

March | '15

30 YEARS SURE MAKES A DIFFERENCE

By Richard Fanelli, AIA, CFM, IFMA Fellow
Principal/Fanelli McClain, Inc.

International Facility Management Association

Founded in 1980, IFMA is the world's largest and most widely recognized international association for facility management professionals, supporting more than 24,000 members in 94 countries.

The association's members, represented in 130 **chapters** and 17 **councils** worldwide, manage more than 37 billion square feet of property and annually purchase more than US\$100 billion in products and services.

<http://www.ifma.org/about/contact-us>

Telephone: +1-713-623-4362

Fax: +1-713-623-6124

Email: ifma@ifma.org



Facility Management Consultants Council

The FM Consultants Council supports new and existing FM consultants as they build a career around their workplace expertise. Through geographical and cross-discipline networking, best practices and small business management skills, the council empowers members to step out into the marketplace. This is a noncommercial forum for members to network and share ideas.

<http://fmcc.ifma.org/home>

Telephone: +1-281-974-5641

Fax: +1-713-623-6124

<http://fmcc.ifma.org/contact-us>



30 Years Sure Makes a Difference:

I founded Fanelli McClain 30 years ago in early 1985. Things have dramatically changed since then in the way we all work and the technologies that we use to get our work done. The Christmas holiday has given my brain a little breathing room to reflect on these dramatic changes. Here are some that come to mind:

Technology:

In 1985 we started to use the modern version of the fax machine. It allowed us to get information and graphics to our clients and vendors quickly without having to hire a courier to bike your envelope across town. Now fax machines are gathering cob webs in our offices but for some reason many forms today still ask for a fax number. As we all strive to go paperless, hopefully even legal documents won't have to be faxed anymore.



“It [fax machines] allowed us to get information and graphics to our clients and vendors quickly without having to hire a courier to bike your envelope across town.”

Many companies in 1985 had some stand-alone PCs or Macs but few companies had networked computers and servers. Very few companies had e-mail and Al Gore had not yet invented the internet, so access to information came from books and libraries. Fanelli McClain's first computer was one of the original Macs that came off of the Apple assembly line. It even had Steve Job's engraved signature on the back. Boy, I wish I had

“Typewriter[s] that had a feature that allowed you to quickly correct your documents.”

held onto that historic piece of computer equipment. One of the first pieces of equipment that I bought was an IBM Selectric typewriter that had a feature that allowed you to quickly correct your documents. I thought that was great technology at the time.

I remember buying Mavis Beacons typing software to learn how to touch type in the mid-90s so that I could generate my own documents, rather than making multiple mark-ups and handing them to a secretary to produce. I wish my parents had forced me to take a touch typing class in high school. There are no longer secretaries in offices today, just administrative assistants; primarily due to how technology has changed the way we work. Maybe that is why there are so many typos in documents that you see since the secretaries aren't there to proof documents anymore.



To:	Date _____ Time _____		
WHILE YOU WERE OUT			
M:	of _____		
Phone:	_____		
TELEPHONED	PLEASE CALL		
CALLED TO SEE YOU	WILL CALL AGAIN		
WANTS TO SEE YOU	URGENT		
RETURNED YOUR CALL			
MESSAGE:	_____		
OPERATOR:	_____		

The volume of correspondence and information we receive today via e-mail is mind boggling compared with the dozen or so “While You Were Out” pink slips that you once received when you got back from lunch in the mid-80s. Today we can sometimes spend hours processing useful and useless e-mails in the course of a day. This does not necessarily lead to increased productivity, but when offset by the speed of communication and the faster turnaround

time for the production of deliverables, due to CAD and BIM technologies, we do become more productive today in the long run. Also, expectations for the turn-around of deliverables are exponentially greater today than it was in 1985.

The volume of correspondence and information we receive today via e-mail is mind boggling compared with the dozen or so “While You Were Out” pink slips that you once received when you got back from lunch in the mid-80s.

Healthy Offices and Workspaces:

It is amazing that we are all still alive after the way we treated our lungs back in the mid-80s. People smoked in offices without giving it a second thought. You were lucky to have a smoke extract fan in your conference room. Ceiling tiles were a dingy shade of yellow from the cigarette smoke. If



People smoked in offices without giving it a second thought.

you had to replace a broken ceiling tile, the new tile wouldn't match the adjacent, yellowed ceiling tile.

Design firms used diazo blue line printing machine which gave off huge amounts of ammonia fumes. Eventually they came out with fume absorption boxes, but you still smelled the ammonia. The people that worked in the blueline print shops were exposed to the ammonia fumes all day long and walked around like zombies due to the health issues caused by these unhealthy fumes.



Synthetic carpet was not off-gassed before it was shipped to the job site. It was installed using highly toxic adhesives with VOCs (volatile organic compounds). When we moved into our newly renovated office space in Arlington in 1988, I remember that everyone was getting migraine headaches due to the VOCs for at least two weeks.

We were still specifying vinyl asbestos tile (VAT) and lead paint back in 1985. We didn't realize that we would have to abate this stuff in the future while wearing sealed white suits and respirators. What were we thinking! I guess that was right in line with our parents allowing us to play with little balls of mercury from broken thermometers back in the 60s without a thought to the health hazards.

We were still specifying vinyl asbestos tile (VAT) and lead paint back in 1985.

Things have certainly improved over the past 30 years when it comes to health and safety. The speed of work has dramatically increased. 5 people today can do the work

In another 30 years, we will look back at 2015 and wonder how we ever lived without the technologies and methods of 2045.

of 10 people in 1985. (what happened to those other 5 people?) When I hear people say that all the major advances in technology have already been invented, I have to laugh. New technologies that increase productivity, reduce costs and improve quality will continue to evolve. In another 30 years, we will look back at 2015 and wonder how we ever lived without the



technologies and methods of 2045.



Richard Fanelli is a Principal at Fanelli McClain, Inc. a commercial interior planning and design firm headquartered in Fairfax, VA. He has been an IFMA member since 1985 and has served as President of the Capital Chapter of IFMA, has served on the IFMA board of directors and as President of the IFMA FM Consultant' Council. He can be reached at rfanelli@fanellimclain.com or 703-563-0379.