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It's Not Too Late!

The ONLY Tradeshow for Facility Folks is Back and Halloween Sets the Theme

Facility Managers: Mark your calendar today to take off on Friday afternoon, October 28th, 2016, from noon to 4, and head over to the Hotel Cascada and attend the 2016 Facility and Building Operations and Maintenance Show, a professional tradeshow designed ONLY for you! See the latest and greatest in products and services that make running your building easier and more efficient, presented by suppliers who want to EARN your business. Free \$50 gift certificates just for attending, free food and beverages, free parking, and a cash bar complete the Halloween themed kick-off to your weekend. Reward your whole staff and leave work early. Questions? Call Carolee at 505-377-5309 or email carolee@fmanm.com. Can't wait to see YOU at 2016 FAB O&M Show!



Suppliers: Get your name in front of facility decision makers who are members of the very high profile Facility Manager Association of New Mexico (FMANM), and the New Mexico Society for Healthcare Engineering (NMSHE) committee. Complete information and registration is online at www.fmanm.com, click the FAB O&M Exhibitors Registration tab. Last year ALL booths sold out so start planning now to register and pay online to be part of the 2016 FAB O&M Show.

NEW THIS YEAR! Corporate Sponsorships are available. Join National Roofing and make a statement at the TOP by purchasing YOUR place in preferred advertising for only \$450.00. Contact Carolee at 505-377-5309 for all the details.



2017 FMANM Programs Scheduled

Thank you to the participants who provided thoughtful deliberation and guidance in formulating the program agenda for the Facility Manager Association of New Mexico and our Healthcare Engineering Committee for the upcoming year

On the 2016 agenda:

- January 18** — The Internet of Things
- February 15** — John Dufay and APS Facility Challenges
- March 15** — How Vibration Analysis Saves Money
- April 21** — 3rd Annual Poker Run and Car & Bike Show
- May 17** — The Skilled Labor Crisis
- June** — Isotopes Baseball
- July 28** — Annual Scholarship Golf Tournament
- August 16** — ABQ Sunport Project Updates
- September 20** — Site Visit: TBA
- October 27** — FAB O&M Show
- November 15** — Micro Breweries: Facilities and Science
- December 20** — Holiday Social





Carolee Griffin
Executive Director

**2016 FAB O&M Show
Scheduled for Friday, October 28th
at the Hotel Cascada**

Mark your calendar TODAY for Friday afternoon, October 28th, 2016, at the Hotel Cascada for the ONLY trade show in New Mexico specifically for facility managers, engineers, building owners, and property managers. Beginning at high noon and ending at 4 pm, here is the opportunity for one-stop shopping at a beautiful and fun venue where these folks and their staffs will see the latest and greatest in products and services that will make running a building a whole lot easier.

Suppliers, commit NOW to showcase your company to a broad spectrum of decision makers from businesses ranging across the entire state. Facility managers, you get in free, and the ribbon on this package is your opportunity to win a substantial door prize for your attendance.

Here are the details:

Facility managers: Attend the show armed with a pocket full of business cards—plan ahead! Your business card is your admission ticket. Each exhibitor will contribute a gift card worth at least \$50.00, and only facility managers or their direct reports—with their business cards-- will be eligible to win.

Suppliers: Your cost for a 3' x 6' table space at the event is \$450.00, plus your \$50.00 door prize for eligible, card-wielding facility management only. You may purchase more than one table, and access to the exhibit hall is from 8 am until 7 pm the day of the event with show hours from noon until 4 pm.

Website registration and more important logistical information for suppliers is available by logging onto www.fmanm.com and clicking on the tabs. Payment with your credit card is online.

Suppliers MUST RSVP by Friday, October 7th, to be guaranteed a table space. All attendees will have access to the buffet snack table and cash bar. Supplier sponsorships are available; contact carolee@fmanm.com for details!



FMANM Vision Statement: Establish and implement an organization to promote education, information, solutions and opportunities associated with the operations, maintenance, and sustainability of facilities.

