



# SEATTLE NEWS

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

Fall 2011

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### Our Mission

The Greater Seattle Chapter is a professional organization dedicated to advancing and promoting the facility management profession through informational and educational interaction.

## *2011 Year in Review New Opportunities for 2012*



### **YEAR END EVENT!**

Tapper Jabber & Job Search  
Networking

Monday, December 5, 2011  
6:00 pm - 10:00 pm

Great Prizes for best job hunting ideas and stories on how to find that elusive job. Bring your recruiter and unemployed friends and let's help our local community have the best chance at getting hired. Don't forget your business cards! You'll need them.

Location: **A Terrible Beauty Irish Pub**

201 Williams Avenue South, Renton

[www.aterriblebeauty.com](http://www.aterriblebeauty.com)

Be sure to follow the [map](#) to the RENTON location.

Parking is on the street.

### **Cost:**

\$20 IFMA Seattle Chapter Members

\$30 Non-IFMA Members

\$10 Not employed

Recruiters FREE!

Hors d'oeuvres and two drink tickets for everyone!

**RSVP today!**

Katie at [aminc2@comcast.net](mailto:aminc2@comcast.net) or 253-265-3042.

## President's Message: A Year in Review/A Look at Next Year

by David Longmire



We are counting down the last of 2011 and gearing up for the 2012 New Year. So let's take a look at what 2011 has been like for our chapter. We've had a number of events this past year:

- *Monthly Membership meetings*
  - \*LED Lighting, Separating Fact, Fiction & Marketing
  - \*Virginia Mason Athletic Center (Seahawks Practice Facility)
  - \*Bastyr University Green Building Tour
  - \*King County/Sabey Corporation Data Center Energy Efficiency Tour
  - \*Seattle Public Library
  - \*Peter & David's Excellent Adventure, "Get into Jail FREE"
  - \*LEED Green Associate Lite Bite
  - \*PolyCom/VideoCom & What you need to know about Photoluminescence

- *Annual New Member breakfast*
- *15th Annual Education Symposium*
- *CFM Review Session*
- *Annual Membership Appreciation - Argosy Boat Cruise*
- *14th Annual Golf Outing*
- *Habitat for Humanity Work Day*
- *4th Annual Texas Hold 'Em Tournament & Networking Event*
- *Tapper Jabber*

In addition to our Chapter Events our members had the opportunity to participate in IFMA International events, World Work Place in Phoenix and Facility Fusion in Atlanta.

The primary goal of the Greater Seattle Chapter is to provide "Value to Our Members," but I often wonder how many of our members take advantage of that value.

Our monthly meetings bring exceptional value to both our professional as well as our associate membership and though our attendance is good, it is still only about 20% of our overall membership. I attend almost every monthly meeting, not because of my position in the Chapter, but because of the unbelievable **Value** I find by attending.

Sustainability is a hot topic today and we've had a number of monthly meetings that zero in on this topic and provide takeaways to take back to the companies that put their asset trust in us. We've had some great Facility tours and each one of them have shown us great examples of how we can improve our own facilities. Our social Tapper Jabbers, Argosy Boat Cruise, Annual Golf Outing, and Texas Hold 'Em Tournament are great events where we can meet our peers, catch up with old friends, and learn more about our profession. These are great events, but how many of YOU have attended them?

And then of course there is always the endless value in networking that can help us find a solution to a problem someone else has already solved or quite often, as many of us have experienced, the next job opportunity, helping us expand our careers.

*Continued next page . . .*

**IFMA Seattle Fall 2011**

## **President's Message: A Year in Review/A Look at Next Year, *Cont. . .***

by David Longmire

So what do we have coming up in 2012??

We are going to continue with our annual events, both educational and social, continue with Tapper Jabbers and networking events and schedule more community service opportunities. An expanded menu of monthly meetings, a New Member Breakfast in January and in the late spring, as well as another Strategic Planning Session are all in the works to continue to lead our chapter in the coming years.

