



SEATTLE NEWS

The Newsletter of the Greater Seattle Chapter of IFMA

IFMA SEATTLE: YOUR RESOURCE FOR EXCELLENCE!

August 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 indi-
vidually.*

Programz Corner

The Programs Committee has several exciting upcoming events that we are sure you won't want to miss.

On August 20th, the Seattle Monorail Project will present a program featuring sustainability, design changes, and the future expansion of the monorail into other local communities. This will be an informative presentation. Please look for registration information in the very near future.

The annual IFMA Golf Event will be held at Washington National Golf Course on September 15th. There is a new golf format this year that will make the golfing exciting. Come out and enjoy the day with other IFMA members and guests.

In October, Getty Images will host a roundtable event entitled Dean and Ray's Awesome Adventure (aptly named for our past president's) that will feature topics of interest for facility managers and members alike. More information to follow. Enjoy your summer and we hope to see you at these upcoming events.

The Programz Committee
Eric Postle
Marlaine McCauley

Local IFMA Chapter Monthly Events

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

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

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

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

Other Local Event

*--other events continued on
page five*

FOR A LOOK AHEAD INTO
IFMA SEATTLE'S 2004/2005
PROGRAM SCHEDULE
SEE THE BACK COVER



PRESIDENT'S MESSAGE

David Ling

Greetings Fellow IFMA members

Editor's Note: Our esteemed president is recovering from a tragic softball injury and our new Vice President, Chris Lewis, is filling in this month.

First off, I'd like to wish David a speedy recovery. Sports and middle age can be a dangerous mix...

Summer can traditionally a slow time for events and meetings, but we've had a full schedule with two events in July.

Our chapter was invited to host a regional Leadership Workshop on the 8th and 9th of July. The opening night was social event at Jillian's followed by a full day on Friday, starting at Starbuck's HQ for a discussion on Earthquake preparedness and aftermath, followed by the main program which focused on process improvement and the IFMA Chapter. We had guests from several states and IFMA HQ attend.

July 27th found many of us at Philips Oral Health Care for a Six Sigma presentation from IKON. A fascinating presentation on process improvement was followed by a tour of the Philips assembly line where many of these concepts were employed. Watch the web site for some links on Six Sigma if you would like to learn more.

On September 15th IFMA Seattle will host its 7th annual Golf Outing benefiting Special Olympics, The Sander Abrams Memorial Scholarship fund and the IFMA Foundation. Space is filling up quickly so reserve your spot today. We are still searching for sponsors and donations of items for the Silent Auction and Raffle, so open up your wallets or corporate coffers and support a great cause (or three).



World Workplace is coming up in October. Don't forget to register now (by August 6th) to receive a \$100 discount off the full program.

Finally - IFMA is a volunteer supported organization and depends on your support to be successful. I'd recommend that everyone take the time to join a committee. The personal and professional rewards are great and you'll get to know some of the best people in our business.

Chris Lewis, CFM
Standing in for
David W. Ling, CFM

The Leadership Conference



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Announcements

IFMA-Greater Seattle Members Awarded Building Operator Certification

Seven building operators working for IFMA-Seattle member companies were recently awarded "Building Operator Certification-Level I." Another nine received Level II certification.

BOC certification is earned by completing seven months of classroom training and hands-on projects conducted at the operator's facility. Topics include HVAC systems and controls, energy conservation techniques, electrical systems, and indoor air quality.

BOC Level I Awardees

- Lawrence Bauman, Electronics Maintenance Technician, The Boeing Co.
- Paul Hilse, Facilities Coordinator, Dept. of Transportation
- Steven Jarisch, Maintenance Worker, King County Library System
- David Nicholas, Facilities Technician, Philips Oral Healthcare
- David Ringlee, Director of Facilities, Weyerhaeuser Company
- Michael Russell, Maintenance Worker, King County Library System
- Julius Upshur, Maintenance Worker, King County Library System
- John Wilmart, Facilities Technician, Philips Oral Healthcare

