



# SEATTLE NEWS

The Newsletter of the Greater Seattle Chapter of IFMA

IFMA SEATTLE: YOUR RESOURCE FOR EXCELLENCE!

September 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

We would like to thank The Seattle Monorail Project for giving a very informative presentation on the Green Line project, including how they are incorporating sustainability features into the design as well as potential future expansions into other neighborhoods. In addition, we'd like to thank the attendees who came to the event on a sunny Friday afternoon.

September 15 is the IFMA Golf Event at Washington National Golf Course. This is always a fun event. Sponsorships are still available. If you would like to participate as a golfer and/or a sponsor, please contact Dan Maus at 425-278-1600 or email Dan at danm@ticonteam.com.

October is our popular roundtable event at Getty Images titled Dean and Ray's Awesome Adventure. In this informal format, attendees will be able to discuss topics and issues with other facility managers and industry experts. Look for more information coming to you in the very near future about topics that will be featured this year.

On November 9, we will be presenting our TomorrowSpace event at the Seattle Public Library. This year's event will focus on wireless technology and will be presented by Marilyn Sheck, IT Director for the Seattle Public Library. A tour will be included in this event.

The Programs Committee is always looking for new ideas for upcoming programs. Please contact: Marlaine McCauley (marlaine@apexfacility.com) Eric Postle (epostle@pugetsoundproperties.com) if you have any suggestions.

We hope you are enjoying your summer!

The Programz Committee  
Eric Postle  
Marlaine McCauley

## Local IFMA Chapter Monthly Events

### 7th Annual IFMA Seattle Golf Outing

Don't Wait Any Longer!

Greetings to our professional and associate members!

You may miss out on the IFMA Seattle Ryder Cup Golf Match, openings are filling up fast. This event is always sells out.

Date: Wednesday, September 15th

Time: 8:00 AM shotgun start

Location: [Washington National Golf Course](#) located in Auburn

Singles, doubles, trios, foursomes welcome. Besides the golf, the fun, the food, and the apparel, we've got contests and prizes, including a whole Wagon O' Wine.

Bring your wallets and purses! Proceeds benefit Washington Special Olympics, and the Sander Abrams Memorial Scholarship Fund at the UW.



### Our Cause

The success of [Special Olympics](#)' programs depends on support from individuals as well as groups like ours. This fund raiser will support over 7,000 Washington Athletes with necessities, healthy meals and fun items during the competition and special events, not to mention the intangible benefits that the participants receive such as building self-esteem and meeting new friends.

The [Sander Abrams Scholarship](#) fund has helped several students complete the University of Washington's Facilities Management Certificate program and will help ensure that those interested in the FM field can learn the skills they need to start them on their path to CFM certification.



## PRESIDENT'S MESSAGE

**David Ling**

Greetings Fellow IFMA members

A quick note of thanks to Dean Baker, Chris Lewis and all others fellow members who picked up the slack for me and who filled in for me while I have been out of commission. For those of you who do not know, I managed

to severely separate my shoulder while playing softball. I wish it was the winning run at home to break a tie game, or a splendid play defensibly in the outfield; but alas the end of my softball career was very anti-climatic. While running to first base my hamstring gave out, and after losing my balance I fell with the full force impact hitting my shoulder. I have since had surgery and after a few more weeks will start 3-6 months of physical therapy (my staff has begun calling it rehab).

But on to IFMA related business. We have had two very successful events since I last wrote my President's letter for the newsletter. In early July the Seattle chapter hosted the Leaders Workshop, which was attended by other chapter officers from Colorado, Houston, Oregon and California. We packed a lot of activities into just a couple of days; having a welcome reception at Jillian's, visiting Starbucks for a presentation on the Nisqually earthquake and its affects on their headquarters and spending Friday afternoon breaking down the many actions that go into the processes we use everyday completing chapter activities.

In late July, Philips Oral Healthcare hosted the Six Sigma presentation by IKON; which included a tour of our manufacturing facilities and the many changes, based on six sigma, that have occurred over the past 12 months. This turned out to be a very popular event with approximately 50 attendees, which regretfully I missed due to my injury. Thanks to Eric Postle, his team, and the folks at IKON for putting on such a splendid event. In addition, I would like to thank my own Facilities Team who managed this event here at Philips without my assistance. They did a wonderful job arranging posters, giving tours and a putting out a wonderful continental breakfast.

