

IFMA-Austin News

Volume 1, Issue II, June 2001

IFMA Austin Chapter



INSIDE THIS ISSUE

June Program	1
Asbestos	2
IFMA Golf Tourney	3
May Meeting	4
Member Spotlight	5
Agency Directory	7



Thursday, June 7, 2001

Registration - 12:00PM

Shotgun Start - 1:30PM

The 2001 IFMA Golf Tournament is set for Thursday, June 7, 2001 at Forest Creek Country Club. Be there for the fun! Now, being there for the fun does not just mean playing golf!

The day will begin with registration and driving range opening for golfers at 12 noon. We expect to hit the course at 1:15PM with no more than 144 golfers (we still have a few spaces available!).

Honorary Chairman will be Connor Vernon of Oldies 103. You could win a trip to Hawaii, Orlando, Las Vegas or Myrtle Beach. Other prizes include a sony camcorder, free rounds

of golf for area courses and other great prizes!!

For information, call the IFMA Office at 329-6785, send e-mail to ifmaaust@aol.com or register on line at www.eplangolf.com or by using the following registration form.

Your participation in this tournament as player or sponsor will help support Hospice Austin's facility, Christopher House, as well as educational opportunities for facility management professionals of the Austin Chapter of IFMA

TOURNAMENT
SPONSOR

TRUGREEN LandCare™

 **HOSPICE AUSTIN**



Entry Fee Includes:

Green Fee w/Cart
Food and Drink
Long Drive Contest
Closest to the Pin
Putting Contest
Door Prize Drawings
Post - Tournament

2001 IFMA Austin Chapter Officers & Committee Chairs

Mike Leach - President
Cadence Design Systems 231-3334

Judy Roessner - Vice President
Direction 281-4055

Bronson Dorsey - Secretary
Austin Community College 346-5180

Nancy Paine - Treasurer
Sematech 356-8458

Robert Payne - Programs
SAS Institute 258-5171

JoAn Reames - Membership
ABC Pest & Lawn Services 837-9500

Veronica Bailey - Public Relations
Haworth Inc. 908-4651

Cynthia Stewart - Community
KDI 443-4929

Carrie Grona - Newsletter
TruGreen LandCare 458-8873

Greg Pasket - Newsletter
McBride Electric

J.R. Howard - Webmaster
FACS 996-4142

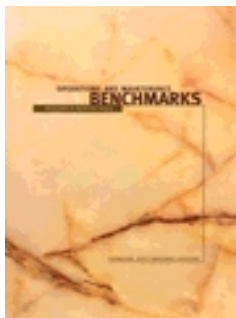
Ernie Leake - Education
Exodus Communications 997-3936

IFMA Austin News is published monthly by members of the International Facility Manager Association, Austin Chapter

The wait is over!

IFMA's latest benchmarking report, Operations and Maintenance Benchmarks, is now available for order.

Operations and Maintenance Benchmarks, Research Report #21, details housekeeping, utility and maintenance costs and practices for a variety of industries and facility types. The data is also broken down by geographical region, percentiles and facility size.



IFMA Austin Chapter
P.O. Box 162581
Austin, Texas 78716
(512) 329-6785
(512)329-8943 Fax

ASBESTOS

FEDERAL ASBESTOS STANDARDS issued by the U.S. Occupational Safety and Health Administration (OSHA) require facilities professionals to increase their efforts to protect employees and outside service providers from exposure to asbestos-containing materials.

Asbestos-containing materials (ACM), which OSHA defines as those with one percent or more of asbestos, include thermal system insulation, shingles, floor tiles and cement, brake linings, packing and gaskets, paint, plastics, fabrics, wall paneling, and non-corrosive pipes and fittings.

The rules presume that asbestos is present in pre-1981 buildings, unless an owner can show that asbestos isn't present. If an owner plans to demonstrate that asbestos isn't present, original building records won't be enough. He or she will need to provide records of a previously performed AHERA-type inspection, asbestos-removal documentation, or an inspection conducted by a certified industrial hygienist.

