



# SEATTLE

The Newsletter of the Greater Seattle Chapter of IFMA  
IFMA SEATTLE: YOUR RESOURCE FOR EXCELLENCE!

March 2003



## PRESIDENT'S MESSAGE

**Ray Zimmerman**

Hopefully, by the time you read this we will not yet be at war with Iraq. Regardless of whether we do go to war or we don't, those who want to harm us feel they have sufficient reasons already.

This has gotten many of us (and our executives) thinking a lot more about security and business continuity. The Seattle Chapter has begun collecting web links to sites that can help you determine your risk and prepare you for almost every emergency, natural or man-made. Go to our website and check them out. I found the "Government Guide – Are You Ready?" site particularly informative. Of course, after you read it, you will quit your job, sell your house and move your family to a remote hilltop in Idaho. Being in the airline business, I understand your anxiety. My suggestion is to look at this situation as an opportunity to convince management to spend the funds to get those security upgrades you've been wanting for years. In Facilities, fear is the next best thing to a hot economy.

I'm not usually the kind of person to gloat.....but.....that really was a great Excellent Adventure last month. Am I brilliant or what?! The turnout was rather low (ye of little faith!) which worked in our favor. There were just the right number of people at each table; which helped keep the discussions focused and everyone had the chance to speak. What really made it successful were my fellow table facilitators:

- Dan Merrill (who even had incredible handouts)
- Rick Pierce
- Cynthia Putnam
- Trish Dvorak
- Matt Watson
- Monica Boucek
- Scott Kruse

I am compiling the information recorded by our Facilitators and will post them on our website under our Resources tab. From the reactions of the participants, the Programs and Associates Committees are hard at work to host more for the future. You will definitely see two or three of these meetings per year.

Besides various heightened states of alert, this year will be remembered for the focus put on sustainability. We have several programs dedicated to it and International is bringing an excellent workshop on the subject, "Leading the Sustainability Revolution" to Seattle May 21st. Our March Chapter meeting will showcase the Resource Venture, a partnership of the Greater Seattle Chamber of Commerce and Seattle Public Utilities, in promoting recycling and "green" building concepts. In May we are helping to sponsor "Powerful Business II", a symposium on energy conservation and alternative energy resources. Not only will these programs help us help our environment, they will help reduce our costs of doing business. We in the Pacific Northwest have always been known for our sensitivity to the environment, so let's show the world that we have the knowledge and resources to make sustainability a success.

--Ray

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### Our Mission

Create an environment that supports the diverse membership of IFMA and encourages each member's growth in the areas of facility management most important to them individually.

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Seattle News is published monthly by and for the members of the Greater Seattle Chapter of the International Facility Management Association (IFMA). Opinions expressed in Seattle News do not necessarily represent the views of the association, its members, or its Board Members.

IFMA is the premier professional association for facility management. Representing the largest community of FM professionals on the planet, IFMA membership comprises 18,000 facility professionals worldwide.

The Greater Seattle Chapter of IFMA serves to support our members on a local basis. Our Vision is to be an organization that fosters social interaction and opportunities for personal and professional growth within the facility management industry.

For more information or to contact us, please visit our website at [www.ifmaseattle.org](http://www.ifmaseattle.org).

members of mention:  
5 years + for MARCH

**Jeffrey O'Boyle**  
**Peter Zvara**

**Snohomish County**  
**Starbucks**

thank you!



\* Please contact **Kandice Coleman** with any info or interesting tidbits about our members in motion. [kandicecoleman@yahoo.com](mailto:kandicecoleman@yahoo.com)

welcome! new members

**Charles Hafenbrack**  
**Ronald Maccairo**  
**Van Hendricks**  
**Michael Dash**  
**Lori Adams**  
**Julie Golden**

**Director of Business**  
**Technology Mgr.**  
**Service Manager**  
**Senior Director**  
**Account Executive**  
**Account Executive**

**GLY Construction**  
**D.W. Close**  
**D.W. Close**  
**Cushman Wakefield**  
**Rainier Industries**  
**Roberts Rents**

**CFM Study Sessions**

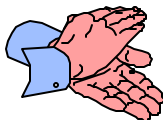
A CFM Study Session was held on January 23 to help chapter members prepare for taking the CFM exam. Facilities managers from General Services Administration, REI, Nordstrom, and Microsoft attended. The Certified Facility Manager (CFM) designation is the only reliable global standard for recognizing the achievements of facility managers. IFMA developed certification to meet the recognized need of the facility management profession for a designation that would not only help FMs gain additional credibility but also establish increased global recognition for the profession. It is also an opportunity – research shows that CFMs earn an average of \$8000 more annually than their non-certified counterparts.

CFM study sessions are free, informal discussions led by chapter members who hold a CFM designation. Topics include the exam process, self assessment in the eight competency areas, tips for preparing for the exam, and recommended reading materials.

