



# SEATTLE NEWS

The Newsletter of the Greater Seattle Chapter of IFMA

IFMA SEATTLE: YOUR RESOURCE FOR EXCELLENCE!

October 2004

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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.*

## Programz Corner

The fall program schedule is upon us and we have some exciting upcoming programs!

October's Awesome Adventure -

Dean and Ray's Awesome Adventure – The "Adventure Series" is one of our most popular programs. The event mixes networking, best practices, and new information on topics of interest to Facility Managers and Vendors. Here's how it goes: We set a room with circular tables. On each table is a topic area. Sitting at each table is a topic area facilitator. Each attendee has the opportunity to circulate among the topic areas to discuss, trade war stories, share lessons learned, problem solve and network regarding the topic area. It's lots of fun and a great place to learn more and share with others in the field. This session's topic areas include:

- ◆ Keeping Clients and Staff Happy
- ◆ Workplace Injury Prevention
- ◆ Wireless Phone Technology
- ◆ Negotiating with Difficult People
- ◆ Sustainability

Date – Tuesday 10/26/2004

Time – Registration and Networking 7:30 to 8:00, Program 8:00 to 9:30 am

Place – Getty Images, Seattle

November's look into the future –

Each Year we do a futuristic oriented event in November. This year is no exception. Our November program will be held on November 9<sup>th</sup> and include a tour of the recently completed Seattle Public Library. We will also have a presentation on tomorrow's trends in wireless technology

Save the date - The event will be held on November 9<sup>th</sup> at the Seattle Library Stay "tuned" as they say for more info!

The Programz Committee  
Eric Postle  
Marlaine McCauley

## Local IFMA Chapter Monthly Events

Save the Date!

IFMA Annual Education Symposium  
Thursday, March 3, 2005  
Bellevue Club, Bellevue, WA

A one-day educational event offering a full range of informative sessions on Safety & Security: Leadership, Management & Implementation.

IFMA Education Committee Meeting  
October 25, 2004 from 8:30-9:30am at  
GT Development Corp. in Tukwila, WA  
Open to interested IFMA members.  
Please RSVP: Cynthia@putnamprice.com

TomorrowSpace

Tour the new Seattle Public Library  
November 9, 2004 - 2:30-4:30 at the library.

Speaker:

Marilyn Scheck, IT Director and facility team members will be giving a two-part presentation:

- The cutting edge wireless technology installed in the facility
- Roadblocks that presented themselves
- The solutions process
- The construction of the building (which is LEED Silver certified)
- How they are going to accomplish cleaning all of that glass.

Following the presentations will be a Q&A session, followed by a tour of the library. Small groups will be formed for the tour, so that all who wish to attend will be accommodated.



## PRESIDENT'S MESSAGE

**David Ling**

Greetings Fellow IFMA members

**World Workplace is just around the corner!** The premier Facilities Management Conference will be held in Salt Lake City on October 16<sup>th</sup>-21<sup>st</sup>, 2004. At last check the Seattle Chapter has 30+ members who will be attending this educational, networking and fun conference.

### Things not to miss:

**The CFM Breakfast** – A great morning event to meet other CFM's and share valuable information while making exciting new contacts from around the globe.

**The Expo** – New and revolutionary equipment, services and products all set out to be touched, sat in and explored. Use this time to get those special questions answered from vendors, find that unique solution to a longstanding issue or just get updated on the newest and best products entering the Facilities Market.

**The Educational Sessions** – One after another educational sessions that run the gamut of Facilities activities, from Real Estate, Operations and Maintenance to Leadership and Career Development, and beyond.

**The Vendor After Hours Hospitality** – Lets face it, some of the best social times are also the best times to do business, meet people and show your appreciation to your vendors of choice. Take advantage of this unique opportunity to say you were at the best party in Salt Lake City.

### If you've not signed up for WWP, then do it today!

On more local news the Golf Event in September was a great success and a very entertaining event. A very special thanks to Dan Maus and the rest of the Golf Committee, who year after year manage to outdo themselves. How they managed to come up with 18 different colors of hats is beyond me. Once again we were lucky enough to avoid the brunt of the bad weather, I cannot say the same of those tournament players who followed us this year and last.

On October 12<sup>th</sup> the Seattle Chapter is a co-sponsor of the Sustainable Development Training Institute's (SDTI) course "Crime Prevention through Environmental Design" (CPTED) which is being held at the Vault in Tacoma. This looks to be a very unique opportunity to learn more about the SDTI and the theory and principles behind CPTED.

