In February the IFMA Northern Illinois Chapter will visit Xylem Inc. Morton Grove, IL facility for a plant tour and visit to the Bell & Gossett Little Red Schoolhouse. Xylem Inc. is a global water technology provider, enabling customers worldwide to transport, treat, test and efficiently use water in public utility, residential, commercial, agricultural and industrial settings. The Morton Grove facility recently celebrated its 75th anniversary and is focused on producing pumps; valves and other products used for heating, cooling and fire protection systems. The Little Red Schoolhouse is an industry renowned training facility focusing on the educating industry professionals on the design, operation and service of water-based heating and cooling systems. See www.xylem.com or www.bellgossett.com for my information on our host company.

**Speaker Bios**

**Mark Handzel** is Vice-President of Product Regulatory Affairs and Director of Americas, HVAC/ Commercial Buildings market segment for AWS. His responsibilities include strategy, business development, marketing, and product management in the Americas for the Bell & Gossett, McDonnell & Miller and Laing Thermotech brands. Mark has extensive experience working with the U.S. Dept of Energy to negotiate product efficiency standards. He has been with the company since 1983 and previously held positions in Sales Management and Product Marketing. Mark will present on energy efficiency opportunities for today’s facility manager.

**Peter Stanczyk** is the Facility Maintenance Manager for the Xylem Inc. Applied Water Systems facility in Morton Grove, IL. He is responsible for all aspects of facility day to day operations for the 26 acre, 500,000 square foot manufacturing plant. Peter is a facility management professional and will present on the challenges of maintaining a 75 year old facility.

**Meeting Details**

Xylem Address: 8200 North Austin Avenue, Morton Grove, IL

Park in the employee parking lot that is located on the north end of the property. Walk to the Little Red Schoolhouse which is located on the south end of the property.

Please wear comfortable walking shoes (Ladies are encouraged to wear flat sole shoes). Safety equipment (glasses, steel toe slip-ons and vests) will be provided.

*All no shows will be billed.*
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A new year, a new website.

We’ve had some bumps along the way but we do have a new website. As of this writing, our chapter administrator has the chapter email up and running. This new site will (hopefully) be more efficient and will contain all kinds of great content for both the membership and, behind the scenes, for the board.

Thank you to the programming committee for having our calendar almost completely booked for this year. Dates are on the website and in this newsletter. Mark your calendars and make a commitment to come to a meeting. Catch up with old colleagues and meet new ones.

It’s never too late to become involved in our chapter. We are here for you. Since our normal board meeting will fall on Valentine’s Day, we will postpone our board meeting until February 21st at Chandlers.

Phrase that pays—Happy Valentine’s Day. Very unoriginal, I know, but we need to get this newsletter into your hands! :) 

Warmest wishes,

Laura
Our program committee has been working hard. Below are the upcoming dates and places for the Northern Illinois Chapter.

**Mar 7:**
AAR Corporation  
1100 N Wood Dale Rd  
Wood Dale, IL

**April 4:**
The American Academy of Orthopaedic Surgeons  
9400 West Higgins Road  
Rosemont, IL

**May 2:**
Fountaindale Public Library District  
300 W. Briarcliff Road  
Bolingbrook, IL

**Jul 11:**
Elmhurst College  
190 S Prospect Ave  
Elmhurst, IL

**August 8:**
Associate Showcase and IFMA Bucks Raffle  
Chandlers in Schaumburg

Speakers and presentation information will be coming soon. Make your 2017 new year’s resolution to attend more NI IFMA meetings!!

