

The Whistle

FHEA

VOLUME XXIV, NUMBER 2

SUMMER 2008



Our Spring Meeting, held at the Embassy Suites Tampa, had record setting attendance. Approximately 160 attended, including members, supporting members, and guests. All available space was utilized by twenty-six companies exhibiting with table top setups at the meeting.

The educational program was well received by all. The guest speaker, Fred Osborne, PE, was very informative. Skip Gregory shared updates on Design and Construction standards and changes. Our friend and long time FHEA supporter, Dan Chisholm, presented updates on electrical changes. In

all members for their networking abilities that enables us to maintain more realistic codes/standards requirements.

I was honored to accept the **Platinum Award for FHEA** at the Chapter Awards Luncheon. The Platinum Award recognizes the achievements of our Affiliate Chapters for all the hard work they do throughout the year. I would like to sincerely thank John Willingham, CHE for his role in processing all the required documentation needed to qualify for this award.

ASHE membership is now 9,000. There were 7,000 members in attendance at the conference this year. The biggest challenge going forward is finding a venue that will be able to accommodate this number of members. ASHE will also be rolling out the new CHFM Prep course and this can be brought to your chapter.

## The President's Corner

DAVE PALMER, CHE, PRESIDENT

evaluations of the program, we scored 9.67 on a scale of 10 overall in terms of how attendees felt the program fulfilled expectations.

The ASHE 45th Annual Conference and Technical Exhibition was held late last month July 20-23 in Washington, D.C. The conference was informative and presented unlimited networking opportunities. It gave me a true perspective as to the daily operational challenges we all are faced with, no matter what area of the country one comes from. Doug Erickson, consultant for codes and standards at ASHE, praised

We are looking forward to our upcoming 46th Annual Meeting and (sold out!) Trade Show, October 27-29, 2008 at the Rosen Center Hotel in Orlando, Florida. I hope to see you all there. In closing, the great Bear Bryant once said "In order to have a winner, the team must have a feeling of unity, every player must put the team first—ahead of personal glory."

I am pleased to serve as President of such a great team and organization. As I reflect on the ASHE Platinum Award, I am reminded of the unity in this great FHEA organization.

## Welcome New Supporting Members

The following have joined our growing ranks since our last newsletter.

### KEVIN D. KEITER, PE

*Principal, Tampa Division Director*  
TLC, Engineering for Architecture  
Tampa, FL 813/281-8421  
kevin.keiter@tlc-eng.com

### MARCUS MEYER

*Owner*  
Gator Janitorial Services, Inc.  
Land O Lakes, FL 727/643-6116  
sullivanern@aol.com

### KEN GENNETT

*Restoration manager*  
Munters Corporation  
Orlando, FL 407/625-9517  
kgennett@munters.com

### CHRISTOPHER BAILEY

*Project Manager*  
Murray Healthcare Services  
Clearwater, FL 727/524-6000  
cbailey@themurraycompany.com

### JAMES C. CHARBONNEAU

*Branch Development Associate*  
Brickman  
Jacksonville, FL 904/737-4077  
chris.charbonneau@brickmangroup.com

### MELISSA ANN HALLOCK

*Grainger Account Manager*  
Grainger  
Pensacola, FL 850/313-0574  
melissa.hallock@grainger.com

### NATHALIE KRASTEV

*Business Development*  
GLE Associates, Inc.  
Tampa, FL 813/241-8350  
nkrastev@gleassociates.com

### KEITH W. HALL, P.E., LEED AP

*President*  
Hall Engineering Group, Inc.  
Lutz, FL 813/394-9822  
keith.hall@hallenggroup.com

### ERIK MURRAY

*Business Development Specialist*  
Applied Environmental Health & Safety  
Orlando, FL 407/888-2285  
erikmurray@aehs.us

### PATRICIA J. SERLEY

*General Manager*  
Otis Elevator Company  
Pensacola, FL 850/473-1244  
pat.serley@otis.com

### DANIEL E. FINCH

*Project Executive*  
Suffolk Construction Company, Inc.  
West Palm Beach, FL 561/832-1616  
dfinch@suffolkconstruction.com

### ROBERT RACE, PE

*Electrical Engineer*  
Long & Associates Architects/Engr., Inc.  
Tampa, FL 813/839-0506  
rob@longandassociates.com