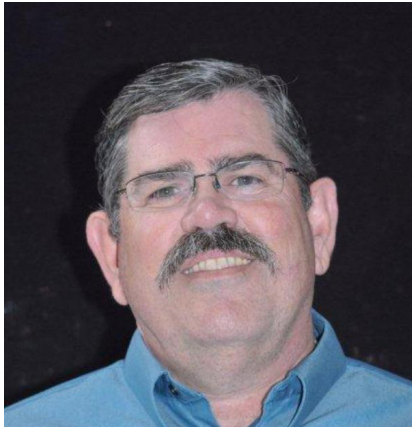
We are also adding something new this year, Lunch Time Brown Baggers, with specific industry related topics led by Subject Matter Experts in their related fields. Years ago we tried monthly noon time meetings but previous chapter leadership said we didn't have successful attendance. However, we have been hearing more and more from members that they would like to hear from our membership professionals and have an alternate meeting time.

So in 2012 we will have our early morning monthly meetings, noon time Brown Baggers and evening social events – something for everyone at all times of the day.

But it takes YOU to make it successful. It takes YOU to show us what works. It takes YOUR participation to bring others to participate, and it takes YOU to advance your career.

Let's make it a successful 2012 for YOU, our members, and our Greater Seattle Chapter of IFMA.

Blessings to all of you during this Holiday Season.



## Member Spotlight

**Lee Richardson, CFM**

**Assistant Director, Facility & Museum Operations  
EMP Museum**

by Annette Bailes, CFM

Lee grew up in the Seattle area, went away to college, graduating from Chapman University in Orange, CA with a BA in Music Theory & Composition in 1980. In 1989 he returned to Seattle. He worked for almost 20 years in the entertainment industry at various venues, in the lighting and power distribution field, including Disneyland, Orange County Performing Arts Center, Seattle Center Opera House, and Key Arena. He began his career at Experience Music Project (EMP) in 2000 during the construction process. He worked on “The Artist’s Journey,” seeing it through construction and was hired after construction was completed in that area until it was dismantled in 2003. He moved into the Engineering division, moving from Supervisor-Engineering, Facilities Manager, Senior Manager-Facilities in 2008 and WAS just recently promoted to Assistant Director, Facility & Museum Operations.

Lee advises that his biggest challenge several years ago was the transition from technician to manager. Recently, working with the off-site administrative offices and their subsequent need to re-locate, his challenge has been the coordination of the two separate buildings and their ever-changing needs (expansion/consolidation/relocation, etc.).

He enjoys the fact that his current position is much easier for him due to the culmination of everything he has done previously. All those various experiences have been very beneficial to his transition to the facilities area and give him insight into performance, automation, controls and lighting conservation.

Lee joined IFMA in 2005, after being encouraged by Darryl Benge, CFM, his boss at the time at EMP. He continued to be encouraged to learn and grow in this field. In 2009, Alan Maxey CFM, his current boss made attainment of CFM certification a goal for that year. He studied for the CFM, taking the review course taught by Jon Martens offered by the Seattle chapter and successfully passed the examination in 2009. He believes that Jon’s insight into how FM connects his past work and his current work helped him immensely in the examination process. Now, Lee is mentoring his Engineering Supervisor, James Vegas in preparation for his CFM examination, so he definitely promotes further education to his employees in the FM field. This past year, EMP utilized the Seattle Chapter intern, Colleen Anderson, who assisted them with space planning, design work, updating auto-cad files, etc. Lee states that working with Colleen was a great experience, and knows it was a learning process for both company and intern. The current generation of FM students really like working with all the new and technologically advanced processes.

With his wife, Jerri and 20 year old son, Connor, he enjoys small woodworking and wood turning projects, camping, horseback riding, and his family has four alpacas they enjoy raising. He hasn’t served the Greater Seattle Chapter in a specific capacity yet, but hopes to find time in the future to do so.

## IFMA Hosts LEED – GA informational Session

by Christopher Dawe

A mini LEED – GA (Green Associate) Study Session was hosted at 7 am on 9/20/2011 at Getty Images in the Fremont neighborhood of Seattle. The session was led by Kelly Kirkland from O'Brien & Company.

This mini course covered basics such as what the LEED acronym stands for and who developed and operates the LEED system (The USGBC & USGBCI).

The Greater Seattle Chapter of IFMA is investigating the usefulness and interest of the membership to see if it should host a full 8 hour training session in preparation for the LEED GA exam.