When we return from World Workplace we can gear up for the 3rd annual "Dean & Rays Awesome Adventure" which will allow attendees to *Speed Date* through the many aspects of Facility Management. Please plan to attend this, as the title indicates, awesome event on October 26th.

In early November we get the very special privilege of touring the new Seattle Public Library. If you're a big design and architecture geek like myself then this tour is sure to please.

Lastly it was decided at our last Board meeting not to have a Holiday Recognition Event in December, which is an already busy month for most of us. This event has only been marginally attended by the Chapter members and has always cost the association funds that could be better used elsewhere. This does not mean we will not have an event to show our appreciation to our members who serve on the Chapter Board & Committees. We are looking at holding a spring social event in May, which better coincides with the election of new board members and is a month which we hope will bring better attendance from the membership overall.

Thanks again to everyone's hard work on these many fine chapter events & tours. I look forward to seeing and speaking all of you at World Workplace 2004.

David W. Ling, CFM

IFMA SEATTLE : YOUR RESOURCE FOR EXCELLENCE

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## IFMA Educational News

### Announcements

#### *IFMA introduces the FMP Program*

IFMA introduces the Facility Management Professional (FMP) designation preparing new and transitioning facility professionals for the demands of today's dynamic workplace.

An entry-level, knowledge-based credential, the FMP is geared toward FMs with less than five years of experience and designed to accelerate an FM's transition into the profession.

The FMP designation will launch in October of 2004. Courses completed through IFMA Headquarters during 2004 will be accepted for fulfillment of designation requirements once course assessment is completed. Read more about this new credential at: <http://www.ifma.org/fmp/index.cfm?actionbig=25>

### Continuing Education Opportunities

Certificate Program in Facility Management, University of Washington Begins Fall 2004.

Two web-based Certificate Programs in Facility Management provide a solid foundation in facility management principles and practices in a format that allows talented individuals to stay on the job while they learn. MORE INFORMATION: [http://www.outreach.washington.edu/ext/certificates/fam/fam\\_gen.asp](http://www.outreach.washington.edu/ext/certificates/fam/fam_gen.asp)

#### IFMA FM Edge SEMINARS

October 28, 2004 12:00 p.m. CST

Chemical, Biological, and Radiological (CBR) Threats in the Built Environment. Sponsored by IFMA Foundation  
Speakers: John D. Spengler, Ph.D., Professor of Environmental Health and Human Habitation, Harvard School of public Health.

John F. McCarthy, Sc.D., C.I.H., President, Environmental Health & Engineering, Inc.

David Ropeik, M.S., Director of Risk Communication, Harvard Center for Risk Analysis.

MORE INFORMATION: [http://www.ifma.org/profdev/fm\\_edge/](http://www.ifma.org/profdev/fm_edge/)

#### **GreenBuild International Conference & Expo**

November 10-12 - Oregon Convention Center, Portland, OR

This is the premier conference on everything related to green buildings. Pre-conference workshops on LEED™ guidelines will be held on Nov 8 and 12.

MORE INFORMATION: [www.greenbuildexpo.org](http://www.greenbuildexpo.org)

*--other events continued on  
page five*

## Recognition

### Welcome New Members

**Andrew A. Beal** - Regional Manager - ServiceMaster Clean

**Richard H. Gates** - Marketing Director - John Condon Company

**Sharon L. Gold, NCIDQ** - Director, Workplace Management Services - Callison Architecture

**Michelle Dux** - Regional Director - OpenWorks

**John R. Gideon, III** - Student

### Anniversaries

**Loren Steel, CFM** - Manager, Corporate Facilities - Matsushita Avionics Systems Corp. - **15 years**

**Daniel Cagle** - Director, Facilities Management - Pierce County - **13 years**

**John Benny, CFM, PE** - Director of Facilities Services - IDC Facilities Services, Inc. - **13 years**

**G. Richard Wilkerson** - Facility Manager - Philips Medical Systems - **12 years**

**William Butler** - Senior Manager, Facilities - Snohomish County - **10 years**

**Julie DeRuwe, CFM** - Purchasing & Facilities Manager - State of Washington - **9 years**

**Heidi Sadler** - Director of Business Development - Heery International, Inc. - **6 years**

*Bonnieclare Erling, F2F  
Consulting LLC  
Kim Shelton, IIDA, Kim  
Shelton Design  
Co-Chairpersons,  
Membership Committee*

## Facility Management Articles of Interest

IFMA Seattle encourages our membership to submit Facility Management Articles of Interest. Please email your articles to Melanie Saenz - msaenz@bankandoffice.com

Open Window School hired me as their Facilities Manager on July 12<sup>th</sup>; just a few days before we were suppose to move into brand new buildings at our new location on a seven acre campus on Cougar Mountain in Bellevue. It's a great location overlooking Newcastle Golf Course with views of the Olympics and Mount Baker.

