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Fix It, or Forget It... Deferred Maintenance Priorities: How Do YOU Decide?

Deferred maintenance is the big elephant in most every facility maintenance is an issue for 88% of facility managers, according to recent surveys. What is deferred maintenance? What are the issues? How can preventative maintenance and understanding your budget help you? What tools can facility managers use to address deferred maintenance?

Selby Lucero is currently the facility manager for Sandia Laboratory Federal Credit Union and has also managed maintenance programs for the State of New Mexico and the Rio Rancho Public Schools. With over 30 years of experience in the facilities management field and his approachable, inimitable style, Selby will provide valuable insight based on experience and research on this critical subject.

Join your friends and business associates from the Facility Manager Association of New Mexico for this informative and interactive discussion on Wednesday morning, April 18th, at 7am at the Garduno's Uptown Restaurant. FIRST TIME FACILITY MANAGERS are always FREE. Cost for the working breakfast is \$30.00 for members and \$35.00 for non-members. Reservations are required; visit and pay at www.fmanm.com to be included.



Calling All Golf Gangsters: See You at the Golf Organizational Meeting Wednesday, April 25th, 2018

Ask anyone who has been there: the Facility Manager Association of New Mexico throws the BEST GOLF TOURNAMENT in the state. Sign up now to be part of our success for 2018!

The annual tournament will be played this year on Friday, July 27th, but the pre-planning for the scholarship fund-raising extravaganza starts NOW. Folks are already signing up to help make this tournament another success. These smart folks will receive the FMANM database and add it to their own to make their golf calls.

Don't be left out! Email carolee@fmanm.com or call 505-377-5309 to attend the Golf Gang Organizational Meeting at NOON on Wednesday, April 25th, at the DoubleTree by Hilton Albuquerque's restaurant, Bistro Icon. Help us raise money for future facility managers and get more involved with FMANM in the process. Can't be there in person? Email me to be included anyway, carolee@fmanm.com

Facility Manager Association of New Mexico

SPECIAL GOLF FLYER



Eighth Annual Golf Tournament & Scholarship Fundraiser

Friday, July 27, 2018
at Isleta Eagle Championship Golf Course

Range balls: 8:00am
Tournament play: 9:00am

Our goal is to raise funds for scholarships at UNM and CNM to encourage young engineers and technicians to enter fields of study which support facility management.

Please commit TODAY to replenishing the labor pool needed to maintain our buildings!

Hole Sponsorship

Hole in One Sponsor: \$500

Includes company name on the hole-in-one signage

Single Hole: \$350

Includes company name on the hole signage

One-Half Hole: \$200

Includes signage shared with one additional company

One-Third Hole: \$150

Includes signage shared with two additional companies

Tournament Sponsorship

Platinum Level: \$1500

Eight golfers, two teams of four
Company logo-ed advertising
Preferred recognition in all publications & website

Gold Level: \$1000

Four golfers, one team
Company logo-ed advertising
Preferred recognition in all publications & website

Silver Level: \$500

Two golfers
Company logo-ed advertising

Door Prizes

Donations make our event very special. The goal is for EVERY golfer to leave with a prize.

No prize is too big or too small! Some suggestions:

Golf-related gear

Dinner for two

Power tools

Toys

Company logo'd goodies

Sleeves of Golf Balls



Tournament Play & Teams

Golf includes: greens fees, cart and a buffet luncheon post-play.

\$150.00 per player. Form your own team (preferred) or ask us.

More Questions?

Contact

Carolee Griffin, Executive Director
carolee@fmanm.com (preferred)
or call 505-377-5309

Sign up and pay online:
(credit cards accepted)

Visit www.FMANM.com





Executive Director - Carolee Griffin

Next month you will receive a phone call or an email from a member of the Facility Manager Association of New Mexico's "Golf Gang" asking you to pledge your support for our 8th Annual Scholarship Fundraising Golf Tournament, held again this year at the beautiful Isleta Eagle Championship Golf Course on Friday, July 28th, 2017, with an 9 am tee time.

Because we know times are still tough and everyone has only so much "fun money" to allocate, MARK JULY 27th on your calendar today. Ask anyone who has attended this event: it is one of the most smoothly run, door prize-laden tournaments you will ever play in. Last year, 137 golfers were not wrong! We hope to meet or exceed that number this year. It is always the party of the summer for facility managers and their supporters.

Remember that this fundraiser is our primary means of funding for the scholarships which FMANM supports at the University of New Mexico and at the Central New Mexico Community College. CNM has been underscored in recent years because the tradesmen and women trained there are the very people who are the facility managers of the future, the technicians we need to hire right now, and in general, the people who will manage our infrastructure into the coming years.

With money tight, it is more important than EVER that these ambitious students, both young and old, receive the monetary help they need to finish their educations and enter our work force with the training and qualifications that we desperately need.

YOU can help. Please visit www.fmanm.com and register your intention to play a foursome, sponsor the event at the Gold, Silver, or Platinum level, purchase the Hole in One, sponsorship a hole, or just donate a nice door prize.

ONLINE PAYMENT IS AVAILABLE! REGISTER TODAY.



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

Upcoming Events Calendar 2018

Wednesday, April 18th
7:00 am, Garduno's Uptown
How to Prioritize Deferred Maintenance

Wednesday, May 18th
7:00 am, Garduno's Uptown
Latest Solar Trends

Isotopes Baseball, Wednesday, June 13th
PLAN NOW! ALWAYS SOLD OUT!