Special thanks to Loren Steel, Matsushita Corp.; John Benny, Facilities West; and Barry Holldorf, Wizards of the Coast, for leading the January 23 session. Two additional study sessions will be held this year in May and October. To be notified of dates and locations, please contact Cynthia Putnam at 206-292-3977 or email: [cmputnam@aol.com](mailto:cmputnam@aol.com)

IFMA Membership Recognition

**Barry Holldorf, CFM -**  
**Wizards of the Coast**



Barry Holldorf has been an active IFMA member since March 1995.

Barry received his CFM designation in 1999. He began his career in Facilities in August 1994 as an Operations Specialist with Wizards of the Coast. He was promoted to Facilities Manager in March 1996. During this period, he was responsible for space planning, construction, telecommunications, and maintenance for 188,000 square feet at the Renton HQ facility.



In March 2001, he was promoted to Director of Facilities and was given the additional responsibilities of Corporate Safety and Environmental Health. Barry has a very strong background in space planning, project management and construction. In addition, he managed the development and installation of a CAFM and electronic work order system at Wizards of the Coast. In December 2002 he was promoted to Director of Facilities and Business Services and presently is involved in all aspects of facility management.

If you would like to be recognized in an IFMA newsletter, or know a Facility Manager who should be, please email **Melanie Poteet** from CORT/Globe at [mpoteet@cort1.com](mailto:mpoteet@cort1.com) with your profile and digital picture.



EMERGENCY  
PREPAREDNESS  
RESOURCES [www.ifmaseattle.org](http://www.ifmaseattle.org)



## MARK YOUR CALENDAR

### 6<sup>TH</sup> ANNUAL IFMA SEATTLE *2003 GOLF OUTING* & *SILENT AUCTION*

SEPTEMBER 10, 2003

It is with a great deal of pleasure that your IFMA Golf Committee announces that the **6th Annual Greater Seattle Chapter IFMA Golf Outing** is scheduled for an 8a.m. shotgun start **Wednesday, September 10<sup>th</sup>**, at **Washington National Golf Course located in Auburn.**

Last years IFMA Golf Outing at Washington National was a huge success, selling out weeks prior to our event. The success was due to the support of you and your organization.

Last year golfer participation and sponsorships netted over \$12,000. The proceeds benefited Special Olympics Washington, the Facilities Management Scholarship Fund at the University of Washington, the IFMA Foundation and our local IFMA Seattle chapter.

This year, the IFMA Seattle Chapter Executive Board has again selected Special Olympics Washington as the principle recipient along with the Sander Abrahms Memorial Scholarship Fund at the University of Washington. Tax deductible sponsorships are available and will ensure these recipients continued success.

Don't miss out on this "must attend" event. It has sold out the last 5 years and this year will be no exception. This year's event will include a Silent Auction!

**Watch the IFMA Website for registration and sponsorship information.**

Your IFMA Golf Outing Committee thanks you for your past support and we're looking forward to seeing you again this year at **Washington National, on Wednesday September 10<sup>th</sup>**. If you have any questions regarding sponsorships, please contact Dan Maus at (425) 337-6637. Registration questions may be directed to Peter Renner at (425) 269-4347.

See you on September 10<sup>th</sup>.

Regards,

Your 2003 IFMA Golf Outing Committee



**Technical Article**

Reprinted with permission of Maintenance Solutions,  
www.maintenancesolutionsmag.com

# Bottom-Line Benefits of Chiller PM

## Maintenance and testing guidelines to keep units operating efficiently

— By James Piper

Building chillers are a major investment for facilities. They carry a high first cost, they are the single largest user of electricity in most buildings, and they are expensive to maintain. And when they fail to operate properly, they can cost building owners and occupants thousands of dollars in lost time and productivity. So proper maintenance of chillers should be high on the list of priorities of maintenance and engineering managers.

Investing in chiller maintenance also offers a very high rate of return. A comprehensive chiller preventive maintenance (PM) program increases system reliability, extends chiller life, reduces energy costs, decreases the use of refrigerants, and decreases costs associated with downtime. Facilities that have implemented a thorough chiller PM program have found that for every dollar invested in maintenance, they save \$10 in operating and breakdown maintenance repairs.

In spite of the need and incentive, chiller PM programs frequently are overlooked. For some, this lack of attention to maintenance stems from a belief that since the chiller is running, it must not need maintenance. For others, it stems from a lack of understanding of what is required and why. In most cases, the deterioration in chiller performance is so slight that it goes undetected.

Chiller PM programs are most effective when designed to meet the needs of the application. Managers must consider such factors as energy costs, chiller age and the type of operation being supported when developing the PM program. Maintenance efforts must balance costs against the desired reliability and level of performance.

### What are the required elements of a good chiller maintenance program?

Read the rest of the article online at [www.maintenancesolutionsmag.com](http://www.maintenancesolutionsmag.com). Click on the 2002 archive, then "March."