But notice I said, "suppose to move". Don't you hate it when that happens? Open Window School had employed a firm that provided an "Owner's Representative" to shepherd the project. It had been his charge to bring the project in on budget and on time. Elvis had left the building, but nothing was on time.

A few things remained to be done before we could get our Temporary Certificate of Occupancy (TCO). Required analog phone lines had not been installed, the state elevator inspector had not approved our elevators, and the Bellevue Transportation Division had red tagged the curb and gutter and driveway. Slowly, over the next four or five days we learned that there were a number of other issues preventing us from getting our TCO and moving Cougar Mountain.

- Fire and Safety hadn't signed off on any of the buildings on campus.
- Water Quality wouldn't sign off because there was an unresolved issue over an old well on the property.
- The Transportation Division wouldn't allow us to move in because of the curb and gutter issues.
- Clearing and Grading was not satisfied with the slope on a couple of hillsides.
- Utilities wouldn't sign off on the storm drains until additional work was completed.
- Land Use insisted that we hydro seed or lay sod on the roughly one and one half acres of bare soil, or post a \$240,000 bond.
- The building inspector had numerous issues that needed to be completed before he would sign off.

Other than those reasons, there was very little preventing us from getting our TCO.

Bellevue city officials worked with us to resolve these issues. In fact, Bellevue is one of the best jurisdictions I have ever worked with for problem solving. By August 5<sup>th</sup> we had moved forward enough to be allowed to move eleven of our support staff and our equipment to the site and occupy all of the buildings except the gym and the annex to the gym.

Even though I was certain, and assured our staff that we would have our TCO in time to start school, as we neared the start date the anxiety grew. Numerous studies have been done showing that men and women deal with stress differently. I can attest to that. We have a faculty and staff of 43 women and five men. So, we have a hormone imbalance – there is way more estrogen than testosterone.

I was absolutely certain that we would our TCO on time. But, since I was the new guy, some of the women on staff were less than convinced.

Open Window School's school year started on September 7<sup>th</sup> with out a hitch. Well, maybe we had a hitch or two, but we started on time.

Thank you, stay positive, and good luck with all of your projects.

Al Anderson, CFM

## IFMA Educational News Cont.

World Workplace 2004  
October 17-19  
Salt Lake City, Utah, USA

IFMA's World Workplace is the single most informative FM event in the industry. You won't find another industry event with the quality and scale of this educational program, making IFMA's World Workplace simply the best environment to evaluate, explore and experience workplace dynamics.

Visit [www.worldworkplace.org](http://www.worldworkplace.org) for more details.

### Educational Article

**Performance-Based Fire Safety Design**  
*A new design approach provides flexibility but requires facility executives to exercise care in planning future building modifications*

By James P. Begley  
*Reprinted courtesy of Building Operating Management magazine.*

At facility design or renovation project meetings, a relatively new concept is coming up during discussions about fire safety: performance-based design. Performance-based design is becoming more common as facilities incorporate unique features to achieve aesthetic, cost and functional goals while maintaining safety levels for building occupants and emergency responders. Design teams are finding that performance-based design provides the flexibility to maintain safety while using progressive design that might otherwise have been restricted by stringent enforcement of building code requirements.

As performance-based designs become more common, however, they present a special challenge to facility executives: maintaining fire protection features during future operations, maintenance or renovation work.

The easiest way to understand the concept of performance-based design is to start with the traditional prescriptive-based design. Building codes have typically prescribed specific design criteria, such as the number of exits or the number of feet to an exit; these are numeric criteria that can be easily measured.

By contrast, a performance-based code allows the use of any design that demonstrates compliance with the fire safety goals of the code. Those fire safety goals are explicitly spelled out in the code, as are methods that can be used to demonstrate compliance. A performance-based design starts with an analysis of fire scenarios to determine which design alternatives will meet those fire safety goals.

Performance-based provisions can be found in a variety of codes and standards, including:

- International Fire Code (IFC)
- National Fire Protection Association (NFPA) 1, Uniform Fire Code
- NFPA 101, Life Safety Code
- NFPA 5000, Building and Construction Code

Performance-based provisions have been allowed for some time but are now recognized specifically in code text. Previously, performance-based approaches were typically referred to as either "Alternate Means and Methods" or "Equivalencies."