BOC Level II Awardees

- Mark Baldrige, Maintenance Custodian, City of Renton
- Garry Brock, Maintenance, GSA
- Bruce Camp, Electrician, Edmonds SD #15, Maint. Dept.
- Warner Curl, HVAC Systems Technician, City of Renton
- Dirk Edwards, Facilities Tech III, Philips Ultrasound
- Dave Mailloux, UMT-1, City of Everett
- Keith Miner, Maintenance Tech III, Philips Ultrasound
- Julian Pavesi, Utility Maintenance Technician I, City of Everett - EWPCF
- Jerry Saulter, Program Director, Maintenance & Operations, Edmonds School District

Over 1,400 operators hold BOC certification nationally. The certificate is registered with IFMA and BOMI for continuing professional development towards professional designations. It is also accredited by the Washington Department of Labor and Industries for electrician re-licensing.

Welcome New Members

- Gordon Darby - President\Owner - COMgroup, Inc.
- Edward A. Williamson - Student
- Cynthia P. Hart - Director Employee Services - Intermec Technologies Corp.
- Scott A. Willbrandt - Facilities & Services Specialist - Federal Home Loan Bank of Seattle

Anniversaries

- Guy Ott, CFM - Vice President, Facilities & Operations - Fred Hutchinson Cancer Research Center - 20 years
- John H. Ervin Jr. - 19 years
- Forrest W. Miller, CFM - Director of Support Services - Lake Washington School District - 16 years
- Kay Johnson - Associate Director, Facilities - King County Library System - 9 years
- Dale N. Parker - Operations Engineering Manager - Bio-Rad Laboratories, Inc. - 9 years
- Mark Howell - Senior Project Manager - Baugh Construction - 6 years
- Brent L. Fischer - Facilities Maintenance Superintendent - City & Borough of Juneau Alaska - 6 years
- Christopher M. Paine, CFM - Regional Property, Construction Manager - Bright Horizons Family Solutions - 5 years
- Eric W. Conrad - National Director, Facilities/Operations - CB Richard Ellis - 5 years

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



The Leadership Conference

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

Every Mothers Nightmare By David Burgdorf

My friend Mark, after engaging a date for his roommate in conversation, began asking the polite questions. When asked, "What is it you do?" The young man replied " I am a Safer Sex Instructor". When Mark tells the story he often inserts the response he wanted to say "Every Mothers Nightmare!".

When I get questioned by a new acquaintance with the inevitable "What is it you do?" and my reply is "Facilities Management", I see the same unspoken response flash across their face "Every Mothers Nightmare!" The acquaintance unable to comprehend this unknown position will get fearful of where the conversation may lead. When I provide an expanded explanation, some will try to understand some cannot believe one person actually has to handle so many competencies.

When I first learned of IFMA in 1983 I thought it was a great. As Showroom Manager for a furniture manufacture, one of my duties was to build and maintain potential client lists. I had visions, like sugarplums in my head, of calling any company, organization, or government agency and simply asking to be connected to the Facility Manager to find and reach the person making furniture purchases.

Twenty years latter the title Facility Manager has not caught on worldwide or even U.S.A. wide it is a true disappointment. During that same time span, Secretaries managed to get recognized as Administrative Assistants. I thought IFMA would have us all recognized and organized as Facilities Managers.

Instead it promotes other position titles and adds to the confusion. The following positions are posted on the JOBnet section of the national office website: Office Manager, Assistant Commissioner for National Customer Services Management, Maintenance Supervisor, Team Leader - Maintenance, Team Leader - Capital Projects, Purchasing Agent, Manager - Office Operations, Building/Equipment Maintenance Supervisor - HVAC & Electrical Department.

If these positions are for members of IFMA, why don't they all have the word Facility within the title? I point these titles out because if you use today's search engines to find open positions, how would you discover the above facilities positions? It appears that our competencies have become our job titles, when our title should start with Facility and the specialty following. I thought it was national's task to educate and promote Facility Management to the world. Should it not start with those that want to use our website?