### JONATHAN E DELA CRUZ

*Account Executive*  
TUDI Mechanical Systems  
Tampa, FL 813/376-2258  
jon.delacruz@tudi.com

### KATY W. GORE

*Florida Marketing Manager*  
Robins & Morton  
Miami, FL 786/497-7069  
kgore@robinsmorton.com

### KORI ABELL

*Sales Rep*  
Pro Chem, Inc.  
Merritt Island, FL 321/427-5386  
prochemkori@bellsouth.net

### JIM BINDER

*Director of Health Care Initiatives*  
PCL Construction Services, Inc.  
Orlando, FL 407/363-0059  
jebinder@pcl.com

### DAVID BASKIN

*Business Development Manager*  
Otis Elevator Company  
Jacksonville, FL 904/296-6847x18  
david.baskin@otis.com

### DAVID L. CONNER

*Account Executive - South Florida*  
Intego Systems, Inc.  
Jacksonville, FL 904/260-6334x238  
davidc@nursecall.com

### STEPHEN TALLYN

*Director of Engineering*  
APG Electric  
Clearwater, FL 727/530-0077  
steve.tallyn@apelectric.com

### MICHAEL HARDEN

*Director of Healthcare Services*  
Hunt Construction Group, Inc.  
Orlando, FL 407/352-8182  
mharden@huntconstructiongroup.com

### FRANK LOPEZ

*District Manager*  
Nalco Company  
Miami, FL 305/274-0888  
flopez@nalco.com

### KIMBERLY V. HANSEN, PE

*Project Director*  
Elkins Constructors, Inc.  
Jacksonville, FL 904/353-6500x28  
kimberly@elkinsconstructors.com

### LEE E. MARTIN, AIA, LEED AP

*Architect*  
Gobbell Hays Partners  
Orlando, FL 407/888-0740  
marchitect@att.net

### ROBERT A. MUELLER

*Senior Project Manager*  
Smith Seckman Reid, Inc.  
Maitland, FL 407/506-7462  
rmueller@ssr-inc.com

### TRAVIS BLOCKER

*Business Development Representative*  
Otis Elevator Company  
Tampa, FL 813/251-1851  
travis.blocker@otis.com

### STEVE LA ROCCA

*Business Development Manager*  
Otis Elevator Company  
Orlando, FL 407/438-3633  
stephen.larocca@otis.com

### NICK WITEK

*President*  
W & J Construction Corp.  
Rockledge, FL 321/632-7660  
kathleen@wjconstruction.com

### DAVID PAUL ALLEN

*Account Executive*  
Ingersoll Rand  
Longwood, FL 407/571-2004  
daorlando@aol.com

—continued on page 4

## FLORIDA HEALTHCARE ENGINEERING ASSOCIATION



P.O. Box 150755,  
Altamonte Sprgs, FL 32701-0755

Phone: (407) 332-7767

FAX: (407) 830-1654

Toll-Free: (877) 235-3432

Email: aletheav@earthlink.net

Web Site: www.fhea.org

**Alethea Vitray Executive Director**

# Busting the Myth that Green Costs More Green

*James D. Qualk  
Director of LEED Facilitation Sales, SSRCx*

Ever since I was a child, I have been interested in conservation and the environment. Whether I was camping in the back yard, planting trees or recycling, from an early age I understood the interconnectedness of all things and the importance of stewardship. I agree with Theodore Roosevelt who said, “There can be no greater issue than that of conservation in this country.”

Buildings are one of the largest consumers of natural resources and energy in this country, and are responsible for almost half of all carbon emissions in the United States (see table 1 below). Between home and work, Americans spend nearly 90% of their lives indoors – clearly, buildings are critically important to our way of life.

For the last seven years, the construction market has

had the tools necessary to construct healthy, resource effective and profitable buildings. The U.S. Green Building Council’s (USGBC) Leadership in Energy and Environmental Design (LEED) rating system provides us with the means to construct schools, hospitals, office buildings and homes that reduce the impact on our city’s infrastructure and local environmental systems while increasing the health and productivity of those inside.

The most common misconception about LEED is that it costs more to implement vs. using traditional strategies and techniques of design and construction. Complaints often include references to the added expense of the registration fee and the certification fee.