But if asbestos is present, or is presumed present, and planned alterations or maintenance could disturb it, facilities professionals must identify the location, amount and type of ACM wherever the material could be disturbed.

Employees and outside contractors also must be notified that ACM is present. Signs must be posted at entrances to ACM areas and where employees can be reasonably expected to enter. Signs must include information on work practices that minimize material disturbance.

If ACM is present in tenant space, and tenants perform maintenance, repair, alteration or renovations, then tenants also must be notified. Tenants also must be notified if the owner/facilities professional plans to do work that could disturb ACM.

Under the rules, the entity that controls the property's management and recordkeeping functions — be it the owner, property manager or tenant — is responsible for ACM record maintenance.

Also, facility maintenance and custodial employees working in ACM areas must receive asbestos training; requirements range from two-hour awareness training for custodians to four-day certified U.S. Environmental Protection Agency (EPA) training for asbestos abatement/removal workers.

But the presence of ACM doesn't mandate training in all cases. Example: Employees who won't be working in ACM areas don't need to be trained. Owners and facilities professionals also must document that outside contractors doing work in the building have been trained.

The rule also established two new permissible exposure limits for workers: 0.1 fibers per cubic centimeter, time-weighted over an eight-hour period; and 1 fiber per cubic centimeter over a 30-minute duration for a short period.

Worker protection measures relate to work performed.

Class I measures require removal of products presumed to be friable, including thermal insulation or surfacing materials. Measures include delineating and limiting work-area access; use of negative pressure or equivalent enclosures; use of HEPA vacuums; use of respirators and protective clothing; showers and clean-change rooms; and prompt waste cleanup.

Class II measures require removal of ACM products that aren't presumed to be friable, such as resilient flooring, ceiling tile and roofing. Requirements are similar to Class I measures, but some techniques can be avoided.

Class III measures cover repair/maintenance that involves intentional ACM disturbance. If the work will disturb thermal insulation and surfacing material, workers need to use respirators. If the work involves "drilling, cutting, abrading, sanding, chipping, breaking or sawing," glove bags and negative pressure enclosures are needed.

Continued on page 7

Keep Informed:
Check Monday!
ifma-austin.org



2001 IFMA Golf Tournament Registration

Contact Name: _____
 Company Name: _____
 Address: _____
 City, State, Zip: _____
 Phone: () _____
 e-mail address: _____

Entry Fee is \$100.00 before June 1st and \$125.00 after June 1st

Two Ways to register:

(1) Register on-line at www.eplangolf.com and click on Players Register Here
 You can pay by credit card on-line or mail a check to IFMA Austin.

(2) Fill out golfer information for each member or client of your company and send one check for all players to the address below by June 1st. Registration after June 1st will have to be done at the tournament. If you have more than 4 golfers, great!! Please use another copy of this form to complete your registration.

Note: IF you would like to be paired with another registrant, please include their name(s) as well as their company in the remaining golfer slots.

Golfer 1

Name: _____
 Handicap or Average Score: _____

Golfer 3

Name: _____
 Handicap or Average Score: _____

Golfer 2

Name: _____
 Handicap or Average Score: _____

Golfer 4

Name: _____
 Handicap or Average Score: _____

Get your registration in the mail today as the tournament is limited to the FIRST 144 players to register. Postmarks will decide the final playing slots.

New Professional Member Bonus

Sign up a new professional member by May 10th **and play for free!!!**
 Contact JoAn Reames at 512-837-8545 or e-mail: sambrose@abcpest.com

May Joint Meeting

by: J.R. Howard



There were 438 reservations for the joint meeting with IREM, CCIM, CLBA ACRES, CAI, BOMA, AND IFMA. The house was packed. As soon as Jack Drummond quieted the crowd down, Kirk [Watson](#) was introduced. He was first in his law class at [Baylor](#) and was re-elected with 84% of the votes during the last election which was a record for an Austin mayor.

