



Greater Orlando IFMA Chapter Newsletter



Spring 2006

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Message from the Editor

Allow me to introduce myself, my name is Chuck Aldrich, I am the new Committee Chair for the IFMA Orlando Newsletter Committee. I'm a Facility Manager at Trammell Crow working on the Hughes Supply – Home Depot Supply account. Prior to working for Trammell Crow I worked at Walt Disney World for more than 24 years. I've seen a lot of changes in central Florida and I think the growth we are experiencing now is amazing. As we continue to see more cranes towering over the Orlando skyline we have to be excited about the future of our profession.

I joined IFMA Orlando on February 21st of this year and volunteered for the newsletter on February 22nd (I didn't wait around). I figured if I volunteered for the newsletter committee, I would have the opportunity to meet a lot of members in a short period of time. I would also be able to stay on top of IFMA Orlando's events.

The newsletter has taken on a new look and includes some new features. Our plan is to keep the format as consistent as possible and limit the length to about a dozen pages. The newsletter will include updates from the committee chairs, local CRE information, industry events, and a CFM/FMP corner. The CFM/FMP corner will highlight those who recently passed the test and offer information about the certification process.

I would like to thank our Newsletter Committee Geoff Allen, Jack Tallevast, and Jack Finucan for volunteering their time to help. Geoff will be providing updates from the committee chairs with the information discussed in the Board of Directors meetings. Jack Tallevast will be acquiring sponsors to fill the need for advertisements. Jack Finucan is going to be our photographer providing photos of our IFMA Orlando events and members we highlight in the newsletter.

(Cont.)

The newsletter will continue to be published on a quarterly basis on the IFMA Orlando web site. Occasionally we may test our readership by asking questions about information found in the newsletter and rewarding the first correct response.

We would like to hear from our readers who may have information about our members that we could highlight in the newsletter. Examples would include awards, quotes in articles, and success stories. We would also like to get some articles that you would like to share with our members, especially articles that you have written.

If you have any questions, or if you would like to pass along information for the newsletter, please send an email to;
chuck.aldrich@hughessupply.com.

Newsletter Committee

Chuck Aldrich – Chairperson
Geoff Allen, CFM
Jack Tallevast
Jack Finucan



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Committee Updates:

SOCIAL / GOLF – The Golf Tournament is set for October 20th @ StoneyBrook East. The Golf Committee, led by Wendy Mauch, is meeting now to set up sponsors, line up foursomes, determine recipient charities, etc.

MEMBERSHIP – Grace Cubarubbia reports things are great! She received great feedback from new members about our recent orientation breakfast and would like to hold another orientation in the fall. The Membership Committee is looking for a big turnout at IFMA's July Social at the Orlando Science Center (yes there will be wine available).

PROFESSIONAL DEVELOPMENT/PROGRAMS – The November 16th program will be on the 3rd, rather than 4th Thursday to avoid the Thanksgiving Holiday weekend. Most people who rated the April "Generations" program really liked it. May's program will be OSHA; June's program will be Frank Campbell of Hunton Brady on Design. The July Social, at the Orlando Science Museum, sounds like a great time. Make sure to mark your calendar for Thursday, July 27th, we'll have the 4th Floor Rotunda of the Science Center and access to the telescopes.

PROGRAMS & EDUCATION - We'd like to do an FMP/CFM informational program in the fall, to help people understand how they achieve, and benefit from these designations. World Workplace, in October (San Diego this year) is a great educational and networking opportunity. If you can't attend this year, put in for budget next year! Every 2 or 3 years is still a great attendance rate.

SPONSORSHIP – A sponsorship brochure is being produced and expected to be printed in early May.

(Cont.)

NEWSLETTER – The newsletter has a new Chair, Chuck Aldrich of Trammell Crow. The newsletter has a new look and a new table of contents. The newsletter will be published the week of May 15th.

PUBLIC RELATIONS – PR is now looking for a new Chair. Work continues on locating a community charitable organization to sponsor.

IFMA EVENING NETWORKING EVENT “Social Under The Stars” JULY 27, 2006



Orlando Science
Center



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Central Florida News:

Office rents rise as market pumps up

Jack Snyder
Sentinel Staff Writer

April 28, 2006

Orlando's office market strengthened in the first quarter with rents bumping up and empty space filling, according to several reports.

"We're seeing significant business expansion, and job creation is very strong," said Larry Richey, Central Florida regional manager for Cushman & Wakefield of Florida, which has an office in Orlando.

With more than 50,000 jobs created in the past year, Orlando ranked second in the state in job growth, Richey noted.

