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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.

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.

**IT IS NOT TOO LATE TO REGISTER FOR
SPRING 2014 EDUCATION SYMPOSIUM**

Treat yourself to a day of networking and education with your peers! The IFMA Greater Seattle Education Symposium is our chapter's flagship education event featuring a full day of continuing education sessions on important trends and practices in facility management. This year's event features Winning Initiatives and Best Practices to help facility managers address the challenges of the future. Earn continuing education hours for credential maintenance of the CFM, FMP, BOC and other professional designations.

Thursday, March 27, 2014 * 7:30am-3:30pm
Lynnwood Convention Center, Lynnwood, WA
\$110 for IFMA members; \$130 for Non-Members
\$50 for Students

Registration: www.ifmaseattle.org

7:30am – 8:00am	Registration, Continental Breakfast & Trade Show
8:00am – 8:15am	Welcome Annette Bailes, CFM, Chapter President
8:15 am – 9:15 am	Keynote: Winning Initiatives and Best Practices Thomas Mitchell, CFM, CFMJ, IFMA Fellow, Past President IFMA International
9:30am – 10:30am	Concurrent Breakout Session 1 <i>1. Rebates and Financing for Your Energy Projects</i> <i>2. Working with Contractors and Vendors: Tips for effective partnerships and positive performance</i>
10:30am–11:00am	Visit the Trade Show Exhibition
11:00am–12:00pm	Concurrent Breakout Session 2 <i>1. Security Assessments, Planning & Design</i> <i>2. Roof Maintenance and the New Energy Code</i>
12:00pm–1:30pm	Lunch & Plenary Session Energy Benchmarking: What facilities managers need to know Panel: Nicole Ballinger, City of Seattle; Don Mitchell, Trane; Ryan Lambert, PSE; Nick Milos, Port of Seattle Moderator: Stan Price, Northwest Energy Efficiency Council
1:45pm–2:45pm	Concurrent Breakout Session 3 <i>1. Project Scoping & Development</i> <i>2. Smart Buildings - What are they and why do I need to know?</i>
3:00pm–3:30pm	Trade Show Exhibition & Door Prize Drawings!

[Click here](#) for the full program agenda.



PRESIDENT'S MESSAGE

by Annette Bailes, CFM



Daylight saving time recently took effect and gives us hope that Spring weather is just around the corner. Spring is a time of new beginnings. If you have any area in your work or personal life that needs a kick start to bigger and better things, take this opportunity to re-charge your life. We are honored that new members have been joining our chapter and we are approaching a total membership of 300, currently at 297. Seattle Chapter strives to provide great programs, interesting tours, educational opportunities and peer contact for our career and personal growth. If you ever want to contribute an idea for a future program or event please contact me or a Program Committee member, and we will strive to add it to our future schedule.

We will soon hold our 18th Annual Education Symposium, “Winning Initiatives,” providing you all the tools, technologies and best practices you need to accomplish your goals. It is a day filled with great subject matter relating to your current projects, great speakers and breakout session leaders, and a tradeshow with new and innovative ideas to help you do a better job. It is a day and money well spent, so I hope to see many of you there on March 27 at the Lynnwood Convention Center.

We've been holding our Lunch & Learn meetings for almost a year now. The location for 2014 has changed to Benaroya Hall, and we thank David Ling and the staff at Benaroya Hall for a fantastic experience. The space is both beautiful and functional for our specific need, and we are grateful for their generous donation of space for these meetings. Along with the meeting space, they are donating Free Parking. Be sure to utilize the space reserved for us in their garage. There is no Lunch and Learn in March due to the Education Symposium, but April 17 will provide the next session, “Best Value Practices: Leasing & Construction for Facility Managers.” Programs this quarter focus on the Operations segment of Facility Management. We will present a panel of professionals from their industries to discuss how to get the best value in the Leasing, Construction and Architecture fields. The planning committee for our Lunch & Learn programs have scheduled the remainder of this year, and I'm sure you will find their subject matter and variety will be interesting and worth your time. I hope to see you soon at one of our sessions. I also know that we have some fantastic tours lined up in the near future that are likely to be coupled with networking opportunities after the tours.