### Key Terms in the LEED World

- People are *Accredited*
- Buildings are *Certified*
- LEED – Leadership in Energy and Environmental Design
- USGBC – U.S. Green Building Council- Non Profit, Non Governmental Developer of LEED
- GBCI – Green Building Certification Institute - Certification Arm of USGBC

### Ten Tips for preparing for the LEED Green Associate exam:

1. Review the eligibility requirements and make a plan to qualify, if you do not already.
2. If you work better with a deadline, now is the time to apply for the exam and register for a date (a two-step process). You can schedule a date several months out if you want to give yourself ample time.
3. Review the Specifications in the Candidate Handbook to identify the areas you know you need to study.
4. Take a practice exam to verify that assumption. Note which topics were difficult.
5. Review the References section of the Candidate Handbook and download all of the free PDFs (all but one should be available by clicking the link on the Candidate Handbook).
6. Study the references that cover the information you struggled with the most. Don't worry about trying to study/memorize everything in all of the references.
7. Practice by yourself. Use flashcards to practice memorization and case studies to practice applying the information to real projects.
8. Practice with others. Join a study group or take an exam prep class. Talking with others will help you learn the information better.
9. Take another practice exam. The practice exam at [www.greenexamprep.com](http://www.greenexamprep.com) lets you take the exam online which is very close to the final exam format.
10. Two weeks before your exam date, download the most recent Green Associate Candidate Handbook to make sure nothing has changed. The handbook receives minor updates . . . . . frequently.

### **Key Topics to Study**

- \* The LEED Process. What are the steps to LEED certification? At what point do you pay fees and submit information?
- \* Refrigerants. Not just how to prevent their negative impacts, but at a chemical level which refrigerants have better or worse Global Warming Potential vs. Ozone Depletion Potential.

If you are interested in taking a LEED GA course please contact Kris Jackson [kristinej07@gmail.com](mailto:kristinej07@gmail.com).

## 2012 Education Opportunities

by Kristine Jackson

The Education Committee continues to offer high **quality education and professional development** opportunities for Greater Seattle Chapter IFMA members. We are responding to demands and looking to find additional ways to offer relevant and topical activities.

The 16th Annual Education Symposium will again be held at the Lynnwood Convention Center on **Thursday, March 8, 2012**. **“Tools for FM’s”** is the theme. We are planning to have a great day of education and development topics with fabulous speakers.

The Education Committee is organizing a pilot for monthly **“Lunch & Learn”** sessions. Meetings would be at the same location each month over the lunch hour. We plan to schedule four brown-bag events in 2012 to test member interest. The content would focus on seminars presented at World Workplace, Facility Fusion and NFMT by local companies we could easily access. Registration fees would be the same as monthly programs.

There will be a one day **LEED GA workshop** in April partnering with O’Brien & Company. More details will be available soon.

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## Texas Hold'em Fourth Annual Poker Tournament

by Dan Maus



It was a night of networking and just plain fun on November 10th at the Fourth Annual Poker Tournament hosted by Cort Furniture with beverages provided by Pure Water Technology. Prizes and tables were sponsored by: Seattle Building Maintenance, Mason & Crown Gourmet Foods, and Graebel Quality Movers.

No poker experience is necessary to join in and give this a try. The winners this year were: First Place, Jay Arcarese with Seattle Building Maintenance; Second Place, Jon Ellis with Seattle Times; and Third Place, Steve Stein with

Kimball Office Furniture. This year those who lost early in the evening were able to try their skill at a Black Jack table as well. If you've never attended this you've missed a fun evening with fellow IFMA Associate members and facility professionals.

## 2011 “Show Your Colors” Golf Outing a Smashing Success!



Over 130 players attended the 14th Annual Greater Seattle Chapter Golf Outing on September 14th at Redmond Ridge on a great Wednesday morning. Anytime you get to play golf on a Wednesday morning, it’s GREAT!

This year’s “Show Your Colors” theme showcased a true fashion event, never before seen. Our post-event surveys showed positive results once again and everyone had fun. We would like to thank all of our past and new Sponsors. Along with product and service information, they provided some interesting side games with super prizes, as well as great food and beverages.