Cushman & Wakefield's first-quarter report found overall asking rents jumped 45 cents a square foot - from \$20.06 to \$20.51 -- between the fourth quarter of last year and the first quarter of this year.

Greg Morrison, executive director of the Orlando office of Advantis Commercial Real Estate Services Co., said rising rental rates likely will entice more developers to start building.

Though new projects have been launched, he said, many developers are holding back because of soaring land and construction costs.

Bill Moss, managing director of CB Richard Ellis in Orlando, said much of the current development is concentrated in downtown Orlando, where several major projects are under way or in planning.

(Cont.)

Andrew McCaw, an office specialist with Grubb & Ellis/Commercial Florida's Orlando office, noted the city's southwest market is seeing a couple of new buildings with demand in the tourist corridor on the rise.

"There's not a lot of space available in that market so the opportunity is there," McCaw said.

The vacancy rate for Class A space in most of the area's markets is now in single digits, with southwest Orlando at 6.5 percent, according to Advantis Commercial Real Estate. In the Lake Mary/Heathrow submarket, the Class A vacancy rate in the first quarter was a tight 4.3 percent. Downtown Orlando was 7.8 percent.

CB Richard Ellis' first quarter survey found 1.31 million square feet under construction during the period, with 626,000 square feet of space completed and added to the inventory.

The report found that the new space was 77 percent pre-leased.

But some developers are willing to build on speculation, meaning no tenants have been signed before work starts.

Highwoods Properties just announced Capital Plaza III in downtown Orlando, a \$100 million project that includes a hotel, a condo tower and 180,000 square feet of office space.

That space is being built on speculation.



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Central Florida News:

Grass isn't greener -- just more powerful

Kevin Spear
Sentinel Staff Writer

May 7, 2006

A proposed power station south of Orlando will turn grass mowed from 15,000 acres into affordable electricity and produce little air pollution. Although other power companies in Florida and around the world also burn plants and other natural materials, this is the first time worldwide that an energy plant would grow its own "biomass."

Builders of the plant, expected to be online in three years, won't specify where they are looking to build but are choosing from among three sites between Orlando and Lake Okeechobee. They already have sold their expected power supply to Progress Energy Florida in a 25-year contract. By growing a bamboo like, 16-foot-tall grass on its own acreage, the plant will be a mostly self-contained power generator, churning out voltage for 80,000 homes.

After several years of negotiation, Progress recently agreed to buy nearly all of the grass-to-watts electricity generated by Biomass Investment Group Inc. in Gulf Breeze. The plant is the first for Biomass. Neither company would reveal price details, though a Progress official said the cost of Biomass electricity already competes with power generated by burning the popular but increasingly expensive natural gas. Coal, the most-used power-plant fuel in Florida, is still cheaper.

Finding an alternative to natural gas was attractive for managers of Progress, the state's second-biggest electric utility. But the merits of firing a generator with grass weren't so obvious. "Most people think it's unusual at first," said Bob Niekum, the company's director of wholesale power in St. Petersburg.

(Cont.)

"This was a major leap of faith on the part of Progress Energy. We need all the resources we can find." Biomass' 130-megawatt generator, a moderate size, still needs regulatory approvals.

And the company hasn't nailed down a site big enough to include 15,000 acres of fields for grass that can grow taller than a single-story home. For use at the power plant, the 1-inch-thick grass will be dried and chopped into chips. "We've got three choices between Orlando and Okeechobee," said Allen Sharpe, president of Biomass.

Using grass as a "biomass" or "renewable" fuel to generate electricity isn't as unlikely as it sounds. It's used all over the world in forms that vary from ethanol for powering cars to wood chips for generating electricity. And the idea may become even more popular.

At a rate of about 125,000 pounds an hour, grass will be processed to release burnable gases that, in turn, will fire a generator much like a jet engine and a second, steam-driven generator. What's left of the processed grass will be spread as fertilizer to grow more grass.

The Biomass plant will be similar to a conventional coal plant in that it will discharge carbon dioxide. But what the Biomass electric plant emits will be matched by the ability of the fields of growing grass to absorb carbon dioxide. In enviro-speak, that's called "carbon neutral". "Biomass, solar and wind power are at the top of the list of energy sources we want," said Holly Binns, a coordinator for the Florida Public Interest Research Group in Tallahassee. Biomass Vice President Jim Little says "This is going to be the first of many plants."



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Industry Events:

IFMA's 2006 Spring Symposium

May 16 – 19, 2006
Cleveland, OH

Manufacturing Council Spring Meeting

May 17-19, 2006
Harrisburg, PA

IFMA's Best Practices Forum

May 22 & 23 2006
Washington, D.C.

