



# SEATTLE NEWS

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

SUMMER 2010

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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.

## 14th Annual Greater Seattle Chapter of IFMA Golf Outing "A Team Effort"



Redmond Ridge Golf Course  
(Trilogy)

September 15th, 2010  
8:00 am Shotgun Start

[Click here](#) for all the details



## IFMA Seattle Associates & Tapper Jabber Event

September 21, 2010  
5:00 pm - 7:00 pm  
Eastside Location TBA

Join the Associate "Experts" during the first hour in a speed dating type format as they provide a brief (5 minute) presentation on how their goods/services align with the current 9 IFMA Competencies. Members will complete a survey at the end to "test their recall" of the presentation content. The survey is your entry into an end of the evening (around 7:00 pm) drawing for prize(s) that have been donated by the Associate "Experts".

The second hour of this event is the Tapper (drinks/food) Jabber (networking) portion which may include an activity option, e.g. darts, pool, etc.

**Special \$5.00 recession buster participation fee!**

Please RSVP to [aminc2@comcast.net](mailto:aminc2@comcast.net).

Details for upcoming events can be found online at [www.ifmaseattle.org/events.shtml](http://www.ifmaseattle.org/events.shtml).

## President's Message

By David Longmire



Doesn't it feel like there is a change in the air? Something's stirring. Is it the economy, new job opportunities, the housing market or simply that the sun has finally started to shine?

Actually the change is within us. Over the last year those who still have a job have come to realize that they will continue to have a job and have started spending money, shopping, dining out, buying new cars, traveling, maybe with caution, but still helping the economy begin to rebound.

There is change here in our chapter as well. The two-year reign of Peter Renner as Chapter President has come to an end. I feel his time as President shouldn't come to an end without highlighting the incredible job he has done over the past 24 months. Under Peter's leadership the chapter board and committee leaders have done an incredible job of bringing a number of new projects to fruition. The education opportunities have been bountiful with CFM courses, FMP competency courses and the mentoring program, as examples. Our chapter intern program has sponsored its first student. Peter has done an amazing job as President and I have felt honored to have been his Vice President, learning much from him and his leadership. I appreciate his continued service and look forward to his continued participation as Past President. I am also anxiously looking forward to working with such an amazing board of directors and committee leaders, the real workhorses in our chapter.

Lynn Clark - Vice President, Linda Gettman - Secretary/Treasurer, and I are honored to lead and serve our membership for the next twelve months and appreciate the trust you have put in us by casting your votes. We plan to continue the efforts that Peter and the past presidents and boards have started as well as expand on those efforts.

In conjunction with serving as President of this incredible organization, I, like previous presidents Eric Postle and Chris Lewis, am starting a new position just as I take office. Jones Lang LaSalle has offered me the position of Facilities Manager for Union Bank. I only mention this because two of my career opportunities were directly related to my involvement and networking in IFMA. Without my involvement in IFMA neither of those opportunities would have been presented to me and so I thank Bob Cowan, Kris Jackson and the IFMA Chapter for those opportunities.

But it's not just those career opportunities that I have found extremely valuable in my IFMA membership. The knowledge I've gained from the professional development classes and by attending the monthly meetings has been immeasurable. If you haven't been as involved as you may have wanted, then I challenge you to make your involvement a commitment this coming year. Put it at the top of your priority list and reap the benefits you have been missing. Many of those benefits you won't realize until you reflect back, as I often do. I am thankful I took the initiative to be more active.

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## President's Message, Continued

I hope to see all of you become more involved at each of our monthly meetings and at World Work Place. Of course everyone is welcome to sit in on our board meetings. There are many opportunities to get involved in our committees.

I would like to end with a special thank you to my two partners, Lynn Clark and Linda Gettman. Lynn's tireless efforts to bring to you, our members, educational opportunities boggles the mind; the work and effort it has taken to bring those to reality are truly amazing.

Linda Gettman has been our chapter Secretary since April 2003 and Secretary/Treasurer since November 2004. Her continued commitment is truly astonishing and I am blessed to have her continued involvement in helping me and this year's board be successful.

Now on to a great year ahead.....



