



Building Owners & Managers  
Association Seattle King County  
1904 Third Ave #825  
Seattle, WA 98101  
206-622-8924  
Fax 206-292-8060

Dear Prospective BOMA Associate Member,

Thank you for your inquiry about membership in BOMA Seattle King County. I hope the materials contained in this package will supply the information you need. Please call the BOMA office at (206) 622-8924 if we can provide further assistance.

There are two types of membership in BOMA. This packet of information and the application included is for Associate Membership, (suppliers of goods and services to the commercial real estate industry). Associate membership is by company so the benefits of membership can be shared by others in your firm. The other type of membership is Principal Membership, (the owners and manager of commercial real estate).

Steps to apply for BOMA membership:

1. There is a limit of 165 Associate Member Firms in BOMA and currently a waiting list is in place. **To be put on the waiting list you may submit your application for membership along with a \$200.00 fee, this fee will be applied toward your membership fee at the time your membership is accepted., otherwise the fee is non refundable.** The annual membership renewal deadline for current members is February 1<sup>st</sup> each year. Typically, some or all firms on the Associate Member waiting list have an opportunity to become active on this date. Once we have vacancies for membership, you will be afforded BOMA membership status until the next BOMA Board meeting when your membership application will be reviewed and considered. The BOMA Board meets at least every two months. Upon approval, you will be notified. The primary representative that you designate on your application form will be reported to BOMA International and will also be placed on BOMA International's roster and mailing list.
2. Optional, but recommended: Attend one of BOMA's new member or potential new member monthly orientation meetings in the BOMA office the third Tuesday of each month from 11:00 a.m. to 12 noon. It is important that you contact the BOMA office to register for this meeting, as sometimes it is rescheduled. You may bring as many colleagues as you would like.

The BOMA office is glad to assist in answering any questions you might have (206-622-8924). We look forward to working with you to help promote the best interests of our industry, profession, owners and tenants.

Sincerely,

A handwritten signature in black ink, appearing to read "Rodney S. Kauffman".

Rodney S. Kauffman, RPA  
President  
Building Owners & Managers Association  
Seattle King County

**BOMA ASSOCIATE MEMBERSHIP**  
**WAITING LIST APPLICATION**

*I hereby request addition to the Associate Member waiting list for membership in the Building Owners and Managers Association of Seattle King County.*

**COMPANY INFORMATION**

**Company:** \_\_\_\_\_

**Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone:** (\_\_\_\_) \_\_\_\_\_ **Fax:** (\_\_\_\_) \_\_\_\_\_

**Email:** \_\_\_\_\_

There is a limit of 165 Associate Member Firms in BOMA Seattle King County. That limit has been reached and currently a waiting list is in place. To be added to the waiting list, please submit this application for membership along with a \$200.00 non-refundable application deposit. This fee will be applied toward your membership dues at the time your membership is accepted. The 2010 Associate Membership dues are \$1325 for the year and may or may not increase for 2011. Otherwise, the application deposit is non-refundable.

The annual membership renewal deadline for current members is February 1st each year. After that date, companies on the waiting list will be contacted to secure membership if space allows. The official membership application and annual dues will be required at that time (minus the application deposit.) Typically, some or all firms on the Associate Member waiting list have an opportunity to become active on this date. In the event vacancies are not available at the renewal deadline, your non-refundable application deposit may be rolled over for the following year.

Once we have received the final membership application and the dues payment in February, your company will be afforded BOMA membership. Upon approval, you will receive an official acceptance letter. The primary representative that you designate on your membership application will be reported to BOMA International and will be placed on BOMA International's roster and mailing list. Up to 4 more representatives of your company may be listed in our local membership directory, and any employee from a King County location of your firm may attend BOMA Seattle King County events & meetings at the member rate.

Please complete the information above and mail or fax to the BOMA office along with the \$200.00 non-refundable application deposit. Checks and credit cards are accepted.

Thank you!

