orlov  Kris’ son
Luis Vargas  Oracle
Per Johanson  Turner Construction
Matt Lighthouse  IFMA
Melanie Wilson  Tom’s son
Melody Spradlin  Access Comm
Nicholas Epple  Dome
Paul Friesen  TruBrite
Penelope Wright  Knight Consulting
Paul’s friend

Continued on pg. 23
April 30th:
Dan Johnson   Sunrise Painting    Bill Chow  Bon Appetit
Darryl Huynh   Fenwick & West    Deanna Cistone  IKON
Dave Osterlund    Stanford Dept of Biology    Glen Granholm    Hector
Dominic Gachina  Gachina Landscaping    Jordan Bolla  Access Comm
Elmer Pena    Dome Construction    Judi Sayler  Gordon Prill
Guneet Garcha    Dome Construction    Julio  RCC-BGM
Harvey Steinhaus    Western Allied Mechanical    Nancy Michaels  Skyline Construction
Jeremy Goodland  Dome Construction    Paul Friesen  Knight Consulting
Joan Renson    Dome Construction    Penelope Wright  Adaptco
John Ellis    Herman Miller    Raul Ponce  Ruben's son
John Gachina  Gachina Landscaping    Raul Ponce, JR  Ruben's son
Jordan Bolla    Access Comm    Tiffany Burchfield  Peninsulators
Jose Tinajero    Dome Construction    Trish Granholm  ETC Building & Design
Julie O'Loughlin  Gachina Landscaping    Virginia Belsheim  Blue Coat
Kaitlin O'Loughlin  Fenwick & West    Scott Schipper  KBM
Kevin Ferris    Fenwick & West    Scott's daughter Faith  Dome Construction
Ruvini Arsecaleratue  DPSI    Steve Long  Valley Relocation
Larry Morgan    Kevin's friend    Tom Castillo  Kobalt
Leon Robinson    SAP    Tom McCune  Rebuilding Together
Mark Rodriguez    Piece of Mind    Millbrae Community Youth Center, 2011
Marsha Golangco  Dome Construction    Golangoco Global
Mike Firenze    Dome Construction\nBill Chow  Bon Appetit
Deanna Cistone  IKON
Glen Granholm  ETC Building & Design
Hector  RCC-BGM
Jordan Bolla  Access Comm
Judi Sayler  Gordon Prill
Julio  RCC-BGM
Nancy Michaels  Skyline Construction
Paul Friesen  Knight Consulting
Penelope Wright  Paul's friend
Raul Ponce  Adaptco
Raul Ponce  Ruben's son
Raul Ponce, JR  Ruben's son
Tiffany Burchfield  Peninsulators
Trish Granholm  ETC Building & Design
Virginia Belsheim  Blue Coat
Scott Schipper  KBM
Scott's daughter Faith  Dome Construction
Steve Long  Valley Relocation
Tom Castillo  Kobalt

THANK YOU!

IFMA Silicon Valley
Community Outreach Committee
Rebuilding Together
Millbrae Community Youth Center, 2011
And Thank You to all our Generous Donors!!

Thanks for giving back to our communities with your In-Kind Donations to IFMA’s Rebuilding Together projects!!

### Millbrae:

- Janis Zinn
- John Gachina
- Whitey
- Jon May strik
- Kevin Hester
- Scott
- Robert Dragon y
- Timothy Engen
- Girvin Peters

<table>
<thead>
<tr>
<th>Name</th>
<th>Contribution</th>
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<tr>
<td>Janis Zinn</td>
<td>Roche</td>
</tr>
<tr>
<td>John Gachina</td>
<td>Gachina Landscaping</td>
</tr>
<tr>
<td>Whitey</td>
<td>New Earth Nursery</td>
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<tr>
<td>Jon May strik</td>
<td>Arborwell, Inc.</td>
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<tr>
<td>Kevin Hester</td>
<td>McGuire Hester</td>
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<tr>
<td>Scott</td>
<td>Sherwin Williams Paint Co.</td>
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<tr>
<td>Robert Dragon y</td>
<td>Sunrise Painting</td>
</tr>
<tr>
<td>Timothy Engen</td>
<td>Milliken</td>
</tr>
<tr>
<td>Girvin Peters</td>
<td>Girvin Peters Landscape</td>
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<tr>
<td></td>
<td>Redwood Garden</td>
</tr>
<tr>
<td></td>
<td>Welker Bros.</td>
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<td>General Hardware</td>
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<td>Atlas Pellizzari</td>
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<td></td>
<td>Lyngso</td>
</tr>
<tr>
<td></td>
<td>Furniture</td>
</tr>
<tr>
<td></td>
<td>Landscape services &amp; materials</td>
</tr>
<tr>
<td></td>
<td>15 boxes &quot;Green Mountain&quot;</td>
</tr>
<tr>
<td></td>
<td>2 Red Trumpet Vines</td>
</tr>
<tr>
<td></td>
<td>Pruned 6 Eucalyptus</td>
</tr>
<tr>
<td></td>
<td>Concrete &amp; reinforcing steel</td>
</tr>
<tr>
<td></td>
<td>Interior &amp; Exterior Paint</td>
</tr>
<tr>
<td></td>
<td>Painting Supplies</td>
</tr>
<tr>
<td></td>
<td>Carpet tiles</td>
</tr>
<tr>
<td></td>
<td>(3) 4x10 redwood raised vegetable boxes</td>
</tr>
<tr>
<td></td>
<td>Mulch</td>
</tr>
<tr>
<td></td>
<td>Office carpet &amp; VCT</td>
</tr>
<tr>
<td></td>
<td>Grab bars</td>
</tr>
<tr>
<td></td>
<td>Electrical Supplies</td>
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</tbody>
</table>

