



SMT

Tower Talk

Fall 2015



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CBRE

September

**Seattle Municipal
Tower
Fall 2015
Holidays & Events**

September

23

First Day of Fall

October

5, 16, 22

SMT Flu Shots

7, 8

SMT Blood Drive

15

Earthquake Drill

17

SMT Power
Shutdown

31

Halloween

November

1

Daylight Savings
Time Ends

11

Veterans Day

26

Thanksgiving

Seattle Presents: Artist in Residence

Joseph (wahalatsu?) Seymore, Jr.

The Seattle Presents Gallery (Suite 401) is featuring works by Joseph (wahalatsu?) Seymour, Jr. in the Coast Salish form, the style of art of the people of Puget Sound.

In 2006 Joe became a professional artist and has since studied the Coast Salish form line art, the style of art of the people of Puget Sound. He has participated in indigenous artist gatherings in Hawaii and New Zealand. Joe works with a variety of materials including; wood, wool, glass, printmaking, and also makes and paints drums. He will use this residency to focus on making and designing drums and yellow cedar paddles. He is currently pursuing his Bachelor of Arts degree from The Evergreen State College.



Artist ~ Joseph Seymore, Jr.

Ethnic Heritage Art Gallery

Susan Ringstad Emery

Artist Susan Ringstad Emery brings a unique perspective to contemporary Native artwork with her cave-art-inspired mixed media works on panel. Descended from generations of Iñupiat and Scandinavian hunters, fishermen, ship builders and even a shaman, artist Susan Ringstad Emery offers a lighthearted description of herself as a “city Eskimo & a Norwegian who doesn’t look the part”. She is inspired by indigenous art work from around the world and Iñupiat Ilitqusiatic, or the values system of northwest Alaska.

Exhibition Dates:
October 14, 2015 – January 12, 2016
Reception Date:
October 15, 2015
Noon – 1:30 pm
Level 3 Ethnic Heritage Art Gallery



Artist ~ Susan Ringstad Emery

SMT Art Gallery

Seattle Simplified, Part 1 and Part 2

The exhibition *Seattle Simplified* encompasses Seattle City Light's recent artwork purchases which portray Seattle and its surrounding landscape. The exhibition will be presented in two separate installations and features a total of 56 contemporary artworks ranging from paintings, multi-media, photography and prints by 36 artists.

Seattle Simplified, Part 1 will be on view from October 1 through December 29, 2015.

Part 1 includes artwork by Gayle Bard, Lockwood Dennis, Alano Edzerza, Terry Furchgott, Justin Gibbens, Jonelle Johnson, Gwen Knight, Kent Lovelace, Richard Morhous, Marvin Oliver, Lucinda Parker, Loretta Pettway, Manuel Salazar, lessLIE Sam, Christine Sharp, Preston Singletary, Jennifer Stanton, Emily Wood, and Michael Nicoll Yahgulanaas.

Reception Date:

November 10th, from 4 to 6 p.m.

On 3rd floor concourse of the Seattle Municipal Tower.

Seattle Simplified, Part 2 will be on view from December 31, 2015 through April 3, 2016.

Part 2 includes artwork by Juan Alonso-Rodriguez, Alfredo Arreguin, Debbie Napaljari Brown, Diem Chau, Nancy Coleman, Malayka Gormally, Mary Iverson, Doug Keyes, Sohee Kim, Lisa Snow Lady, Jacob Lawrence, Richard Morhous, Mary Ann Peters, Qwalsius Shaun Peterson, Barbara Robertson, Elizabeth T. Scott, Adam Sorensen, and Nina Tichava.

Reception Date:

April 12th from 4 to 6 p.m.

On 3rd floor concourse of the Seattle Municipal Tower.



Show 1:

Justin Gibbens

Paradise Occidentalis, 2008

Watercolor, graphite, gouache, oolong,
magic on paper

40" x 26"



Show 2:

Diem Chau

bound 2, 2010

Porcelain plate, organza, cotton
fabric & thread

6.5" x 9" x .75"



Seattle Municipal Tower Building Staff Directory

CBRE

Management Office,
Suite 4040

Kurt Sarchet
General Manager

Diane Murray
Real Estate Manager

Carol Dowling
Senior Property Accountant

Kelleigh Girmus
Tenant Services Coordinator

Building Engineering Staff

Troy Taylor
Chief Engineer

Bud Blanchard
Assistant Chief Engineer

Steve Sinn
Lead Engineer

Tom Cyr
Joshua Rice
Tom Barnes
Matt Dixon
Patrick Rico

Janitorial Daycrew

Bryan Reichert
Deborah Wright
Nestor Gutama
Tenagne Teka
Mesgina Haile

IMPARK PARKING

Jeff Cole
Garage Manager
206-628-9042

Building Management Update

2015 SMT Projects and Improvements

❖ Exterior painting was completed during the summer months including selected walls and columns on 5th Avenue, various railings, and overhead walkway soffits on Level 6 plaza and 5th and Columbia stairway.