CC# \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Exp. Date \_\_\_\_\_

CC Statement Address (include zip): \_\_\_\_\_

**BOMA Seattle King County - 1904 Third Avenue, Suite #825 - Seattle, WA 98101**  
**Phone: 206-622-8924 Fax: 206-292-8060 Email: mnelson@bomaseattle.org**



# New Member & Prospective Member Orientation

## “BETTER BY ASSOCIATION”

“BOMA” THE BUILDING OWNERS AND MANAGERS ASSOCIATION OF SEATTLE & KING COUNTY - (Established in 1912)

“BOMA INTERNATIONAL” THE BUILDING OWNERS AND MANAGERS ASSOCIATION INTERNATIONAL (ESTABLISHED IN 1906)

“BOMI INSTITUTE” THE BUILDING OWNERS AND MANAGERS INSTITUTE - (ESTABLISHED IN 1970)

### SIZE & SCOPE OF BOMA

- International (106 locals, 19,000 individuals)
- National (87 locals in the U.S., headquarters in Wash. D.C., staff of 35)
- Pacific NW Region (Wash.-4, Oregon-1, Alaska-1, Idaho-1, Montana-0, Nevada-0, 7 Locals)
- State (Seattle, Spokane, South Puget Sound, and Tri-cities - 4 locals)
- Local (Seattle, 255 member firms, 70 million feet office space, 100 Principal Firms & 155 Associate member companies, about 700 real estate professionals and 600 sales and professional services individuals)

### ORGANIZATIONAL STRUCTURE

- Locals are federated with the International, not a chapter, not subservient to the International.
- BOMA bottom up not top down
- Seattle has a voluntary Board of twenty-seven Directors including an Executive Committee of nine officers.
- BOMA Seattle King County has an administrative paid staff of four.
- Non-profit trade association 501 C (6). Annual budget approximately \$1,100,000/yr.

### BOMA MISSION STATEMENT

[“To actively and responsibly represent the interests of the commercial real estate industry through effective leadership and advocacy, through the collection, analysis and dissemination of information, and through professional development and accreditation.”]

### PURPOSE OF THE ASSOCIATION, MEMBERSHIP BENEFITS

The principle benefit of a trade association is that by working together we can accomplish more for the common interests and concerns of our membership than we can individually.

We chose to associate to further the interests of our member firms, their management and ownership, and to advance business opportunity. Being a good corporate citizen is also part of BOMA membership since all commercial properties benefit from the work BOMA does advancing the best interests of our industry and those who supply goods and services to it.

#### Business benefits include but are not limited to:

<u>ADVOCACY</u>	<u>REPRESENTATION</u>	<u>EDUCATION</u>	<u>INFORMATION</u>	<u>NETWORKING</u>
Codes	Utilities	Seminars	BOMA Magazine	Lunches
Legislative	State Boards	RPA	Resources	Trade Show
Regulation	County Boards	FMA	Broadcast email	Peer advise
Initiatives	City Boards	SMA	Library	Social Events
Watchdog	Commissions	Clock Hours	Publications	National Conventions
Public Relations	Gov. Agencies	Guidance	www.boma.org	Resume File
			www.bomaseattle.org	Membership Directory

BOMA of Washington Political Action Committee (Separate organization)

**BOMA standing committees include:**

Member Services Committee	Operations and Maintenance Committee	<i>AD Hoc &amp; Sub-committees:</i>
Government Affairs Committee	Community Outreach Committee	Emergency Communications
Code/Utility Committee	Executive Committee	Program Committee
Environment/Sustainability Committee	Suburban Cities Committee	
Associate Member Committee	Education Committee	

**For Associate members**, all of the above applies plus BOMA has opportunities to get your business before our membership through sponsoring seminars, BOMA classes, trade shows, networking lunches, directory listings and advertising, events, etc. By paying dues and participating in the association, the best interest and well-being of all member firms is advanced not just the proprietary members, but associate member business opportunities as well.

**Professional benefits include** collective representation on industry issues and the part BOMA plays in improving the industry and our business opportunities.

**Personal benefits include** the networking opportunities, personal growth through association with peers and gaining from their education, experience, and ideas. Personal benefits include the establishment of relationships with potential future employers and a better understanding of the persons and firms in our industry.

**Social benefits include** such events as the annual day with the Mariners, golf tournament, Blue Angels event, Holiday party and PAC auction, and some unofficial, fun, ad hoc group outings, i.e. fishing and golf, etc.

**MEMBERSHIP CATEGORIES**

Principle – Commercial real estate owners and managers (including Intuitional/Governmental)  
Associate – Providers of goods and services to the commercial real estate industry.

**MEMBERSHIP DUES**

**Associate** - \$1325/year (effective January 2009)

**Principal** - Depending upon number of square feet of space, see formula, approximately one cent per square foot.

**POSSIBLE OTHER COSTS**

Other costs depending upon level of participation include: Lunches, advertising, golf, trade shows, seminars and educational classes, social events, and some publications.