In August we launched our newly redesigned "Seattle Chapter Website", many thanks to Ray Zimmerman and his team for managing this important project. Please continue to visit the website and forward all comments and suggestions on content/accessibility to Ray so that we can continue to improve upon this initial success. Also in August, we toured the new Monorail project, which turned out to be a well-attended event.

Looking forward to September, we have the golf tournament on the 15<sup>th</sup>, which will be sure to please. If you have not had the chance to do so, please register. In October we will have the 3rd annual "Awesome Adventure" and in November we will have the opportunity to tour the new public library. Looking forward to next year, planning has already begun for the 4<sup>th</sup> annual Educational symposium; which will be held in late February or early March of 2005.



With such powerful content and exciting events, we should be very proud of how we operate as a chapter. We should take this opportunity to tell others about the "value-add" of being part of this great chapter. The more new members we add, the lighter the load for everyone and the more we can do as a chapter.

Thanks and it's great to be back,  
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

September 9, 2004 12:00 p.m. CDT  
*Awareness & Security in the Built Environment - Special Edition Audio Seminar*

Sponsored by [IFMA Foundation](#)

Speaker: Glin Jay, CFM, CFMJ, PMP, IFMA Fellow; Barbara A. Nadel, FAIA, Barbara Nadel Architect; Anthony Di Gregorio, CPP, Applied Research Associates, Inc.

September 23, 2004 12:00 p.m. CDT  
*LEED: A Lesson on High Performance Green Buildings*  
Speaker: Caroline Clevenger, PE, LEED AP, Architectural Energy Corporation. MORE INFORMATION: [http://www.ifma.org/profdev/fm\\_edge/](http://www.ifma.org/profdev/fm_edge/)

#### IFMA Education Committee Meeting

September 20, 2004 from 8:30-9:30am at GT Development Corp. in Tukwila, WA. Open to interested IFMA members. Please RSVP: [Cynthia@putnamprice.com](mailto:Cynthia@putnamprice.com)

## Recognition

### Welcome New Members

Michael H. Schlender - Director, Facilities & Operations - Battelle, Pacific Northwest National Laboratory

Gary J. Milligan - President - Building Solutions Group, Inc.

William B. Spies - Fleet & Facilities Manager - City of Marysville

Kristin M. Halberg - Data Center Facilities Manager - T-Mobile, USA

Kim A. Karbus-Weber - Market Development Representative - Philips Lighting

Margaret M. Haley - Student

John W. Chandler - General Manager - Trammell Crow Company

### Anniversaries

John S. Ebsen, CFM - Manager of Facilities - Intermec Technologies Corp. - 16 years

Ronald M. Peterson, CFM - Senior Project Manager - IDC Facilities Services - 11 years

Martin C. Newhard, CFM - Commissioning Agent/Facility Consultant - Heery International, Inc. - 11 years

Brent Allan - Director, Customer Service Center - US General Services Administration - 7 years

Scott P. Vollmoeller - Associate Principal - Glumac International - 7 years

Joseph Sauter - Facility Administrator - Recreational Equipment, Inc. - 7 years

Robin Graf - Assistant Regional Administrator - US General Services Administration - 7 years

Gordon K. Glass - General Manager, Facilities & Support Resources - Applied Physics Laboratory - 6 years

Bill McQueen - Corporate Facility Manager - Nordstrom - 6 years

Cynthia Putnam - Project Manager - Northwest Energy Efficiency Council - 6 years

David Allen - Executive Vice President - McKinstry - 5 years

Bonnieclaire 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](mailto:msaenz@bankandoffice.com)

### Sustainable Strategies for Market Advantage and Community Benefit

*Excerpts from an Interview with developer Hamilton Hazlehurst*

by **BetterBricks Editors** - *BetterBricks asked developer Hamilton Hazlehurst, Real Estate Development Manager for Vulcan in Seattle, to share his opinions on the state of commercial development and sustainability. An architect by training, he has spent the last 20 years in commercial development and for a long time has been interested in buildings that maximize resource conservation. He is the developer of Vulcan's complex commercial projects in South Lake Union.*

**BetterBricks:** What helped you to become a believer in sustainable high performance buildings?

**Hamilton:** When I first heard about the **USGBC LEED™** program about five years ago while working as a Development Manager at Wright Runstad & Co., I was impressed with the way LEED provided a framework for a broad approach to sustainable design and a means of measuring success. I explored the possibility of getting a LEED certification in 2000 on a large campus type office development in an urban redevelopment in Seattle. This project was shelved due to a dramatic downturn in the office market.

