Best Practices to Expect from your Contractors, and the Potential Effects on your Facility

Learn what to expect from the contractors working in your facilities based on a practical application of ICRA (Healthcare) requirements. Healthcare presents the most stringent requirements due to potential risk exposure; this information is easily applicable to commercial facilities in general. This presentation will cover what can go wrong for a contractor & how to avoid it, barrier / containment management, installation & maintaining controls. Proper air filtration and air exchanges will also be addressed; how can these machines be independently confirmed to be working properly. All construction / remediation activity should follow the four Elements of Control:

1. Minimization – Reduce Severity
2. Isolation – Confine to a Controllable Space
3. Elimination – Remove from the area
4. Monitoring – Ensures effectiveness of entire strategy

Competencies covered in this presentation:

1. Communication – staff and expectations
3. Operations & Maintenance – occupant services
4. Project Management – oversight & management

About our Speaker:

Joel Hossli joined J.C. Restoration (JCR) in August of 2008 after over a decade in the insurance industry. His prior experience as Property Adjuster for a national insurance carrier made Hossli the ideal choice for developing the new Claims Management Division for JCR. In this role, Hossli acted as a dedicated point of contact for the insurance adjuster, providing superb communication and efficiency on all property losses. Joel then moved into the position of JCR’s Director of Operations. In this position he oversaw the management of each production department while still acting as Claims Management Director on JCR’s large loss projects. Currently, Hossli serves as Director of Emergency Services, and in this role, manages our First Responders and the corresponding Fire / Water Mitigation teams.

About our Site:

J.C. Restoration’s state-of-the-art warehouse facility sits on 9 acres of land in Rolling Meadows, immediately adjacent to both I-90 and I-290/355. The facility itself has 8 loading docks, including a dedicated truck wash station. The interior of the building is split 60/40 and boasts 65,000 square feet of climate-controlled, secured storage and production space, as well as an additional 37,000 square feet of office space: Office Details - 37,000 sq. feet of modern office space with walled offices and cubicles - an upstairs employee area with locker rooms, hair salon, tranquility area, game area, and cafeteria - Wi-Fi connectivity for employees and guests - Multiphase security system - 24 hour closed-circuit monitoring Auditorium Details - 110 Seat Educational/Training Facility - Attached Pre-Function Reception & Break Area - Wi-Fi connectivity for guests - Private entrance for guest use Warehouse Details - 65,000 sq. feet of production and storage space - Over 200 7’x5’x7’ private property vaults - Multiphase security system - 24 hour closed-circuit monitoring - Custom built ozone deodorizing chamber - On-site drying room for document restoration, carpet and large item drying - State-of-the-art electronics cleaning and corrosion control department - On-site laundry services.
Platinum Sponsors:

INGRAM ENTERPRISES, INC.
PROFESSIONAL SNOW & ICE CONTROL

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Silver Sponsor:

Rose PAVING LLC
Hello All,

For Facility Managers, the list of day-to-day issues involved with keeping an organization running smoothly is never ending. One that is muscling its way up the list in priority is the reality of facility staffing shortages. Despite the growing demand for well-trained facility management professionals to keep hospitals, schools, manufacturing facilities, government, and membership-based organizations running smoothly, the available talent pool for these positions is shrinking.

The numbers point to a two-pronged cause. On the front end, the number of people entering the field is on the decline, with fewer students earning a facilities management accredited degree. But the statistics on operations professionals on the latter ends of their careers are sobering, considering the U.S. Census Bureau says 10,000 baby boomers will turn 65 years old every day until about 2030. The Sloan Center on Aging and Work says that over the next 10 years, those numbers translate to more than 50% of facility management personnel packing up their offices and handing over their keys to the younger generation. Organizations lose a wealth of invaluable, on-the-job experience and knowledge when facility managers leave work for the last time.

A number of questions and possible scenarios are raised by these statistics. One could state with a fair amount of security that their jobs are safe because of their knowledge and a scarcity of replacements. On the other hand, organizations could see the writing on the wall and make moves to outsource Facilities before the manager retires. I would hate to be near retirement and have to go look for a job no matter how good the market looks. How huge is age discrimination? Why would they hire you only to have to go through it again in a few years? The future is bleak and bright simultaneously. The phrase that pays: I wanna retire.