## Reflections on Certification

by Lynn Clark

During 2009-10, IFMA Seattle membership took a healthy leap in the number of FMPs (Facility Management Professionals) and CFMs (Certified Facility Manager). IFMA's history shows that interest in certification for facility managers began in the early 1980's just after the International Facility Management Association was founded. During the celebration of IFMA's 30th Anniversary in 2010 is a great time to take a brief reflection on the direction of the competencies which are the basis for the FMP and CFM certification.

Ask any FMP or CFM and they likely can rattle off the current 9 IFMA Competencies without hesitation. And, in 2011 those 9 will become 11. The initial competency statements were developed in 1992-93 with Dr. Judith Hale as IFMA's consultant. The first 8 competencies were:

- Operations and Maintenance
- Real Estate
- Human and Environmental Factors
- Planning and Project Management
- Facility Function – was changed to Leadership & Management in 2003-04
- Finance
- Quality Assessment and Innovation
- Communication

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**IFMA Seattle SUMMER 2010**

## Reflections on Certification, continued...

Then there were 9:

- Technology – was added in 2003-04

Soon to be 11:

- Environmental Stewardship and Sustainability
- Emergency Preparedness and Business Continuity

IFMA chooses competencies that reflect current practice and serve as benchmarks for facility management practice now and in the future. [Click here](#) to review the Global Job Task Analysis (GJTA) article by Cathy Pavick, VP of Education, IFMA in the January/February 2010 FMonline.com. It presents a summary of the upcoming 11 Competencies.

IFMA Seattle Education brings these events to advance your skills, immerse you in the competencies and provide career development opportunities.

### **Please join us: September 21, 2010 IFMA Seattle Associates & Tapper Jabber Event.**

To be held at an eastside location from 5:00 pm – 7:00 pm. Join the Associate “Experts” during the first hour in a speed dating type format as they provide a brief (5 minute) presentation on how their goods/services align with the current 9 IFMA Competencies.

The second hour of this event is the Tapper (drinks/food) Jabber (networking) portion which may include an activity option, e.g. darts, pool, etc.

### **October 8th and 9th, 2010 IFMA Seattle presents CFM Review sessions.**

Jon Martens will once again present CFM Review sessions. Held in a City of Renton facility from 8:00 am – 4:30 pm, the cost of these sessions is \$350/IFMA Seattle member or \$395/non-member. Don't miss this chance to prep for the exam on your way to achieving certification, a healthy step in FM professional development.

Contact Katie Bohocky at [aminc2@comcast.net](mailto:aminc2@comcast.net) or phone 253.265.3042 to register for these sessions.

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## HELP a Graduate Student!

Our chapter was contacted by Amanda Gale, a FM Master's Degree candidate at the University of Michigan. She's looking for some survey input from chapter members on our understanding and utilization of sustainable design. The link is contained in the message below:

Providing designs that enhance the health of both building occupants and the planet has become increasingly necessary in the design and building industry. However, there is little information on the extent to which the decision makers know about, seek out information on, and actually adopt environmentally responsible design strategies. Academic research is being conducted for doctoral degree to help address this missing information. This survey will remain active until September 30th. Please follow the link to participate in the survey: [www.surveymonkey.com/s/57PBKZ5](http://www.surveymonkey.com/s/57PBKZ5)

## IFMA Day of Service

By Hans Rosta

On Saturday May 22nd the IFMA Seattle chapter was called upon to assist the Issaquah Highlands Habitat for Humanity effort and everyone delivered. Getting the volunteers was easy, we actually had to turn away a few people who wanted to help as there was a limit to how many volunteers we were allowed to have.

It started out as a cloudy morning and started to rain pretty hard during the safety meeting, but the brave Men and Women of IFMA were not intimidated by the weather. Everyone was asked to volunteer wherever their skills best fit the jobs that needed attention. The Gettmans led an outdoor crew while Peter Renner and company worked on the scaffolding to add siding to the home. Chris Lewis used his electrical skills and the Maus gang was taking on jobs wherever needed.

The rain quickly gave way to clear sunny skies and a good day of work was put in by all the volunteers. I would highly recommend that next time you have the opportunity to volunteer for this that you take advantage. It's fun to work alongside your peers and see the faces of the people that will eventually become the owners of these homes.



