



IFMA's  
**World  
Workplace®**

Your Facility  
Conference & Expo



## Personnel Touch

*The Bottom Line Impact Buildings  
Have on Occupants...*

Educational program  
sponsored by



**John Rimer, CFM**  
FM360 Consulting  
facilityU





**IFMA's World Workplace®**  
Your Facility Conference & Expo

**Oct. 3 - 5, 2018 | Charlotte, North Carolina**  
Charlotte Convention Center

## Introduction - Meet Our Presenter:

**John Rimer, President of FM360 and facilityU**

- **20+ Years' FM Experience**
- **Variety of Industries & Roles**
- **Instructor and Author**
- **BSME from Arizona State University**
- **Certified Facility Manager**



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## CEUs & CFM® Maintenance Activities

You are eligible to receive Continuing Education Units and Certified Facility Manager® maintenance activity credit for attending sessions at IFMA's World Workplace.

To receive CEU points, you must add the US\$12 processing fee to your registration. (Full Event PLUS! registration includes the CEU processing fee.)

### **To Receive 1 CFM Maintenance Activity (6 required for recertification)**

- Record your attendance for the three-day conference on your CFM Recertification Form in CAMP. Credentials Staff can verify your attendance.
- At re-certification time, submit your completed CFM Recertification Form.

### **Managing CEUs:**

- Log into the **Attendee Service Center**: <http://worldworkplace.ifma.org/features/attendee-service-center>
- Your log-in information was sent to you when you registered for the conference.
- Click "Start CEU Process" on the left-hand side.
- Click "Start" next to the session you attended.
- Complete the session evaluation.
- Click "Start Test" next to the session.

After passing the test, your certificate will be available for download.

**\*\*If you wish to receive CEUs or LUs for other organizations, you must contact those organizations for instructions on reporting credit hours.**



## **Review Session Learning Objectives**

- **Identify various components of the WELL Building Standard**
- **Quantify value facilities department delivers to the bottom line**
- **Discern financial effect the built environment has on occupants**
- **Incorporate into business argument**



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# **Your Feedback is Valued!**

**Please take the time to Evaluate Sessions**

**Log into the Attendee Service Center**

<http://worldworkplace.ifma.org/features/attendee-service-center>

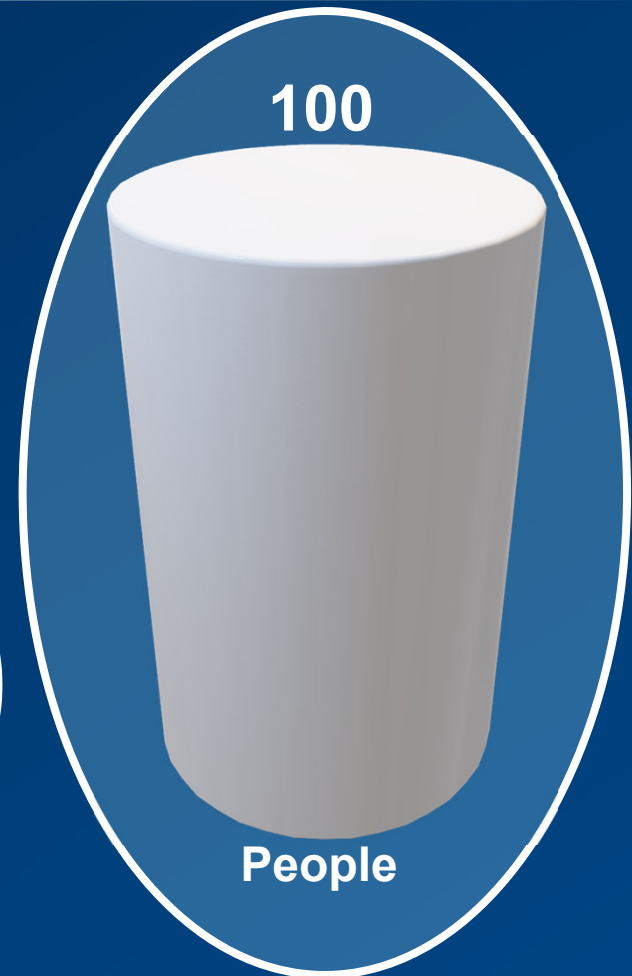
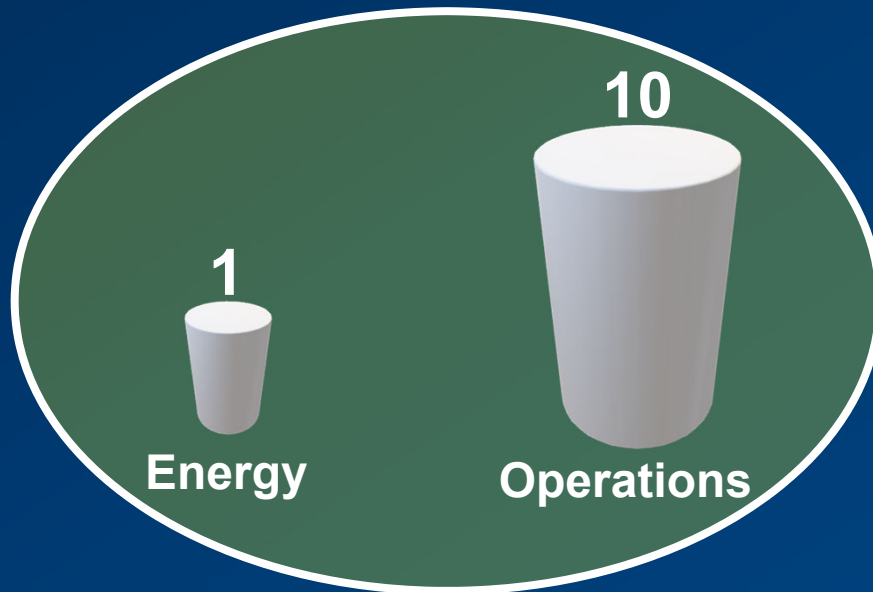
# A Good Start...