Coming events:
April 3 Meeting: JC Restoration, 3200 Squibb, Rolling Meadows, IL
April 10 Board Meeting: Chandlers, Schaumburg
September 13-NI IFMA Golf Outing

Kevin Boyd
NI IFMA President
Northern Illinois University

Facility Management Professional (FMP) & Sustainability Facility Professional (SFP)
Information and Registration: http://www.fm.niu.edu
Location: Virtual Classroom
Questions? Contact: dmann@niu.edu or 815-732-6249

Mark your Calendar!

September 13, 2018
Seven Bridges Golf Club
1 Mulligan Drive
Wood Ridge, IL

Early bird rates in effect until May 15th. Click here for more details.

Sponsorship information, click here.
Parking Structure Maintenance Guide

From parking garages to parking lots, how to maintain your parking structure

Concrete, known for its strength and durability, is by far the most popular construction material for parking garages, but over time with wear and tear, even this mighty material can be prone to damage and destruction. Regular assessment and upkeep of your parking structure is necessary for maintaining both appearance and structural integrity over the long term.

WHY ROUTINE MAINTENANCE IS IMPORTANT

Your parking garage undergoes continuous use and daily exposure to the elements. Under these circumstances, even the sturdiest construction materials will deteriorate over time. As with all large-scale pavement and concrete assets, routine preventative maintenance is the key to the longevity and structural integrity of a parking garage. Helping you avoid unnecessary damage and unforeseen costs. Preventative services can help prolong the functionality of a garage over an extended period of time, limiting damage, keeping cash flow steady and costs down. With accurate cost and timeline projections, routine maintenance will minimize disruption to both you and your customers or tenants.

MANAGING LARGE SCALE PROJECTS

Potential structural defects can include wall and column deterioration, malfunctioning extension joints, broken tendons, cracks in beams and joists and more. Such defects can become a major liability. It’s important to note that large-scale structural improvements and other big projects require a more hands-on management approach than routine repairs and preventative measures. When working with a paving partner, make sure they have a comprehensive system for handling these more intensive projects to help you identify necessary improvements and engineering flaws, as well as review structural defects, and come up with a plan for tackling them.

Services required in a large-scale scope of work can include any number of different repairs and procedures, from the structural to the protective and cosmetic, including post tension and deck repairs, or pavement markings and coating brackets.

PRE-CONSTRUCTION PREPARATION

Even before breaking ground on your project, there’s a lot to be done behind the scenes. The first priority should be to work with you, the client, to determine the scope of work, timeline, budget, and other logistical and operational concerns. How many phases does your project have, and how long will each phase take? Is permitting required? What will the operational impact be for you, and your customers and tenants? Look for a paving partner who works on your behalf to assess and organize all the details, big and small, so you don’t have to.

Once the scope of work and site logistics have been arranged, your paving partner should begin liaising with their network of trusted contractors and suppliers to order materials, create cost projections, and outline guidelines for the work site. Once all work orders and agreements between the client, location, and partners are confirmed, the paving and build crews can get to work.
THE MAINTENANCE CYCLE
We recommend having your parking structure assessed no less than every two to three years. If it’s been longer than that, chances are there are some structural issues going unnoticed. Necessary repairs and signs of structural damage can include, but are not limited to:

Wall & Column Repairs:
Signs of deterioration are structural cracks in the concrete, spalling or chipping, defection of the structure, or corrosion appearing on the column/wall surface. Depending on the severity of the damage, epoxy injection may be sufficient, but other instances might require a re-pour.

Expansion Joint:
Deck expansion joints provide room for the concrete structure to flex independently under heavy loads. Malfunctioning expansion joints can restrict the necessary movement in the slabs or allow water to enter the structure.

Post Tension Repairs:
Post tension repairs are required to restore strength and integrity to the structure. Visible signs that a structure needs post tension repairs are broken tendons that are coming out of the structure, excessive deflection, cracking that runs parallel to the post tension strands, and diagonal shear cracks in beams and joists.

Deck Repairs:
Deck repairs are needed when the cast surface of the concrete is compromised. Typically the damaged section is removed and concrete is reapplied into the void.

GETTING THE JOB DONE
From consultation, strategic planning, value engineering, and project management to comprehensive contracting, we help our clients by managing the entire process from inception to final delivery. Unlike other paving services, Rose Paving’s team of true experts tailors a solution that specifically meets your needs, timeline, and budget. We provide step-by-step updates and support along the way, ensuring that the project stays on-track and on-budget.