**Thank you to everyone who participated and a special thanks to Kevin Kane at Golf Event for putting the shirts together and to Katie Bohocky for all her help with everything.**



## Education

**From courses to webinars, [click here](#) to see this month's education opportunities!**

## Education Committee

Kristine Jackson, CFM, co-chair

*Position open for co-chair*

John Benny, CFM - McKinstry

Trisha Dvorak - University of Washington  
(FM online program)

Swarn Soldate, CFM - Enterprise

Chris Lewis, CFM - McKinstry

Todd McGuire - Glumac

Cynthia Putnam, CSBA - Putnam Price

Linda Gettman - Apex Facility Resources

## Member Spotlight

### Paul Gibian, FMP, Associate Member Account Executive, Tandus Flooring



Paul has lived in the Seattle metropolitan area since 1987 and has been with Tandus since 2007. He has been in this general field his entire professional life and transferred here from Chicago while serving as Regional Manager for Knoll. During his career Paul has taken many courses dealing with facilities management, real estate, ergonomics, etc. He has acquired 30 years of experience in many facets of the facilities work area (working with architects, contractors, facility managers, furniture dealers, etc.) and feels his recent acquisition of the FMP shows associates and clients alike that he wants to give quality knowledge and service when they work together. Paul feels that you must constantly strive to learn new and innovative changes in our field in order to remain relevant and provide value to your customer base. He also believes that the “C-suite” is more aware of the value of facilities personnel in the vital planning and operational functions, helping to contain costs, while delivering excellent service to your internal customer’s primary lines of business.

Since 1985, he’s been supported by his employer(s) in his association with IFMA, and has participated in various chapters during most of his career. As a matter of fact, he believes he participated in the first World Workplace trade show in Chicago, (although it was not called that at the time) and was the only furniture manufacturer at that initial trade show. If you’ve been to World Workplace recently, you know that this portion of the show has grown to a much larger proportions of exhibitors in all areas of business.

He advises that his biggest challenge over his work experience is the constant updating of knowledge in this field, and providing good value to your customers, both in product and service. Because of this, Paul recently pursued – and achieved – the FMP designation. He took classes taught by Jon Martens, and was the only Associate member in the classes, as all others were employed in the facilities field directly. However, he feels his achievement will convey to clients and associates that he values this field and its cross-connection with the associated industries, such as his flooring company. He feels his investment was both personal as well as professional and encourages other associate members to do the same.

Paul has 2 children, a daughter 13, and a son 11. They recently went back to the east coast for a vacation and visited extended family there. He also shares time with a significant lady in his life, and enjoys photography, reading, live music, coaching and watching sports. He’s even taught “English As a Second Language,” and serves as Vice President of his Homeowners Association. The Seattle chapter of IFMA is pleased to have an Associate Member with his perspective of Facilities management..

## Officers

### president

David Longmire,  
Fred Hutchinson Cancer Research Center

tel: 206.953.0806  
email: [davidlongmire@hotmail.com](mailto:davidlongmire@hotmail.com)

### vice president

Lynn Clark, CFM, LEED AP BD+C  
ArchEcology

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fax 206.381.0692  
email: [lynnc@archecology.com](mailto:lynnc@archecology.com)

### secretary/treasurer

Linda Gettman  
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### director at large

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### immediate past president

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City of Renton

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fax: 425.430.6603  
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### chapter administrator

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Katie Bohocky  
Association Management, Inc.

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# New Regulation Requires Building Owners in Washington State to Benchmark Energy Performance

By Cynthia Putnam

A little-known, new regulation in Washington State requires owners of nonresidential buildings to rate their buildings using ENERGY STAR® software and disclose that information to prospective buyers, lessees and lenders prior to the closing of a transaction. Utilities are required beginning January 1, 2010, at the request of a building owner, to automatically upload energy consumption information for a building into ENERGY STAR® software.

Washington Governor Chris Gregoire signed into law SB 5854, also known as the Efficiency First bill. Focusing on energy efficiency in the built environment, the bill requires commercial building energy rating and disclosure, major improvements to the state energy code, and energy performance standards and retrofits (if necessary) for public buildings. The bill also requires the state to recommend a methodology to rate the energy performance of homes.