FMANM 2016 Membership List

- Access Technologies** • Ace Asphalt • Advantage Security
- Affordable Service Inc • Air Management Services
- Albuquerque Business First
- Albuquerque Public Schools/Operations Dept
- All American Moving Services • Alvarado Management Ltd.
- Amerind Risk Management Corp.
- American Restoration Water and Fire LLC
- Armour Pavement** • **Ashcraft Mechanical** • Baptist Convention of NM
- Beaudin Ganze Consulting Engineers**
- Blue Cross Blue Shield of NM • Bob's Painting
- Brian McPartlon Roofing LLC
- Business Environments • Carnes & Company • CB Richard Ellis
- ChemSearch • City of Albuquerque/Aviation Dept
- CNM/ School of Applied Technologies • Coronado Center
- Coronado Paint & Decorating Inc. • Cort Furniture
- Crenshaw Consulting Group** • Cutting Edge Painting
- Dahl Plumbing Supply • **D&H Petroleum and Environmental Services**
- Employbridge/Staffing Solutions • Enernoc • eKore
- EverGuard Roofing & Solar** • FacilityBUILD
- Furniture Medic by Bespoke Restoration
- Gary Stevens LLC • Greer Enterprises
- Hidden Treasure Hard Surface Restoration, Inc • Honeywell DAS
- IEC Electronics • Indian Health Service
- Industrial Water Engineering • Innovative Moving Systems
- Institute of American Indian Art • **IntaWorks, Inc.**
- Integrated Control Systems • ISHC Mechanical Contractor
- Jan-Pro of NM, Inc. • Jones Lang LaSalle
- K&M Enterprises • K&R Enterprises/Advanced Mailing
- Keenan Supply • Kinetic Improvement • **Klinger Constructors**
- Ladera Engineering • La Vida Llena
- Route 66 Casino/Laguna Development Corporation
- Lovelace Respiratory Research Institute
- Maintenance Service Systems** • Matheson-TriGas Inc.
- Mike's Quality Painting** • **Morrison Supply Co** • Mountain Vector
- Moving Solutions** • National Dance Institute of NM • National Roofing
- Network Communications Integrated
- State of NM/Building Services Division
- NUSENDA Credit Union • New Mexico Gas Co.
- New Water Innovations • Otis Elevator and Escalator • Otter Pops, Inc.
- Overhead Door Co. • **Paul Davis Restoration and Remodeling**
- Planet Forward LLC • **PNM** • Pop a Lock of Albuquerque
- Prime Therapeutics Inc. • Professional Business Systems, Inc.
- Progressive Roofing** • **Public School Facilities Authority**
- Pure Water Solutions • QMI New Mexico • Quail Run Association
- R.E. Michel Company, Inc. • **RoofCARE**
- Sandia Laboratory Federal Credit Union • **Sandia Resort & Casino**
- Sandoval County Public Works** • Santa Fe Community College
- Schaeffer's Specialized Lubricants • Schindler Elevator • SDV Construction
- Select Staffing, a Company of EmployBridge
- ServiceMaster Performance • **Servicon Inc.** • Servicon Systems
- ServPro of NE Albuquerque • ServPro of Northwest Albuquerque
- ServPro of Rio Rancho/Sandoval County • Sherwin-Williams Paint Co.
- Simplex Grinnell** • SMG/Albuquerque Convention Center
- SMI Facility Services • Southwest Infrared Services Inc.
- State of NM/Building Services Division
- Steamatic of Albuquerque and Santa Fe • **Summit Painting**
- Sunland Asphalt • SW Asset Management
- The Johnston Company Inc.** • Thyssen Krupp Elevator
- TLC Plumbing and Utility • Tremco • Travers Mechanical Services
- TP Pump • Tux Window Cleaning Ltd.
- University of New Mexico • Upland Corporation • **Voss Lighting**
- Western States Fire Protection** • Williamson Restoration
- Wilson Mohr Inc. • Windsor Door Sales • Wisco Supply
- Yearout Mechanical Service, LLC** • Zia Rising Management

New Member
AQUIS

Special thanks to our Corporate Members in bold

Upcoming Events Calendar 2016

Friday, October 28th

Noon to 4 pm, Hotel Cascada, Carlisle & I-40
FAB O&M Show

Friday, November 16th

7:00 am, Garduno's Uptown
The Roofing and Building Envelope Cage Match

Wednesday, December 16th

5-7 pm, Santa Ana Star Casino
Holiday Social Benefitting Joy Junction

Facility Managers and Engineers

MARK YOUR CALENDAR

2016 FAB O&M Show



**FMANM Committee
for
Healthcare Engineering**

WHEN:

Join us on Friday, October 28th, 2016 from noon to 4 pm.
Leave work early and bring your staff to eat, relax, network and join the fun

WHERE:

The Hotel Cascada, Grand Ballroom, Albuquerque, NM

COST:

Admission is FREE to business card-wielding facility professionals and their staffs
(but you MUST have your business cards to be eligible for \$50 gift certificates)

WHO:

Facility and Property Managers, Building Owners and Engineers from across NM

WHY ATTEND:

- Learn about new products, services and trends in facility management
 - Meet the suppliers who want to EARN your business
 - Network with other facility managers
 - Free refreshments, soft drinks and a cash bar

And win a \$50.00 Gift Card!



Corporately Sponsored by:



More corporate sponsorships available: Email Carolee@fmanm.com

Supplier Booth Sponsorship

REGISTER NOW!

