



## Message from the President:

I would like to take this time to introduce myself to all of you and thank you for being members of the Environmental Health and Safety Council. When our Past President, Linda DeTienne, first asked me to be a part of the Council and run for President of the Council, the first thing out of my mouth (as you might guess) was "I certainly don't need any more on my plate. I like to sleep once in a while." After thinking about her proposal for a few weeks, my little light flashed (I say little, since I don't really have any bright ideas). It occurred to me that environmental health and safety is a key part of everyone's life, both business and personal. We have to be constantly aware of the environmental conditions surrounding us. Problems that occur from a poor environment or unsafe situations, impact our quality of life. In the business world, poor environmental quality affects tenant satisfaction and ultimately occupancy rates and property values and can have potentially serious legal ramifications.

Compliance with the countless laws can be challenging, but a strong knowledge of and compliance with these laws helps a property manager maintain building values, attract new tenants, retain current tenants, and decrease employee absenteeism. Some of the more familiar laws are the Clean Air Act, Clean Water Act, Resource Conservation and Recovery Act, Safe Drinking Water Act, Superfund Amendments and Reauthorization Act, etc. And, we are all familiar with OSHA and EPA who oversee and enforce many of these laws. Compliance with laws means fulfilling the explicit and implicit requirements embedded in each law. It is important for every property manager to know what laws are applicable to their portfolios and have an effective compliance program in place.

We, as property managers, need to understand the issues, create a comprehensive written program for compliance, train all employees on their role in the compliance, and ensure quality control through an auditing program. Facility managers must not only believe in the need to practice environmental safety, but also be able to articulate their dedication to compliance and incident prevention to the C-Suite and co-workers.

An example of the importance of environmental health and safety issues impacts my life directly. My husband worked for a construction company that was remodeling a building in downtown Wichita that was built in the 1960's. The company had not trained him or any other person on the crew on how to identify asbestos, or how to safely encapsulate or remove it. Four months into the demolition job, the crew superintendent finally decided that maybe he should take some samples. About three days later, the reports came back that it was indeed hot asbestos. The crew had been working with and around it for several months without protective equipment. They had all been exposed to hot asbestos and were not told. This incident occurred about five years ago and many of that demolition crew still do not know about their exposure. Everyone's families were also exposed on a daily basis when the guys went home from work with the fibers covering their clothing. Obviously, this lack of conscience and compliance by the construction company will impact many lives somewhere in the future.

### EHSC OFFICERS:

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Email: [clean@wilsonmaintenance.com](mailto:clean@wilsonmaintenance.com)

#### Treasurer:

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## Message From the President Cont.

The safety and health of every person in your companies and buildings are your responsibility. In my opinion, that makes our council the most important one! Think about it, there isn't a single aspect of real estate and property management and our personal lives not affected by health and safety issues.

To make a very long story a little shorter, I finally agreed to step up and accept Linda's nomination for the position of President of the most important council in IFMA. I will try to make my term as productive as possible and do what I can to help each one of you address health and safety issues and find solutions for those problems.

Please call or email me anytime. My email address is [stephe.palmer@yahoo.com](mailto:stephe.palmer@yahoo.com). My cell phone number (which I think is permanently attached) is 316-214-1051. I look forward to meeting each one of the EHSC members. Remember to put the council meeting on your calendars for October 15<sup>th</sup> from 8:00 to 12:00.

See you at World Workplace!  
Stephanie Palmer, CFM



Click here to enter the conference Web site, <http://www.worldworkplace.org/2008/>.

## World Workplace 08 October 15-17, 2008 Dallas Convention Center Dallas, TX

The World Workplace Conference & Expo stands out as the single most important event to professionals responsible for the built environment. It's an annual IFMA event, the place where facility managers your future customers gather in one place at the same time. Open minded, ready to learn seeking new solution and increased awareness. Many of those attending are the decision makers who purchase the products and services you provide.

EHSC will meet on  
Wednesday, Oct. 15th  
from 8am—noon at the  
Dallas Convention Center  
Room D165  
*(more details to follow via  
email)*



### FUTURE WORLD WORKPLACE CONFERENCE AND EVENTS

#### World Workplace - 2008 through 2011 Start Date End Date Location

2008 - World Workplace Conference and Expo	October 15th	October 18th	Dallas Texas USA
2009 - World Workplace Conference and Expo	October 7th	October 9th	Orlando, Florida USA
2010 - World Workplace Conference and Expo	October 27th	October 29th	Atlanta, Georgia USA
2011 - World Workplace Conference and Expo	October 26th	October 28th	Phoenix, Arizona USA

## “Preparedness 101, 9 tips to better protect people and property”

An ounce of prevention is worth millions of dollars in disaster recovery costs. Is your emergency preparedness plan up to snuff? Here are some guidelines to augment an already existing plan.

