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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.

Reap the Rewards Rather than Pay the Penalty

Energy Star®, Benchmarking & Reporting, plus
Challenge Offer Best Practices to Savings

By Lynn M. Clark, CFM, FMP, LEED AP BD+C

The old adage “You cannot change what you do not measure” certainly applies to resource conservation. In 2011, nine cities and two states (Washington & Oregon) enacted energy benchmarking disclosure policies aimed at increasing energy efficiency in the existing building stock through data access and transparency.

The Environmental Protection Agency’s (EPA) Energy Benchmarking and Reporting Program (City of Seattle Ordinance 123226 & 123993) requires owners of non-residential and multifamily buildings (20,000 square feet or larger) to track energy performance and annually report to the City of Seattle. The reporting of the previous year’s data is due each April 1st. As of January 2014, nearly 3,000 (93%) of the required buildings in Seattle had reported 2012 energy use.

Starting in 2016 a penalty fee will be assessed with a possible total annual penalty for noncompliance (based on square footage) of \$2,000 to \$4,000. Is your building ready to reap the rewards rather than pay the penalty?

The lessons learned in Energy Star® tools, programs and competitions can vary. Energy metrics showed one longtime IFMA Seattle member and facilities professional the next step for her facility. She learned, “...our building [built in 1979] was so below energy efficient that it will now be demolished and replaced with a high rise office tower.”

Another IFMA Seattle facilities professional has recently changed employers. “I don’t have any goals for consumption or best practices documented yet. Currently we are working to define and implement what would and should be our Facilities best practices. I’m also working to understand how best to partner with my building management team.”

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Reap the Rewards Rather than Pay the Penalty, *continued*

Energy Star® - For more than 20 years the EPA’s Energy Star® program has provided guidance on saving energy, saving money and protecting the environment. The Energy Star® label signifies that a product or building is independently certified to use less energy and cause fewer of the emissions that contribute to climate change. Through using the Portfolio Manager®, the standard for benchmarking, the building receives a 1 to100 Energy Star® rating. A higher score indicates a more efficient building.

Energy Star Benchmarking & Reporting - By sourcing the online Energy Star® Labeled Building Profile, the facilities manager with a new employer found information helpful toward setting resource conservation goals. Their 611,733 square feet building constructed in 1973 posts these rating labels: 2013 (77), 2014 (78) and 2015 (80). The profile lists these energy efficiency measures implemented:

- Retrofit to T8, LED, and compact fluorescent lighting fixtures
- Installation of variable frequency drives (VFDs) on the supply fans and return fans
- Utilization of plate and frame heat exchanger
- Utilization of outside air economizers

The Battle of the Buildings Team Challenge – Beginning in July 2015, the US EPA is hosting a National Buildings Competition for the sixth year. In the year-long challenge, there are groups of five or more buildings whose members’ team together to reduce their buildings’ collective energy. Last year’s efforts saved more than two billion kBtus of energy and approximately \$50 million on utility bills.

The US General Services Administration (GSA) is an active participant in the Challenge. According to the Facilities Management Division Director, Kimberly Gray, GSA 10 is proud to be a forerunner in energy efficiency. “We have listed all four of our office buildings located in the central business district in the Battle of the Buildings competition. Eight of the buildings in Seattle and Portland areas are in the high performance smaller team competition.”



That a building is old does not have to mean obsolete. The GSA is the owner of the 289,747 square feet Federal Office Building (FOB). Built in 1933, it is one of the GSA Northwest/Arctic region’s historic structures. The labeled ratings posted reflect the many years of maintenance and operations efforts: 2000 (82), 2008 (96) and 2009 (99).

Major building systems of the FOB renovated in 1993 provided the following improvements:

- Retrofitted for seismic activity
- Installed an air conditioning system
- Performed asbestos abatement
- Made architectural repairs
- Addressed space requirements for agency housing

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Reap the Rewards Rather than Pay the Penalty, *continued*



The GSA’s 865,147 square feet Henry M. Jackson Federal Building (JFB), was constructed in 1974. It is a 37-story high-rise with a high image and standard to maintain. The building is home to several regional and district offices of various federal tenants. Major mechanical upgrades were made during 2009 – 2012 to help continue the building’s energy and water savings goals.