### Daylighting: Lessons Learned from 2002. \$20

by Joel Loveland

Seattle: Wed, April 2 • 4:30pm - 6:00pm  
Lighting Design Lab, 206-325-9711 or  
[www.lightingdesignlab.com](http://www.lightingdesignlab.com)

The BetterBricks Daylighting Lab at the Lighting Design Lab has been able to develop a database of valuable experience in what works in daylighting design in the PNW. By analyzing real buildings over the past 3 years, we have extensive experience in the performance of real designs in many different locations. Students will leave with an understanding of the impacts of building designs and orientations in real-world applications in our region. (2 hours)

### Powerful Business II: Energy Management in the NW Economy

*Sponsored by Puget Sound Energy, Seattle City Light, Tacoma Power, and the IFMA Greater Seattle Chapter.*

May 1, 2003 at Valley Medical Center, Renton, WA

A one-day conference exploring energy-efficient technologies that can boost your bottom line.

Tel. 425-646-4727 or  
[www.electricleague.net](http://www.electricleague.net)

## EDUCATIONAL OPPORTUNITIES

### IFMA's Writing an Emergency Plan Workshop

March 4-5, 2003 in Bellevue

IFMA Members - \$825;

Nonmembers - \$950

[www.ifma.org](http://www.ifma.org)

This unique workshop will give facility managers the information and tools necessary to preparing a plan, as well as the writing support needed to complete it. Participants will receive up-front writing preparation through personalized instruction, as well as follow-up, instructor-lead, online writing support and resource bank. At the end of this workshop, you will have the ability and resources to complete your customized plan and deliver essential value and security to your organization.

### BOMA Classes

SMA/SMT-1 *Required*

Boilers, Heating Systems & Applied Math  
Tuesdays 3 - 7 p.m. from Mar 11 - April 15  
Exam 3 - 5 p.m. on April 22  
520 Pike Tower

RPA/FMA-1 *Required* \*30 Clock Hours  
Design, Operation & Maintenance of  
Building Systems - Part 1

Thursdays 8:30 a.m. - 5 p.m. from March 20 - April 10

Exam 10 a.m. - noon on April 17  
720 Olive Way

### Building Operator Certification – Level I

*Classes offered one-day a month for seven months. 56 hours of training.*

March 25, 2003 - Oct 21, 2003 in Tacoma, WA

April 17, 2003 – November 14, 2003 in Renton, WA

Visit [www.neec.net/boc.htm](http://www.neec.net/boc.htm) for course descriptions and registration information.



*\*\*Board Meetings are held on the first Wednesday of the month at 7:30am.*

*March 2003*

*4th - IFMA's Writing an Emergency Plan Workshop, Bellevue  
18th - Business Solutions for a Sound Environment, 3:30pm @ Getty Images*

*April 2003*

*2nd - D22nd - New Member's Breakfast & Ray's Excellent Adventure, 11:00 am @ Getty Images*

*May 2003*

*1st - Powerful Business II in Renton*

*June 2003*

*3rd - Mariner's ball game*

*July 2003*

*Tour of the Museum of Glass - Tacoma*

*August 2003*

*Tour of the Puget Sound Environmental Learning Center*

*September 2003*

*10th - IFMA 6th Annual Golf Outing & Silent Auction*

*October 2003*

*Building Tour*

*November 2003*

*TomorrowSpace*

*December 2003*

*Annual Holiday Event*

*January 2004*

*Roundtable Discussions*

*February 2004*

*Educational Symposium*



# Programz Corner

Melanie D. Poteet, Programs Committee

March 18, at 3:30 – 5:00pm, IFMA presents **Business Solutions for a Sound Environment**. The speaker *Bill Anderson, from Seattle Business Development*, will speak on the subject of Renewable Resources and Environmental Best Practices for Facility Managers. It will be held at Getty Images.

April 22, at 11:00am – 1:00pm, at Getty Images the annual **New Members Recognition Event** combined with another **Ray's Excellent Adventure** round table discussions. There will be a box lunch provided, make sure you don't miss this one! Further details regarding the round table discussion will follow in the next newsletter.

## PNNL RECEIVES IFMA'S GOLDEN CIRCLES AWARD

Pacific Northwest National Laboratory's **Facilities Management Services** are as good as gold according to IFMA, which awarded its coveted Golden Circles Award to PNNL as outstanding facility management organization of the year.

This is the first year PNNL has submitted a nomination for the international recognition. Peggy Williams, director, facility & operations, PNNL, accepted the award at World Workplace in Toronto, Canada. The Golden Circles award recognizes an organization whose facility management practices contribute to creating and managing productive work environments and support the objectives of the company business plan.

"Facilities management traditionally has been a behind the scenes activity," Williams says. "It was so gratifying to attend the conference and meet facilities management professionals from around the world. And, then to be held up as an organization operating far above the industry standard was incredible. I am truly proud of our team here. Because of their dedication and commitment, the world is looking at PNNL for best practices."

During the conference, facilities employees teamed with PNNL researchers to demonstrate the PNNL-developed whole building diagnostics tool. "A unique partnership exists between research and facilities staff at PNNL," says Diane Faulk, PNNL Facility Operations. "It was very well received and planning already has begun for a similar technology presentation next year."

For more information about IFMA, see [www.ifma.org](http://www.ifma.org). For more information on PNNL, go to [www.pnl.gov/news](http://www.pnl.gov/news).



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