Every project intending to certify must first register with the USGBC. To certify, the project team must provide a submittal package to the USGBC to show that they have met certain prerequisites and performance benchmarks (“credits”) within each of five categories. Independent verification is

essential to knowing if a building is, in fact, a green one. Despite the best intentions, without someone looking over your shoulder, there’s no way to be certain that a building is as green as intended. Even best selling authors have well paid editors to catch their unintended mistakes. As shown in table 2 below, the fees are minimal and hardly enough to break a project’s budget.

Table 2

<b>Green Buildings \$SAVE</b> (on Average)	
30-50%	of energy
35%	of carbon emissions
40%	of water
70%	of solid waste
<b>\$58 Billion</b>	of sick time from work annually
<b>\$180 Billion</b>	in increased worker productivity annually

\*Source: U.S.Green Building Council

## BUILDINGS CONSUME:

- 12%** of drinkable water
- 39%** of primary energy
- 40%** of raw materials
- 48%** of U.S. carbon emissions
- 70%** of U.S. electricity

\*Source: U.S.Green Building Council

Table 1

Another common complaint is that solar panels, green roofs, raised access floors or other perceived “environmentally responsible features” are added expenses to the overall construction budget.

I cannot deny that these have associated costs, but any decision made in the early stages of programming and design will have economic impacts on the overall cost of the building. How many floors will our building have? Will we use marble in the lobby? Can we use fancy fixtures in the bathrooms? According to a study performed by Davis Langdon,

—continued on page 4

a well respected construction cost management firm, there was “...no significant difference in the construction costs for LEED-seeking versus non-LEED buildings in any of the categories.” More information on this study, “Examining the Cost of Green,” can be found at [www.davislangdon.com](http://www.davislangdon.com).

More importantly, first cost is only a small part of the total cost of building ownership. Many cost-of-ownership studies agree that first cost only accounts for around 10% of all costs a building owner will spend over the life of the building. The other 90% comes in the form of operation and maintenance – two areas in which designing for LEED certification can save enormously (see table 3). Any additional costs for building green are recouped in one to two years on average, with exponential cost savings thereafter that leave tra-

ditional construction in the dust. How can we afford not to build green?

We no longer have the luxury of avoiding global issues such as pollution, resource depletion and our economy’s ability to compete in the global marketplace. The LEED rating system provides us with a way to significantly reduce our environmental impact while

providing building owners with considerable benefits to the bottom line. If it’s not LEED, it’s not Green, and when we build green, everyone profits.

*James D. Qualk, LEED AP, is director of LEED facilitation sales for SSRCx, the commissioning subsidiary of Smith Seckman Reid engineering design and facility consulting firm. [www.ssrcx.com](http://www.ssrcx.com)*

Table 3

### LEED Registration and Certification FEE Summary

#### Registration Fees

Charges	Fixed Rate
Members	\$450.00
Non-Members	\$600.00

#### Certification Fees (LEED-NC, LEED-CI, & LEED-CS)

Construction Review	Less than 50,000 Square Feet	50,000 - 500,000 Square Feet	More than 500,000 Square Feet
Charges	Fixed Rate		Fixed Rate
Members	\$500.00	\$0.01/Square Ft.	\$5,000.00
Non-Members	\$750.00	\$0.015/Square Ft.	\$7,500.00

\* Source: U.S.Green Building Council

\*\* Companies can become members of the national organization in order to receive the above cost savings in addition to other benefits.

\*\*\* Design reviews are also available for an additional fee but the review fee is not included in the above costs.

## New Supporting Members

*Continued from page 2*

### STEPHAN K. GARTMAN

Associate  
Gresham, Smith and Partners  
Jacksonville, FL 904/332-6699  
[stephan\\_gartman@gspnet.com](mailto:stephan_gartman@gspnet.com)

### JAMES R. MATHEWS

Project Manager  
Spears Construction and Consulting, LLC  
Leesburg, FL 352/314-0096  
[jmathews@spears-construction.com](mailto:jmathews@spears-construction.com)

**H. JESSE STEELMAN, CIH LIC HC RISK MGR.**  
Pres, Dir Forensic & Microbio Investig.  
Envirocon Enterprises, Inc.  
Boca Raton, FL 954/587-1434  
[info@enviroconenterprises.com](mailto:info@enviroconenterprises.com)

### JAMES E. JOYCE

Vice President  
Project Manager & Associates Inc.  
Coral Springs, FL 954/341-1655  
[james@pmaelectric.com](mailto:james@pmaelectric.com)