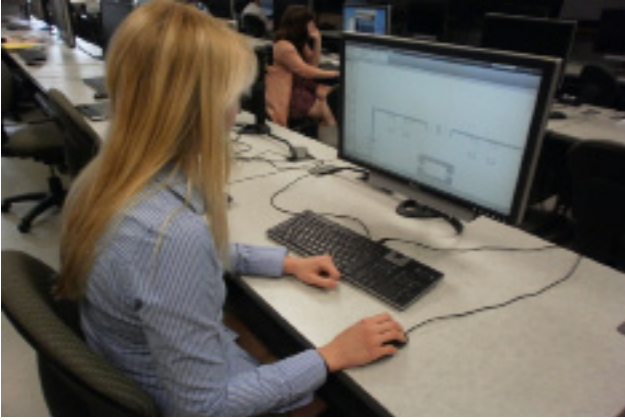
All our golfers received a hi-tech Nike golf shirt, golf balls, markers, a shoe bag, and a splendid micro-fiber golf towel amongst other goodies. A fair number of folks cashed in their raffle tickets for some great golf gear, sports tickets, furniture, and electronics. One extremely lucky golfer walked away with a new iPad2!

Proceeds from our Golf Outing (about \$7,000) are used to support the Facility Management profession through scholarships, our Greater Seattle Chapter Intern program, and local charity – Habitat for Humanity of East King County.

Thanks to all of our participants, sponsors, and fabulous volunteers as well as the IFMA Seattle Golf Committee for making this such a great event. **Next year’s event is scheduled for Wednesday, September 12th, 2012 and will be an afternoon start. Save the date now!**



## Colleen Anderson Reflects on Her Experience as IFMA Seattle Summer Intern



The Greater Seattle Chapter sponsored a summer intern for the second year in 2011. Peter Renner does an excellent job of leading this program and again this year the experience of Colleen Anderson working at the EMP was very successful. The following is her report on the experience:

Overall, I would like to say that my experience at the IFMA Seattle internship was challenging and rewarding. I feel like the broad range of projects that

I worked on was stressful at times. In the end, however, the diversity helped me get a great feel of what a practicing facilities manager would experience. It also allowed me to realize more clearly what I want to focus the next two years of my curriculum on. The space planning tasks were my personal favorite. The challenge of maximizing efficiency while doing your best to meet all people's demands and requirements proved to be an exciting puzzle. I also enjoyed the remodeling work within the museum, whether it was updating a drawing or designing a whole new office or doorway.

When people from other departments, such as marketing or visitor services, started to come to me with projects and ask me for help, I had a strong sense of accomplishment, personal responsibility, and dedication to the museum and my work. The feeling of being trusted with their problems helped me realize that I was part of the community at EMP, and that I was appreciated as a coworker.

Concerning my involvement with IFMA, I was happy to be included in the board meetings and social events. It was helpful and reassuring to be able to discuss IFMA issues and goals. I will take the skills and techniques that I learned from these meetings back to my IFMA chapter at school, which will help it to become stronger. I also appreciated the sense of camaraderie with the group and laid-back nature and was grateful that I was welcomed so warmly. The only thing that I would change would be that I would've liked possibly more involvement with the board member group with more frequent casual meetings, just to learn about their jobs, how they got to where they are today, and their decision to become involved in a leadership position with IFMA and what it brought them.

Overall, I reflect very positively upon the experience. The city of Seattle itself was beautiful and full of friendly people, and my work at EMP was fascinating and educational. Alan and Lee were excellent mentors, and I cannot thank them enough for the time they put into teaching me and endowing their knowledge base upon me. I've said this before, but I think that I learned just as much in the past 9 weeks about facilities management as I did from a year as a declared FM major. Thank you to the Greater Seattle Chapter of IFMA for the unforgettable opportunity and all that you all have done for me!



## Thank you to our 2011 Sponsors!

### Platinum Sponsor



### Gold Sponsors



### Silver Sponsors



### Officers

#### president

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#### vice president

Open

#### secretary/treasurer

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#### director at large

Open

#### immediate past president

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## Member Recognition

### Welcome New Members

Eugene Pawlowski, Honeywell International  
 Christian Gorry, Engineer, OAC Services  
 Carol Swedin, Open Text  
 Rhonda Elwood  
 John Zarembo  
 David Muzia, FMP, Allen Institute for Brain Science  
 Michael Erickson, King County Transit/Light Rail  
 Christopher Dawe  
 Tony Cook, Kemper Development Company  
 David Schauss  
 Kris Beason, Skanska  
 Fransisca Strampher, Rainier Investment Management  
 Kirsten Moon  
 Allen Trujillo, Pacific Medical Centers  
 David Reynolds, Manufacturer, Halton Company  
 Gar Johnson, Covance Inc.  
 Gary Welch, Camfil Farr