Separately, the Seattle City Council passed a city ordinance that expands on the rating and disclosure requirements of the Efficiency First bill. Former Seattle Mayor Greg Nickels proposed measuring and disclosing the energy use of Seattle's buildings on Earth Day 2009 as part of his Green Building Capital Initiative, a comprehensive strategy to reduce the climate impact from Seattle's homes and buildings. Seattle Mayor Mike McGinn signed the ordinance into law on February 1, 2010.

## KEY PROVISIONS

- Nonresidential buildings greater than 50,000 SF are required to rate and disclose beginning January 1, 2011, while buildings greater than 10,000 SF are required to rate and disclose beginning January 1, 2012.
- For public buildings, the requirements are more stringent. State agencies must rate public facilities greater than 10,000 SF and disclose benchmarking data by July 1, 2010 to the state General Administration, which will make the information public. A preliminary energy audit is required for buildings with an ENERGY STAR rating less than 50. If that audit identifies cost effective energy savings, an investment grade audit is required by July 1, 2013 and cost-effective measures must be implemented by 2016.
- Additionally, beginning January 1, 2010, state agencies may not sign a new lease or renew space in a private building with an ENERGY STAR rating less than 75. Exceptions are allowed when a building owner agrees to undertake an energy audit and implement cost-effective upgrades within the first few years of a state lease. The provision is modeled after a federal requirement on the U.S. General Services Administration enacted under the Energy Independence and Security Act of 2007. Read more: <http://www.imt.org/rating-washington.html>

## IFMA-Seattle Workshops Help FM's Understand the New Regulations

By Cynthia Putnam

Learn more about the legislation and how to benchmark your building's energy performance at two IFMA Seattle sponsored events this Fall 2010.

**October 18, 2010 from 8:00 am-12:00 pm**

**Best of BEEP Workshop**

**CenterPointe, Kent, WA**

An innovative operational excellence program to teach commercial real estate professionals how to reduce energy consumption and costs with proven no- and low-cost strategies for optimizing equipment, people and practices.

**November 5, 2010 from 8:00 am - 12:00 pm**

**Energy Benchmarking with ENERGY STAR® Workshop**

**Green River Community College, Auburn, WA**

This hands-on session will teach you how to utilize the free, online ENERGY STAR® software, Portfolio Manager, an essential tool for energy management and energy savings.

The workshops are co-sponsored with BOMA South Puget Sound, GBOLA, BetterBricks, Puget Sound Energy, Seattle City Light, Snohomish PUD and Tacoma Power.

Workshop information and registration: [www.ifmaseattle.org/education.shtml](http://www.ifmaseattle.org/education.shtml)

### **IFMA Seattle Members Advise NEEC's Green Jobs Navigator**

A handful of IFMA Seattle members recently met with the Northwest Energy Efficiency Council's (NEEC) new Green Jobs Navigator – Russell Paez - to share their observations about green job opportunities in the facilities management profession. NEEC is the recipient of a Recovery Act grant to provide job training and placement in the sectors of energy-efficient building, construction, and retrofit and energy efficiency assessment. NEEC will utilize this funding for the Sound Energy Efficiency Development (SEED) project to be implemented by a strong regional partnership of employers, labor organizations, Workforce Development Councils, One Stop Career Centers, and community and technical colleges across a five-county area. Grant funds will provide tuition scholarships to unemployed facilities professionals, veterans, incumbent workers and people with employment barriers for entry to middle-skill energy efficiency and assessment occupations, placing them in existing jobs openings and in jobs created through the investment of stimulus funds. The built environment today accounts for close to 50% of greenhouse gas emissions, offering one of the richest opportunities in our region to realize energy efficiencies that will protect our environment while, at the same time, generating job openings in the skilled trades and a wide range of professional/ technical occupations.

To learn more about the SEED grant and tuition scholarship opportunities, go to:

[www.neec.net/seed](http://www.neec.net/seed) or contact Russell Paez at 206-588-4984 or at [russell.paez@putnamprice.com](mailto:russell.paez@putnamprice.com).