## Other BOMA Membership Notes

Representatives from Principal member firms may participate in all General Meetings and social functions. They may also serve on committees.

Each Principal Member firm selects a primary representative who upon approval by the Board, automatically becomes a BOMA International member and receives monthly BOMA International publications and a listing in the BOMA International directory.

Other members from your firm may be reported to BOMA International membership as well depending upon the size of your portfolio. Principal membership dues are base upon the square footage of real estate and generally run about one cent per square foot per year. Approximately \$240 of your dues dollars is sent to BOMA International.

BOMA is a non-profit organization. Your gifts, contributions, or dues are not deductible as a charitable contribution for federal income tax purposes. However, your dues payments are deductible as an ordinary and necessary business expense. The Revenue Reconciliation Act of 1993 requires BOMA to separately indicate the portion of your dues that are allocated for "lobbying" on each of your annual dues invoices.

**Note:** Effective January 2010, BOMA Seattle King County will limit Associate Membership participation to 165 firms. Companies continuing their BOMA membership will have until February 1st of each year to renew their membership or be placed on the waiting list if more than 165 firms are current with their annual dues at that time.

# **BOMA Activities and General Meetings**

## **Regular Information and Networking Opportunities**

BOMA of Seattle King County holds General Meeting Luncheons on the last Monday of each month (except July, August and December). The date and location of all meetings is mailed to members each month along with a registration sheet to fax back to the BOMA office. Typically, about 200 members are in attendance.

### **Polices regarding the BOMA General Meeting:**

1. Reservations must be made in advance and no later than 1 p.m. on the preceding Thursday or a late registration fee will apply.
2. Pre-payment is encouraged and must accompany the reservation of non-members\*.
3. No refunds will be issued or cancellations accepted after 1 p.m. on the Thursday before the meeting since BOMA has to commit to pay the venue for your meal after that time.
4. BOMA members are encouraged to invite guests. Guests who are in a competing business with any BOMA member are permitted two guest visits per year, after that they must join BOMA to enjoy the benefits of BOMA membership
5. 2010 Member lunch costs are: \$50- non-members \$60.

### **Other Networking Opportunities:**

1. Annual Buildex Trade Show
2. Annual Day with the Mariners
3. Blue Angels Event
4. BOMA Annual Golf Tournament
5. Holiday Party

For more details - see the sample General Meeting announcement and registration form, and the BOMA Annual Calendar enclosed with this packet.



# JANUARY GENERAL MEETING

Please distribute to other Real Estate Professionals in your office

## Monday - January 25, 2010

12 NOON - BELLEVUE DOWNTOWN COURTYARD BY MARRIOTT  
110th & NE 8th Street - Free Parking Hotel Garage

# Electric Transportation The Road ahead for Electric Vehicles

Are you ready to offer charging stations to tenants driving electric vehicles?

**PROGRAM** - Electric vehicle technology has arrived. Charging stations will become part of a building's parking and garage operations and over time more and more tenants will seek facilities that can meet this need. BOMA's January meeting will feature a presentation by Rich Feldman, PNW Regional Manager of Planning and Business Development for eTec who will present the EV Project funded by the U.S. Department of Energy. The all electric Nissan Leaf will roll off production lines in late 2010 and into some of your buildings in the Seattle area. Also presenting will be Steven Lough, President of the Seattle Electric Vehicle Association who will also speak to emerging electric vehicle & technologies. ([www.theevproject.com](http://www.theevproject.com))



Nissan LEAF



Chevy Volt

## Sample Meeting Registration Form

Reservations & cancellations must be received at the BOMA office by 1:00 PM on Thursday, 1/21/10. If you make reservations & do not attend or do not cancel by the Thursday deadline, you will be invoiced, since we must guarantee payment for your meal.

