



SMT

Tower Talk

Summer 2012



In This Issue:

- *SMT Art Exhibits*
- *Reminders*
- *Building Management Update*
- *Temperature Setpoint Pilot Program*
- *Unsung Heroes*
- *Tips from Security*
- *Amazon Delivery Lockers*
- *OMSHO Crystals Coupons*



CBRE

Seattle Municipal
Tower
Summer 2012
Holidays & Events

June

14

Flag Day

17

Father's Day

20

Summer Begins

July

4

Independence
Day

August

7, 8

SMT Blood Drive



Lucinda Parker
Valentine Machine

Contrast this work with the large multi-paneled painting by Lucinda Parker titled *Valentine Machine* from 1980. This 73" square artwork is a riot of color that explodes from the wall. There is nothing quiet and contemplative here, although you can easily imagine either painting in a reception room setting. With the Parker painting, the graphic quality and dynamic color and brushstroke can be seen and understood from quite a distance. Size plays an important part in both these paintings, where one is nearly enveloped by the work, yet you can see and understand how each artist approaches the expanse of canvas differently.

As the City's collection grew, more and more medium-sized artwork filled the hallways. However, photography has continued to embrace the "bigger is better" tenet. With the advent of digital photography and the capacity of larger and larger printers, photographs can now be blown up to wall size. Isaac Layman's 48" x 70" photograph *Extension Cords* from 2006, is a perfect example. Here he has taken many photographs of a jumbled pile of extension cords and then digitally stitched them together so that the cords don't quite match up to one another, creating a quilted-looking image, nevertheless, the work is printed on one single sheet of paper.

So, is bigger better? Would any of the artworks in this exhibition be as powerful if they were smaller? It is an interesting notion to contemplate. Check out *Big and Bold: An Exhibition of Sizeable Artworks*, located in the Seattle Municipal Tower Gallery, 700 5th Avenue, on the third floor concourse. The exhibit runs through September 28, 2012.

Elevator Etiquette

With over 3000 people working in the SMT, not to mention the day to day visitors, the elevators at the SMT get well utilized. Always remember your Elevator Etiquette! We ask that you please be courteous to others and allow everyone to exit an elevator before entering and allow everyone to get on the elevator before pushing the "close door" button. We can make everyone's day brighter by using Elevator Etiquette.



Please Remember that if you need to store important papers, plans or other items that you would like to keep, do not put these items in your desk side recycle or trash bins. These bins are for trash and recycle only.

Seattle Municipal Tower Building Staff Directory

CBRE

Management Office
Suite 4040

Kurt Sarchet
General Manager

Diane Murray
Real Estate Manager

Carol Dowling
Property Accountant

Karen Parham
Tenant Services Coordinator

Building Engineering Staff

Troy Taylor
Chief Engineer

Bud Blanchard
Assistant Chief Engineer

Kim Rader
Lead Engineer

Steve Sinn
Tom Barnes
Joshua Rice
Allen Keyser
Matt Dixon

Janitorial Daycrew

Bryan Reichert
Sheila Gregorio
Anthony Marabito
Nestor Gutama
Tenagne Teka

IMPARK PARKING

Jeff Cole
Garage Manager
206-628-9042

Building Management Update



Summer Energy Conservation Tips for Work and at Home

Summer temperatures will soon be upon us! Take time to review the following tips to make SMT and your home more comfortable and energy efficient.

At Work

➤ Always use the revolving doors in common lobbies of the building, regardless of the season. Since the building entry doors can be used hundreds of times a day, the amount of energy conserved by using revolving doors is significant. This will also help keep our tenants working in our main lobbies cool during the summer months and warm during winter months.

➤ Dressing in layers is a great idea. It might be cool in the mornings but can quickly warm up throughout the day. You might warm up more quickly or stay much cooler than your co-workers. Dress accordingly so that everyone can be comfortable.

➤ 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, but not for routine daily work.

At Home

➤ Be a speedy chef at home. Nothing is more energy efficient for cooking than your microwave. It uses two-thirds less energy than your stove.