Because of his experience in presiding over the [City Council](#) (he was used to crowd scenes) and said we could eat as long as we didn't throw any of the food. Besides traffic, the events [downtown](#) have drawn the most interest. During his tenure, the convention center will double in size, and the 800-room Convention Center [Hotel](#) will be built. The lack of a nearby hotel for the center has limited the size of the groups booking the Facility Center. The City Mayors was one of those groups. The city only has \$15 million in equity, and it will own it in 30 years as contrasted with St. Louis which has \$65 million equity in their center. There are also some new restaurants going in nearby.



There are two [Computer Science](#) Buildings coming to downtown, and one block north there will be two residential units. At 11th and Congress, there's going to be a new office building. The [Art Museum](#) will get a new home. Across the river, the Community Events Center is being developed. The renewal of [Parmer](#) Auditorium was a public and private partnership. All this growth is moving Austin from a college and government town to a computer and communications



center.

There's a new bike [bridge](#) that will replace the Parmer bridge, so bikers won't have to compete with cars. In '74, the city bought land for a [new city hall](#) and put up temporary buildings. In the near term the city is going to build on this property. In the paper there have been two themes: "Too much going on" to "Downtown is dying." Both of these stories are true to some extent. The Intel building isn't finished, but the land was an abandoned car lot. The city also wanted Vignette, and they would have made a difference to downtown. Fortunately the incentives for both were not paid till later; so no city money was lost. The tax on the land did go up.

Austin layoffs have been in the news lately, but in February and March, more [jobs](#) were created than lost. Our unemployment rate still makes us look good. It means we have to work a little harder to attract new companies.

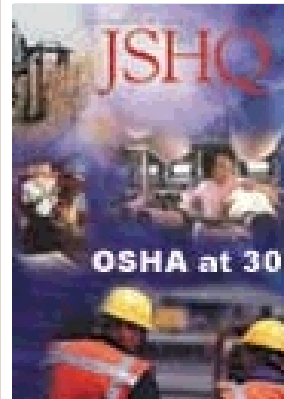
The floor was opened to questions, and the first one was about [California](#). Mayor Watson didn't think we would have the same electrical problems as they have. Texas has a better approach, and city utilities do not have to open their market. Austin Energy has the 2nd lowest rate in Texas.

When a question on [traffic](#) was raised, Mayor Watson said "Next." He did say there was progress being made with more money spent in the next three years than in the last 15. In 1997, the city received zero funds from [TxDOT](#). In the '70s, Texas had world-class roads, but now the city has to pay 50% of the right-of-way when it used to pay only 10%.

The people who came to see Captain [Kirk](#) weren't disappointed

"A Very Good Source of Information for Facility Managers"

by: Bob Payne



If you have not already discovered the OSHA web site, [www.osha.gov] you should take a few minutes to visit. Almost every subject a Facilities Manager has to deal with is

covered there. They have an (adequate) search engine and several listings to help guide you to your particular area of interest. The information is not ALWAYS regulatory in nature, a lot of it is "hands-on" type of information you can apply directly to your facility. Additionally, they provide a number of links to related sites that also contain valuable information. My personal experience with this, and other related sites has been excellent; and a lot of the material I use in routine Facilities reports either references this site or quotes from it.

Try it, you'll like it!



JUNE 7, 2001

FOREST CREEK COUNTRY CLUB

2001 IFMA
Golf Tournament



AWARDS OF EXCELLENCE 2001

**Call for Entries Deadline:
May 18, 2001**

Nominations packets are ready!
Click www.ifma.org to download
or order your copy today.