### Sunnyvale:

- Glenn Granholm
- Bob Dills
- Tiffany Burchfiel
- Daniel H. Montes
- Aimee Hallgrimson
- Gloria Mauro
- Robert Dragon y
- Craig Lenche

<table>
<thead>
<tr>
<th>Name</th>
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<tbody>
<tr>
<td>Glenn Granholm</td>
<td>ETC Building &amp; Design</td>
</tr>
<tr>
<td>Bob Dills</td>
<td>Western Allied Mechanical</td>
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<tr>
<td>Tiffany Burchfiel</td>
<td>Peninsulators</td>
</tr>
<tr>
<td>Daniel H. Montes</td>
<td>Reliable Concepts Corp.</td>
</tr>
<tr>
<td>Aimee Hallgrimson</td>
<td>Turner Construction</td>
</tr>
<tr>
<td>Gloria Mauro</td>
<td>CORT</td>
</tr>
<tr>
<td>Robert Dragon y</td>
<td>Sunrise Painting</td>
</tr>
<tr>
<td>Craig Lenche</td>
<td>Kelly Moore Paints</td>
</tr>
<tr>
<td></td>
<td>Quake proofing all four units</td>
</tr>
<tr>
<td></td>
<td>PM AC units. 3 new thermostats, installation + training</td>
</tr>
<tr>
<td></td>
<td>12 sets of 2” blinds</td>
</tr>
<tr>
<td></td>
<td>Landscaping plants, dirt, sod and irrigations system work</td>
</tr>
<tr>
<td></td>
<td>Provide new concrete handicap ramp</td>
</tr>
<tr>
<td></td>
<td>3 chairs and 6 dressers</td>
</tr>
<tr>
<td></td>
<td>Painting Supplies</td>
</tr>
<tr>
<td></td>
<td>Paint</td>
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</tbody>
</table>
Bierman provided an overview about the types of solar panels currently available in the market place. His advice to facility managers or anyone thinking about installing PVs is to consider the following in selecting the type system right for your roof:

- Structural
- Weight distribution
- Wind loading
- Snow
- Performance
- Energy density
- Orientation
- Obstructions and Shading
- Soiling
- Lifecycle costs
- Installation labor
- Re-roofing and retrofit
- Roof warranty
- Cool Roof synergy

The extremely informative presentation closed with an involved Q and A session and a final tour. Members left ready to move into the future with solar technology and a much greater understanding of it!
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## 2011 PROGRAM CALENDAR

Silicon Valley has one of the most active and successful IFMA chapters in the world. The monthly meetings expose members to an extensive network within their profession, while the training classes and lectures are directed toward improving the member’s skills. The Facility Management profession changes dramatically year-to-year, demanding more and more from facility professionals. Silicon Valley Chapter of IFMA strives to provide educational and networking opportunities for the industry.

