


2015 JAN 21 PM 2:14

**City of Seattle
Notice of Appointment**

CITY CLERK

Name: <i>Joseph R. Malaspino</i>		<input checked="" type="checkbox"/> Executive Appointment <input checked="" type="checkbox"/> Reappointment <input type="checkbox"/> Legislative Appointment <input type="checkbox"/> Agency Appointment <input type="checkbox"/> PDA Council <input type="checkbox"/> PDA Constituency
Residential Neighborhood: <i>West Seattle</i>	Zip Code: <i>98146</i>	Contact Phone No.: <i>(206) 973-5980</i>
Appointed to: <i>Construction Codes Advisory Board</i>		Date of Appointment: <i>01/15/15</i>
Authority (Ord., Res.): <i>Ordinance # 121519</i>		Term of Office: From: <i>Confirmation date</i> To: <i>June 1, 2017</i>
Background: <p>Mr. Malaspino is the Director of Engineering for Kidder Mathews. He chairs the Code and Utilities Committee of the Seattle Chapter of Building Owners and Managers Association (BOMA).</p>		
Authorizing Signature: 		Name and Title of Officer Making Appointments: <i>Mayor Edward B. Murray</i>

Joseph (Joe) Malaspino, RPA, FMA
Seattle, WA

SUMMARY

An experienced problem solver with excellent analytical, written and verbal skills; highly effective at working collaboratively in challenging environments with diverse clients, colleagues, and constituents.

EMPLOYMENT HISTORY

DIRECTOR OF ENGINEERING
KIDDER MATHEWS

September 2014 to Present

RESPONSIBILITIES INCLUDE:

- Operational day-to-day management of engineering business line.
- Hiring, developing, directing and motivating technical personnel.
- Oversight of the Building Engineering safety and training program.
- Identifying and developing new business opportunities.

GENERAL MANAGER
Transwestern

January 2014 to September 2014

RESPONSIBILITIES INCLUDE:

- Create annual operating budgets and operational components associated with a newly constructed Class A office building, including preparing a five and ten year capital project plan.
- Working with the Chief Engineer, develop and assist in the implementation of preventive maintenance and service procedures.
- Working with the team, facilitate emergency response programs; fire drills and emergency response training for floor wardens.

ACCOUNT EXECUTIVE – Building Automation Service
Siemens Industry

September 2012 to January 2013

Responsibilities include:

- Business Development
- Customer Relations.
- Project Definition, estimating and direct sales to the decision maker.

GENERAL MANAGER
CB Richard Ellis

February 2007 to March 2012

RESPONSIBILITIES INCLUDE:

- Third party property management of over 2.0 million square foot of high profile office/retail properties in Seattle's South Lake Union Neighborhood.
- Work with Clients Design and Construction team during the design, development, construction and transition to operations of the new properties.
- Create annual operating budgets and operational components, including preparing a five and ten year capital project plan.
- Monthly reporting to ownership including, monthly financial statement with variance comments, tenant aging report, retail percentage rent report, and a narrative report describing "what is happening this month" in regards to the properties and tenants.
- Assist owner and tenants in setting up and achieving their key performance indicators in regards to sustainable building operations.

CHIEF ENGINEER February 2002 to 2007
CB Richard Ellis - Trammell Crow Company

Responsible for operating and maintaining all mechanical, electrical, plumbing, and fire life safety equipment for five separate Vulcan owned and occupied facilities.

Responsibilities include:

- Interact on a daily basis with the Owners facility team
- Develop and implement preventive maintenance and service procedures
- Coordinating tenant improvement alterations
- Budgeting of operation and capital expenses
- Daily operation of highly technical integrated systems
- Interact with tenants on a daily basis
- Supervision and staffing of engineering team
- Managing vendor contracts

PROJECT MANAGER

Self-Employed

April 2000 to February 2002

Contracted directly with the Disney Internet Group and Auburn Mechanical

Responsible for all aspects of project management including, but not limited to the following:

- Contract documentation
- Submittal process
- Scheduling
- Coordination meetings
- Billing
- Close out documentation

ENGINEERING MANAGER

Westin Building, Seattle, WA

July 1996 to April 2000

Instrumental in the transformation of the 34-story office building into the "Telco Hotel" of the Northwest. Responsibilities spanned all aspects of the project. Beginning with the mechanical and electrical system provisioning during lease negotiations. Continuing through the mechanical and electrical system upgrades, as well as interacting with the engineers during the design phase and managing the contractors in the construction phase.