1. **Bring your dream team together.** If you haven't already, put together a preparedness team of mission-critical staff and develop “what-if” exercises and drills where team members propose responses to a number of emergency scenarios.
2. **Communicate well and often.** Develop a multi-layered crisis communication plan that creates a fast and effective line of communication with tenants, local authorities and agencies and the media – be proactive in your messaging.
3. **Define your policy.** Determine how your company's leave and salary policies will apply in emergency situations, such as a pandemic flu outbreak, when a significant portion of your workforce may not be able to come to work.
4. **Cross-train across your portfolio.** Cross-train essential personnel to provide critical services; train across your portfolio, whenever possible, to ensure all available personnel can respond to an emergency.
5. **Think locally.** Review local evacuation procedures and identify the agency that will issue evacuation orders, determine how the evacuation order will be communicated and where evacuation routes and shelters are located.
6. **Don't think locally.** Develop a list of primary, secondary and out-of-region suppliers to ensure your organization's ability to rebound from a catastrophe is not hindered by a lack of resources.
7. **Work remotely.** Identify off-site work facilities or telecommuting capabilities to ensure business continuity.
8. **Drill it in.** Make certain all of your tenants are aware of the building evacuation procedures, and encourage tenants to participate in evacuation drills.
9. **Educate yourself, share your knowledge:** Talk to your industry colleagues to see how they are designing their plans and share information. When it comes to public safety and security, information is not proprietary.

\*These tips were first published in the Fall 2007 issue of the BOMA Kingsley Report and reprinted in the July/August 2008 BOMA Magazine, page 30.



### FMpedia Webinar Recap

You can help others learn the language of FM. The IFMA Foundation is proud to bring you FMpedia, an accessible glossary of 800 to 900 descriptions, terms and abbreviations related to facility management.

The recorded Webinar is a short introduction about the new tool. IFMA Foundation Trustee Eric Teicholz, IFMA Fellow gives a brief description of FMpedia and can help to answer any questions you may have. You can explore FMpedia on your own by clicking on this link: <http://gsishare.com/ifma/FMpedia/gv.aspx>.

**Link to the recorded version** - <http://ifma.acrobat.com/p58355781/>

**Download the Power Point** - <http://ifmafoundation.org/files/FMpediapresentationJune2008.ppt>

Contact Eric Teicholz, IFMA Fellow for more information [Teicholz@graphicsystems.biz](mailto:Teicholz@graphicsystems.biz) or 617-388-1148

## The Rising Seas

Top 10 U.S. cities at risk as a result of Global Warming repercussions, in terms of present day property assets and population



### Miami

- World rank: 1
- Population at risk: 2M
- Current assets at risk: \$416 billion

Miami sits on the Atlantic coastline with little protection from cyclical tropical storms and hurricanes, which have been growing in frequency and intensity as a result of [changes in Atlantic Ocean temperatures](#) in the last decade. Not only is Miami a low-lying city with significant coast exposure, but it is also experiencing considerable [population growth](#) due to immigration and migration from within the U.S., as well as a rise in costly waterfront real estate development from residential homes to resorts. All these factors combined make Miami the city most vulnerable to the threat of rising sea levels.

2. New York City/Newark, NJ
3. New Orleans
4. Tampa, FL
5. Virginia Beach, VA
6. Boston
7. Philadelphia
8. San Francisco/Oakland, CA
9. Baltimore
10. Los Angeles/Long Beach, CA

We are in the process of getting the EHSC Web site up and running. Please be patient!

Source: MSN Green

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A computer screen cleaner available online at:  
<http://www.innocentenglish.com/pug-licking-screen-clean/>

## Dance Club In London Powered by Patrons

On July 10, [Club4 Climate](#), an environmental group founded by British real estate mogul Andrew Charalambous, opened what it touts as the world's first eco-club. The London party spot features a dance floor designed to harness the energy of dancers. This is based on a principle called [piezoelectricity](#). This approach uses crystals or other materials that, when compressed, give off a small amount of voltage. So as people dance on the spring-lined floor, the crystals underneath acquire a charge and generate a current that can charge nearby batteries.