2016 FAB O&M Show



**FMANM Committee
for
Healthcare Engineering**

SUPPLIERS

Get your name in front of facility decision makers who are members of the very high profile Facility Manager Association of New Mexico (FMANM), and the FMANM Committee for Healthcare Engineering (formerly the New Mexico Society for Healthcare Engineering).

NEW THIS YEAR!

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Win YOUR booth for FREE! An independent panel of judges will rebate the cost of your trade show booth to the supplier whose booth is deemed Best Halloween Theme'd in Show! Step up, step out, get noticed and win!

Out of town folks coming in for the show? **Special rates** have been arranged to stay at the Hotel Cascada. Availability is limited; email Carolee at carolee@fmanm.com NOW to guarantee a room.

SUPPLIER REGISTRATION INFORMATION:

Complete information and registration details are online at www.fmanm.com, click the FAB O&M Exhibitors Registration tab. Last year ALL booths sold out so register online TODAY to be part of the 2016 FAB O&M Show.



Corporately Sponsored by:



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Corporate sponsorships available: Email Carolee@fmanm.com

All Things Facility Fire Systems Related Examined at September Seminar

Facility managers and their guests gathered in September to hear Mike Salazar, NICET Level 2 fire prevention and suppression engineer, as he spoke on facility fire system types, fire system inspection schedules, National Fire Protection Association (NFPA) manuals, fire system maintenance, fire marshal inspections, and required record keeping. As a member of the National Institute for Certification in Engineering Technologies (NICET), an organization that was established in 1961 to create a recognized certification for engineering technologies and technologists in the United States, Salazar is a recognized local expert. He represented his employer, Western States Fire Protection.

He began by detailing the types of fire sprinkler systems and then launched into fire alarm systems, clean agent systems, kitchen hood systems, and finally, fire extinguishers and fire sprinkler systems.

“Wet pipe sprinkler systems are the most common and require the least maintenance,” he said. “Dry pipe sprinkler systems are used in areas subject to freezing but demand more required maintenance. Finally, pre-action sprinkler systems are used in highly sensitive areas where you don’t want water.”

“Know your system inspection schedules. Are they, as required by NFPA 25 & 72 mandates, inspected quarterly, semi-annually, annually, or on a multi-year rotation?”

He detailed the basics of the basic wet-pipe suppression system maintenance. “Be sure that sprinkler heads are clear of objects and have nothing hanging off of them and are not

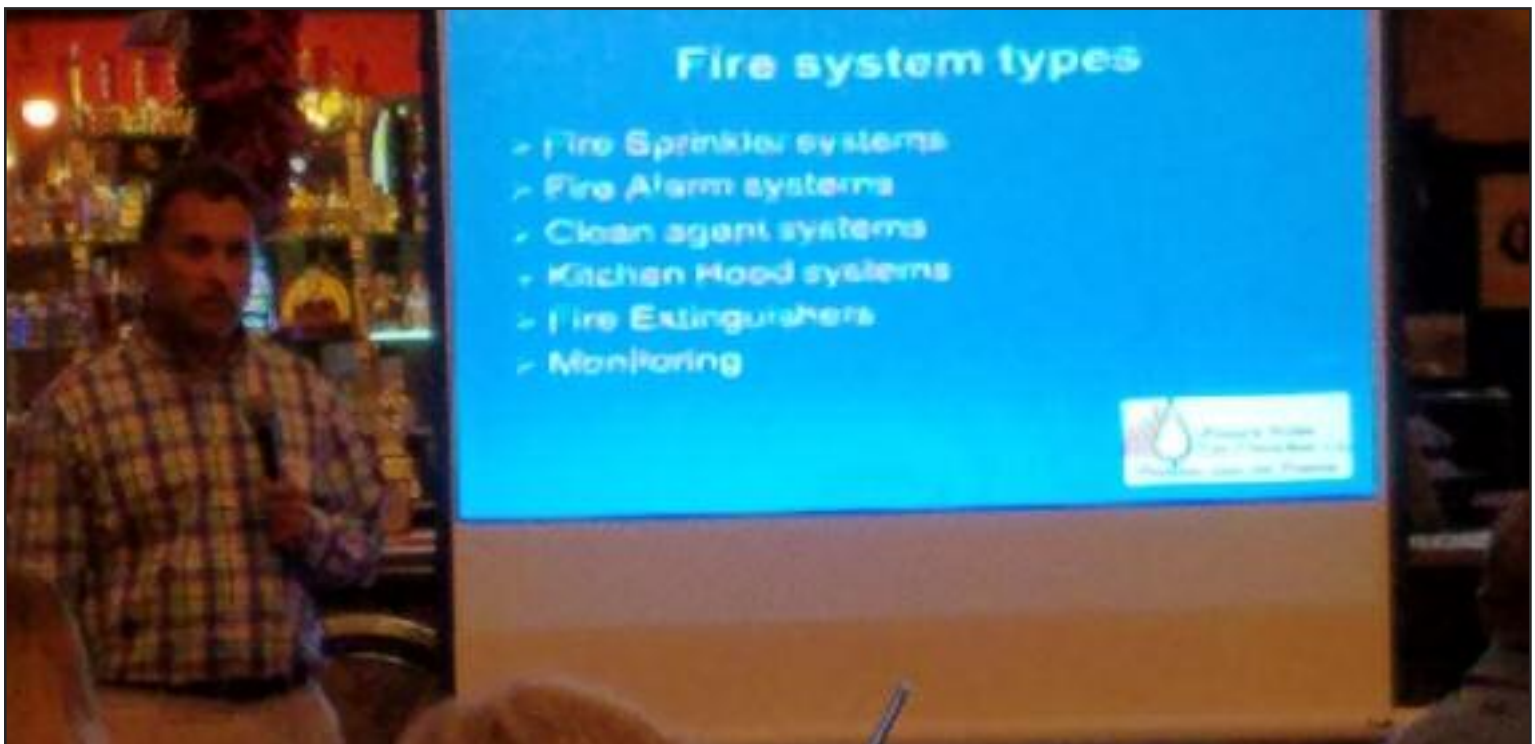
painted. Nothing should be stored within 18” of the head. Note if the escutcheons missing. “Be sure that drum drips are drained as often as needed until dry, and then one more time,” he explained. “Check your system anti-freeze levels before freezing and be aware of the weather. When it comes to system air compressors, you must drain the water and check that the power is properly hooked in.”