### ELLIS KIRBY

District Manager  
Sodexo Healthcare Services  
Monroe, GA 770/375-8414  
[ellis.kirby@sodexo.com](mailto:ellis.kirby@sodexo.com)

### HARRY J. MOORHOUSE

Florida Representative  
Coast Environmental Duct Cleaning, Inc.  
Carlsbad, CA 800/588-7762  
[hjmoorhouse@coastenvironmental.com](mailto:hjmoorhouse@coastenvironmental.com)

### GLEN A. HEIKKINEN

SE Regional Sales Manager  
Envirotower  
Orlando 407/496-3055  
[glen.heikkinen@envirotower.com](mailto:glen.heikkinen@envirotower.com)

### MARILYN K. ETHERIDGE

SE Business Development Manager  
TimothyHaaha & Associates, Inc.  
Tampa 813/787-4509  
[metheridge@timhaahs.com](mailto:metheridge@timhaahs.com)

### ANDREAS WAGNER

Principal/Senior Consultant  
Golder Associates, Inc.  
Jacksonville 904/363-3430  
[awagner@golder.com](mailto:awagner@golder.com)

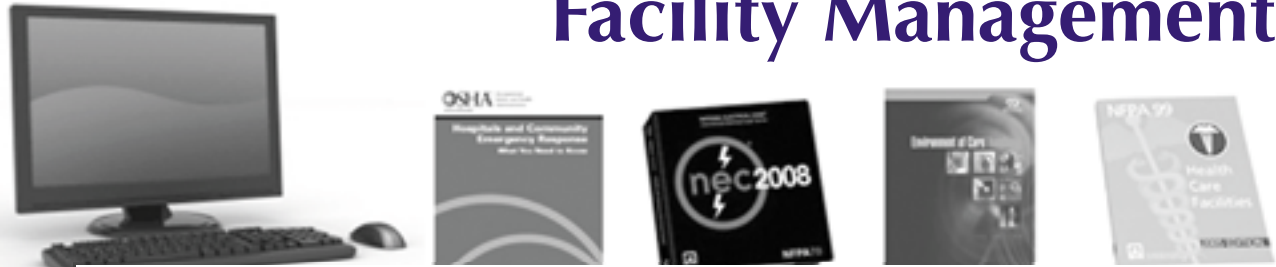
### JON JORDAN

Business Development  
Coastal Construction  
Miami 305/559-4900  
[jjordan@coastalconstruction.com](mailto:jjordan@coastalconstruction.com)

### M. SAEED FATEMIAN

Dir. of Operations Miami Office  
Ross & Baruzzini  
Miami 305/477-8338  
[sfatemian@rossbar.com](mailto:sfatemian@rossbar.com)

# Learning Solutions for Health Care Facility Management



Time and budget constraints now limit the amount and quality of training available to personnel. No longer can a facility afford to send staff off campus....the cost of travel sometimes exceeds the cost of the training course. 'Web-based training' offers an alternative which is more practical and less expensive. *But no matter what method you choose, continuing education is required.*

MGI Systems, Inc. designs and publishes continuing education courses within a web-based **Learning Management System (LMS)** framework for healthcare facilities management departments.

*Courses cover:*

**Inspection, maintenance and testing of all components of the facility infrastructure  
Electrical • Mechanical • Plumbing (medical gas) • Fire Systems**

*Each course is designed to meet or exceed the requirements set forth by the NFPA standards and enforced by the CMS, The Joint Commission, OSHA, and the EPA.*

**MGI courses count as Type 3, continuing education toward CHFM recertification.**



*Dan Chisholm, Sr.  
Principal  
MGI Systems, Inc.*

The Joint Commission standards at HR.1.20, HR.2.10, HR.2.20 and HR.3.10 state clearly that continuing education is needed for full compliance for all staff. **All MGI course modules are designed not only to provide this compliance, but also to extend equipment life, increase patient safety and protect against unwarranted litigation.** Our courses guide facilities in developing protocols that ensure equipment and system reliability.

Having systems that function as designed is uniquely critical in health care facilities. "Defending in Place" has long been the cornerstone of the acute care facility operation. MGI Systems, Inc.'s web-based training is the first line of defense when the facility encounters utility outages that compromise that mission.

