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# City of Seattle

## Notice of Appointment

<b>Name:</b>  <i>Joseph R. Malaspino</i>		<input checked="" type="checkbox"/> Executive Appointment <input type="checkbox"/> Reappointment <input type="checkbox"/> Legislative Appointment <input type="checkbox"/> Agency Appointment <input type="checkbox"/> PDA Council <input type="checkbox"/> PDA Constituency
<b>Residential Neighborhood:</b>  <i>West Seattle</i>	<b>Zip Code:</b>  <i>98146</i>	<b>Contact Phone No.:</b>  <i>206-973-5980</i>
<b>Appointed to:</b>  <i>Construction Codes Advisory Board</i>		<b>Date of Appointment:</b>  <i>May 2, 2011</i>
<b>Authority (Ord., Res.):</b>  <i>Ordinance # 121519</i>		<b>Term of Office</b> <b>From:</b> <i>Confirmation date</i> <b>To:</b> <i>June 1, 2014</i>
<b>Background:</b>  Mr. Malaspino is a senior real estate manager with CB Richard Ellis, responsible for operation and maintenance of Class A high-rise office buildings. He chairs the Code and Utilities Committee of the Seattle Chapter of Building Owners and Managers Association (BOMA).		
<b>Authorizing Signature:</b>  		<b>Name and Title of Officer Making Appointments:</b>  Mayor Mike McGinn

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CITY OF SEATTLE  
2011 MAY - 6 PM 12:42  
CITY CLERK

**Joseph R. Malaspino, RPA, FMA**



**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**

SENIOR REAL ESTATE MANAGER  
CB Richard Ellis

February 2007 to present

Responsible for operating and maintaining all aspects of a Class-A high-rise office.

Duties include:

- Work with Clients Design and Construction team during the development and transition of new properties specific to the mechanical, electrical and plumbing systems.
- Creating annual operating budget and operational components associated with a newly constructed Class A office building
- Developing and implementing preventive maintenance and service procedures
- Coordinating tenant improvement alterations
- Vendor contract setup and maintenance
- Facilitate emergency response programs, fire drills and emergency response training for floor wardens.
- Lease administration
- Vendor contract management
- Monthly financial reporting to ownership
- Preparing five year capital projects plan
- Interact with tenants on a daily basis

CHIEF ENGINEER  
CB Richard Ellis - Trammell Crow Company

February 2002 to 2007

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

Duties include:

- Developing and implementing preventive maintenance and service procedures
- Coordinating tenant improvement alterations
- Budgeting of operation and capital expenses
- Variance Tracking
- Purchasing
- Inventory Management
- Daily operation of highly technical integrated systems
- Interact with tenants on a daily basis
- Supervision and staffing of engineering staff consisting of 3 direct reports
- Managing vendor contracts

PROJECT MANAGER  
Self-Employed  
Contracted directly with the Disney Internet Group and Auburn Mechanical

April 2000 to February 2002

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

- Contract documentation
- Submittal process
- Scheduling
- Coordination meetings

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- Billing
- Close out documentation

Projects included:

- Children's Hospital plumbing and medical gas renovations
- University of Washington Surgery Pavilion chilled water pipe addition
- North Seattle Community College chiller addition
- Virginia Mason Clinic boiler and chilled water addition
- Kent School District hot water storage tank replacement
- Disney Internet Group (WDIG) data center expansion

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.

Duties 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

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**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

**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

April 2011

13 members: Per Ordinance 121519, all appointed by the Mayor and subject to City Council confirmation, 3-year terms

D	Name	Appointed	Term Ends	Term #	Position	Appointed By
(6) M	Boeholt, Bryan	2005	06/01/12	2	Member; Elec Engi	Mayor
(1) F	Iftner, Lily	2007	06/01/13	2	Member; General Pub	Mayor
(6) M	Jones, Scott	Reappointed 2005	06/01/12	3	Member; Gen Contrac	Mayor
(1) M	Park, Sam	Reappointed 2005	06/01/12	3	Member; General Pub	Mayor
(6) M	Fasso, Gary	Reappointed 2007	06/01/13	3	Vice Chair; Org Labor	Mayor
(6) M	Gilda, Greg	Reappointed 2007	06/01/13	3	Chair; Structural Engi	Mayor
(6) M	Vander Mey, Eric	2007	06/01/13	2	Member; Mech Engi	Mayor
(6) M	Watts, Neil	2007	06/01/14	2	Member; General Pub	Mayor
(6) M	Malaspino, Joseph	2011	06/01/14	1	Member; Cmmr Bldg Owner/Oper	Mayor
(6) M	McLeod, Vaughn	2011	06/01/14	1	Member; Devel or Bldrs of Res props	Mayor
(6) M	Safranek, Jim	2011	06/01/13	1	Member; Architects	Mayor
—	<i>Vacant</i>	—	06/01/12	1	Member; Res Bldg Owner/Oper	Mayor
(6) M	Witty, Bob	2011	06/01/14	1	Member; Electrical Contractor	Mayor

### Diversity

	Men	Women	Vacant	Minority	(1) Asian- American	(2) African- American	(3) Hispanic Latin@	(4) Native- American	(5) Other	(6) Caucasian
Mayor	11	1	1	2	2	0	0	0	0	10