➤ Unplug appliances that you aren't using, especially when you are not at home. Toasters, phone chargers and hair dryers are great examples of appliances that people tend to leave plugged in that are easily unplugged when you are through using them.

➤ Consider using ceiling fans on warmer days to create a nice breeze.



2012 1st Quarter Results for Work Order Requests

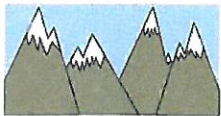
	Total Requests	Average Response Time
Average Response Time – Light Out	173	1 hour 45 minutes
Average Response Time - HVAC hot	19	2 hours 1 minute
Average Response Time – HVAC cold	29	1 hour 43 minutes
Average Response Time - Plumbing	52	2 hours 39 minutes

*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.

Events at Seattle Municipal Tower

Do you have an upcoming City Sponsored meeting, series of meetings or other City Sponsored events scheduled at SMT that you would like to advertise? We can add your event to the SMT Events Calendar, located at each main entrance in the building. Also, we can add your event to the Axis Portal main page for all to see.

If you have a City Sponsored event or would like more information, please contact Karen Parham at 206-624-7005, or karen.parham@cbre.com.

Mon	Tue	Wed	Thur	Fri	Sat	Sun
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

Seattle Municipal
Tower Building
Retail

Seattle Executive
Fitness
588-2225

Treasures Gifts &
Sundries
682-9422

Key Bank
684-6507

Starbucks
622-5789

Core Bistro
829-9050

Chew Chews
223-0821

Bebas & Amigo's
622-7085

OMSHO Crystals
Mini Spa, Body &
Gift
407-3068

De La Serna
467-4843

Impark Parking
628-9042

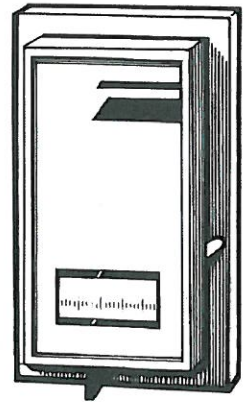
Temperature Setpoint Pilot Program

SMT tenants were notified last month regarding a new Temperature Setpoint Pilot program initiated on May 29 at the Civic Campus buildings including City Hall, the Justice Center and Seattle Municipal Tower.

The program specifies indoor temperatures to be set to 70 degrees for heating and 76 degrees for cooling in all City departments at SMT. While the pilot program focuses primarily on indoor temperatures during operating hours, opportunities are also being reviewed to adjust temperatures during "no or low occupancy" periods. A general theory regarding setpoints and energy consumption is that a 3% energy savings can be achieved for each 1 degree change in heating or cooling setpoints. This is a significant savings potential for a building as large as Seattle Municipal Tower.

Work order requests for temperature adjustment are being evaluated per the new setpoint guidelines. If a tenant reports temperatures outside those guidelines (below 70 degrees for heating and above 76 degrees for cooling) building engineers will make the proper adjustments to restore the temperatures within the setpoint guidelines. If the temperature is already within the setpoints at the time of the request, it will be noted that no adjustments can be made. If tenants have questions or concerns, they may include those on the actual work orders; tenant feedback will then be forwarded to Finance & Administrative Services as needed.

The setpoint pilot project is one of many efforts to meet the "Better Building Challenge" by reducing energy use in City buildings by 20 percent by the year 2020. The current pilot program will run through the end of 2012, and the end results will be reviewed for finalization of the program in 2013.



Unsung Heroes – MBM Night Janitorial Staff

Each evening, when most of us have headed home for the day, our night custodians begin their workday at SMT. Metropolitan Building Maintenance has a crew of 20 janitors working throughout the tower on Monday through Friday evenings. The night staff includes 17 route janitors, a crew supervisor and two assistant supervisors, who also handle special tasks including floor and carpet care. The route

janitors are divided into cleaning teams on 47 floors, covering designated tasks including restrooms; dusting/sweeping/mopping; and vacuuming/trash/recycling.