Facility Management Journal

The [Facility Management Journal](http://www.ifma.org) is on-line! Take advantage of the information in FMJ by using your IFMANet account (IFMA members only). Past issues are also archived. Read the FMJ before it comes to your door! FMJ is one of many benefits of membership. For information on becoming an IFMA member, click on www.ifma.org and start receiving FMJ at your doorstep



Competency-based Courses CFM Exam Review



**Learn more,
earn more.**



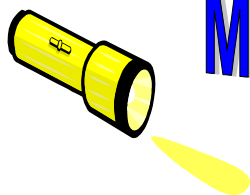
Don't allow the future to take place without you. Four Competency-based Courses and CFM Exam Review are being offered. [Register today!](#)



The FacilitiesNet Supplier Email Yellow Pages

This form allows you to search for a supplier's email address. You can choose to list all suppliers in a particular letter grouping by clicking on a letter grouping link. Just click on the header above.

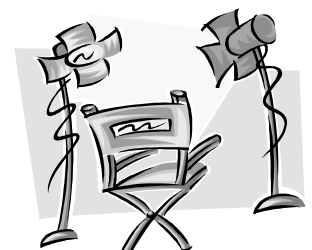
Members Spotlight



by: JoAn Reames

CONGRATULATIONS:

Best Practice Award Winner
J.R. Howard



What is “TAS” and why do I care?

By: Judy Roessner, Direction

Most of us are painfully aware of the Americans with Disabilities Act but there is still some confusion over the difference between this and TAS or Texas Accessibility Standards. They are not the same thing but they are certified as equivalent by the U.S. Department of Justice as of September 23, 1996. Why is this important to you the facility manager? The Architectural Barriers Act, article 9102, Texas Civil Statutes now requires you to comply. In other words, it is state law. Scary, when you consider that a \$1,000 dollar per penalty, per day, can be assessed if you are considered non-compliant. This mainly affects you if there is any new work in your building with some exceptions. You must submit for permit a project registration form along with construction documents and a check (made payable to Texas Dept. of Licensing and Regulation) if the estimated project cost is \$50,000 or greater. In fact, The City of Austin Building Plan Review Department will return your drawings to you if this is not attached. The best way to make sure that you are in the clear, check with a licensed architect, interior designer, TAS specialist or get online @ www.license.state.tx.us.

Some of the best advice I've heard was from Chris Dolce with Sixth River Architects. He said “be proactive” and “do it now versus later.” He stated that so many times building owners and facility managers put off getting a real assessment of their space or they are vaguely aware that there are some compliance issues, but procrastinate. When it comes time to actually do a project there is a lot of extra expense, hassle and time wasted. He has offered to answer any questions regarding TAS and how it might affect you down the road. His number is 306-9928 extension 24.

Become a published author! Write for the IFMA Newsletter!

By: Bob Payne

It has been said that a good Facilities Manager is, **“One who is pretty good at understanding those who are not very good at explaining, and pretty good at explaining it to those who are not very good at understanding.”** It then follows that a good Facilities Manager is usually a pretty good communicator. So, if that is true, then you should all be writing articles for the IFMA Newsletter! Writing a short article is a very quick and easy exercise. An article this size takes only about a half hour to write, from start to finish. Good subjects for articles are all around. If you have a really good experience with a contractor or vendor let us know.



If you know a “trick of the trade” or a shortcut or a new and better way to do something, let us all know about it. If you have discovered a great new product, evaluate it for us in the Newsletter. If you or your company has earned an award or honors, brag about it in the Newsletter and on the Web Page.

Let us know about your new building or new project. Write an article like this one, just to get something off your chest. You can preach and teach in the newsletter but be cautious about liable if you want to rant and rave.

FMA Study Course



Eight-part series study group beginning in September with Finance and Real Estate Investment.

Classes meet each Tuesday evening from 6:00-9:00 p.m.

Cost: \$465.00 per course

Enrollment fee: \$150.00

Anyone interested please call Judy Roessner for more details @ 306-8612

Continued from page 2

Class IV measures cover maintenance/custodial activity that involves incidental ACM contact, or cases in which workers clean up **Class I, II or III**-related debris. Protective measures include using wet methods and HEPA vacuums, as well as implementing prompt cleanup and disposal of dust and debris.