World Workplace 2006 Conference and Expo

Oct. 8-10, 2006
San Diego, CA

World Workplace 2006 San Diego California Convention Center

IFMA's World Workplace is the largest, most comprehensive educational, networking and buying event for the facility management industry. World Workplace addresses the TOTAL built environment, focusing educational content and career-enhancing activities on topics relevant to FM, as well as related workplace fields. The 2006 conference and expo will also focus on the future of the workplace highlighting innovative tools and practices, a progressive approach to managing today's built environment, and cutting-edge knowledge and skills professionals need to remain competitive. Get your first look at 2007 products and services exhibitors will introduce the latest products and services to take you into 2007 and beyond! IFMA's World Workplace is the single FM-focused conference and exposition backed by 25 years of research, education, forecasting and career development for facility and workplace professionals. World Workplace attendees represent anyone responsible for the functionality, design, security and maintenance of the built environment, as well as those responsible for managing and supporting other professionals.



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CFM Corner:

Congratulations to **Scott Weber** and **Geoff Allen** for recently receiving their CFM Designation.

Scott is the Superintendent of Building Maintenance and Operations at Florida Institute of Technology.

Geoff is the Office Services Manager at Glatting, Jackson, Kercher, Anglin, Lopez, & Rinehart. Here's a note from Geoff;

"I'm Geoff Allen, I first got my CFM designation in 1994... after 9 years, I lapsed 2 yrs, ... and my salary immediately went down 15%... after regaining my CFM, relocating (with expenses paid) my salary is back... the CFM really does translate into money, and though my current employer didn't require a CFM, 75% or so of the jobs I was applying for asked for it.

I'm Office Services Manager for a Professional services firm and Chapter Secretary of IFMA - Orlando. This year, for the first time, I have a Facilities Intern, from Ferris State (who I met at World Workplace 2005, Philadelphia)... Natasha is going to be a fantastic resource for my company and my department this summer. I plan to have an intern every year going forward! Not only does she learn from me, contribute to my department, and cover for me when I go on 3 weeks vacation, I also learn from her with fresh, new, young, energetic, techno-savvy thinking.

IFMA Awards of Excellence 2006

Call for Entries



Honoring facility professionals, associate members, educators, chapters and councils whose vision and accomplishments are extraordinary. The Awards program raises awareness of professional accomplishments made by IFMA members. Nominees and winners alike are recognized for their outstanding contributions to the FM profession. There are 14 categories in which members may submit entries. Award definitions and selection criteria may be found on IFMA's Web site at www.ifma.org/aoe. All IFMA members can nominate fellow members and as well as themselves for these awards. All completed nomination packages and supporting exhibits must be received by IFMA Headquarters no later than June 2, 2006.



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Sponsorship Opportunities

Sponsor an IFMA luncheon, educational program, or special event and;

- Increase your visibility with local Facility Management experts
- Align your business with an established association of professionals
- Network and build relationships with local businesses
- Market to a targeted audience
- Reach potential clients through a variety of marketing opportunities including print materials, Internet ads, announcements from the podium, and more...

Prices for sponsorship opportunities:

\$250.00 will allow two minutes at the podium, display a logo at the front of the room, and distribute flyers to members and guests.

\$500.00 will allow four minutes at the podium, logo and flyer privileges.

For more information please contact John Cox at John.Cox@aceworldwidefl.com.

Membership Information to Join IFMA

For information on joining our Great Chapter please contact Grace Cubarrubia at grace@millicareoforlando.com.

To download a membership application please visit: www.ifmaorlando.org.

ATTENTION ALL MEMBERS

If you come across an interesting article, or have written one yourself that you think our members would be interested in reading please forward it to Chuck Aldrich at chuck.aldrich@hughessupply.com.



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Calendar of Events for April – June 2006

May 06						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

June 06						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

July 06						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

Date	Program	Location
May 2 nd	Member Orientation breakfast – 8:00am	Citrus Club
May 11 th	Board of Directors meeting – 11:30am	
May 22 nd	RSVP due for monthly luncheon – 10:00am	
May 25 th	Monthly luncheon - OSHA Audits - 11:30am	Dubsdread Golf Course
May 29 th	Memorial Day	
June 8 th	Board of Directors meeting – 11:30am	
June 19 th	RSVP due for monthly luncheon – 10:00am	
June 22 nd	Monthly luncheon – Demystifying Design - 11:30am	Dubsdread Golf Course
July 13 th	Board of Directors meeting-11:30am	
July 24 th	RSVP due for monthly event	
July 27 th	“Social Under the Stars” Evening Network Event	Orlando Science Center



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ORLANDO 2005-2006

BOARD OF OFFICERS AND DIRECTORS

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