<table>
<thead>
<tr>
<th>DATE</th>
<th>TOPIC</th>
<th>TYPE OF EVENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jan 12</td>
<td>Diversity: Scholarship &amp; Mentoring Program Kick-Off</td>
<td>Special Event</td>
</tr>
<tr>
<td>Jan 19</td>
<td>Dreamers Create The Future</td>
<td>Chapter Meeting</td>
</tr>
<tr>
<td>Feb 9</td>
<td>Develop your Path</td>
<td>FM Roundtable Luncheon</td>
</tr>
<tr>
<td>Feb 23</td>
<td>Motivating and Measuring Future Stars of FM - Internships</td>
<td>Chapter Meeting</td>
</tr>
<tr>
<td>Mar 4, 5</td>
<td>Leadership and Strategy Essentials</td>
<td>FMP Class</td>
</tr>
<tr>
<td>Mar 9</td>
<td>Driving Radical Change</td>
<td>FM Roundtable Luncheon</td>
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<tr>
<td>Mar 23</td>
<td>Bio-Mimicry: Designing Cities &amp; Buildings to Mimic Nature</td>
<td>Chapter Meeting</td>
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<tr>
<td>Mar 30</td>
<td>Vendor Fair - Iron Chef Challenge</td>
<td>Special Event</td>
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<tr>
<td>Apr 7,8</td>
<td>Finance and Business Essentials (FMP)</td>
<td>IFMA Class</td>
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<tr>
<td>Apr 13</td>
<td>Social Media Impact on the FM World</td>
<td>FM Roundtable Luncheon</td>
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<tr>
<td>Apr 21</td>
<td>The Welcome Event</td>
<td>Special Event</td>
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<tr>
<td>Apr 27</td>
<td>Engagement with the C level</td>
<td>Chapter Meeting</td>
</tr>
<tr>
<td>Apr 23,30</td>
<td>Rebuilding Together -Weekends</td>
<td>Special Event</td>
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<tr>
<td>May 10</td>
<td>USGBC-NCC Green Building Expo</td>
<td>IFMA will have a table</td>
</tr>
<tr>
<td>May 11</td>
<td>Green Leasing &amp; Real Estate Negotiations</td>
<td>Half-Day Symposium</td>
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<tr>
<td>May 25</td>
<td>Powering the Future of FM Through Solar Tech.</td>
<td>Chapter Meeting</td>
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<tr>
<td>Jun 8</td>
<td>How to Develop and Implement a Successful Employee Move Management Procedure</td>
<td>FM Roundtable Luncheon</td>
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<tr>
<td>Jun 9,10</td>
<td>Operations &amp; Maintenance (FMP)</td>
<td>IFMA Class</td>
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<tr>
<td>Jun 17</td>
<td>Annual Golf Tournament</td>
<td>Special Event</td>
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<tr>
<td>Jun 22</td>
<td>FM Contributions to Future Great Places to Work</td>
<td>Chapter Meeting &amp; New Member Orientation</td>
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<tr>
<td>July 14,15</td>
<td>Sustainability Certificate</td>
<td>IFMA Class</td>
</tr>
<tr>
<td>July 28</td>
<td>Membership Mixer</td>
<td>Google - Special Event</td>
</tr>
<tr>
<td>Aug 10</td>
<td>Top 10 OSHA Violations in the Built Environment and How to Avoid Them</td>
<td>FM Roundtable Luncheon</td>
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<tr>
<td>Aug 19</td>
<td>San Jose Giants IFMA Night</td>
<td>Special Event</td>
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<tr>
<td>Aug 26</td>
<td>Community Outreach Beach Cleanup</td>
<td>Special Event</td>
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<tr>
<td>Sep 8, 9</td>
<td>Project Management (FMP)</td>
<td>IFMA Class</td>
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<tr>
<td>Sep 21</td>
<td>Culture Cultivates Cool</td>
<td>FM Roundtable Luncheon</td>
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<tr>
<td>Sep 21</td>
<td>The Welcome Event</td>
<td>Special Event</td>
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<tr>
<td>Sep 28</td>
<td>Impact of Future Technology Convergence</td>
<td>Chapter Meeting</td>
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<tr>
<td>Oct 19</td>
<td>Performance Based Sustainability</td>
<td>Chapter Meeting</td>
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<tr>
<td>Oct 26, 27,28</td>
<td>World Workplace - Phoenix, Arizona</td>
<td>Annual Conference</td>
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<tr>
<td>Nov 9</td>
<td>Transforming FM With BIM in Complex Facilities and Laboratories</td>
<td>FM Roundtable Luncheon</td>
</tr>
<tr>
<td>Nov 17, 18</td>
<td>Holiday Party &amp; 20 Year Anniversary CFM Exam Review</td>
<td>Special Event</td>
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</tbody>
</table>

Visit us at www.ifmasv.org to register for these events and to learn more about our programs for the year.
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(408) 330-9350
www.cleaninnovation.com
IFMA to Team with CREW-SV and BOMA-SV for River Cleanup

Our IFMA-SV chapter will be joining forces with our colleagues at CREW-SV and BOMA-SV on July 30 in community service to help remove trash from our city’s Guadalupe River. This event is free to all — members and guests. Trash bags and gloves will be provided, all you will need do is wear the appropriate clothing.

A BBQ lunch will follow the cleanup. Exact location and time will be announced soon. For questions, please contact Krista Hummel with AP+I Design at khummel@apidesign.com or Claudia Folzman with Iron Construction, Inc. at cfolzman@ironconstruction.com.

Check the web site for details!
The printing of this newsletter — now in FULL COLOR — is through the generous sponsorship of IKON OFFICE SOLUTIONS and FENWICK & WEST.

---

### Advertising Information

**Chapter Administrator/Advertising IFMA-SV**

Robert Robledo  
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1030 E. El Camino Real  
Sunnyvale, CA 94087  
(408) 226-0190  
e-mail: admin@ifmasv.org

This bi-monthy color publication is produced for circulation in February, April, June, August, October and December. Submissions are due two weeks before the end of the month preceding the publication month and should be sent to Deepa Dhar, deepa@folioarchitects.com.

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For full details and advertisement specifications please contact Robert Robledo, Chapter Administrator – admin@ifmasv.org.