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**Northern Illinois University**

**Facility Management Professional (FMP) & Sustainability Facility Professional (SFP)**

Information and Registration: [http://www.fm.niu.edu](http://www.fm.niu.edu)  
Location: Virtual Classroom  
Questions? Contact: [dmann@niu.edu](mailto:dmann@niu.edu) or **815-732-6249**
20 Questions with Dana Che

Name: Dana Che
Company: Siemens Industry, Inc
Position: Facilities/Environmental Engineer
How long with IFMA: 2008, I believe

Favorite hobbies: Running, arts and crafts, scrap booking
Favorite book: Don’t have a favorite but I like to read books by Jodi Picoult
Currently reading: I am honestly not reading anything but children’s books and sometimes reading the same story over and over– my two very young kids take up all my free time!
Favorite food/cuisine: Vietnamese or Japanese, particularly sushi

Describe your family growing up and now:
Grew up with one younger brother. It’s interesting that I now also have a 2.5 year old daughter and a 11 month old son
Hometown: Chicago
Current residence: North Shore

Favorite activity: Running
Favorite sport to play: Does running count? 5k to marathons
Favorite sporting event: Baseball and football
Favorite team: Cubs
Cubs or Sox? Cubs

Are you a morning or night person? Morning!

If I won the lottery, I would: Share with friends and family, save some, and buy some dream items

Three words that best describe me: Responsible, caring, quiet
Mantra: Appreciate everything that you have
Favorite movie: Don’t have one in particular but always like the X-men movies
Favorite TV show: This is Us, Chicago Fire, The Walking Dead

Special talent: I’m an excellent multi, multi tasker!
Greatest fear: Losing a loved one
Most people don’t know that I: Am not a very good swimmer but jumped 10 stories or so into a natural spring

Bucket List: Travel more
My hero or role model (or an influential person in my life): My late grandmother
My favorite thing to do in the summer is: Anything out in the sun, street fests
In winter: Play in the snow with my kids, otherwise stay home and watch the snowfall
If I could visit any place in the world, it would it be: Bora Bora
Because: it looks beautiful and I would love to go on a beach vacation
Favorite city to visit: San Francisco
Favorite vacation spot: Hong Kong

If I could trade places with one person for a day, it would be: a celebrity to see what star treatment and a luxurious life style is like
Songs (artists) on my iPod/phone: Bruno Mars, Maroon 5

If I had access to a time machine, I would travel to (where/when): when my parents were growing up to see how their lives were

Pet peeves: Rude and arrogant people
Bad habit: Eating junk food (otherwise known as delicious comfort food)
Ensuring the integrity of building enclosures has become an increasingly complex process through a myriad of different products, an increasing number of specialty trade contractors, sustainability requirements, energy savings expectations and new regulations. The constant push to create faster, better and cheaper buildings adds to the challenges that must be faced on every project. Over time Commissioning (Cx) and specialty Cx disciplines, such as BECx, have gained momentum as effective processes in achieving high performance. This course will review pertinent codes and standards, building science concepts and current material science which serve as a foundation to this new practice area. Roles and responsibilities as well as key deliverables will also be reviewed.

Through case studies, Mr. Runkle will explore real life examples of how Building Enclosure Commissioning (BECx) provides comprehensive quality assurance that can save time and money while simultaneously increasing a project’s worth. Since BECx is a new practice, we will compare how it differs from more traditional consulting and specialty inspection practices. Mr. Runkle will also explore current and future trends involving the building enclosure, such as the increasing number of foreign material suppliers, how schedules are changing the way we sequence our trades, and new materials and applications for high performance buildings.

Learning Objectives: • Review the current codes and standards related to Building Enclosure Commissioning (BECx). • Discuss the building sciences – drivers for enclosure quality and common failures. • Review the key performance that are influences by the building enclosure. • Understand the linkage between materials, systems and whole building performance. • Understand how our changing environment and construction practices dictate modifications to traditional building enclosure quality assurance. • Learn how BECx enhances project performance. • Understand the application of the full spectrum of building enclosure-related testing – from laboratory to field. • Learn from case studies how to achieve higher performance and real savings.

Date: February 28, 2017
Location: Maggiano’s, 516 N Clark St, Chicago, IL 60654
Continuing Education Units: 2.0 AIA/CES/HSW LU
Morning Session*: 7:15-7:45-Registration/breakfast buffet; 7:45-10:30am-Program Lunchtime Session*; 11:15-Registration, 11:45am-12:15pm-Lunch, 12:15-3:00pm-Program

Cost for one session: Members and Industry Partners $40/Non-members $48 *Breakfast and lunch sessions will be similar presentations

Click here for more information

Mark your Calendar!!!