- Focused on Sustainability
  - USGBC LEED
  - Green Globes
  - BREEAM
- "Socially Responsible"
- Built Environment
  - Design & Construction
  - Operations & Practices



# Seeing the Bigger Picture

***Rule 100/10/1***





# Moving Beyond Green...

## THE WELL BUILDING STANDARD™

SEVEN CONCEPTS FOR HEALTHIER BUILDINGS



AIR



WATER



NOURISHMENT



LIGHT



FITNESS



COMFORT



MIND

2017 © INTERNATIONAL WELL BUILDING INSTITUTE PBC



# Indoor Air Quality (IAQ)

**2X OSA**

Sick Leave

Headaches



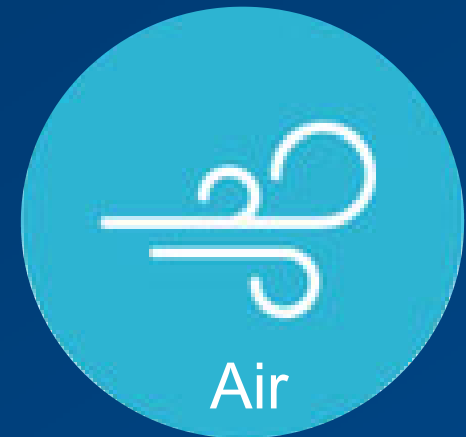
Decision-Making  
Test Scores

## **WORKER PRODUCTIVITY**

Full Open = 17%

+1 CFM/SF = 4%

Change Air Filter = 9%



# What Can You Do?

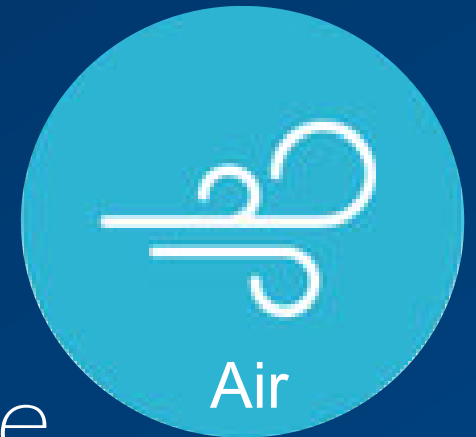
Change Filters (100/10/1)

Test/Adjust/Balance (TAB)

Clean/Replace Office Furniture

Green Clean

Minimize Perfumes/Smells



# Light

**Poor  
Lighting**



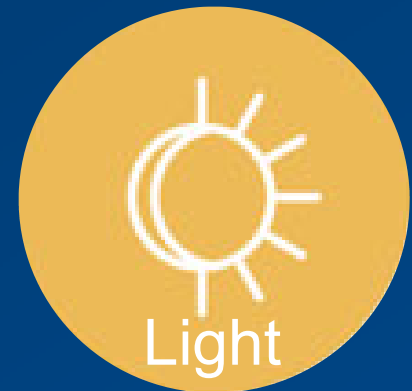
Eye Strain  
Fatigue  
Headaches

**GLARE**

Mental Acuity



**Over  
20%**



# Light



**DAYLIGHTING**



Productivity  
Satisfaction  
Recall (13%)