On more than a few occasions, our night janitorial staff has gone above and beyond their day-to-day routine. Sometimes a tenant will leave a key inside a lock and the custodians promptly turn the key into security with the location noted so the tenant can be notified. Janitors are our extra eyes and ears in the building, and notify building management of any maintenance or safety issues they may come across during their nightly duties. Many lost items belonging to tenants have been found by the night custodians and turned into Security in the Main Lobby on Level 4.

A number of our night janitors have now been with the building for several years, and are recognized and appreciated by many tenants, and by Building Management as well.



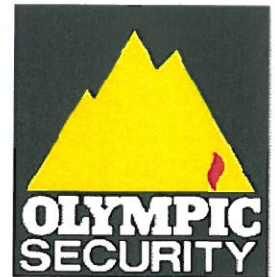


Are you one of our retail tenants at SMT that has an ad or coupon you'd like to see in our next Newsletter? Are you a City tenant that would like to advertise a City sponsored event? If so, contact

karen.parham@cbre.com
in the Building Management office or call 206-624-7005.

Summer Security Tips

If there is a downside to summer, it's that homes are more at risk of being burglarized than any other time of year. Enjoying the warm, fresh air, family members can become lax about leaving doors, windows and blinds open. What's more, summer is when families like to get away. Take a minute to read the following tips on summer safety.



- **Think like a burglar.** This means looking objectively at your home and trying to find a way in. Ladder left outside? Put it away. Shrubs to hide behind or trees to climb giving access to upstairs? Burglars who target windows for entry often look for one with overgrown shrubs near it so that they can hide from neighbors.
- **Keys and key chains.** Chances are your hidden key is not so hard to find. Have your friends guess where it is, you might discover you should be a bit more clever! Don't put an address on your keys. A keychain without an address is useless to a burglar, but with your address it's an invitation to your home.
- **Do not open the door to strangers.** You *don't* have to open your door to salespeople. Many burglars pose as salespeople (even as alarm salespeople) to see if residents are at home before breaking in. Also, summer is the high season for ruse and distraction burglaries, when one burglar holds your attention while another rips you off.
- **Light it up.** The last thing a burglar wants is to be seen. Exterior lights are a great deterrent to intruders.
- **Add home security to your "carry on" baggage.** Whether you're traveling for business, vacationing with the family or just away from home, controlling your security system is incredibly simple with home security mobile apps. The best home security systems now allow you to use your iPhone, Blackberry, Android or other mobile device to monitor activity and control your system while on the go.

amazon.com

Amazon Delivery Lockers Now in Use

Amazon Fulfillment Services has now activated the package delivery lockers on Level 3 behind the escalators. These lockers are being used for delivery pick-up of Amazon shipments for customers in the downtown Seattle area. The locker placement is part of a pilot program in place by Amazon for deliveries throughout the Seattle Metro area. Tenants and the general public are able to access their shipments from the lockers via a keypad code provided to them by Amazon.

Turn the page for special coupons from OMSHO Crystals!





Services Subject to Availability
Appt. Required
Not redeemable for cash
Limit ONE per person

The Omsho Gift of Giving

www.OmshoCrystals.com 206.407.3068

to: The Tenants of Seattle Municipal Tower

From: Kate & Al Reust—Omsho Owners & Facilitators

1/2 off any Dead Sea Facial or a Free Home / Office Spa Party

Used By: _____

Email: _____ Tel: _____



Services Subject to Availability
Appt. Required
Not redeemable for cash
Limit ONE per person

The Omsho Gift of Giving

www.OmshoCrystals.com 206.407.3068

to: The Tenants of Seattle Municipal Tower

From: Kate & Al Reust—Omsho Owners & Facilitators

1/2 off any Dead Sea Facial or a Free Home / Office Spa Party

Used By: _____

Email: _____ Tel: _____



Services Subject to Availability
Appt. Required
Not redeemable for cash
Limit ONE per person

The Omsho Gift of Giving

www.OmshoCrystals.com 206.407.3068

to: The Tenants of Seattle Municipal Tower

From: Kate & Al Reust—Omsho Owners & Facilitators

1/2 off any Dead Sea Facial or a Free Home / Office Spa Party

Used By: _____

Email: _____ Tel: _____