Seven of the 14 upgrades posted online are:

- Replaced chillers, pumping systems, cooling towers and new controls
- Upgraded fan systems with new technology, and installed fan walls on 21 air handler systems
- Upgraded steam distribution system
- Upgraded lighting and lighting control systems with daylight sensing addressable ballasts and occupancy sensing
- Replaced 3,500 windows with insulated glazing units, and insulated all window sills and walls
- Replaced electrical switchgear
- Implemented plug load management software

Through upgrades, the JFB has reduced total energy from 78.32 to 46.04 kBtu/GSF and 41.21% reduction over the last 5 year. The JFB is a LEED EB Gold building and achieved 91 (2015) Energy Star® score.

Marty Novini, Energy Program Manager shares, “GSA is a leader in sustainability. From energy and water efficient buildings, to a fuel efficient fleet, to smarter electronics disposal and green acquisitions, GSA is working to ensure that the agency is going green and saving green.”

These efforts show more data can equal more energy savings. Energy Star® Benchmarking and Reporting provides the data that building owners, property managers and facilities teams can use to make informed strategies regarding energy conservation.

Thanks to Contributors:

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Doreen Sheih, LEED Green Assoc., Sustainability Program Specialist with GSA, PBS, NW/Arctic Region



PRESIDENT’S LETTER

by Christopher Dawe, LEED Green Associate



Greetings from the President’s chair (currently a Zody),
I hope this note finds you well! The weather turns, and that long summer faded out quickly this year.
Well, we have just finished up the 18th Annual Golf Tourney, now officially known as the Dan Maus Annual Golf Outing. Many thanks again to Dan for his faithful accomplishment of 18 golf outings in a row and over \$150,000 going to various charities throughout our NW region and the IFMA Foundation!

It was so great to see many of you in Denver at World Workplace 2015! We had a very successful chapter meetup on the early side of the week, so we could avoid the ‘Thursday Night Scramble’ of events. So great to see members of the South Sound Chapter there as well! Good to mingle in Denver! I don’t know about you, but there is nothing quite like the ocean salt smell when the plane door opens here in Seattle. Welcome home, indeed.

In Denver, we presented a FULL IFMA Foundation Scholarship this year, for the first time ever! We were able to do this thanks to our faithful sponsors and attendees to our various events throughout the year. Many thanks to our Immediate Past President Annette Bailes for moving our chapter towards this goal. We made it Annette, thanks to you!



Also, three of our student members received scholarships through the IFMA Foundation, not too shabby! Seattle is representing well! Congratulations to Teresa, Stephanie and Luke! More up and coming FM professionals in the pipeline from our very own chapter. See you at a chapter event soon!

All events are posted on our website. For all the details, please check out our [event page](#).

Upcoming Events

October 21	Building Operator Certification: BOC
October 27	Level 11, course runs through March
October 29	NEEC Smart Buildings Center Grand Opening
November 13-14	Pine Box Tapper Jabber
November 19	FMP Class: Operations & Maintenance
November 26-27	Lunch & Learn
	FMP Class: Project Management



MEMBER RECOGNITION

Vicky Hardy

by Louis Lanthier, IV



Vicky is an Academic Member of Seattle IFMA and has been active in different IFMA chapters throughout the country since 1994. She moved to Washington three years ago, for family, but very quickly became involved in the chapter and FM education in the region. Since July 2014, Hardy has been the Lead Faculty for the Bachelor of Applied Science in Sustainable Building Science Technology at South Seattle College. She is responsible for teaching and course development for the two-year curriculum, as well as supervising interns, recruiting, and seeking funding. Her biggest challenge is advertising this new program. The degree can be achieved while working full-time, as 80% of the curriculum is online and students attend class once monthly. She is the founding faculty of this innovative program which is focused on the management and operations of smart buildings.

Hardy’s sustainability efforts were demonstrated when she re-energized, stabilized and led a campaign to install solar power on Star Island off the coast of Portsmouth, NH. As Chief Executive, she raised more than \$7.5 million in capital and annual funds in the five years before moving to Seattle to support those efforts. Hardy has also served in leadership positions for Stanford University, AMS Planning and Research, and Music Hall Detroit.

Outside of work, Hardy loves to travel and has been all over the world. She also enjoys gardening at her home in Issaquah. Through her church in Bellevue she volunteers helping homeless families in the area.