I've said this before, but it is worth saying again - - - you only get out of something what you put in. Simply joining an organization does not necessarily provide “value” for your membership. Get involved and volunteer in an area where you have specific expertise, or an interest in learning more. We all benefit when that happens – a win, win situation.

Thank you for your interest and participation in The Greater Seattle Chapter of IFMA. I challenge each of you to spring forward with renewed FM interest – learn, participate, volunteer and socialize. It's good for the FM soul!!!

Have a wonderful Spring!
Annette



EDUCATION SYMPOSIUM SPONSOR TRANE BUILDING SOLUTIONS



While the efficiency of commercial buildings has improved significantly in recent decades, the building industry has only begun to tap the energy reserves trapped in underperforming facilities, according to Trane, a global provider of indoor comfort solutions and services and a brand of Ingersoll Rand. Trane solutions optimize indoor environments with a broad portfolio of energy efficient heating, ventilating and air conditioning systems, building and contracting services, parts support and advanced control. Ingersoll Rand advances the quality of life by creating and sustaining safe, comfortable and efficient environments. Our people and our family of brands, including Club Car®, Ingersoll Rand®, Thermo King® and Trane®, work together to enhance the quality and comfort of air in homes and buildings; transport and protect food and perishables; secure homes and commercial properties; and increase industrial productivity and efficiency. Ingersoll Rand is a \$14 billion global business committed to a world of sustainable progress and enduring results. For more information, visit ingersollrand.com or trane.com. Trane foresees a wide range of groundbreaking innovations in high performance building technologies, operating practices and intelligent building services that will create better, healthier, more comfortable and more productive indoor environments in the years to come.

Opportunities abound in high performance buildings

For the foreseeable future, the greatest energy, operating and service performance-improvement opportunities can be found in the world's inventory of existing buildings, which accounts for about one-third of the electricity consumed, according to the U.S. Environmental Protection Agency (EPA) and Energy Efficient Buildings Private-Public Partnership, and generates about 18-20 percent of greenhouse gas emissions. High performance buildings use 20-30 percent less energy and cost as much as 50 percent less to operate over their full occupied life, compared to conventionally equipped and operated buildings, according to the U.S. Green Building Council (USGBC).

Following are some of the factors driving adoption:

- **The expanded capabilities of building-modeling software** make it easier to analyze and predict the long-term impact of choosing high performance building alternatives during the design and construction phases. Meanwhile, the “green premium” is shrinking; the USGBC estimates that the incremental cost of choosing high performance building features ranges from 0-6.5 percent. Trane has found that the cost of implementing energy conservation measures is recouped many times over a building's long occupied life.
- Evidence continues to grow that **better-performing buildings yield better-performing organizations**. For example, research by Michigan State University shows that workgroups moving into Leadership in Energy and Environmental Design (LEED)-certified buildings achieve higher levels of productivity. A CoStar Group study found that commercial buildings with Energy Star or LEED credentials commanded premium rents, achieved higher occupancy rates, and sold for higher prices.

Continued next page . . .

TRANE BUILDING SOLUTIONS, *continued*

- **Building automation systems**, the key enablers of optimal building performance, automatically perform tasks that used to require human intervention. Wireless communications technology, applied in these systems with open communications standards, will prove to be a breakthrough in improving controls and energy optimization. Trane provides wireless controls system to better enhance your building comfort and provide the best overall efficiency.
- Government regulations driving environmental performance go hand-in-hand with energy efficiency. While exact rules, reporting requirements and milestones are up in the air in many jurisdictions, most organizations are expected to be compelled to comply with more stringent requirements.
- More organizations will adopt commissioning, re-commissioning and continuous commissioning strategies as performance of even the best-designed and operated buildings degrades over time. Researchers at the Lawrence Berkley National Laboratory (LBNL) advocate continuous monitoring, fault detection and diagnosis, and commissioning to keep buildings operating at their original design performance (ODP) levels.

Building owners and operators can realize a wide range of benefits by adopting high performance building technologies and operating principles, including higher levels of energy efficiency, better overall performance, lower lifecycle costs and a smaller environmental footprint. Just as importantly, better-performing buildings also help organizations accomplish their missions by creating better, healthier, and more productive places for people to work, learn, teach, live, heal, shop, stay and visit.