## IFMA Members Align with IFMA Competencies

By Jim Turner/OM Workspace

Who would have thought that an office interiors/furniture professional could impact virtually every one of the current 9 IFMA identified competencies? Jim Turner of OM Workspace is a new IFMA Seattle Associate. He has been impacting the effectiveness of businesses for 30+ years and believes the key is early involvement.

Operations and Maintenance - Oversee acquisition, installation, operation, maintenance and disposal of furniture and equipment.

**Impact Potential** - Assess needs and oversee acquisitions. Recommend policies and establish standards. Evaluate furniture and equipment performance; manage the maintenance and cleaning of furniture and equipment.

Real Estate - Manage and implement the real estate master planning process and Manage real estate assets.

**Impact Potential Area** - Evaluate and recommend action on development decisions. Manage the acquisition and disposition of company leased and owned property. Evaluate the effects of proposed real estate changes on different business units.

Human and Environmental Factors - Develop and implement practices that promote and protect health, safety, security, the quality of work life, the environment and organizational effectiveness.

**Impact Potential Area** - Evaluate the facility's support of organizational goals and objectives. Monitor information and trends about human and environmental concerns. Direct the development and administration of environmentally conscious programs.

Planning and Project Management – Develop facility plans. Plan and manage all phases of projects. Manage programming and design.

**Impact Potential Area** - Develop, maintain and evaluate long-term, interim and short-term facility plans. Define the scope of the project, identify the project team, develop the project plan and generate alternative strategies. Identify needed resources. Develop bid specifications, set compliance and performance criteria, secure necessary resources. Develop and coordinate the approval process. Coordinate project tasks, monitor the project, identify and evaluate changes. Evaluate the results of the project. Manage the programming phase and evaluate the adequacy of the program. Manage and evaluate the design phase. Manage relocation projects and evaluate how well moves are performed.

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## IFMA Members Align with IFMA Competencies, *continued*

Leadership and Management – Plan and organize the facility function. Manage personnel assigned to the facility function and manage the delivery of facility services.

**Impact Potential Area** - Assess business trends. Plan facility function activities and identify staffing needs and requirements. Hire, contract, reassign, and re-train, right-size facility function. Plan for the delivery of service and assure services are delivered.

Finance - Manage the finances of the facility function.

**Impact Potential Area** - Analyze financial information, prepare budgets and manage the budget. Monitor revenues and expenditures to contain costs.

Quality Assessment and Innovation - Manage the benchmarking process and Manage developmental efforts of facility services to make innovative improvements in facilities and facility services.

**Impact Potential Area** - Establish benchmarks, investigate ways to improve facility, services, assess risks and opportunities, and conduct pilot tests when developing new procedures.

Communication - Communicate effectively.

**Impact Potential Area** - Negotiate for services, resources, information and commitments. Establish personal and professional networks.

Technology - Plan, direct, and manage facility management business and operational technologies. Plan, direct, manage and/or support the organization's technological infrastructure.

**Impact Potential Area** - Identify and interface with internal and external accountable resources, e.g., external vendors, internal or external IT systems owners, Monitor information and trends related to technological infrastructure. Contribute a facility management perspective to the evaluation and recommendation of the organization's technological infrastructure.

This represents some of the degree of impact our IFMA Seattle Associate Partners can have toward making FMs more effective in our responsibilities. Joining in the upcoming Associates + Tapper Jabber event will let you interact with our Associates who like Jim can show how their expertise have positive impact on our jobs and FM careers.

## Member Recognition

### Welcome New Members

Valerie Blake, Umpqua Bank  
 Peter Cain, National Maintenance Contractors, Inc.  
 James Porter, US General Services Administration  
 Matthew Liezen, Sterling Savings Bank  
 Donald Nelson, Turner Coporation  
 Dave Tomber, Port of Seattle  
 Chuck Lockart, Water Engineering Technologies  
 Allison Pugh, Edmonds Community College  
 Jim Turner, OM Workspace  
 Tushar Patel, JLL  
 Jamie Thomas, Cushman & Wakefield  
 Thomas Lambert, Service Point USA  
 David Sutton, G&W Commercial Flooring, Inc.  
 Daniel Coxall, Hammes Company