The snow may be on its way but it’s never too early to think about GOLF!!!

NI IFMA’s 2017 golf date will be September 14th at Seven Bridges Golf Club in Woodridge.

Sponsors from 2016 will be offered the chance to sponsor again at the 2016 prices. Contact our chapter administrator for more information.
20 Questions with Phil Chambers

Name: Phil Chambers
Company: Tecta America/Illinois Roofing
Position: Account Manager
How Long with IFMA: Attended my first meeting in January

Favorite hobbies: Spending time with my family, messing around on my bass guitar and sudoku

Favorite book: Rich dad, poor dad
Currently reading: You are a bad ass

Favorite food/cuisine: Indian, Thai, Mexican and Italian Oh! And Greek!
Favorite restaurant: El Taco Grande in Batavia

Describe your family growing up and now:
Hometown: Grew up in Lombard. Had two older sisters who moved out when I was 9, so I was practically an only child. We had a dog that was part Shepherd and part Collie and she was so smart!
Current residence: I currently live in Batavia with my wife and my son who is 24. We have a dog that is part Shepherd and part Beagle and mostly confused!

Favorite activity: Riding my bicycle
Favorite sport to play: I don't play sports
Favorite sporting event: Football
Favorite team: 1985 Bears
Cubs or Sox? Cubs

Are you a morning or night person? Morning

If I won the lottery, I would: Donate some to charity then buy a really sweet car!

Three words that best describe me: Out-going Funny Engaging

Mantra: "Try to enjoy everything"

Favorite movie: The Wizard of Oz

Favorite TV show: Breaking Bad

One fun fact about you: I have a great sense of humor

Special talent: Making people laugh

Greatest fear: Falling off a building

Most people don't know that I: Sing in my car

Bucket List: Drive a NASCAR

My hero or role model (or an influential person in my life): My father

My favorite thing to do in the summer is: Walking my dog and riding my bicycle
In winter: Stay inside and keep warm waiting for summer

If I could visit any place in the world, it would be: Venice, Italy
Because: It looks so beautiful

Favorite city to visit: Madison Wisconsin

Favorite vacation spot: Playa Del Carmen

If I could trade places with one person for a day, it would be: Dwayne Johnson
I'd like to have dinner with: George Clooney (I hear he is a really nice guy)

Songs (artists) on my iPod/phone: Anything from classical to country to heavy metal the Carpenters

If I had access to a time machine, I would travel to (where/when): Medieval Times

Pet peeves: Bad drivers

Bad habit: Smoking
One of the many challenges building and facility managers face on an almost daily basis is how to keep the key components of their aging facility operating economically. Often replacing a component such as an air handler, piping, cooling tower, or chiller isn’t possible due to the way the building is constructed around the part in question. Also often the timeframe to get a new one isn’t even practical. Even when a new component is available, once you factor in cost you must decide if a replacement is your best option.

**Advanced polymer composite rebuilding and preservation systems** often provide alternatives to replacement or costly conventional repair methods. These types of systems have been used for many years by the military and nuclear power industry; however, few facility and commercial property managers realize they are available. These options are often “green” because they provide the facility manager the ability to repair rather than replace a piece of equipment, thereby keeping material out of a landfill.

One recent project where these alternatives came into play was a historic and iconic 100 plus year old water tower, which was experiencing issues as a result of the severe deterioration of the concrete footers supporting it. Over the decades, numerous patching and coating projects were done using various concrete based materials. While in the short term each of these fixes temporarily made the bases look better, due to the fact that concrete shrinks while it cures, the repairs eventually cracked, flaked, and failed. Another problem with putting a concrete based material on an existing concrete area is that the new concrete will have problems bonding to the existing concrete. This further contributed to the degradation of the concrete footers.