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THE “PETER RENNER” NEW MEMBERS’ BREAKFAST RETURNS TO THE EDGEWATER



The IFMA Seattle Chapter held a new member breakfast at The Edgewater Hotel on Tuesday, March 4. As a new member we invite you to join us at a breakfast hosted just for you. We had 13 new members at the most recent breakfast.

The breakfast is an opportunity to meet Chapter leaders in a small setting and find out how you can become involved and get the most benefit from your IFMA Membership. We had great feedback from this group with many people interested in becoming more involved in the Seattle Chapter. It was named the “Peter Renner” breakfast in recognition of our Past President who started the Internship Program as well as many other progressive, great programs while he served as President of the Greater Seattle Chapter of IFMA.





CFM EXAM PREP WORKSHOP PLUS GREATER SEATTLE CHAPTER

April 10-12
Seattle Public Library
Main Downtown Branch



Are you considering taking the CFM exam this summer or fall? Then we have a wonderful opportunity for you! The revised CFM Exam Prep Workshop Plus will be offered April 10-12 at the Seattle Public Library – Main Downtown Branch. The workshop will be taught by Victoria Hardy, CFM, the IFMA approved CFM Exam Prep Workshop Plus instructor for the Seattle area. She comes to us with a long history as both a practicing facility professional as well as an academic leader, with more than 15 years of teaching experience including multiple CFM Exam Course Review workshops for the Boston and West Michigan IFMA chapters.

The new format is structured in two parts. The first two days focus on areas of the exam that are the toughest for most FMs; Finance and Business, Real Estate and Property Management, Technology, and the new competency, Environmental Stewardship and Sustainability. Those two days will be devoted to an intense review. Then on Saturday, we will cover the CFM Prep Workshop, which delves into how the exam is structured and the best strategies for taking the test. We set it for Saturday for those of you who do not need the knowledge area reviews, and just want to take the prep workshop, and do not want to miss work!

The charge for the workshop for all three days will be \$700, which includes all manuals, lunches, and snacks. (IFMA charged individuals \$1195 for the same workshop at World Workplace!). If you just want to enroll for the Exam Prep Day, that cost is \$250, which includes the Prep Manual, lunch and snacks.

Cost per participant:

-**CFM Exam Prep Workshop** (April 12th): \$250 (includes workbook, snacks, and lunch)

-**Workshop Plus Review of Selected Competencies** (all three days): \$700 (includes IFMA FM Learning System, snacks and lunches) - Competencies covered include: Finance and Business, Real Estate and Property Management, Technology, and the newest, Environmental Stewardship and Sustainability.



To register go to www.ifmaseattle.org.



NEW LOCATION FOR MONTHLY LUNCH AND LEARNS

The Seattle Chapter Membership Committee under the leadership of Dan Mundle, Vicky Hardy and Kent Margulis have done an outstanding job in putting together a full venue of monthly lunch and learns as well as several site tours in the future. Watch for the notifications from IFMA with details.

Most welcome is the new venue for our monthly lunch and learns. David Ling with Benaroya Hall was extremely helpful in assisting us to secure the Founder Circle at Benaroya for our monthly meetings. It is a beautiful location with great

lighting, comfortable seating and easily accessible to commuter rail and bus. For those driving the parking is free. Although when you drive up it may say "Parking Full" you can tell the attendant you are there for the IFMA event and they will direct you to our reserved parking. From there just take the Artists Elevator up to the Founders Level.

It makes for a quick break in the workday, good networking with fellow FM professionals and invaluable information gained from the speakers.





SIXTH ANNUAL TEXAS HOLD 'EM TOURNAMENT

The Texas Hold 'Em Tournament sponsored by the Associates Committee and led by Jay Arcarese was held on January 30th.

Many thanks to our sponsors;

- Har-Bro Construction
- Millennium Lighting
- Cort

This is always a fun event; very casual and lots of opportunity to network. There were 55 players this year with great prizes donated by our sponsors. The event raised almost \$2,000 for the IFMA Scholarship Fund and Intern Program. A big thank you to all who participated!