  
**MGI**  
Systems, Inc.

**For more information and a demonstration visit [www.mgisys.com](http://www.mgisys.com)  
The demo allows you to see how this system may work for your facility!**

# 46<sup>th</sup> Annual Meeting/Trade Show SPONSORS

*We are truly indebted to these companies who have generously provided sponsorships for this conference.\**

# Balfour Beatty

## Construction

**Healthcare Group**



# ARRAY

healthcare facilities solutions



**PANTROPIC  
POWER**  
**Ring Power**



# Bovis Lend Lease



**CONSTRUCTION LEADERS**



# R. J. Griffin & Company

General Contractors

A MEMBER OF THE JE DUNN CONSTRUCTION GROUP

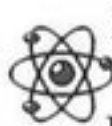


# PREMIER WATER & ENERGY TECHNOLOGY, INC.

# AmericanAirFilter



**Coastal Mechanical Services, LLC**  
Plumbing • HVAC • Mechanical Contractors  
*"Quality Through Customer Service"*



# Engineered Energy Equipment, Inc.

Products That Produce Results



# Marshall Erdman & Associates

# Turner

Building the Future

# SSR

Smith  
Seckman  
Reid, Inc.

The 46th Annual Meeting & Trade Show Program Book which will feature our sponsors. Pick one up at the show!

**ADDITIONAL SPONSORSHIPS ARE AVAILABLE**

## TRADE SHOW SOLD OUT!

*The following companies have secured booths in our upcoming trade show. The majority will be participating with door prizes. Visit all of them October 27 and 28 at the Rosen Centre in Orlando!*

AAF International (American Air Filter)  
 Abatix  
 Acousti Engineering Co. of Florida  
 Advanced Roofing  
 Air Duct Aseptics, Inc.  
 APG Electric, Inc.  
 Array Healthcare Facilities Solutions  
 ASCO Power Technologies, L.P.  
 ASCO Services, Inc.  
 Assa Abloy Door Security Solutions  
 Austin Commercial  
 Automated Building Control Systems, Inc.  
 Balfour Beatty Construction  
 Batson Cook Company  
 Batten & Shaw, Inc.  
 Becker Pumps Corp.  
 Bed Guys Plus, Inc.  
 Belimed  
 Belimo Americas  
 Bernhard Communications  
 Bovis Lend Lease  
 Brasfield & Gorrie  
 C.A.M. Group, LLC  
 Caterpillar/Ring Power/Pantropic Power  
 Charles Perry Construction  
 Coastal Mechanical Services, LLC  
 Commercial Flooring Distributors, Inc.  
 Comprehensive Energy Services, Inc.  
 Construction Specialties  
 Creative Arts Unlimited, Inc.  
 Creative Power Solutions Inc.  
 Crowther Roofing  
 CS&G Cooper Signage & Graphics  
 Curbell Electronics, Inc.  
 Decotone Surfaces  
 Division 8 Consulting.com, AMA, Inc.  
 Door Control Inc.  
 Door Solutions  
 Doyle Electric Services, Inc.  
 Dynatherm Resources, Inc.  
 Engineered Energy Equipment Inc.  
 Ennovative Technologies  
 Envision Architects  
 Evergreen Medical Services, Inc.  
 Exeter Architectural Products  
 Filter Pure Systems, Inc.  
 Florida Critical Power, LLC  
 Florida Detroit Diesel-Allison  
 Florida Door Control, Inc.  
 Follett Corporation  
 Forbo Flooring Systems  
 FP&L  
 FreemanWhite, Inc.  
 Glazing Consultants International, LLC  
 GLE Associates, Inc.  
 GNA Solutions  
 Gobbell Hays Partners, Inc.  
 Graef, Anhalt, Schloemer & Associates, Inc.  
 Gresham, Smith and Partners  
 Griswold Filtration  
 Harvard Jolly Architecture  
 HAS Engineers & Scientists  
 HDR Architecture  
 Hill York  
 Hill-Rom  
 Hoar Construction, LLC  
 Hurricane Protection Ind., LLC  
 IBA Consultants, Inc.