COMPANY: (PLEASE PRINT) \_\_\_\_\_ PHONE #: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES: \_\_\_\_\_

BOMA members with reservations: \$50.00 Late or no reservations or non-BOMA members: \$60.00

Check enclosed OR  Charge my VISA/MasterCard/Amex OR  Credit card info on file w/BOMA  
Signature for credit card authorization \_\_\_\_\_ (address where credit card is billed is req. for processing)

□□□□-□□□□-□□□□-□□□□

Expiration Date: □□-□□

M M Y Y

Credit Card →  
Billing Address

(Street #/Box #)

(Zip Code)

Please mail with payment to:  
BOMA Seattle King County  
1904 3rd Ave # 825, Seattle, WA 98101

← OR →  
You may place your credit  
card info on file with the office  
Phone: (206) 622-8924

Fax with credit card information to:  
BOMA Seattle King County  
Fax (206) 292-8060

# BOMA Annual Calendar 2010

(As of January 8, 2010)

## General Meetings (Mondays)

January 25, 2010	Bellevue
February 22, 2010	Seattle
March 29, 2010	Seattle
April 26, 2010	Seattle
May 24, 2010	Seattle
June 21, 2010	Seattle
September 27, 2010	Seattle
October 2010 (TBD)	Seattle <sup>1</sup>
November 15, 2010	Seattle

(1) Possibly at the Convention Center during the BULDEX Trade Show

## Special Events

Mariners at Safeco Field – Monday, April 12, 2010  
 Golf Day - Monday, June 14, 2010  
 Blue Angels Event – (TBD)  
 BUILDEX Trade Show – Fall 2010 (TBD)  
 Holiday Party - Monday, December 13, 2010

## International Conventions & Meetings

Winter Business Meeting, Washington DC Feb. 1-4, 2010  
 National Issues Conference, Washington, DC - Feb. 1-4, 2010  
 BOMA Annual Conference, Long Beach, CA - June 27-29, 2010  
 BOMA WA/BC Leadership Conference July 29, 2010 <sup>1</sup>

(1) Invitation only

## Special Legislative Meetings

Olympia Day – January 27, 2010  
 Washington Real Estate Coalition – April 29, 2010  
 BOMA PNW/WA State Annual Leadership, Tri-Cities, Oct 1, 2010

## 2010 Education Schedule

January 21, 2010	Real Estate Investment & Finance
January 23, 2010	NEC 07 Exam Prep
January 28, 2010	BEST Water Treatment
February 23, 2010	Facilities Planning & Project Mgmt
April 7, 2010	Foundations of RE Mgmt Part I
May 12, 2010	Environmental Health/Safety Issues
September 15, 2010	Law & Risk Management
November 2, 2010	Budgeting and Accounting

Committees	Time	Day of Month
Government Affairs Committee	8:00 am	1 <sup>st</sup> Tuesday
Suburban Cities Committee	8:30 am	1 <sup>st</sup> Wednesday
Member Services Committee	10:30 am	1 <sup>st</sup> Thursday
Executive Committee	12 noon	2 <sup>nd</sup> Tuesday
Associate Member Comm.	10:00 am	2 <sup>nd</sup> Wednesday
Education Committee	9:00 am	3 <sup>rd</sup> Wednesday
BOMA Orientation	11:00 am	3 <sup>rd</sup> Tuesday
Operations & Maintenance*	11:30 am	3 <sup>rd</sup> Thursday
BOMA Board of Directors**	12 noon	3 <sup>rd</sup> Thursday
Code Utility Committee**	9:30am	4 <sup>th</sup> Tuesday
Seattle Committee	11:00 am	4 <sup>th</sup> Tuesday
Environment/Sustainability Com***	10:00am	4 <sup>th</sup> Thursday
General Meeting***	12 noon	Last Monday
Finance Committee	Ad Hoc	Ad Hoc
Preparedness Committee	Ad Hoc	Ad Hoc
Transportation Committee	Ad Hoc	Ad Hoc