The overall rules took effect in October 1994; for compliance methods, notification and training, July 10, 1995. OSHA corrects, clarifies asbestos standards. **The U.S. Occupational Safety and Health Administration has issued corrections and clarifications to a series of asbestos standards.** Based on the August 1994 rulemaking record and effective Sept. 23, 1996, the revisions aren't intended to affect the worker protection afforded by the standards in a significant way, OSHA says.

Among the provisions:

- An employer must inform employees required to wear respirators that they may require the employer to provide a powered air-purifying respirator instead of a negative-pressure respirator.
- Employers must assure employee comprehension of warning signs and labels required by the standards. OSHA isn't mandating that signs and labels be written in languages other than English —pictographs and graphics can be used to assure comprehension.
- The requirement for a 32-hour training course for workers engaged in Class II removals of asbestos containing material as part of general asbestos abatement work inadvertently was deleted in an earlier correction, and it has been restored and clarified. The 32-hour training is required when Class II operations require controls, such as critical barriers or negative-pressure enclosures.
- Training for workers who engage in other Class II removals must include training in each category of material the employee removes and in each work practice and each removal method the employee uses.
- A training course may use written materials and electronic media, such as videotapes or computer-based training, but a knowledgeable person — such as a person who qualifies as a "competent person" for the particular type of asbestos work addressed in the training — must be available to answer questions during training.

Clarifications or corrections also are made for these provisions:

Medical surveillance;

Class III work — where a small amount of asbestos-containing material must be cut away to access mechanical or structural components of buildings; and

Class IV work — where employees clean up after a Class I, II or III job in that area is completed.



Agency Directory

Agency directories at your fingertips Tap into our updated Agency Directory of state, federal and other Internet resources for accessibility, environmental and health and safety issues.

Accessibility Resources

FacilitiesNet's Accessibility Resources [directory](#) links you to U.S. Department of Justice (DOJ) and Access Board resources, as well as other useful sites.

Environmental Resources

FacilitiesNet's Environmental Resources [directory](#) links you to federal and regional Environmental Protection Agency (EPA) programs and offices, as well as state environmental agencies.

Health & Safety Resources

FacilitiesNet's Health & Safety Resources [directory](#) links you to federal and regional Occupational Safety and Health Administration (OSHA) programs and offices, as well as state departments of labor.

Demand for U.S. office space falls

copied from FacilitiesNet.com

Demand for U.S. office space slowed dramatically in the first quarter of 2001, according to a recent report.

The amount of occupied office space fell by nearly 17 million square feet in the 53 market areas tracked by [Torto Wheaton Research](#), a Boston-based firm that provides commercial real estate forecasting and analysis.

According to the report, net absorption of office space fell by 16.9 million square feet in the 53 U.S. markets tracked by Torto Wheaton during the first quarter of the year. This compares to an increase of 19.9 million square feet in the fourth quarter of 2000.

This is the first negative absorption rate reported by the firm since it began tracking U.S. office vacancy in 1987. "There has never been a period of negative net absorption in the sum of the markets, even during the recession of the early 1990s," the report stated.

According to the report, the failure to many high-tech firms has led to the return of sublease space in the market. "Were it not for the sublease space, net absorption would have come in at roughly three million square feet in the first quarter," the report stated. "While three million square feet of positive net absorption, sans sublease, certainly is better than a negative 16.9 million, it is an extremely weak first quarter."

A total of 28 of 53 U.S. markets had negative net absorption. The markets can be found in all regions of the country, including Chicago, Denver, Houston, Los Angeles, Miami, Northern New Jersey, Seattle, San Francisco and Washington, D.C.

Despite the poor first quarter, Torto Wheaton Research forecast for 2001 anticipates net absorption at about fifty percent of last year's level, along with rising vacancy rates and a falling rate of rent growth.

The report also states that the reasons for the poor first quarter could reverse quickly. "It is commonly believed that the tech bust must end somewhere. Some reports have tech company bankruptcies peaking in February," the report said. "Second, if companies are indeed 'frozen' by uncertainty, then the resolution of that uncertainty through interest rate cuts or a clear signal as to a bottom to the economic situation would result in net absorption proceeding forward as before."