When I arrived at Vulcan in 2001, my interest in sustainability peaked because the company held it as a core value. Vulcan's development philosophy is based on a "Triple Bottom Line" model and success is measured by three principles:

- Generating a market return on our capital investments.
- Making a positive impact on the community through quality development and design.
- Respecting the environment through sustainable development that conserves natural resources and creates healthy places to live and work.

Early in 2001, Vulcan had commissioned the Urban Environmental Institute to develop a [Resource Guide for Sustainable Development](#). One of my first jobs was to provide editorial input for the guide and to get it ready for publication. This project really enhanced my interest in sustainability.

The guide was intended to both inform Vulcan as to how to do sustainable development and to promote cost-effective and repeatable, environmentally sensitive urban development. It was a goal that the guide be used by the speculative development sector to inform their work because sustainability can be shown to be good business. For this reason, solutions proposed in the guide had to be not only repeatable but also make market sense.

**BetterBricks:** What holds you and Vulcan back from doing all that you would like, in terms of sustainable buildings?

**Hamilton:** Using LEED as a framework, Vulcan is committed to exploring and implementing a sustainable plan for each of our future developments. We also encourage our tenants to pursue sustainable practices.

Like other developers, Vulcan is sometimes constrained in what strategies we are able to include in our sustainable plans by the relatively high first cost and long payback periods which may be associated with them. However, some strategies, such as intensive vegetative roofs and the use of certified wood, have no conventional payback but may have strong environmental, qualitative or marketing benefits that are attractive to us.

Where no conventional payback exists, strategies that have general environmental benefits may need local government or utility support (in the form of entitlement bonuses or direct incentives) to encourage implementation.

We believe many sustainable strategies will in fact distinguish us in our market and make us more competitive. For instance, we believe strategies that conserve energy and reduce water consumption will be attractive either to tenants in a competitive triple-net market (where tenants pay for these costs directly as pass-through expenses), or to landlords in gross markets where operating costs are factored into the base rent and their bottom-lines can benefit directly from savings.

On the other hand, landlords in a triple-net market who pursue these strategies must be convinced that they will get a rent premium, experience an earlier lease-up or achieve sufficient long-term value for their investment.

*To read the full article and to read Hamilton's answers to the questions below, go to [www.betterbricks.com](http://www.betterbricks.com)*

**BetterBricks:** What do you consider to be the primary benefits of sustainable buildings from a business perspective?

**BetterBricks:** What advice would you give to your fellow developers in regard to pursuing sustainable high performance buildings?

**BetterBricks:** Which of your projects do you consider the most advanced in terms of sustainability?

**BetterBricks:** What is your perception of green building in Europe?

**BetterBricks:** What will it take for the mainstream in the US to deliver sustainable buildings?

**BetterBricks:** What (or whom) do you look to for guidance, inspiration, examples?

## Last Month's Event

### *Seattle Monorail Project Tour*



*August Meeting: Joe McWilliams, Director of Right of Way Assembly, for the Seattle Monorail Project, discusses both the benefits and challenges to this very complex project.*



for your information: members only

*website login: ifma  
password: fmseattle*

## Bulletin Board

Be sure to check your new IFMA website! We have many exciting new features like the Message Boards; now you can talk to the Board and fellow IFMA members daily. It's fun and easy to sign up, log in, and personalize your postings. You'll also be happy to find easy access to our new Calendar of Events, and of course other familiar pages and links. Check it out today!

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

It's our biggest event of the year - the *Annual IFMA Golf Outing*. Make sure you're not left out this year! Register and mark your calendars for *September 15th!*



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 Tuesday of the month at 11:30am.*

*September*

15th - 8:00am - IFMA Annual Golf Outing  
Washington National Golf Course

*October*

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

*November*

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

*December*

TBA - Holiday Event

*January - 2005*

TBA - Chapter Event

*February - 2005*

TBA - Education Symposium

*March - 2005*

TBA - Chapter Event

*April - 2005*

TBA - New Member Meeting

*May - 2005*

TBA - Chapter Event

*June- 2005*

TBA - Chapter Event

*July- 2005*

TBA - Chapter Event

*August- 2005*

TBA - Chapter 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).



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