Absenteeism  
Errors

# What Can You Do?

Lighting Retrofit

Do NOT Overlight

Manage Glare

Reconfigure Space  
(more light & views)

Task Lighting

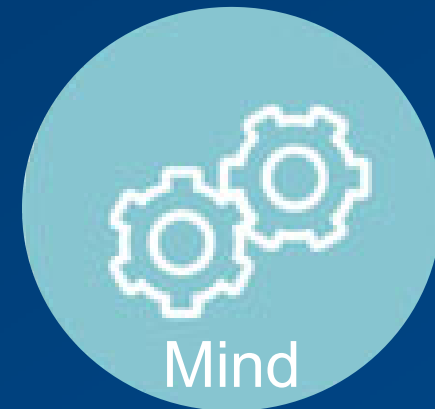


# A Room with a View...



Better View

- 10% Faster Tasks
- 25% Better on Tests



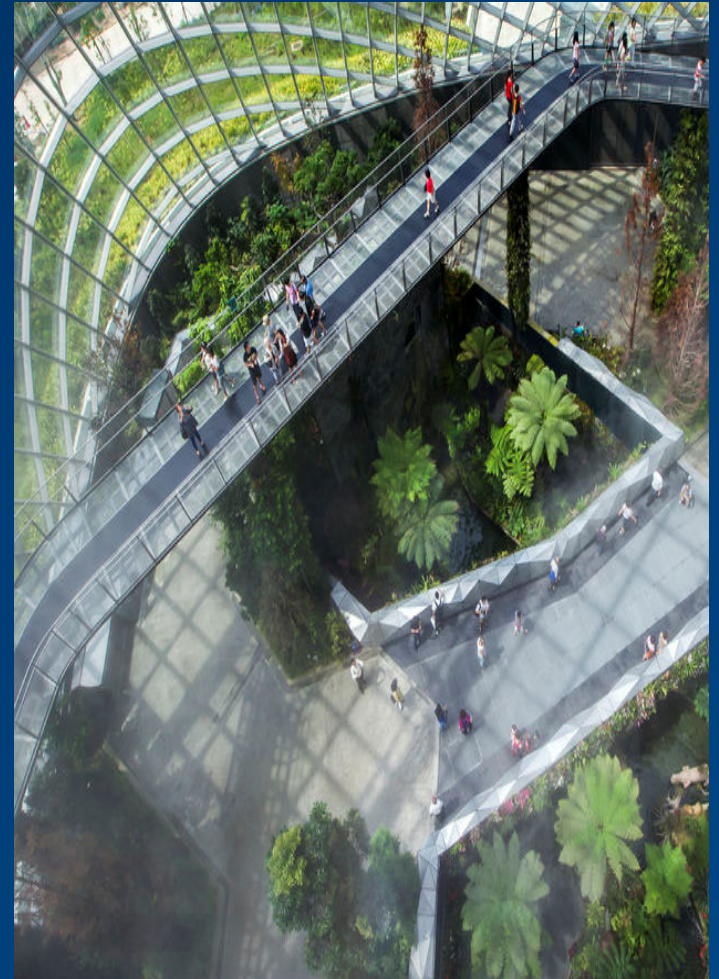


# Bring the Outside In...

## Biophilic Design



Cognitive Function  
Mood & Creativity  
Health & Well-Being  
Productivity





# What Can You Do?

Reconfigure Space

Lower Cubicle Walls

Provide Views

Incorporate Biophilic

Paint Walls

Replace Ceiling Tile



# Little Red Riding Hood...

## **WORKER PRODUCTIVITY**

“Too Warm” = 56% more errors

“Too Cold” = 28% more errors

Low RH (below 25% = 7% slower)

4% Loss per 1 degree



# What Can You Do?

Retro-Commissioning (RCx)

Test/Adjust/Balance (TAB)

Calibrate Sensors

Condition-Based Maintenance

More Zones/More Control

Ergonomics



# All that Noise...



Tests Performance

Productivity (up to 66%)

Stress

Hypertension



# What Can You Do?

Complete PMs

Vibration Analysis

Laser Alignment

Test/Adjust/Balance

Office Reconfiguration



# Summary Review

- See the Bigger Picture
  - Rule 100/10/1
- Beyond Green
  - WELL Building Std
- There's A Lot You Can Do



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# *Questions?*

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