Vicky says she has found IFMA helpful and supportive of her career. She has served on the IFMA Board of Directors, and the IFMA Foundation Board of Directors, which she chaired. This work gave her a comprehensive set of information and contacts for those teaching facilities management. Because of her involvement in the IFMA community she knew colleagues in the Seattle area before moving here. IFMA has also been an incredible resource regarding facility issues she has not dealt with in the past. Please join us at the next IFMA event and meet Vicky to learn about her extensive travels and the new program she has started at South Seattle College

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IFMA MEMBER APPRECIATION AND RECOGNITION NIGHT

Seattle Museum of History and Industry on the shores of sunny South Lake Union was the setting for another successful IFMA social event. Networking was in full gear as we shared cocktails, dined on hors-d'oeuvres and enjoyed the exceptionally warm record-breaking Seattle summer. It was warm enough that many considered joining the kids running through the sprinklers on the MOHAI lawn (no names but they were seen at the cocktail bar prior to the sprinkler) but cooler heads prevailed. In addition to our standard networking protocol, we carried on some official business as Chris Dawe, Chapter President, swore in Bob Tribo into the position of Secretary/Treasure. Bob is currently the Technical Facilities Manager for Hines Global and we welcome his commitment to serve in our chapter leadership.



OUR NEW MEMBERS!

- Angela Fish, DocuSign
- Elizabeth Hollowwa, DocuSign
- James P. Williams, Amazon.com
- Bradley Sanden, Cushman & Wakefield
- Kevin Bartasawicz, Cushman & Wakefield
- David Katims, Ace Relocation Systems
- Nik J. Vrsek, South Seattle College
- Erik Knowles, Aviation Maintenance, Port of Seattle
- Kent Fowler, Mutual of Enumclaw
- Kyle D. Kauzlarich, Tableau
- Debbie L. Smith, Tableau Software
- Lindsay Baines-Bossert, Wyndham Worldwide
- Christy Johnson, Google, Inc.
- Christie Morris, Tableau
- Meredith Hoover, Tableau
- Andrea Watanabe, Tableau Software
- Jennifer Wu, G4S Secure Solutions (USA) Inc.
- Dan O'Shea, ChargePoint
- Greg Gawin, Southwest Solutions Group
- Michael R. Cole, Issaquah School District
- Lisa Williams Healthcare Mgmt Administrators
- Kent Emert, Precision Concrete Cutting
- Kristina Francis, Managment Services NW
- Will Tygart, Interstate Restoration
- Jay Gilliland, PROTON360™

COMMUNICATIONS

- Mike Tasker, Port of Seattle
- William K. Phelps, Attuned Communications
- Robin SE Gemza, Tableau Software
- Matthew Horine, Tableau Software





2015 Dan Maus Annual Golf Outing



Thank you to all the sponsors, volunteers, guests and golfers who made our 2015 golf tournament, henceforth to be known as the Dan Maus Golf Outing, a success!

Hole Sponsor: Jay Arcarese



2015 Dan Maus Annual Golf Outing Champions!



Dan Maus is presented with a special gift as a thank you for his years of dedication to our annual Golf Outing.





Anniversaries

Anniversaries (cont.)

1 YEAR

Jay Vesperman, Snyder Roofing of WA, LLC
Patricia Wiedmaier, AudienceScience Inc.
Margie Mcgarvey, CBRE
Taylor Matsui, Port of Seattle
Calvin Yara, Dex Media
Ronald V. Pontevedra,Hyatt Regency Bellevue
Brad Maltby, Bio-Rad Laboratories
Mark R. Sommers, Jewish Family Service
Wendy M. Gifford, BBB of AK, OR & Western Washington
Pam Miller, T-Mobile
Steve Schulte, University of Washington Medical Ctr.
Daniel Gaston, University of Washington Athletics
Kyle Madson, Port of Seattle - AV F& I
William M. Sanford, FMP, JLL
John W. Jones, Spectra Contract Flooring
Diana Sturgeon, T-Mobile
Matthew Maa, Ph.D., Aleddra LED Lighting
Stefan Riedl, Google Inc.
Louis A. Lanthier, Legacy Group
Ken Lewis, CB Richard Ellis / Siemens Account
Jessica Locke, Har-Bro Emergency Service & Reconstruction
Karen Herndon, Highline College
Dan Fitting, Skagit County, Washington

2 YEARS

Guy Miner, CFM, Seattle ProCure Management, LLC.
Larry L. Price, Edmonds Community College
David K. Soike, Port of Seattle
Jesse Conrad, GCA Services Group
Tony Taxdahl, Janicki Industries
Mark Jordan, FMP, Shoreline Community Church
Tana Mitchell, Cushman & Wakefield
Valerie Larry
RobertE. Rasmussen, Trane
Brian Stevens, Exotic Metals Forming Company
David L. King, CFM,SFP,AIA, LEED AP, Amazon.com