### Anniversaries

#### 1 YEARS

Steve Sawyer, Dyson B2B Inc.  
 Peter McQuillan, WDSGlobal  
 David Fawcett, Servicemark Tenant Services  
 Dale Stern, AIA, LEED, AP, Mark G Anderson Consultants  
 Tad-Michael Norman, AllRecipes.com, Office Manager  
 Richard Wells, CFM, Corporation of the Presiding Bishop  
 Keith Anderson, Servpro of Everett/Smokey Point  
 Sandra Seals, FMP, Oracle USA  
 Daisy Stires, Sterling Savings Bank  
 Matthew Kozma, Data Center Facilities Consultant  
 Sandra Hall, Darigold, Inc.  
 James Monnerjahn, Epiphany School

#### 2 YEARS

Lauren Cress, KPMG LLP  
 Timothy McQuery, FMP, Microvision  
 Scott Minnix, City of Seattle  
 Arthur Werfelman, Steadfast Companies  
 Mary K. Gaidos, Blackrock, Inc.  
 Annette Bailes, CFM, FMP, Wash. Insurance Examining Bureau

#### 3 YEARS

Lee Richardson, CFM, CFMJ, Experience Music Project  
 Steve Ohlsen, SNC Lavalin Constuctors, Inc.  
 Scott Gettman, FMP, Regence BlueShield  
 Patrick Patterson, City of Sea-Tac

#### 4 YEARS

Mark Barnard, McKinstry Company  
 Amity Lumper, Cascadia Consulting Group, Inc.  
 John Niemi, Fast Signs  
 Jay Arcarese, Seattle Business Maintenance, Inc.  
 Michael Hebert, CFM, FMP, Regence  
 Gary Nevius, Bastyr University  
 David Longmire, Fred Hutchinson Cancer Research (FHCR)

### Anniversaries (cont.)

#### 5 YEARS

Andrew Blomberg, Washington State Dept. of Transportation  
 Kath Simmering, REI  
 Kimberly Gray, US General Services Administration  
 John Sheldon, CFM, City of Seattle  
 Daniel Mundle, Unimark Construction Group  
 Rodney Bauch, RBA Furniture Solutions, Inc.  
 Karl Kirchgasser, AIA, RBA Design/RBA Furniture Solutions, Inc.  
 Gregory Smith, King County Library System

#### 7 YEARS

Al Anderson, CFM, Arris  
 Richard Henke, McFarland Cascade

#### 8 YEARS

Terry Coggins, Tacoma Public Utilities  
 Lane Staples, CFM, Unigard Insurance Company  
 Jeffrey Spaulding, CFM, RealNetworks, Inc.

#### 9 YEARS

Nick Milos, Port of Seattle  
 Patrick Clark, McKinstry Company

#### 10 YEARS

Mark Fromme, University of Washington  
 Roberto Sanchez, Dept. of Health/Public Health Laboratories

#### 11 YEARS

James Johnson, CFM, FMP, Physio Control  
 John Stinson, CFM, Nordstrom, Inc.  
 Diane Faulk, CFM, Pacific NW National Laboratory

#### 12 YEARS

David Ling, CFM, BH Music Center.  
 Cynthia Putnam, Northwest Energy Efficiency Council

#### 13 YEARS

Carl Edelblute, Roy Jorgensen Associates, Inc.  
 Joseph Sauter, Recreational Equipment, Inc.  
 Darin Frost, General Services Administration  
 Robin Graf, US General Services Administration  
 Cynthia Tolentino, RPA, US General Services Admin.

#### 17 YEARS

Peter Renner, CFM, City of Renton  
 Ronald Peterson, CFM, IDC Facilities Services  
 Martin Newhard, CFM, CFMJ, Heery International, Inc.

#### 19 YEARS

Linda Coan, ASID, LEED AP, Premera Blue Cross

#### 22 YEARS

Forrest Miller, CFM, Lake Washington School District

#### 25 YEARS

John Ervin, Jr.

#### 27 YEARS

Robin Bleeker, CFM,

**Committee Chairs**

**associates**

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**golf special event**

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**sponsorship**

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Seattle News is published quarterly 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).