Companies, governments, and organizations still lack the foresight to establish Facilities as a department. They keep moving the responsibilities around under different department headings. One company I worked for moved my facility department known as Operations from Administration, to Finance, to Human Resources, and then back to Finance in less than three years. Yes, most of this was due to my ability to work without supervision and the changing department heads, but I still should have pushed for the title of Facility Manager.

I call for a greater push to identify ourselves as Facility Managers first. Encourage our organizations, companies, and government to stop making up titles that are vague and use Facilities as the first word in the title and the specialty after. I challenge the national office to work with those companies posting on the JOBnet site to change the titles to include the word Facility.

I truly long for a day when I am asked "What is it you do?" and I reply "Facilities Management" that the "Every Mothers Nightmare" look is gone and the next question asked is "What is your specialty?" or perhaps "What is your discipline?"



Member Recognition & Facility High Light

If you know of a Facility and/or Manager you would like to see profiled, please email Melanie Saenz at msaenz@bankandoffice.com

Continuing Education Opportunities

Energy 2004: Plug Into the Solutions Network

August 8-11, 2004

Rochester, New York

More information: <http://www.energy2004.ee.doe.gov/index.htm>

Lighting Retrofits

Monday, August 16, 2004

2:00PM - 4:00PM

Registration: \$30

www.lightingdesignlab.com

Class explains the steps to identify, catalogue, and evaluate the lighting found in a building. Reviews identifying opportunities for improvements in energy efficiency, lighting quality, and lighting maintenance. Examines determining the appropriateness of simple changing a lamp, retrofitting a ballast, replacing a luminaire, or performing a complete redesign. Student will leave with an understanding of evaluating the lighting in a building, identifying opportunities, and estimating payback periods for different measures.

Free INFORMATIONAL MEETINGS: Building Operator Certification

Thurs, Sept 2 from 10-11:30am

Renton Community Center, Renton, WA

More information: 206-276-1932 or www.theBOC.info/wa

2004 Bldg Operator Certification Level I

Two BOC Level I course series will be offered in Washington before the year is over. Classes offered one-day a month for seven months. 56 hours of training.

Sept 15, 2004 - March 9, 2005 in Everett, WA

Oct 14, 2004 - April 21, 2005 in Renton, WA

Visit www.theBOC.info for course descriptions, full schedule and registration information. Phone: 206-292-4793 x2, or email: admin@theBOC.info.

Education Committee
Cynthia Putman

Tracking down water waste in a facility

Water leaking from pipes or lost in a cooling process is an unnecessary but all too common expense.

Almost every building has a water problem, says Amy Vickers, principal with Vickers and Associates and author of the *Handbook of Water Use and Conservation*.

"One of the first things we do is look for leaks in the system."

One way to determine if water leaks are a problem is to track water bills over time. Compare how much water is used for several billing periods and look for any trends. If numbers increase, it could be due to demand, improperly operating equipment or leaks.

--article continued on page
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Bulletin Board

ATTENTION - - - ATTENTION - - - - ATTENTION

We are interested in joining the sponsorship committee with the associates liaison committee and offering NEW opportunities for exposure to the associate members and incentives for involvement. We want to get more feedback from members about how we can offer more "bang for the buck" to our associate members.

We will be holding an informal meeting beginning in August to explore this concept and to see how we can give back more value to those of our members we do not see participating in our monthly activities. If you are interested in exploring ideas with us, PLEASE contact me via email so I can get you on the invite list for our first meeting in August. mbouceck@binw.com

Refer to the upcoming newsletter for more information!!!

Monica Boucek
Associate Liaison

The Leadership Conference



WWW.IFMASEATTLE.ORG



Excerpts reprinted from full article in Building Operating Management. For full article, <http://www.facilitiesnet.com/bom/Jul04/Jul04outlook.shtml>

Outlook: Rising need for water efficiency – By David Kozlowski, senior editor

A drought in the Western United States has water professionals and facility executives in the region treating water as a precious resource. But the truth is, the drought is only one reason to worry about the water supply and its rising cost. Overuse, abuse, poor quality, treatment problems, water mismanagement and failing infrastructure team up to make water a precious, and increasingly expensive, resource for the entire country.