The building codes and the Life Safety Code have similar egress requirements and provide examples of prescriptive requirements. Some common means of egress limitations include:

- A 300-foot maximum travel distance in a fully sprinkle red office building, per NFPA 101.
- Two required exits from an assembly occupancy with an occupant load of greater than 50 people, per the International Building Code (IBC).
- Three required exits for a floor area with an occupant load greater than 500 people, per NFPA 1.

The prescriptive requirements are set numbers that may not account for the variability encountered nowadays in construction methods and features. The prescriptive requirements of NFPA 101, for example, simply state that a travel distance of 299 feet, 11 inches in an office building is acceptable, but 300 feet, 1 inch is not.

Similarly, under the IBC, only one exit is needed in a conference room with an occupant load of 49, whereas when an extra person is added to the occupant load, two exits are required. The same line is drawn between 500 and 501 people in a floor exit scenario in NFPA 1. Prescriptive code requirements are meant to encompass the majority of occupancies and building situations, drawing upon past loss history and standard construction methods.

#### **Intent of the code**

In comparison, performance-based requirements delve into the main purposes of the numerical prescriptive requirements to determine the intent of the code. The same requirements from a performance-based perspective might look something like this...

To read the full article, go to: <http://www.facilitiesnet.com/bom/article.asp?id=2017>

## IFMA Seattle Website

Visit the NEW IFMASeattle.org

If you haven't yet taken the opportunity, go to [ifmaseattle.org](http://ifmaseattle.org) and check out our new website. There are several new features that will make your browsing experience easier and more valuable.

### Home Page

Pick the Calendar on the home page to get an easy-to-read monthly calendar; to easily view all the events for the month. Just pick the event to get more information. The center of the home page has NEWS of upcoming events and important notices. You will also find an easy link to the latest Chapter Newsletter and information on how to join IFMA or be a sponsor. In the upper left corner are links to Frequently Asked Questions (*faq's*), FM-related *websites*, useful *resources* and information on our several *committees*. In the upper right corner are links to the *Message Board* (see below), the Chapter members' *Directory* and information on how to *Contact* the various Board members. This top area remains constant as you go from screen to screen. Just pick the IFMA Seattle logo in the upper left corner to return to the Home Page. From the Home Page, you can also go directly to IFMA International's website by picking the IFMA logo at the lower left corner.

### Message Board

The most exciting addition to our site is the Message Board. This is an interactive center where anyone can post a question, announce an event or submit a resume in a variety of categories. You can also respond to existing postings. We have tried to make each category self-explanatory and intuitive. You will want to visit this Board weekly to stay on top of what's happening in our FM world. Got an FM problem you can't seem to fix? Post it on the Message Board and our vast pool of member talent will help you out. Want to showoff your facility or latest successful project, there's a place for that too. You can even post photos of yourself (but for some of you, I wouldn't recommend it!). Our web master tells us that a similar board they maintain for another organization averages 100 postings a DAY! Wow! Now that's powerful!

If you want something put on the website that you can't post yourself, send it to me at [ray.zimmerman@horizonair.com](mailto:ray.zimmerman@horizonair.com). My goal is to update the site weekly.

Ray Zimmerman, website guy

[WWW.IFMASEATTLE.ORG](http://WWW.IFMASEATTLE.ORG)



**Last Month's Event*****IFMA Annual Golf Event******Dan Maus******Golf Event Chair***

IFMA is proud to announce; due to your support of our Annual Golf Event, we were able to contribute a \$1000.00 check to the Sander Scholarship at the University of Washington.

for your information: members only

*website login: ifma  
password: fmseattle*

**Bulletin Board*****In Loving Memory of Christopher Reeves***

*1952 - 2004  
Our Beloved Super Man*



*And Advocate for Spinal Cord Injury  
Patients*

*You will be missed.*

FOR A LOOK AHEAD INTO  
IFMA SEATTLE'S 2004 PROGRAM  
SCHEDULE  
SEE THE BACK PAGE

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*\*\*Board Meetings are held on the first Wednesday of the month at 11:30am.*



*October*

26th - Dean & Ray's Awesome Adventure  
Getty Images

*April - 2005*

TBA - New Member Meeting

*November*

9th - Tomorrow's Trends in Wireless  
Seattle Library Tour

*May - 2005*

TBA - Chapter Event

*December*

By-month - Happy Holidays

*June- 2005*

TBA - Chapter Event

*January - 2005*

TBA - Chapter Event

*July- 2005*

TBA - Chapter Event

*February - 2005*

TBA - Chapter Event

*August- 2005*

TBA - Chapter Event

*March - 2005*

3rd - Education Symposium

*September- 2005*

TBA - IFMA Annual Golf Event

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 profes-

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).



Please Recycle