Welcome New Members

Vince Ortiz, SMS - Superior Maintenance Solutions
Rob Axtman, Institute for Systems Biology
Patrick Cline, Getty Images
Travis Brammer, J2 Building Consultants
Jason Hammermaster, Rainier Asphalt & Concrete
Thomas Merry, Rainier Asphalt & Concrete
Casey Bellecourt
Lana Getubig, Saint Gobain Containers
Brad Ridgeway, Seattle Procure Management LLC
Ryan Brown, System Heating & Air Conditioning Co. Inc.
Kevin Sauer, Hewlett-Packard Company
Jennifer Stone, Nations Roof NW
Rob Ridings, Performance Mechanical Group
Ray Bentley, Skyline
Brian Harding, The Plumbing & Drain Company
Jim Kinley, Eastman Chemical Company
Tom Woertz, QuakeHOLD! Industrial Inc.
Marty Fagan, F5
Andrea Szalda, Vital Mechanical Service
Ha Pham, The Boeing Company
Mark Schwisow, City of Bellevue
Joseph Seagriff, BOON EDAM, INC
Jeff Phelan, Light Doctor
Bill Polis, SIKU Construction, LLC
Tim Schmidt, eBid Systems
Katherine Remarcke, CBRE
Chris Servicky, Seahurst Electric
Kevin Haskins, CH2O Inc.
Anna Klostermann, CASE Forensics
Christian Hansen, Benaroya Research Institute

Anniversaries

1 YEAR

James Winskill, CatchAll Environmental LLC
Julie Kemp, Double Down Interactive
Dan Hytry, Port of Seattle
John Hunter, Janicki Industries Inc
Robert Russell, DHL
Anna Huntington, Big Fish Games
Scott Sherman, Sodexo
James Vegas, EMP Museum
David Muzia, FMP, Allen Institute for Brain Science
Randy Monkley, Emerald Heights
Conceicao Swan, Panasonic Avionics Corporation
Kimberley Davis, Facilitec
Kevin Waltrip, CBRichardEllis
Vicky Hardy, CFM
Joseph Chapman, Starbucks Coffee Company
Virginia Andersen, North Sound Interiors
Devin Thompson, PACCAR Parts
Chad Sullivan

Anniversaries (cont.)

2 YEARS

Mike Smith, Port of Seattle
Karen Fuller, Intellectual Ventures
Stuart Mathews, Port of Seattle
Michael Pamintuan, FMP, Cell Therapeutics Inc
Erin Anderson, ServiceMaster of Seattle
Martin Fagan, F5 Networks
Scott Pierce, CPE, CM, Facilities Partners, Inc.
Win Murray, Archoustics Mountain LLC
Roberta Kranz, First & Goal, Inc.
Michael Hackel, KeyBank
Patrick Albritton, US Air Force
Jacob Davis, First and Goal Inc (CenturyLink Field)
Terry Heald, Russell Investments

3 YEARS

Colin Cagney, CFM, KPMG LLP
Ryan Kelley, ServiceMaster Building Maintenance
Chris Andersen, ServiceMaster
Robert Fitzsimons, Water Engineering Technologies, Inc.
Rick Pierce, Kidder Mathews
Robert Cowan, Fred Hutchinson Cancer Research
John Peterson, Vulcan Inc.
Jim Anderson, CPE, Port of Seattle
Troy Jenison, Simon Roofing and Sheet Metal Contractors
Will Christison, SFP, Lynnwood Convention Center
Dave Kimble, LEED AP, Western Waterproofing
Company, Inc.
Grant Eoff
Amy Sparks, Sparks Management
Roxanna Cardenas, OM Workspace
Keith Smith, Vortex Doors

4 YEARS

Michael Cooper, ADP
Cody Crawford, CFM, Vulcan, Inc.
Anne Neely, RPA, McKinstry
Melanie Merrill, Port of Seattle
Scott Graebke, AvtechTye
Travis Brown, FMP, CBRE
Phillip Goodman, Skanska
Joshua Hill, US General Services Administration
Brett Leslie, Seattle Country Day School
Keara Kazanjian, FMP, Jewish Family Services

5 YEARS

Melissa Hager, US General Services Administration
Marcy Pallotta, US General Services Administration
David Whitman, Whitman Global Carpet & Floor Care
Brien Neill, Enecon Corporation
Stephanie Erickess, The Seattle Public Library
Christopher Pressey, CFM, PE, LEED AP, Property
Management & Investments
Arlin Hope, CFM, LDS Church
John Eldridge, PSF Mechanical, Inc.