Charalambous claims that the dance floor energy will generate about 60% of the energy the club consumes. The remainder of energy consumption is being culled

from solar panels and wind turbines. Other sustainable strategies include using rain-water to flush toilets. The profits from the club go to



[Friends of the Earth.](#)

Other locations that Club4Climate is looking to open eco-clubs are New York City, Cape Town, and Rio de Janeiro.

Source: FacilityBlog



Have you written an article you'd like to share with your EHSC members or any comments/suggestions for the next issue please contact Jeannie Nguyen at [jeannie.nguyen@ifma.org](mailto:jeannie.nguyen@ifma.org).

## Workplace Posture Can Cause Achy Hands, Shoulders, Knees and Toes

*From Earth Times*

Football training season is in full swing, leaving many athletes prone to injuries on the field. While football players recognize the health risks associated with typical activity on the job, those in a traditional office setting may not understand that injuries aren't just for athletes. There are many common aches and pains that can take place at work, leaving both employers and employees at risk. [More](#)

<http://www.earthtimes.org/articles/show/workplace-posture-can-cause-achy-heads-shoulders-knees-and-toes,477827.shtml>

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### Are you interested in becoming involved with the council?

If you would like some information on how to get involved with the Environmental Health and Safety Council on a non-elected position please contact the EHSC Council Liaison, Jeannie Nguyen at [jeannie.nguyen@ifma.org](mailto:jeannie.nguyen@ifma.org).

## Hope Over 'Quick' Bird Flu Test

from BBC

U.K. scientists say they are developing a portable testing machine that will detect cases of bird flu in two hours. Currently it takes about a week to identify the different flu strains because laboratory tests are needed. [More](#)

<http://strongmail.multiview.com:80/track?type=click&mailingid=4707&messageid=3705&databaseid=1600&serial=1191446277&emailid=laurie.steiner@ifma.org&userid=18123&extra=&&&2020&&&http://news.bbc.co.uk/2/hi/health/7559458.stm>

## Recognizing New EHSC Members from January - July 2008.

Mourad Abdeen  
OpenWorks

Robert Moore  
OpenWorks

Matthew Gray  
Service Master Clean AAA Res-  
toration

Anwar Al-Bahar  
Saudi Aramco

Gloria Trepanier  
GE Money

John Cadena  
Miner

Robert Mariner  
RMS-Safety

Wai Ka Lam  
General Electric International  
Inc.

Anthony Mattera  
Humanscale Corporation

Henry Wilkins  
Garda Security Services

Brett Gray  
Percival McGuire Commercial  
Real Estate Management LLC

Sae Leong  
Matrix Controls Ptd Ltd

Danny Stamper  
Siemens Building Technologies

Jeffrey Hower  
Ohio Geese Control

Edward Fuentes

INVISTA

John Pianki  
AmeriGas Propane

George Okugo  
Celtel Nigeria Ltd

Michael Nussear  
Nexus Alarm & Suppression

Patricia Hitch  
Bextar County Forensic Science  
Center

Michael Durnell  
Young's Roofing

Mark Leurck  
Blue Chip Pavement Maintenance

Arul Singarajan  
Al Rostamani Group

Richard York  
J&J Air Conditioning, Inc.

Catherine Smith  
General Electric Company (GE)

Jodella Doneghy  
Social & Scientific Systems, Inc.

Michael Hart  
Harvard Jolly Architects

Michael Weber  
Health Net Federal Service

Nancy DiStefano  
CGI

Gregg Moberly  
Rutledge Environmental Services

Robert Wells

Altera Corporation

Terence Hellenbrand  
Hellenbrand Water Center

Karl Krueger  
Green Earth Environmental

Debbie Burke  
Dyax Corp

Elizabeth Barry  
Marsh & McLennan, Inc.

Jeff Bollman  
Next Day Toner

Amity Lumper  
Cascadia Consulting Group, Inc.

Jerry Owens  
National Security Technologies  
LLC

Gary Newmaster  
Washington Division of URS Corp

Steven Baker  
Strategic Distribution L.P.

Lindsay Breyer  
Walsh Environmental Scientists  
and Engineers, LLC

Brian Clay  
WorkRite Ergonomics

Jefferey Henderson  
United Fire Protection, Inc.

Frank Sorg  
Quaintance Weaver Restaurants &  
Hotels

Tom McGann  
Honeywell, Inc.

## Recognizing New EHSC Members from January - July 2008. (continued)

Sal DeStefano  
S&S Painting & Waterproofing

Jason Van Beever  
Eco Logic, LTD

John Garigen  
Integrated Landscape Management LLC

Robert Livingston  
Eviron

Marty Adams  
Mannington Commercial

Neil Bavins  
Puget Sound Refrigeration

Toby DeForge  
RTI International

John Hair  
MKS Medical Electronics

David Krack  
Occupational Health Performance, Inc.