Next Salazar talked about alarm systems. “Two types are common: addressable and conventional,” he said. He detailed inspection schedules according to NFPA 72, Chapter 14, which addresses quarterly sprinkler flow and supervisory devices, semi-annual visual and battery inspections, annual functional testing, and multi-year calibration.

How do you stay away from having to respond to troubles and alarms in the first place? “Clean smoke and clear fire alarm panel detectors yearly. Eliminate dirt in vents, mechanical areas, and other dirty environments. Replace batteries every 3 years and date them. Do not disconnect the phone lines and keep storage away from your fire equipment. Finally, don’t block pull stations or horn strobes.”

Next Salazar addressed the basics of “clean agent systems” including inspection schedules mandated by NFPA 2001 & 72, Chapter 7, and detailed semi-annual inspections, chemical levels and weight considerations, annual and functional testing. “Keep holes covered, keep ceiling tiles in place, keep alarm panels clear, and keep doors shut,” he said.

And what about kitchen hood inspections? After he spoke on



the inspection schedule according to NFPA 17A, Chapter 7, he addressed these basics. “Clean your hoods. Keep objects away from pull stations and keep an eye on the extinguisher. Keep equipment in place. Do not move appliances around and do not add appliances. Watch the positioning of your sprinkler heads,” he added.

Next up: fire extinguishers. After commenting on inspection schedules according to NFPA 10, garden-variety advice included keeping an eye on your gauges, watching for low pressure, looking for missing parts, and paying attention to making sure these are not “laying around”: make sure they are mounted on secure moorings. Then, keep clear pathways and be sure people can see the fire extinguisher signs: “If you can’t see them you don’t know where they are,” he added.

Finally, Salazar touched on preparedness for fire marshal visits. What will officials be looking for? “They pay attention to inspection schedule compliance and if they have been called out

for false alarms Other items to watch out for are the general maintenance items, if electrical panels are clearly accessible, if exit lights and emergency lights are working, and if there are clear paths for egress. The marshal will also ask for your report of inspections, and your attention to correction items.”

Hand in hand with inspections comes your record keeping. “Maintain records of inspections and keep two copies, one on site and one off site. Maintain records of corrections and have your corrected items listed. If you use an independent inspection company, be sure that they maintain records, have backup files, and certificates of fitness.”

How can you help when the marshal arrives? “Know your monitoring. Have account information and phone numbers handy. When it comes to access, have your keys and escorts lined up. Essentially, know your facility and the location of valves and panels,” Salazar added. A link to his presentation is [here](#).





CHECK US OUT ON THE WEB AT WWW.FMANM.COM

2016 FAB O&M Show

Friday, October 28th

Facility Folks: Load up on business cards to win YOUR FREE \$50.00 GIFT CARD. Suppliers: Go online TODAY to reserve your booth for the only trade show in the state specifically for facility managers, engineers, property managers and owners.

When: Friday, October 28th, 2016, noon to 4 p.m.

Where: The Hotel Cascada
Grand Ballroom
2500 Carlisle Boulevard NE
Albuquerque, NM 87110

Cost: Admission is FREE to all facility professionals but
YOU MUST PRESENT YOUR BUSINESS CARD FOR THE \$50.00 PRIZE DRAWINGS