Rose Paving saves you money and time by managing every step of the process in-house: that includes having a licensed professional engineer on staff, a rarity across the industry. Whereas other paving companies will need a third party engineering firm which can cost anywhere from $30,000 to $100,000 extra, our on-staff engineer can provide more accurate and cost-efficient assessments of our plans for each client, no matter how big or small the job.

WHAT WE PROVIDE
Rose Paving provides a full range of preventative maintenance services to help you stay on top of basic repairs and cosmetic fixes. Continuous everyday use and everything that comes with it—water penetration, UV rays, oil and gas spills, and more—can quickly deteriorate your parking garage, giving you less return on investment. While the protective measures of even one maintenance service can be invaluable to your asset, we recommend a combination of strategies to maximize improvement and durability.
Do you know what you don’t know about OSHA, EPA, DOT?
Is your office a safe place to work?
Do you have ergonomically correct chairs, desks and office furniture?
Do you understand OSHA regulations and Recordkeeping requirements?
Do you what the EPA considers hazardous waste? Do you generate any hazardous waste?
Do you know how to properly dispose of it?
Do you know that being proactive and creating a safe work environment could reduce your medical and insurance costs?

To get answers to these questions, attend the Chicagoland Safety Health and Environmental Conference being held at the Naperville campus of NIU, September 17-20, 2018. Celebrating 30 years, this once a year, 4 day premier training conference offers more than 70 training topics each year that provide Basic, Intermediate and Advanced level training in 1.5 hour, 3 hour or day-long training sessions. More than 3,000 session attendees have received training at the conference in the last two years and more than 700 people from 2 foreign countries, 24 states and 100 Illinois communities have attended the conference and Business EXPO. Small businesses to giant global companies send their employees to the conference each year. Business owners, CEO’s, Plant Managers, municipalities, safety committee members, HR professionals, trainers and others with Environmental, Health, Safety and training responsibilities attend the conference.

Registration will open by mid-June when a complete list of topics being offered at the 2018 conference will be posted on the website, www.chisafetyconf.org. Visit the conference website now to learn about topics offered at previous conferences.

A continental breakfast, lunch and snacks during morning and afternoon breaks are all included when you register to attend using the conference website. A day long Business EXPO allows companies from across the US to showcase their latest products and services. Last year’s Keynote address speaker was from Australia.

The conference appreciates promotional support from the IFMA and many other state and local chambers of commerce, manufacturing associations, business organizations and our media partners, the Daily Herald Business Ledger and Industrial Hygiene News.

Save the date, September 17-20, 2018 for the Chicagoland Safety Health and Environmental Conference. Be sure to check the conference website www.chisafetyconf.org for periodic updates.

If you have any questions, please contact Ken Orms at k.orms@att.net
Calling All Professional Members!!!

IFMA-NI wants to connect our professional members and give you the platform to discuss, within small groups, a variety of current facility topics.

Let us make the introductions so you can continue the conversation.

This series will be professional member exclusive with opportunities for associates to sponsor each meeting.

If you are an FM that has topics of interest you would like included in the series please reach out to our Membership Committee Chair Emily Oltmann - emilyoltmann@certapro.com or (847)477-2854

Please look to hear more about FM Round Tables at our next members event.

IFMA Chicago
April 19, 2018
11:30—1:00
Petterino’s
150 N. Dearborn in Chicago

Office Design and the Pursuit of Happiness
More opportunities brought to you by IFMA and you Career Services Committee. These are edited for length. Log onto IFMA’s JobNet (jobnet.ifma.org) for full details, how to submit your resume, and so on. Good hunting.

**Director of Business Development, Universities - Facilities Management**, Chicago, Illinois
Job ID: 39757415  Posted: March 5, 2018
Company Name: Sodexo  Job Function: Sales  Job Type: Full-Time

**Description:**
Developing new and potential accounts within the assigned geographic area. Developing and implementing short and long range sales strategies and achieving targeted new sales goals by orchestrating the sales process including prospect identification, execution, proposal development, proposal delivery and contract negotiation.
The position requires a Bachelor's Degree and/or 5-7 years of successful sales or related experience, preferably within the College and University Market. Candidate must live close to a major airport and reside within the defined sales territory noted above.

**Housing Facilities Planner**, University of Illinois, Housing Facilities, Urbana-Champaign, Illinois
Job ID: 39796089  Posted: March 7, 2018

Which of IFMA’s credentials are preferred?: N/A  Job Type: Full-Time

**Description:**
University Housing at the University of Illinois at Urbana-Champaign is accepting applications for the position of Housing Facilities Planner. This position functions within the University Housing Facilities Planning unit. The Housing Facilities Planner position provides oversight during construction and renovation projects for MEP systems.