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.



Ten

Anniversaries

Anniversaries (cont.)

6 YEARS

Bob Kief, CFM, University of Puget Sound
Ann Hibbert, Pierce County
Trisha Dvorak, PhD, University of Washington
Jeff Martens, Starbucks Coffee Company
Paul Youngedyk, FMP, City of Renton

7 YEARS

Bob Burnside, Nelson Electric Company
Teri Smith, FMP, Bill & Melinda Gates Foundation
Dale Trombley, Bates Technical College
Alan Maxey, CFM, Seattle Aquarium
Dave Rekevics, GCA Services Group
Brian Rush, CFM, FMP, Sno-Isle Libraries
Patrick Kirkbride, FMP, Avanade
Ann Crawley, US General Services Administration
Paul Meyer, US General Services Administration
Anne Miller, Workspace Development, LLC

8 YEARS

Eric Rosebrock, Hilton Worldwide
Bob Carr, Pierce County Facilities Management
Lynn Clark, CFM, FMP, LEED AP BD+C, Green
Operations Consulting
Thomas Ward, FMP, Johnson Controls, Inc.
Kevin Mcdougall, Concur

9 YEARS

Jerry Rutledge, King County Metro Transit
David Nicholas, FMP, Eastside Catholic School
John Wilmart, Eastside Catholic School
Diane Chapel, Amgen, Inc.
Al Kinisky, CFM, PMP, SAPM, Concur Technologies
John Furman, PE, CFM, Western Washington University
Greg Stroh, City of Renton

10 YEARS

Teresa Rodgers, Hines
Paul Gibian, FMP, Shaw Contract Group
Mike Warren, Community Transit

11 YEARS

Kristine Jackson, CFM
Vince Firlotte, Exotic Metals Forming Company

12 YEARS

Ronald Kahle, Boeing Employees' Credit Union
Matt Gibson, F5 Networks

13 YEARS

Linda Flynn, FMP, Avanade
Tony Guerrero, MBA, CFM, CEFP, University of
Washington Bothell
Steven Barker, Community Helath Plan of Washington

14 YEARS

Joe Hoskovich, Swinerton Builders
Ken Fox, CFM, Judson Park Retirement Community
Evan Pate, McKinstry
Keli Stosich, CFM, Nordstrom, Inc.

15 YEARS

Tony Benoit, Liberty CMS, Llc.
Brian Jespersen, Hexcel Corporation
Martin Newhard, CFM, Heery International, Inc.
Diane Faulk, CFM, Pacific NW National Laboratory

16 YEARS

Cynthia Putnam, Northwest Energy Efficiency Council
Lane Staples, CFM, QBE North America

17 YEARS

Chris Lewis, CFM, Fred Hutchinson Cancer Research
Center
Mary Helen Pierce, CFM, RPA, Everett Public Schools
Frank Pinney, City of Bellevue
Clark Stolle, Mission Support Alliance MSA
Darin Frost, General Services Administration
Robin Graf, US General Services Administration
Cynthia Tolentino, RPA, US General Services
Administration

18 YEARS

Forrest Miller, CFM, Lake Washington School District
Matt Arnold, MRG, Inc.
Melissa Rouse, Intellectual Ventures
Susan Hansen, Amgen
Barry Holldorf, CFM, Highline Community College
Tom Hebner, Premera Blue Cross
Scott Rusch, Fred Hutchinson Cancer Research Center
Bob Stoneman, Jones Lang LaSalle
Rick Wilkerson, Jones Lang LaSalle
John Benny, CFM, Amazon.com
Jay Harmeyer, MBI Systems
Jim Johnston, self-employed

19 YEARS

Julie DeRuwe, CPM, Olympia School District
Dean Baker, CFM, McKinstry CO
Bill Archer, RPA, Washington Dental Service
William Butler, Snohomish County

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