\* Even numbered months

\*\* Odd numbered months

\*\*\* Full Committee odd numbered months/Chair, Vice-chair even months

## Chronological List (Excluding Committees)

January 12, 2010	Exec	12 Noon	WAC
January 21, 2010	Board	12 Noon	WAC
January 25, 2010	GM	12 Noon	Bellevue
January 27, 2010	Advocacy Day		Olympia
February 1-4, 2010	Winter Business Meeting		WA, DC
February 1-4, 2010	BOMA Nat'l Issues Conf		WA, DC
February 9, 2010	Exec	12 Noon	WAC
February 22, 2010	GM	12 Noon	Seattle
March 9, 2010	Exec	12 Noon	WAC
March 18, 2010	Board	12 Noon	WAC
March 29, 2010	GM	12 Noon	Seattle
April 12, 2010	Mariners Day		Safeco
April 13, 2010	Exec	12 Noon	WAC
April 26, 2010	GM	12 Noon	Seattle
April 29, 2010	WREC		
May 11, 2010	Exec	12 Noon	WAC
May 20, 2010	Board	12 Noon	(TBD)
May 24, 2010	GM	12 Noon	Seattle
June 8, 2010	Exec	12 Noon	WAC
June 14, 2010	Golf	11:30 am	Willows Run
June 21, 2010	GM	12 Noon	Seattle
June 27-29, 2010	BOMA Annual Conference		Long Beach
July 13, 2010	Exec	12 Noon	WAC
July 15, 2010	Board	12 Noon	WAC
July 29, 2010	BOMA WA/BC Leadership Conf		(TBD)
(TBD)	Blue Angels Event		Seattle
August 10, 2010	Exec	12 Noon	WAC
September 14, 2010	Exec	12 Noon	WAC
September 16, 2010	Board	12 Noon	WAC
September 27, 2010	GM	12 Noon	Seattle
October 1, 2010	WA State Leadership Mtg.		Tri-Cities
October 12, 2010	Exec	12 Noon	WAC
October 2010 (TBD)	GM	12 Noon	Seattle
Fall 2010 (TBD)	BUILDEX Trade Show		Seattle
November (TBD)	Board planning meeting		(TBD)
November 9, 2010	Exec	12 Noon	WAC
November 15, 2010	GM	12 Noon	Seattle
November 18, 2010	Board	12 Noon	WAC
December 13, 2010	Holiday Party		Seattle
December 14, 2010	Exec	12 Noon	WAC



# YOUR INVESTMENT IN BOMA SAVES YOU MONEY

Your investment in BOMA membership of approximately **one cent per square foot** per year saves you between \$ 0.50 cents and as much as \$1.00 per square foot in building operating expenses. Your investment in BOMA also ensures that the professionals that manage your asset have access to the latest information ranging from best practices in sustainable building operations to the latest in technology, security, safety and building codes.

The Building Owners and Managers Association Seattle King County saves you money and helps increase the value of your assets.

**\$ 0.15 per Square foot per year** **Energy Savings** BOMA's representation of building owners and tenants, have saved at least 15 cents/sqft annually in Seattle City Light rate increases and greater than 15 cents/sqft in electricity rates in Puget Sound Energy's territory. Also, BOMA's involvement in green and sustainable government mandates and initiatives helps to ensure to the greatest extent possible that reasonable and effective requirements are implemented.

**\$ 0.55 per Square foot per year** **Regulatory Savings** *Federal, State, & Local* BOMA's advocacy has saved member properties each and every year significant regulatory costs through the prevention of unnecessary and overbearing regulations while advocating for reasonable and effective regulation: BOMA has saved our members significant operating costs such as: unwarranted indoor air quality regulations proposed by OSHA, too overreaching retro-fitting of sprinklers and alarm requirements, window cleaning restrictions, adverse fire and building code changes, overly aggressive ADA requirements, unfair Labor and Industries licensing requirements, forced telecommunications access rule making at the WUTC, etc. BOMA also has worked to preserve and strengthen an owner's ability to submit alternatives and exceptions to building and fire codes.

**\$ 0.40 per Square foot per year** **Estimated Tax & Insurance Savings** *Federal, State, & Local* BOMA has lobbied Congress and won a \$3.6 billion savings by amending the capital gains tax rate and reducing recapture from 28% to 25%. BOMA achieved \$498 million in Brownfield's tax relief and incentives and a savings of \$101 million by achieving more favorable tax treatment of leasehold improvements. BOMA was the key player in the passage of measures to reduce the cost of terrorism insurance following 9/11, ensuring many buildings could obtain insurance and at reasonable rates. BOMA is your advocate on Capitol Hill on Capital Gains taxation, Carried Interest, Energy Incentives, and more. Estimated average tax savings per building per year at least 0.40/sqft.

**Other savings** BOMA has help save your ownership and the industry in additional ways. BOMA helped pass the new International Building Code in Washington State, has defeated state parking taxes more than once and help shape the new energy code so that owners have more options meeting the new code. BOMA has prevent the extention of sales tax to Janitorial services

**\$ 1.00 per Square Foot per year** **In Annual Savings for an investment of approximately \$0.01/sf per year!**

Membership in BOMA benefits your properties, your tenants, and the real estate professionals who care for your investment. BOMA dues are rent you pay to occupy your space in the industry. BOMA dues are usually treated as a legitimate operating expense and to the building since BOMA saves tenants many fold the one-cent per square foot expense by reducing other pass-through expenses to the tenant. Principal membership is based on building square feet.