❖ Common area carpet replacement on Levels 3, 4, 6 and 40 is now being scheduled for 2016.

❖ The SMT Building Envelope Repair Project began in August and will continue through the end of the year. Workers are using the BMU (Building Maintenance Unit – the equipment used for washing exterior windows) to complete this work between levels 16 and 57 on the southeast side of the building, above the level 14 roof (above the parking garage). This first phase will cover a designated section of the building, removing and replacing of sealants on exterior walls. Additional portions of the exterior will be completed in phases as the project progresses.

❖ Maintenance of the building's electrical bus system will be conducted over the weekend of Oct. 17. Coordination and communication for this project will occur over the next several weeks with Tenant Contacts and Managers. The building will need to be unoccupied during the completion of this maintenance.

SMT/Northwest Harvest 2015 Holiday Food Drive

Be sure to plan ahead for the SMT/Northwest Harvest Holiday Food Drive for 2015. This year's drive will be held from Monday, November 30, through Friday, December 18. Building Tenants will again be divided into four teams for a friendly competition. After a record-breaking 2012 donation of 1,450 pounds of food, 2013 and 2014 showed a decrease in donations with 724 and 924 pounds of food donated. We are hoping that 2015 will bring participation back to a higher level closer to our 2012 record. Watch for more information closer to the holiday season, and set a goal to make your team the winner in this year's drive.



The 2015 Great Washington Shake Out

The 2015 Washington statewide Earthquake Drill will take place on October 15, 2014 at 10:15 am. The Seattle Municipal Tower will participate in this drill. We urge all tenants at SMT to participate as well. Additional information will be provided as we get closer to the date of the event.



2015 2nd Quarter Results for Work Order Requests

	Total Requests	Average Response Time
Average Response Time – Light Out	140	2 hours 10 minutes
Average Response Time – Misc. Engineering Requests	114	3 hours 24 minutes
Average Response Time – HVAC Hot	17	3 hours 01 minutes
Average Response Time - Plumbing	103	2 hours 48 minutes

Please note: Work orders for HVAC requests are responded to as soon as they are received, but work orders are sometimes not closed out immediately, so there may be an interval of 1-2 hours between the opening and closing of the work order.

Treasures Gifts &
Snacks
682-9422

Starbucks
622-5789

Core Bistro
829-9050

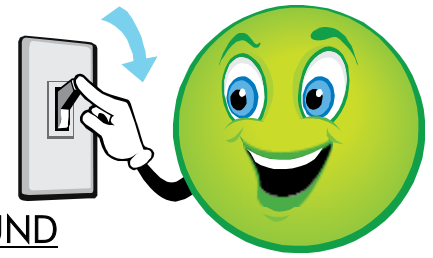
Chew Chews
223-0821

Bebas & Amigo's
622-7085

De La Serna
467-4843

Serina M Salon
652-9920

Impark Parking
628-9042



ENERGY CONSERVATION – ALL YEAR AROUND

Energy conservation in an office building environment is often thought of in terms of weather. But ideally, energy conservation should be a year-round practice and can be carried out in various ways, during the normal weather as well as during periods of extreme cold or heat:

- Window blinds can act as an insulator for both heat and cold. Keep window blinds closed during warmer or colder weather, including evenings and weekends when the building HVAC system is not operating.
- Always use the revolving doors in the common lobbies of the building, regardless of the season.
- Turn off manual light switches in areas not in use throughout the day. This can include conference rooms, storage rooms, or other areas where there is not a need for ongoing overhead lighting.
- Turn off office machines that are not used throughout the day. This can include special printers, copiers or other equipment that are used for specific projects.
- If working after hours, even if for a brief period, the lighting override switches (one in each quadrant of the floor) can be used for one additional hour of lighting. If the full hour of lighting is not needed, turn the override switch off prior to the shut-off time.
- Keep freight lobby doors closed throughout the day. Cold air can circulate through the freight elevator shafts and travel into office spaces if not contained by the closing of these doors.



FRIENDLY REMINDER: SCHEDULED SMT ELECTRICAL INFRASTRUCTURE MAINTENANCE

Please remember that Seattle Municipal Tower will be conducting electrical infrastructure maintenance on Saturday, Oct. 17. While CBRE staff and contractors will be working as quickly as possible, it is recommended that nonessential personnel not enter the building after until 5 a.m. Monday, Oct. 19.

The electrical maintenance work will affect all SMT Tenants located below the 40th Floor as follows:

- The HVAC systems between floor 16 and 39 will be turned off.
- Lights and electrical outlets between floor 16 and 27 will be turned off.
- Redundant systems, such as the backup generator, will be offline for the duration of the work.

Tenant Bulletin was sent out Sept. 1 regarding this shutdown and further communications are ongoing with IT and management personnel of all departments. It is essential that all tenants are aware of this building closure and plan accordingly.