Addressing these problems will affect everyone using water, including buildings owners and occupants. Even though agriculture accounts for 39 percent of water use in the United States, commercial buildings comprise nearly 15 percent nationally. In California, according to a [Pacific Institute](#) study, urban water use, which encompasses commercial, residential and industrial buildings, accounts for 20 percent of all water used.

A Shared Problem

While the U.S. average annual rainfall has been edging up since 1900, the periods of high and low precipitation have become more extreme. This may be most evident in the West. The West, including much of the Great Plains and Rocky Mountain states, actually enjoyed a decade of unusually high rainfall in the 1990s. Today, as this region enters its sixth year of drought, it appears to scientists that drier precipitation patterns may be returning.

Scarcity Or Waste?

Problems with water aren't limited to the arid West, however. Seattle, normally thought of as a rainy landscape with lush vegetation and roiling streams and rivers, actually has more in common with the Mediterranean countries than equatorial ones. Annually about 30 inches of precipitation falls on the city's watershed – about as much rain as Wichita, Kan., or Omaha, Neb., gets – but it falls in the fall and winter months. So Seattle is learning how to manage its water to help make it through the highs and lows of a year. Driven by the threat of high cost for tapping into additional sources of water, the city has managed to meet all its demand for the last 10 years by conservation and good management. Despite projected growth, the city expects to do the same for the next 10 years, says Al Dietemann, manager of resource conservation for [Seattle Public Utilities](#).

The country as a whole faces the problem of how to best manage water, but different areas face the problem for different reasons. This poses the question of what is the biggest concern with water: scarcity or waste?

The answer, Vickers says, is both. Vickers says there's plenty of water to meet water needs, but there's not enough water to meet wants.

For example, the headlines about the West's water woes and ongoing drought often fail to mention that there is significant waste. In fact, she says, half of the water used in that arid climate is for lawns.

No matter who wastes the water, everyone shares in the pain because all market sectors share the same resource. Waste in the residential sector could mean higher costs in the commercial sector, she says. And most commercial building owners can't negotiate long-term contracts with their water utility to get a better deal, the way they can with energy. As a result, as more demand is put on the water and sewer systems, all ratepayers can expect to pay more.

The Cost Of Saving Water

"Water and sewer rates are going up – about 5 percent a year indefinitely," says Warren Liebold, director of technical services and conservation, Bureau of Customer Services, [New York City Department of Environmental Protection](#). One big reason this increase is projected for New York is a planned \$16 billion capital project to help deal with overflow problems. But increased efforts to treat sewage to meet higher and higher levels of water quality as well as increased efforts to protect New York's upstream watersheds are also contributing to higher sewer and water costs.

In Seattle, higher water and sewer rates also can be attributed in part to the city's 100-plus-year-old infrastructure, Dietemann says. Despite its water woes, Seattle's water program has been successful.

"We draw no more water now than we did 10 years ago," he says, "Compare that to energy, and it's easy to see this is a pretty big achievement."

Conservation is working in many cities to help solve water and sewer problems and hold rates down. But water efficiency measures can also save money for the owner.

"We are taking the message to building owners that many water-saving strategies have a two-year payback," Dietemann says. "It's true that water is a much smaller line item on the operating budget than energy is, but the savings are also easier and less costly to achieve."

Untapped Savings

Water savings for facilities may be an untapped resource. While water may be only 1 to 3 percent of an operating budget, Dietemann says, there are still very cost-effective water projects. Whereas in organizations that have already tackled the high-return projects, many energy-saving upgrades have much longer payback periods. On top of that, moving water takes energy as well. So the less water moved, the less energy used.

Water efficiency strategies really save building owners money two ways, Liebold says. Owners save on water bills immediately and help contain or slow increases in future rates.