As part of a large scale restoration effort the owner of the water tower sought new technologies and options. Based on research, the owner elected to use an advanced polymer based material that not only gave the appearance of concrete but also delivered a bond strength to the existing concrete material that strengthened and protected it from further decay. Additionally, the repair material selected would bond to the steel bases that sit on the concrete, thereby stopping water from entering the existing gap between the steel and concrete, which in the past had caused severe corrosion to the steel as well as damage to the concrete as a result of freeze thaw cycling. While the material selected was more expensive than conventional modified concrete patching material, the owner realized that short term fixes yield short term results and elected to invest in a solution that is designed to last.

The applicability of these concrete like polymer based materials is widespread. The bond strength of these types of systems to concrete often is greater than concrete’s ability to bond to itself. These types of materials also bond to metallic surfaces, which is very beneficial when setting, securing, or repairing areas around handrails and metal stair noses. There is absolutely no shrinkage during the curing process; consequently, the material can be easily formed. Also, the fast initial set up time and final curing time make these systems applicable in a wide range of applications.
Another area where these compounds are seeing a great deal of practical application is where metal posts and railings are set in concrete. These areas often are subject to pooling rain water, melting snow, and de-icing chemicals that penetrate into the concrete and voids between the concrete and handrail bases causing severe corrosion, resulting in the swelling of the steel set in the concrete, thereby causing the concrete to crack due to corrosion or the expansion of water in freezing conditions. Steel bases that are surface mounted to the slab or wall tops also can experience corrosion from water and de-icing chemicals used in the winter. Simply coating these areas with a water based paint like material may not deliver a long term solution if the design causes water and chemicals to pond at the point of attachment.

Advanced polymer composite rebuilding and coating systems are available from a handful of manufacturers and come in a variety of forms to address myriad repair, restoration, and protection roles. Investing in these new technologies is not always the right answer. However, a knowledgeable solutions provider should assist you in determining when the investment delivers the return on investment you are seeking. Some of the questions you should be asking when speaking to your contractor or your maintenance specialist are:

- What are the alternatives?
- How much is a repair using polymer systems vs. a conventional replacement?
- What is the cost of each solution?
- What is the turnaround time required from start to return to service? What if you are delayed?
- What is the cost associated with doing nothing and pushing the repair out until next year?
- What are the owner’s long term plans for the building?

At the end, when you wonder if an alternative to replacement is available or if a large scale capital project might be avoided, check with your engineered solutions provider. You might just find out that there is a green solution that in the end keeps more “green” in your pocket.

Kevin Padera
Regional Director Midwest U.S.
ENECON Corporation
Cell: 815-326-5451
E-Mail: kevinpadera@enecon.com
Website: www.enecon.com
NI In the News

NI IFMA member, Doug Kettel, was featured in the January issue of Building Operating Management. To view the article, please click here.


Have a new product or service to share? How about an innovative way for solving a facility problem? Win any awards lately? We are always looking for articles for our newsletter!

Please share with your fellow managers and associate members items of interest in your field.

Article Guidelines:
Article length between ½ page and 2 pages—can include pictures.
Written in Word format—no PDF.
Make sure you include credit information at end of article.
Submission due by the 20th BEFORE the month the newsletter is printed. For example, March newsletter needs articles by Feb. 20th. Otherwise, we will hold for following month.

Any ??? Please contact Jan Wemple, Newsletter coordinator at: jwemple@moorelandscapes.com or 847-774-1250.
Or Kathy at: chapteradministrator@ifmani.com

Thank you!!
February 2017

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Directions to Xylem Inc.

From Chicago:
Take I-90 west to I-94 west. Bear right onto Touhy Avenue. Turn right onto N. Lehigh. Turn right onto Oakton Avenue. Turn left onto Austin.
To provide exceptional education, networking, career development, and leadership opportunities that support and advance the Facility Management profession in Northern Illinois.

Sponsorship opportunities are available, please contact our chapter administrator at the e-mail listed to the left for complete details!

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