3 YEARS

Gary Richer, Port of Seattle
Wayne A. Dobbs, CRISTA Ministries
Rebecca Johnson, Institute for Systems Biology
Jeff G. Engle, Long Painting Company
Jeffrey Martens, Port of Seattle
Jeffrey S. Camp, Cambia Health Solution
Seth A. Thornton, Fred Hutch Cancer Research Center

4 YEARS

Herrmann, CDT, Georgia Pacific Gypsum LLC
Evan Cottingham, Big Fish Games, Inc.
Ryan Bates, Big Fish Games
Harold M. Ellebracht, SFP,FMP, Snoqualmie Casino
Carol Swedin, Open Text
Christopher Dawe, JLL
David W. Schauss, CBRE
Fransisca Strampher, Rainier Investment Management

5 YEARS

Michael J. Nolan, City of Renton
James Porter, US General Services Administration
Matthew Liezen, VP, Sterling Bank
Chuck L. Lockart, Water Engineering Technologies
Gary M. Vota, FMP, Vulcan

6 YEAR

Thomas L. Lambert, Service Point USA
Peter McQuillan, CBRE
Richard S.Wells, CFM, US Bank
Sandra A. Seals, FMP, Oracle USA
Sandra Hall, Darigold, Inc

7 YEARS

Clark Miller, The Museum of Flight
Jared S. Conrad, FMP, The Boeing Company
Richard D. Burleigh, Burleigh Commercial Systems, Inc.
Leya Barr, FMP, Impinj, Inc.
Christina D. Arner, OpenWorks/
Annette P. Bailes, CFM,FMP, WA InsuranceExamining Bureau
Mary Bergstrom, Clarisonic

8 YEARS

Lee Richardson,CFM,CFMJ, Seattle Art Museum
Steve J. Ohlsen, SNC Lavalin Constructors, Inc
Mark D. Harding, CFM,T-Mobile
Scott Gettman, FMP, Cambia Health Solutions
Patrick L. Patterson, City of SeaTac

9 YEARS

Douglas Bean, Port of Seattle
Gregory J.Vallelunga, CFM, AT&T Services, Inc.
Daniel Mundle,Swinerton Builders
Lisa Wilson, FastSigns of Lynnwood
Jay Arcarese, Seattle Building Maintenance, Inc.
Michael L. Hebert, CFM,FMP,Cambia Health Solutions
Jennifer L. Avila, FMP, Project & Development Services , JLL
W. David Longmire, CFM

10 YEARS

David D. Nicholas, FMP, Eastside Catholic School
Robert L. Blakey, SFP,CFM,FMP,CEM,LEED. CBRE
John H.Sheldon, CFM, City of Seattle
Gregory G. Smith, King County Library System

11 YEARS

Cynthia P. Hart, Snohomish County
Laurinda Steele, Cort Furniture Rental
Barton J. Black, Tempest Technologies

12 YEARS

Albert E. Spencer, Fred Hutchinson Cancer Research Center
Richard B.Henke
Bret B.White, CFM, AT&T
Rod Ferris, Ferris/Turney General Contractors, Inc.

13 YEARS

Linda Gettman, Western Office Interiors
Nicholas L. Milos, CFM, Port of Seattle
Pete J. Gillespie, AE Workplace Services
Terry R. Coggins, Tacoma Public Utilities

14 YEARS

Cindy Strickland, Trendway Corporation
Jon A. Reiswig, Boeing Employees' Credit Union
Hans E. Rosta, Wizards of the Coast
Loren A. Steel, RCFM, LifeWire

15 YEARS

Kenneth E. Fox, CFM, Judson Park Retirement Community
Evan W. Pate, McKinsty

16 YEARS

Bret M. Carlstad, Pierce County
Michelle D. Keen, CFM Enterprise Holdings, LLCA
Swarn E. Soldate, CFM Enterprise Holdings, LLC

17 YEARS

Christine Llang, CFM
Peter M. Renner, CFM, City of Renton
David Wayne Ling, CFM, Benaroya Hall

19 YEARS

Bill Bucy, Pacific Modular, Inc.
Linda L. Coan, ASID,LEED AP, Premera Blue Cross
Daniel C. Maus, The Maus Group
Robin Bleeker, CFM, Seattle Metropolitan Credit Union
Dale N.Parker, Bio-Rad Laboratories, Inc.
Ronald M. Peterson, CFM, The Maus Group
John H. Ervin



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updated 10/21/2015

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