**Required:**
Bachelor’s degree. Minimum of five years’ experience designing, estimating, and scheduling MEP construction projects and repair work in a commercial or industrial setting. Minimum three years’ experience managing construction projects from design through completion. Demonstrated knowledge in the application of ASHRAE standards and International Building, Mechanical, Electrical, Plumbing, and Fire Codes.

To view the complete job announcement and for full consideration, create your candidate profile at [https://jobs.illinois.edu](https://jobs.illinois.edu) and upload a cover letter, resume and contact information for three professional references by April 6, 2018. Please contact a member of the Housing Human Resources team at careers@housing.illinois.edu with any questions you may have.

**Quality Manager Facility Management - (1801325)**, Trane Company, Illinois and other locations
Job: Sales  Job ID: 39863036  Posted: March 12, 2018
Which of IFMA’s credentials are preferred?: FMP, CFM  Min Education: BA/BS/Undergraduate  Min Experience: 7-10 Years

**Description**
Trane is hiring a Service Quality Manager for our Facilities Management team! This is a critical role, overseeing our districts and guiding them in executing their FM contracts. If you are a Certified Facilities Manager, have your Facilities Management Degree and/or 10+ years of Facility Management experience and are looking for a leadership role, this is
for you!
Responsible for the inspection of proper operation and maintenance (O&M) of varied and complex building systems and equipment. The selected candidate will be located remotely, or work from the closest Commercial Service Office to them. This role supports every Commercial Trane District in North America, and requires up to 50% travel.

**Qualifications:**
Must possess a valid driver’s license for a minimum of 12 months, with no major or frequent traffic violations …

**Education and/or Experience**
Prior 7-10 years of supervisory experience a must in a related technical field.
License or Certification in two critical O&M areas or having attained an Operating Engineers License or other related facilities certification a plus. Proficiency in computer applications and software such as MS Word, Excel, CMMS, various BAS systems and Outlook.

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**Building Maintenance Supervisor**, Mundelein Park & Recreation District, Mundelein, Illinois
Job ID: 40060940          Posted: March 22, 2018
Min Education: Associates Degree     Min Experience: 5-7 Years
Salary: $50,000.00 - $80,000.00

**Description**
Under the direction of the Superintendent of Buildings & Grounds, the Building Maintenance Supervisor is responsible for planning, organizing, managing, performing buildings and aquatic facility maintenance. Supervise full time and seasonal staff responsible for maintenance, repairs, and improvements to park district properties. This position is considered to be on-duty whenever a need exists for service, which may include evenings and weekend hours.
Prepare work schedules. Responsible for purchasing materials, equipment and general services. Plan, coordinate and supervise work with outside contractors. Administer the annual budget for buildings. Recruit, interview, hire train and evaluate assigned staff.

**Qualification**
Associates’ degree in heating, air condition and refrigeration systems or a bachelor’s degree in related field is preferred. A minimum of five years supervisory experience in building management and personnel management. Certified Pool Operator licensing required within six months from hire. Must have at least three years work experience in the following areas; HVAC, Refrigeration, Electrical, Plumbing, Pool Maintenance and Carpentry. Valid State of Illinois driver’s license, CDL Class “A” preferred.
For consideration, please submit an application online at mundeleinparks.org
April 2018

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Directions to JC Restoration

From the North Route 53 South to Woodfield Road Exit Go East on Woodfield Road (passing under Rte 53) Go North on Frontage Road to Golf Road Go ½ mile East on Golf Road to Apollo Drive Go North on Apollo Drive to Squibb Avenue Go West on Squibb Avenue

From the East/West/O’Hare Airport U.S. 90 to Route 53 South Exit Go East on Woodfield Road (passing under Rte 53) Go North on Frontage Road to Golf Road Go ½ mile East on Golf Road to Apollo Drive Go North on Apollo Drive to Squibb Avenue Go West on Squibb Avenue

From the South (U.S. 290 or U.S. 355) Go North (towards Rockford) to Route 53 North Route 53 North to Higgins Road Exit Ramp Continue North on Ramp/Frontage Road to Golf Road Go East on Golf Road Go North on Apollo Drive Go West on Squibb Avenue
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!