IDeACOM Healthcare Comm. of FL, Inc.  
 Industrial Engineering Company  
 Ingersoll Rand Security Technologies  
 Innerface Architectural Signage, Inc.  
 InPro Corporation  
 Intego Systems, Inc.  
 Jeron Electronic Systems, Inc.  
 JSA  
 KHS&S Contractors  
 Kwalu  
 LG Electronics, USA  
 Life Safety Services  
 Link Construction Group, Inc.  
 Marshall Erdman & Associates  
 Mason Engineering  
 McCarthy Building Companies, Inc.  
 Melink  
 MET Laboratories  
 MJ Harris, Inc.  
 MSI  
 MTA  
 Munters Corporation  
 Ohio Medical Corporation  
 Optimum Power and Environment of FL  
 Original Solutions Company  
 Otis Elevator Company  
 Patterson Pope  
 PCL Construction Services, Inc.  
 Phoenix Products  
 Powerex  
 PowerLogics, Inc.  
 PQ Testing & Rentals, Inc.  
 Premier Cabinets & Fixtures  
 Premier Water & Energy Technology Inc.  
 Primex Wireless, Inc.  
 Professional Service Industries, Inc. (PSI)  
 Project Contols/Management  
 Project One Systems  
 Protek Systems of Florida  
 Pure Air Filter Sales & Service  
 R.C. Stevens Construction  
 Red Design Group  
 RJ Giffin & Company  
 RLF  
 Roof System Services  
 Rulon Company  
 S.I. Goldman Co., Inc.  
 Safe Check  
 Sanuvox Technologies Inc.  
 Seaman Corporation  
 Shannon Sales, Inc.  
 Signcraft, Inc.  
 Sika Sarnafil  
 SimplexGrinnell  
 Skanska USA Building Inc.  
 Smith Seckman Reid, Inc.  
 Sodexo  
 Southwest Engineers  
 Spot Coolers, Inc.  
 Stan Weaver & Company  
 Stanley Security Solutions  
 State-Line Products  
 Stevens Construction, Inc.  
 Strut Technologies  
 Swisslog Translogica  
 Tampa Bay Trane  
 TekTone Sound & Signal  
 TGSV Enterprises, Inc.

The Whiting-Turner Contracting Co  
 TLC, Engineering for Architecture  
 Tri-Dim Filter Corporation  
 TUDI Mechanical Systems  
 Turner Construction Company  
 TVR Communications  
 United Service Training Corp.  
 Valcourt Building Services  
 Waco Associates  
 Walbridge  
 Walker Parking  
 Wal-Mark Contracting Group LLC  
 Watson McDaniel  
 Wesco Distribution  
 Wheeler A Division of J.J. Haines Co.  
 William R. Nash, Inc.  
 Windowlock  
 Workplace Resource  
 WW Grainger  
 Yorkshore Sales & Marketing, Inc.

### \*SPONSORSHIP LEVELS

#### PLATINUM SPONSOR

Balfour Beatty Construction

#### GOLD SPONSOR

Array Healthcare Facilities Solutions

#### ANNUAL MEETING

#### LUNCH SPONSOR

Caterpillar/Pantropic Power/  
 Ring Power

#### CHE BREAKFAST SPONSOR

Bovis Lend Lease

#### SILVER SPONSOR

PCL Construction

#### ANN MTG BREAKFAST SPONSOR

RJ Griffin & Company

#### TRADE SHOW COOKIE SPONSOR

Premier Water & Energy Technology

#### BRONZE SPONSORS

AAF (Amer. Air Filter Int'l)  
 Coastal Mechanical Services, LLC  
 Engineered Energy Equipment, Inc.  
 Marshall Erdman & Associates  
 State-Line Products  
 Turner Construction

#### DOOR PRIZE SPONSOR

Smith Seckman Reid, Inc.



**FLORIDA HEALTHCARE ENGINEERING ASSOCIATION**  
P.O. Box 150755  
Altamonte Springs, FL 32715-0755

---

PRSR STD  
US POSTAGE  
**PAID**  
MID FL, FL  
PERMIT 0076

---

## Mark your calendars

*—and make your reservations— for our*

# **46<sup>th</sup> Annual Meeting and Trade Show**

**Monday-Wednesday, October 27-29, 2008**

## **The Rosen Centre in Orlando**

An outstanding program is planned for you with a timely theme:

### ***“Making Green Profitable”***

Packets detailing this program will arrive in mid-August.

In the meantime, if you know you will be attending, avoid the rush and make your room reservations at the Rosen Centre **TODAY!!**

#### **Trade Show/Annual Meeting Schedule**

**Trade Show: Monday 4:30-8:00pm & Tuesday 7am-2:30pm**

**Educational Session and Annual Meeting: Wednesday**

**CALL the Rosen Centre: 407/996-9840** and mention FHEA and/or AHCA to get our group rate.