Mark Pierce  
Siemens Healthcare Diagnostics

Carolyn Kauser-Abbott  
CBRE Management Services

David Mistick  
Circumpex LLC

Dan Suruki  
Teledyne Controls

Jim Heck  
Cabot Corporation

Charles Ziegler  
Wisconsin Physicians Service Insurance Corporation

Michael Hyde  
A & A Mechanical Services

Johnpaul Dimech  
Sodexo Pass Services (India) Pvt Ltd

Grant Gifford  
OpenWorks  
Christina Arner  
OpenWorks

Tom Kelly

Balanced Environments Inc.

Charles Torian  
National Security Technologies LLC

Ashley Fernandes  
GBM Support Services Ltd

Charles Russman  
FINCOIL Cleaning LLC

Maribel Aragonés-Cacatian  
United Nations International Criminal Tribunal for the Former Yugoslavia

Michael Ferguson  
WorkRite Ergonomics

Steven Paxton  
Indoor Air Solutions, Inc.

Duane Dixon  
Precision Floor Plan

Concetta Horigan  
Raytheon Company

Kevin Morrow  
ARAMARK

Faisal AlSaeed  
Emirates Integrated Telecom

Gregory Hadley  
Mitch Murch's Maintenance Management Company (MMMM)

Leo Camirand

William Garvin  
G3 Environmental & Industrial Hygiene, LLC

Jeff Carver  
Waste Management, Inc.

Jennifer Ranz  
Dri-Eaz Products, Inc.

Gregory Mills  
State Farm Insurance Co.

Richard Kozlovich  
Ohio 2000 Pest Management

Andrew Wager  
Presto-X-LLC

Lisa Yunger  
Widmer's

Lacey Williams  
E Teck

Jane Sleeth  
Optimal Performance Consultants Inc.

Gary Ramey  
DCS Corporation

Kurt Scepaniak  
Horizon Roofing & Sheet Metal

David Behrman  
Smiths Medical MD Inc.

Ed Soley

Dade Behring Inc.

Kathleen Bruch  
Atrium

Loren Arms  
LifeScan, Inc.

Kevin Lovstuen  
Scantron Corporation

Gregory Brown  
Booz Allen Hamilton

Eduardo Valdes  
WCSCG, Inc.

John Arndt  
DWC Construction Company, Inc.

Rebecca Seltz  
Zimmer Spine

Cindy Heller  
National Security Technologies LLC

Lynn Fee  
Energizer

Kimberly Rozga  
Bissell Homecare, Inc.

Joseph Giacalone  
Arch Painting

Fred King  
Inspec, Inc.

Dorin Petre  
Hard Surface Solutions

## EHSC Community Server

### TIPS FOR NAVIGATING:

After your first login, you must subscribe yourself to the council postings to activate email deliverability to all council postings, similar to the listserv. You are not automatically subscribed to email delivery.



1. Log in to <http://www.ifmacommunity.org>
2. Click on **Forums** on the top left menu tab
3. Click on **Forum Subscriptions** (located on the left hand side of the page, under Shortcuts)
4. You can then change the default setting from not receiving subscriptions to receive postings via email. Click under the **Subscription to "YES"** (to receive postings by email similar to the listserv) or **"NO"** (which means you will need to login to the IFMA Online Community to view the discussions) The subscription's default setting is "NO" in order to change it to "YES" simply click on the "NO".

### TIPS FOR POSTING & REPLYING TO QUESTIONS:

1. To **reply** to emails that you receive, you can post your responses (just like the listserv).
2. If you would like to **post a new message/question** to the Environmental Health and Safety Council Online Community without having to login to IFMA Online Community, just send your email to this email address for your specific council, [envc.council@ifmacommunity.org](mailto:envc.council@ifmacommunity.org). This will allow for you to post and reply by email, similar to the listserv tool we were using.

Previous training session recording: <http://ifma.acrobat.com/p82057965/>

## Calculate Your Carbon Footprint:

Calculate the impact your personal activities have on the environment, and learn how to decrease your carbon footprint.

<http://green.msn.com/tools/calculator.aspx>



About the EHSC: The Environmental Health & Safety council is a forum for facility professionals to share ideas and experiences regarding such complex issues as ergonomics, disaster recovery, blood-borne pathogens and asbestos abatement.