Seattle Municipal Tower Green Facts

YTD 2015 Compost and Recycling at SMT

Tenants and staff worked together to successfully divert the following volumes of food waste, recyclable materials, and hazardous waste from the landfill:

- 981 pounds of batteries recycled
- 175,395 pounds of food waste composted
- 172,380 pounds of mixed paper recycled
- 40,335 pounds of cardboard recycled



Metal, glass and plastic recycling volumes are not specifically recorded, but SMT recycles those materials three times weekly through Cleanscapes, Inc.

City of Seattle 2015 Flu Shot Clinics

The City of Seattle and the Seattle Municipal Tower will once again conduct a flu shot program for all City of Seattle employees.

Flu Shot Clinics

October 5; 8:00 am – 4:30 pm; SMT 4050

October 16; 8:00 am – 4:30 pm; SMT 4050

October 22; 8:00 am – 4:30 pm; SMT 4080

All Aetna Preventive, all Group Health, and Local 77 Aetna Traditional plans will cover the cost of the flu shot. Bring your medical card.

Most Traditional and SPOG Traditional members and City employees with other medical coverage may get a flu shot for \$25 at a City flu shot clinic; they may also get their flu shot at their physician's office or at many local pharmacies. Questions? Call the Benefits Unit at (206) 615-1340.

Plan on taking this important step to ensure a healthier winter season. For more information on the flu vaccine, go to the Center for Disease Control's website at www.cdc.gov





SMT New Day Porter

We would like to welcome our new SMT Building Day Porter, Mesgina Haile!

Mesgina joined the CBRE team as a new member of the MBM Janitorial Day Crew in August of this year. Mesgina is originally from Denver, Colorado but was raised in the Seattle area along with his two siblings.

In his free time, Mesgina enjoys hanging out with his friends and playing a little basketball.

When you see Mesgina around SMT, make sure to say “Hello” and make him feel welcome!



Helpful Hints— Tips From Security

Fall Home Security

Fall is a great time to make sure that your home is prepared for the winter. This weekend, take a look around your home and check off some items such as these:

- Have your furnace serviced – If you have an oil burner, carbon monoxide can be a concern. Have a technician come and check your furnace to make sure it is functioning properly.
- Clean your fireplace before using it this winter - Soot and leaves could be blocking the ventilation window or the flue could be jammed. Have the flue, fireplace and chimney all cleaned.
- Check outdoor lighting – If your lights are on timers, be sure to reset them now that it’s getting darker earlier in the day. Check all driveway lighting to be sure no bulbs have burned out
- Clean out your gutters – Leaf -clogged gutters can cause serious damage. If rainwater and snow cannot run off properly, it can cause basement flooding and foundation erosion. The wet, clogged leaves can also hide termites and mosquitoes and can lead to mold.
- Change your batteries – There is no better time than when Daylight Saving Time ends to change the batteries in your smoke detectors. While you are resetting your clocks, go ahead and change those batteries.



Security Escorts for Tenants

Working late on evenings or weekends? Keep in mind that SMT security staff is available 24 x 7 to provide escort to the garage or within a 2-block radius of SMT. Just call the Security Desk at 206-624-7490 and a guard will accompany you safely to your vehicle.



WORK ORDERS FOR HVAC/LIGHTING

Important: Please note the following when issuing work orders for after-hours HVAC/Lighting: When completing the work order, under "Date Required", either leave that field blank or fill in the actual date of the work order – do not enter the requested date for the HVAC/Lighting in this field—if you do, the work order will not get dispatched until that actual date, and by then it will be too late to complete the work order. Instead, type the requested dates of HVAC/Lighting in the Details section, noting the dates, hours, and whether the request is for both HVAC and Lighting or just HVAC. Also (for City tenants) remember to include the low org and activity numbers for billing purposes.

If you have any questions about HVAC/Lighting work orders, please contact Building Management at 624-7005.

Elevator Lobbies

Just a friendly reminder to NOT store any items in your freight elevator lobbies. These lobbies are to remain clear at all times so they can be accessed by emergency personnel.



Plants

When bringing new plants into SMT for your desk, please ensure they are bug free!

Monthly Blood Pressure Screening at SMT

Get your blood pressure checked for free! Stop by SMT 4096 from 10:30 am - 1:30 pm the last Wednesday of every month.



Reminder: Daylight Saving Times Ends

Daylight Saving Time ends on Sunday, November 1st. Don't forget to set your clocks back an hour!





SMT Retail Advertisements and Coupons

Are you one of our retail tenants at SMT that has an ad or coupon you'd like to see in our next Newsletter?

Are you a City tenant that would like to advertise a City sponsored event?

If so, contact Kelleigh Girmus in the Building Management office via email at KELLEIGH.GIRMUS@CBRE.COM or call 206-624-7005.

Core Bistro



700 5th Ave Suite 602
(6th level Plaza SMT)
206-829-9050

50% OFF
VN Style Iced Coffee

Must present this coupon at time of purchase. Expires: 11/30/15