### Anniversaries

#### 1 YEAR

Travis Brown  
 Ronald Loos, Grubb & Ellis  
 CJ Kraber, WB Games, Inc.  
 Phillip Goodman, Skanska  
 Robertito Raymundo, FHCRC  
 Joshua Hill, US General Services Administration  
 Richard Harper, Moving Link Commercial  
 Brett Leslie, Seattle Country Day School  
 Janice Cooper, Jensen Cooper, Inc.  
 Keara Kazanjian, FMP, Jewish Family Services  
 Valentino Bauguess  
 Brian Rush, CFM, FMP  
 Iain Cameron, Sage Environmental Services, Inc.  
 Paul Barton, Knoll, Inc.  
 Douglas Korhel, OAC Services, Inc.  
 Hayes Mundell, Crown Moving Company

#### 2 YEARS

Douglas Stratton, CFM  
 Stephanie Erickess, The Seattle Public Library  
 Swarn Soldate, CFM, Enterprise Rent-A-Car  
 Neil Sainsbury-Carter, CEM, Resound Energy  
 Sharon Lorenzo, Pacific Medical Centers  
 Adam Swan, Pacific Medical Centers  
 Christopher Pressey, CFM, PE, LEED AP,  
 Property Management & Investments  
 Tiffany Timmons, Google, Inc.  
 Arlin Hope, CFM, LDS Church  
 Thomas Wilcox, Bill & Melinda Gates Foundation

#### 3 YEARS

Jeffrey Martens, Starbucks Coffee Company  
 Todd McGuire, PE, Glumac  
 Casey Cluff, CFM, CPB  
 Paul Youngedyk, FMP, City of Renton  
 Cherie Hodzic, Servicemark Tenant Services  
 Walter Linder, Mark G Anderson Consultants

### Anniversaries (cont.)

#### 4 YEARS

Kristie Logan, Seattle Cancer Care Alliance  
 Ann Crawley, US General Services Administration  
 Paul Meyer, US General Services Administration  
 Anne Miller, Bank & Office Interiors

#### 5 YEARS

Steve Hahn, Pacific Modular, Inc.  
 Robert Carr, Pierce County Facilities Management  
 Lynn Clark, CFM, FMP, LEED AP, ArchEcology  
 Joseph Mininni, Bentley Prince Street

#### 6 YEARS

Al Kinisky, CFM, PMP, SAPM, Concur Technologies  
 Michelle Keen, CFM, Enterprise Holdings  
 Adam Dole, Avidex  
 Gary Mueller, HomeStreet Bank  
 Gregory Stroh, City of Renton  
 Julia DeRuwe, CPM, Olympia School District  
 Jon Fenton, FMP, Concur Technologies

#### 10 YEARS

Rod Ferris, Ferris/Turney General Contractors, Inc.  
 John Brandt, Bill & Melinda Gates Foundation  
 Laurinda Steele, Cort Furniture Rental

#### 12 YEARS

Diane Faulk, CFM, Pacific NW National Laboratory

#### 13 YEARS

R. Kruse, DLR Group

#### 15 YEARS

Jay Harmeyer, MBI Systems

#### 16 YEARS

Dean Baker, CFM, McKinstry Co

#### 17 YEARS

William Butler, Snohomish County

#### 19 YEARS

G. Richard Wilkerson, Jones Lang LaSalle  
 Gregory Jones, CFM, GA Jones & Associates Inc.  
 William Archer, RPA, Washington Dental Service

#### 20 YEARS

John Benny, CFM, Amazon.com

#### 22 YEARS

Loren Steel, CFM

## Committee Chairs

### associates

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Unimark Construction Group

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fax: 866.741.1657  
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### golf special event

Dan Maus  
The Maus Group

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fax: 866.799.5130  
email: [dmaus@themausgroup.com](mailto:dmaus@themausgroup.com)

### public relations

Open Position

### sponsorship

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email: [pgillespie@graebel.com](mailto:pgillespie@graebel.com)

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IFMA Greater 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).