Examples of projects completed:

- 800 ton cooling tower addition
- Utility tunnel between building and garage structures
- New 10,000 amp City Light vault to augment existing 10,000 amp City Light vault
- Addition of seven diesel generator sets and supporting equipment.
- Numerous tenant improvement build-outs

Concurrently responsible for the facility management of the 400,000 sq. ft. building.

Responsibilities include:

- Budgeting
- Variance tracking
- Defining and researching capital projects
- Supervision of maintenance staff that consists of five direct reports and a security subcontractor
- Fire Life Safety

HVAC SERVICE MANAGER

United Systems, Seattle, WA

January 1994 to April 1996

Responsible for the direct management of a service division that consisted of ten service technicians and two dispatchers. Budgeted both income and expenses for the department.

HVAC CONTROLS SUPERVISOR

United Systems, Seattle, WA

March 1988 to January 1994

Responsible for all aspects of control projects from engineering to installation, programming and troubleshooting.

ENGINEERING AID

United Systems, Seattle, WA

July 1986 to March 1988

Assisted the engineering department in the design and drafting of HVAC, mechanical and control systems.

EDUCATION

Associate of Applied Science degree in HVAC Technology, North Seattle Community College

BOMA FMA and RPA designation program

Rockwell Institute Real Estate Fundamentals

PROFESSIONAL LICENSES

Washington State Department of Labor and Industries Limited Energy Electrician (06)

Washington State Department of Labor and Industries Limited Energy Electrician (06A)

Washington State Department of Labor and Industries Non Residential Maintenance (07)

Washington State Real Estate License

Joseph R. Malaspino
Page 3 of 3

PROFESSIONAL AFFILIATIONS

BOMA King County Code Committee Chair
City of Seattle Construction Council Advisory Board Member 2011 - 2014

PROFESSIONAL AWARDS

CB Richard Ellis Ambassador Award December 2007
BOMA Seattle King County Principal Member of the Year 2007
CB Richard Ellis Asset Services Real Estate Manager of the Year 2008

REFERENCES

Available on request

Construction Codes Advisory Board

13 members: Per Ordinance 121519, all subject to City Council confirmation, 3-year terms

- 0 Appointed by City Council
- 13 Appointed by Mayor

D*	G	Position No.	Name	Appointed	Term Ends	Term #	Position	Appointed By
6	M	1	Leonard Whalen	01/15/15	6/1/17	1	Electrical contractor	Mayor Murray
6	M	2	Joseph Malaspino	01/15/15	6/1/17	2	Commercial building owner	Mayor McGinn 2011; Reappointed Mayor Murray 2015
6	M	3	Robert Lane	01/15/15	6/1/17	1	General public	Mayor Murray
2	M	4	Loren Brandford	01/15/15	6/1/17	1	Residential developer	Mayor Murray
6	M	5	Allan Wakeling	2013	6/1/15	1	General contractor	Mayor McGinn
6	M	6	Bryan Boeholt	2007; Reappointed 2011 & 2013	6/1/15	3	Electrical engineer	Mayor McGinn 2007; Reappointed 2011 & 2013
6	M	7	Jack Hawes	2013	6/1/15	1	Apartment owner	Mayor McGinn
1	M	8	Samuel Park	2005; Reappointed 2011 & 2013	6/1/15	3	General public	Mayor Nickels 2005; Reappointed McGinn 2011 & 2013
6	M	9	Eric VanderMey	2007; Reappointed 2011 & 2013	6/1/16	3	Mechanical engineer	Mayor Nickels 2007; Reappointed McGinn 2011 & 2013
6	M	10	Greg Gilda	2007; Reappointed 2011 & 2013	6/1/16	3	Structural engineer	Mayor Nickels 2007; Reappointed 2011 & 2013
6	M	11	Jim Safranek	2011; Reappointed 2013	6/1/16	3	Architect	Mayor McGinn 2011; Reappointed Mayor McGinn 2013
6	F	12	Lily Iftner	2007; Reappointed 2011 & 2013	6/1/16	3	General public	Mayor Nickels 2007; Reappointed Mayor McGinn 2011 & 2013
6	M	13	Steven Simpson	2013	6/1/16	1	Organized labor	Mayor McGinn

*Diversity

	Men	Women	Vacant	Minority	(1) Asian-American	(2) African-American	(3) Hispanic Latin@	(4) Native-American	(5) Other**	(6) Caucasian
Mayor	12	1			1	1				11
Council										
Other Bodies										
Total										

**Other includes diversity in any of the following: race, gender and/or ability