When BOMA's principal members report and pay dues on all their buildings, it makes it possible for us to hire our lobbyists, code representatives, utility consultants, to support transportation improvements and maintain and competent and active local and International staff and provide relevant industry education.

Visit BOMA International at [www.boma.org](http://www.boma.org) and BOMA Seattle King County at [www.bomaseattle.org](http://www.bomaseattle.org) for more information or call the BOMA Office at (206) 622-8924. Your support of BOMA will continue to enhance the value of your investment.

## 2010 Principal Member Companies Building Owners & Managers Association

2701 First Avenue, LLC  
Arden Realty  
Ashforth Pacific, LLC  
Associated General Contractors of WA (AGC)  
Bentall Capital US  
Bill & Melinda Gates Foundation  
BioMed Realty Trust, Inc.  
Blue Sky Development Services, LLC  
BOMA Seattle King County  
CA Stanford Consulting  
CAC Real Estate Management  
Carillon Properties  
CB Richard Ellis  
Chase Bank  
City of Bellevue  
City of Seattle Fleets & Facilities Dept  
City of Shoreline  
Clise Properties, Inc.  
Clise Properties, Inc.  
Colliers International  
Columbia West Properties, Inc.  
CP Management, LLC  
Cushman & Wakefield  
Davis Property & Investment, LLC  
Doncaster Investments NV, Inc.  
Egis Real Estate Services, LLC  
General Growth Properties  
General Services Administration  
Grubb & Ellis Management Svcs  
GVA Kidder Mathews  
Harsch Investment Properties, LLC  
Hines  
Howard Anderson & Associates  
Integrated Real Estate Services, LLC  
Joshua Green Corporation  
Kemper Development  
Kennedy Wilson Properties, Northwest, Ltd.  
Koehler & Company  
Lakeshore Investment Corporation  
LBA Realty, LLC  
Legacy Partners Commercial, Inc.  
Leibsohn & Company  
Lorig Management Services, LLC  
Martin Smith Inc  
Metzler Realty Advisors, Inc.  
Norris Beggs & Simpson  
NorthMarq  
Northwest Building, LLC  
Northwest Hospital & Medical Center  
Opus Northwest Management, LLC  
PC Management  
PEMCO Mutual Insurance Co.  
Pine Street Group L.L.C.  
Pinnacle An American Management Svcs Co.  
Pioneer Management Company  
Port of Bellingham  
Port of Seattle  
Premera Blue Cross  
Premier Advisors  
Puget Sound Energy  
Puget Sound Realty Advisors, LLC  
Real Assets Property Services, Inc.  
Reit Management & Research, LLC  
Rosen Harbottle Properties Commercial Real Estate  
RREEF  
Sabey Corporation  
Samis Land Company  
Schnitzer West  
Seattle Metropolitan Credit Union  
Sound Transit  
Space Needle, LLC  
Sterling Realty Organization  
SUHRCO Management, Inc., AMO®  
The Benaroya Company, LLC  
The Fairmont Olympic Hotel  
The Schuster Group  
The Seattle Times  
Tishman Speyer  
Tochterman Management Group  
Triad Development, Inc.  
Unico  
University of Washington Real Estate Office  
Urban Renaissance Group, LLC  
Vance Corporation  
Vulcan, Inc.