FMANM 2018 Membership List

- Access Technologies** • Ace Asphalt • Affordable Service Inc
- Affordable Solar Installation • Air Management Services
- Albuquerque Public Schools/Operations Dept
- All American Moving Services • Allegiance Southwest
- All-Rite Construction Inc. (RITECON) • Alpha Omega Electric
- Alvarado Management Ltd. • Amerind Risk Management Corp.
- American Restoration Water and Fire LLC • AQUIS
- Armour Pavement** • **Ashcraft Mechanical**
- Blue Cross Blue Shield of NM • Bob's Painting
- Brian McPartlon Roofing LLC • Bright Star Cleaning LLC
- Business Environments • Carnes & Company • CB Richard Ellis
- City of Albuquerque/Aviation Dept
- CNM/ School of Applied Technologies • Coronado Center
- Cort Furniture • Dahl Plumbing Supply
- D&H Petroleum and Environmental Services**
- Employbridge/Staffing Solutions • Enernoc • eKore
- EverGuard Roofing & Solar** • FacilityBUILD
- Gary Stevens LLC • Greer Enterprises
- Hidden Treasure Hard Surface Restoration, Inc • Honeywell DAS
- Hyatt Regency at Civic Plaza • IEC Electronics • Indian Health Service
- Industrial Water Engineering • Innovative Moving Systems
- Institute of American Indian Art • **IntraWorks, Inc.**
- Integrated Control Systems • ISHC Mechanical Contractor
- Jetson Cleaning Services • Keenan Supply • Kinetic Improvement
- Klinger Constructors** • Ladera Engineering • La Vida Llana
- 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.
- Overhead Door Co. • Paul Davis Recover/Reconstruct/Restore
- PNM** • Prime Therapeutics Inc. • **Public School Facilities Authority**
- QMI New Mexico • Quail Run Association • R.E. Michel Company, Inc.
- Relevant Solutions • **Roadrunner Food Bank** • **RoofCARE**
- Sandia Laboratory Federal Credit Union • **Sandia Resort & Casino**
- Sandoval County Public Works** • Santa Fe Community College
- SDV Construction • Sealmaster
- Select Staffing, a Company of EmployBridge
- ServiceMaster Performance • **Serviceon Inc.**
- Sherwin-Williams Paint Co. • **Siemens Building Technologies**
- 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 • Surface Resources
- SW Asset Management • **The Johnston Company Inc.**
- TLC Commercial Services • Tremco • Travers Mechanical Services
- TP Pump • Tux Window Cleaning Ltd.
- University of New Mexico Facilities • **Voss Lighting**
- Western Environmental Management**
- Western States Fire Protection** • Windsor Door Sales
- Yearout Mechanical Service, LLC**
- New Members**
- Bank of Albuquerque • Powerline Technologies (PLTi) • Taos Ski Valley Inc.

Special thanks to our Corporate Members in bold

Complex Legislative Session's Impacts Demystified at March Meeting

The Association of Commerce and Industry of New Mexico is an organization devoted to protecting and uniting local chambers of commerce across the state. The goal is to help bridge the gap and provide information among diverse, geographically distant communities, looking for legislative-based solutions to both common and regionally distinctive problems. As registered lobbyist, Bridget Condon, ACI's Public Policy Coordinator, provided the Facility Manager Association of New Mexico's members and guests with a wealth of information about her organization, her travels to specific communities in New Mexico, and the wide range of bills that were passed or tabled in the recent 2018 short session of the State Legislature.

As a membership-driven organization, she talked about "Common Ground", a bipartisan committee sponsored by companies and individuals which targets legislators. "There will be a new governor next year and each seat in the House will be challenged next year," she said. She explained the process to get a bill into committee, and how if such a bill does not get a "message" from the governor, the bill can be considered dead. The 2018 solar tax credit bill was tabled and not passed, as was the bill to legalize cannabis.

"The bill to legalize cannabis faced many policy issues. Legalizing cannabis puts employers at odds with the federal government (whose stance is that marijuana is illegal) and state

governments, where it can be legalized—but this requires a change to the state constitution." Bridget went on explain that the New Mexico state constitution is a "less friendly, more regulated" document as compared to neighboring states, such as Colorado, where cannabis has been legalized. "To legalize or not isn't the fight; but rather how and when the details will be worked out." Then, of course, if cannabis is legalized and taxed, who receives the tax money? She noted that another layer of complexity involves the fact that the native American tribes are also very interested in growing this cash crop.

A victory for the business sector was the passage of a cost segregation bill, previously a tool of the Department of Taxation and Revenue, where an audit could be performed for up to seven years and could effectively rescind bond money that was used in the project, leaving the general contractor holding the bag. "This affected schools, universities, hospitals; the bill that was passed officially gets these audits off the table."

So who's hot and who's not in our local communities? "The Permian Basin is booming, but the Four Corners is struggling," she commented. Coal mine closures in the northwest have had devastating impact on Farmington and surrounding communities, facing the loss of jobs and crashing housing values, but southwestern New Mexico's oil industry thrives, driving success in those local economies.



Legislative continued



Legislative continued



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

Deferred Maintenance Priorities Wednesday, April 18th

Make reservations now to join the Facility Manager Association of New Mexico to hear veteran facility manager Selby Lucero with Sandia Laboratory Federal Credit Union address prioritizing deferred maintenance tasks . You must rsvp by 5:00 pm on Monday, April 16th, to be included. **Please visit www.fmanm.com to register online. Credit cards encouraged.**

When: Wednesday, April 18th, 2018, at 7:00 am
(Arrive early for coffee and connections)

Where: Garduno's Uptown
2100 Louisiana Boulevard NE
Albuquerque, NM (505) 880-0055

Cost: \$30 to Members
\$35 to Non-Members



Join us for a legendary Southwestern style breakfast buffet!