Also, the report said some tenants might be waiting for some relief to high rents. Asking rents, according to Torto Wheaton, are showing stability in most markets with only San Francisco and Honolulu declining more than five percent over the first quarter.

"Landlords may be seeing decreased effective rents through other adjustments," the report concluded. "The fact that most have not been forced to adjust their marquee numbers is an indication of the healthy state that the markets were in before the first quarter. Landlords also may not wish to give up some of the lofty rent levels too early, especially since most markets are still tight."



Keep Informed:
Check Monday!
ifma-austin.org



Court says general liability insurance doesn't cover poor workmanship.

By [Spencer K. Stephens](#), Esq

The cost to remedy poor workmanship by a construction contractor is not covered under most contractors' general liability insurance (CGL) policies, a federal appeals court ruled recently, interpreting Maryland law. The ruling represents the rule in effect in a majority of states nationwide.

The ruling is one that could present many building owners and managers with a rude surprise. The types of coverage most commonly required of contractors are CGL insurance, workmen's compensation insurance and vehicle coverage. None of those policies typically provides coverage if a contractor fails to complete its work or if it performs negligently.

The ruling described above involved a Maryland condominium association's quest for coverage. The association had secured a \$1.1 million judgment against its developer included rotting exterior wood caused by a fail-of interior plywood on exterior surfaces, im-similar problems. The association obtained a fixing the faulty workmanship.

When the association was unable to collect builder's insurer. The suit focused on a CGL builder became legally obligated to pay be-"occurrence." The policy defined an occurrence repeated exposure to what is substantially the

The federal trial court found that coverage was appeals court reversed the decision, focusing court found that where defective construction because of damage caused to the property of to the other parties. However, coverage is not damages resulting directly from its failure to risk intended to be insured is the possibility once relinquished or completed, will cause bodily injury or damage to property other than to the product or completed work itself," the Fourth Circuit said.



for faulty workmanship. The faulty workmanship ure to prime the wood before painting it, the use proper installation of a sprinkler system, and judgment against the developer for the cost of

its judgment directly from the builder, it sued the policy that provided coverage for sums that the cause of "property damage" caused by an to be "an accident, including continuous or same general harmful conditions."

present for the association's damages. The on established Maryland precedent. The appeals work by an insured results in tort liability others, coverage may be present for the damage triggered where an insured sustains economic satisfy contractual duties, the court held. "The that the goods, products or work of the insured,

Many courts deciding this issue have noted that performance bonds, and not a CGL policy, are the appropriate means of providing a project owner with coverage for incomplete or inadequate performance. Typically, the issuer of a performance bond will impose a cost on a contractor and will obtain a security interest in collateral owned by the contractor, such as heavy equipment or personally owned real estate. The bond provides for quick payment to a project owner in the event a project is interrupted or left in inadequate condition. The reassurance of a quick infusion of bonding cash can provide remarkable leverage to a project owner; few contractors want to have their property seized and can often be convinced to mend their ways. Just as importantly, where a contractor does default, the quick infusion of cash can provide substantial assistance to a project owner that is stretching financially to afford completion of an important project.

For further information, contact [Spencer K. Stephens](#) at (202) 310-5569. Stephens is an attorney practicing construction, contract, real estate and insurance law with [Carr Goodson Warner](#), a Washington, D.C.-based law firm providing a wide range of legal and business services to a national clientele.

Copyright 2000 (c) By Carr Goodson Warner, A Professional Corporation. All Rights Reserved.

DISCLAIMER: This material is public information and is not offered as individualized legal advice on any particular matter. The dissemination and/or receipt of this information does not establish an attorney-client relationship with the firm or its attorneys. The firm and the contributing author(s) expressly disclaim all liability with respect to anything done or failed to be done, wholly or partly, in reliance on this material. No client or other reader should act or refrain from acting on the basis of this material without receiving specific professional advice on the particular facts and circumstances at issue.