## 2010 Associate Member Companies Building Owners & Managers Association

1-800 Water Damage	GLY Construction	PSR - HVAC & Mechanical Services
2-D As-Built Floor Plans	GordonDerr, LLP	Puget Sound Security
Able Building Maintenance	Graham & Dunn PC	RAFN Company
ABM Janitorial Services	Guardian Security	RBA Furniture Solutions, Inc.
ABM Security Services	H2 Office Designs	Reed Construction, Inc.
About Grout Tile Specialties	Har-Bro Inc.	Republic Parking Northwest
Ace Parking Management, Inc.	Hermanson Company, LLP	RESTORx of Washington
Aerolist Photographers, Inc.	Holiday-Parks, Inc.	RFI Communications & Security Systems
All Weather Rooftop Solutions, Inc.	Howard S. Wright Constructors	RUSHING
Alliance Building Services	Hudson Bay Insulation	Ryther Child Center
AlliedBarton Security Services	Imperial Parking, Inc.	SAFE Installation Services Corp.
Ampco System Parking	Integra Telecom, Inc.	Schindler Elevator Corporation
Amsan Seattle	Jeff Samdal & Associates, Inc.	Schuchart Corporation
A-One Ornamental Iron Works	Johnson Controls, Inc.	SD Deacon of Washington
Architectural Elevator Consulting, LLC	Jungle Luv Plant Care	Seattle Building Maintenance, Inc.
Atlas Supply, Inc.	Kimberly-Clark Corp	Seattle City Light
ATS Automation	KONE, Inc.	Seattle Maintenance Services
Bales Restoration DKI	Lane Powell PC	Seattle Steam Company
BetterBricks	Leewens Corporation	Securitas Security Services USA, Inc.
Botanical Designs	Legacy Group	Sequoyah Electric, LLC
Brandywine Nursery, Inc.	Lerch Bates, Inc.	Servpro of Central/NE Seattle, Federal Way
Carney Badley Spellman	Light Doctor, LLC	Siemens Industry Building Technologies, Inc.
Cascadian Building Maintenance, Ltd	Lighthouse Electrical Group	Signature Landscape Services, Inc.
Centennial Moisture Control, Inc.	LMN Architects	SimplexGrinnell
Centimark Roofing	Long Painting Company	Skanska USA Building, Inc.
Cleanscapes	Lydig Construction	Spectra Contract Flooring
Cobra Building Envelope Contractors	MacDonald-Miller Facility Solutions, Inc.	Sprague Pest Solutions
Cole, Lether, Wathen, Leid & Hall	Madico, Inc.	Standard Parking
Comcast	McKinstry Company	Star Protection Agency
Commute Seattle	Merit Mechanical, Inc.	Summit Building Maintenance, Inc.
Continental Van Lines	Metropolitan Building Maintenance Company	Superior Cleaning & Restoration/Coit Svcs
Control Contractors	Moving Link Commercial	Swinerton Builders
Convergint Technologies	Munters Moisture Control Services	Synergy Construction
CORT Furniture Rental	National Maintenance Contractors, LLC	The Sherwin-Williams Company
Cosco Fire Protection, Inc.	Northwest Edison	ThyssenKrupp Elevator
Cost Segregation Services Inc. (CSSI)	Northwest Energy Efficiency Council	Total Reclaim, Inc.
Coyote Cleaning Systems, Inc.	Northwest Protective Services, Inc.	TRANE
CPS Parking	Northwest Security Services, Inc.	Tube Art Displays, Inc.
Davidson Macri Sweeping, Inc.	Openworks	UNIMARK Construction Group
Diamond Parking	Otis Elevator Company	United Pest Solutions, Inc.
Downtown Emergency Service Center	Pacific Air Control, Inc.	United Professional Caulking & Restoration, Inc.
Downtown Seattle Association	Pacific Building Services	University Mechanical Contractors, Inc.
DP Incorporated	Pacific Communications Cabling	U-Park Systems
Eden Advanced Pest Technologies	Pacific Fire & Security, Inc.	Varsity Contractors
Energy Industries	Pacific NW Regional Council of Carpenters	VECA Electric & Communications Company, Inc.
Entrance Controls, Inc.	Palmer Resource Group Insurance Brokers	Vital Mechanical Service, Inc.
Evergreen State Heat and Air Conditioning	Parker Smith & Feek, Inc.	Walter E Nelson Company
Express Construction	PCL Construction Services, Inc.	West Coast Elevator
Facilities Partners, Inc.	Performance Mechanical Group	West Coast Paper
Foster Pepper PLLC	Peterson Sullivan, LLP	Western Waterproofing Co., Inc.
Fujitec America, Inc.	Philips Lighting	Whitman Global Carpet Care
G & W Commercial Flooring, Inc.	Plantscapes, Inc.	Williams & Associate/Duro-Last Roofing, Inc.
Garage Craft, Inc.	Platt Electric Supply	Williams, Kastner & Gibbs PLLC
Gateway Construction Services	Premier Sales Northwest	
GB Systems, Inc.	Property Maintenance Service Company, Inc.	
GCA Services Group	PSF Mechanical, Inc.	