NATIONAL EARTHQUAKE CONFERENCE TO FOCUS ON APPLIED EARTHQUAKE RISK MANAGEMENT EFFORTS

ST. LOUIS, July 20, 2004 - The 2004 National Earthquake Conference (www.earthquakeconference.org) will be held in St. Louis, Mo., on September 26-30, 2004, with the theme of Strengthening America: Preparing for Earthquakes and More. The Conference is sponsored by the Department of Homeland Security's Federal Emergency Management Agency (FEMA) and the U.S. Geological Survey.

Forty out of 50 states have moderate to very high earthquake hazards. FEMA estimates annualized earthquake losses in the US alone amount to \$4.4 billion. While earthquakes don't happen every year, when they do the costs are enormous. Business connectivity has increased productivity but made us more vulnerable to shocks through out our demand and supply chains. The economic disruption to the rest of the country caused by events in New York on 9/11 is a contemporary example of this effect.

"9/11 has created a renewed sense of urgency among organizations to discover and learn the nature of the risk to us, what others are doing, what tools are available and what we can practically do to reduce our vulnerability for our employees and customers," commented Ed Fratto, Executive Director, Northeast States Emergency Consortium, and Chair of the Conference Organizing Committee.

The Conference will provide a forum for engineering and design professionals, geoscientists, natural hazard experts, and emergency responders to meet and dialog with business leaders, continuity planners, and risk management professionals. The Conference is organized and led by experts from all regions of the country.

"We can use performance-based seismic design techniques and our understanding of how structures respond to overload conditions to design or retrofit structures simultaneously for blast and earthquakes," says Chris Poland, CEO and President of Degenkolb Engineers. "If the structure is put together with multi-hazards in mind, the structural elements can be proportioned to do double and triple duty, for little additional cost at the time of construction."

Conference speakers include key geoscientists, engineers, and design professionals from the US Geological Survey, state geological surveys, and state transportation departments who are leading applied earthquake risk management efforts nationwide.

One important outcome of the Conference will be to strengthen common ground and bridge gaps between the various professional communities in earthquake and natural hazards management.

The Conference will also debut the video "Living with Risk," which will be bundled with the video "Business Survival Kit" for the first 400 registrants.

If a trend is noticed, the next step is to do a water audit, she says. That includes collecting meter-reading records for a period of time, doing a walk-through of the facility to gather information on water-using equipment, fixtures and activities, and then collecting flow rates and estimated water use for these. The result should be a balance sheet that identifies and quantifies water use at the facility.

The final step is to target areas where cost-control strategies can be taken. Some facilities have reduced water bills by tens of thousands of dollars – not including reduced sewer costs, Vickers says.

Saving water and cooling costs

When New York City called for water rationing during drought periods in the 1980s, it called upon commercial building owners to cut water use by 10 percent. For most large commercial buildings that meant turning the thermostat up, says Warren Liebold, director of technical services and conservation, Bureau of Customer Services, [New York City Department of Environmental Protection](http://www.nyc.gov).

Cooling requires immense amounts of water. Besides the obvious waste of once-through cooling equipment, cooling towers can use and lose a lot of water. For instance, according to the Handbook of Water Use and Conservation by Amy Vickers, a tower can lose 2.4 gallons per minute of water to evaporation for every 100 tons of cooling. Even more water is lost through bleed-off operations.

Better managing water use in cooling can save water and sewer costs and improve energy efficiency of the system, says Vickers, principal with Vickers and Associates. The first step is to control bleed-off. This can be done by adjusting the chemistry of the water to allow higher concentrations of contaminants and to operate bleed-off continuously – releasing and replacing small amounts of water – rather than periodically when large amounts of water are taken out and then made up with fresh water.

For full article, <http://www.facilitiesnet.com/bom/Jul04/Jul04outlook.shtml>

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

August

20th - Seattle Monorail Project; Sustainability, Design Changes.

February - 2005

TBA - Education Symposium

September

15th - 8:00am - IFMA Annual Golf Tournament

March - 2005

TBA - Chapter Event

October

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

April - 2005

TBA - New Member Meeting

November

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

May - 2005

TBA - Chapter Event

December

TBA - Holiday Event

June- 2005

TBA - Chapter Event

January - 2005

TBA - Chapter Event

July- 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 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.

