



# The Bellefield Buzz

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425-289-4900

## July 2017

FOCUSED ON BELLEFIELD'S TENANT AMENITY, PROGRAM AND EVENT UPDATES

ALL INFO CAN BE FOUND ON OUR WEBSITE

## A Day in the Life of a Bellefield Engineer: What those Boys in Blue Actually Do!

Bellefield's Engineering Staff is in constant motion and it's a department that collects the most compliments, and the occasional gentle criticism, from our tenants. Summertime is usually a time when the Park sees the lowest daily population from our tenants but it's typically the busiest time for the Engineers. Bellefield has a staff of 4 full time Engineers; a Facility Manager; along with 2 Dayporters; a night janitorial contracted staff and a Property Administrator – all with a mission to ensure our Tenant's facility needs are met and any issues promptly addressed. The Engineers also perform regularly scheduled maintenance on the buildings' mechanical systems, air quality and upkeep. The outside grounds keeping falls to our Landscaping and Gardening contracted crews but there's lots of overlap as you'll soon read. For the curious, here's a snapshot of how a busy Bellefield Engineer's day begins:

### Daily Morning 4512#Report 7:03 am Thursday June 29<sup>th</sup>, 2017

Good Morning Team, The park is 57 degrees this morning. All building systems are operating within normal parameters. I have checked the operation of the building EMS systems. I have checked the building loop temperatures and cooling tower operations for all buildings. All main entry doors that were required have been unlocked for the morning. The cones for the food trucks @ Gateway 112/ Edifec's building have been set up. Have a safe drive in. Maplewood Water Level: Roadway is Clear. All building garages lighting are working properly. Conference Center is under construction for new tenant remodel. Conifer Building Gym renovations have been signed off on the 1st floor. Glu Building will be the K2 Building, welcome K2!

115th Road Repair - Repairing the existing roadway between the bridges, raising the roadway started Monday. Today's Lake Level: (Tue 27 Jun 2017 0700 21.93) Highest Lake Level: (Sat 17 Jun 2017 0900 22.02)

Quote of the day: Obstacles are those frightful things you see when you take your eyes off your goal.

The first walkie-talkie radio chatter starts up around 6:00 am when the first Engineers arrive on site and start to check every buildings' set of systems. Coded calls are made back and forth between the engineering office and the field as heating or cooling loops are monitored and adjusted to keep up with that day's expected weather. Every building is checked before 7:30 am so by the time our early bird tenants arrive to their offices, front doors are unlocked, temperatures are evening out and any visible urgent problems are identified and solutions sourced. This morning, a tree had fallen overnight and was leaning across a mechanical building near the back of the park which could affect it's equipment; some landscaping irrigation pipes had started leaking at Cedar onto the front porch which created a wide puddle and a flock of ducks has decided our boat launch was the perfect nesting area and were busy making a huge mess. For every issue, a skilled trained Engineer was dispatched to each area to diagnose and correct the issues if possible. In these 3 cases, the tree was so large, our tree removal company had to be called for emergency removal; the leak just needed a pipe connector tightened and the geese and ducks will soon have a pest control specialist coming on site to figure out (cont.)

(cont'd from p.1) an environmentally safe method to encourage them to move to a less conspicuous area of the park. "Every single day is different which makes this work very satisfying and challenging," says Jim Huckabay, Facility Manager. "We have a skilled hardworking staff with expertise in construction, building maintenance, electrical and plumbing systems. Our team can figure most of our problems out, and if we can't, we have great relationships in the professional community and know exactly who to call in if we need to." Jim's also proud of the Bellefield learn/teach environment the Park has created. "We can take an electrical systems student who wants to apprentice and teach him or her what they need to know to launch their Facilities management careers, right on site. We have a couple of positions open now due to Pinnacle expanding their property management footprint." Jim also points to the Safety Program Meetings held each month as a critical piece of keeping his team safe while they are keeping our tenants needs met. "We go over everything – proper handling of cleaning substances and electrical shut off procedures to how to remove a bee's nest without being stung to proper lifting posture. Safety first really applies to this Team!" Next time you see an Engineer in the Bellefield blue, we hope you see them in a whole new light!

**Puppy Therapy Coming Back Sept & Oct! Check Online to Reserve a Spot!**



# B

## EVENTS & AMENITIES

### SAVE THESE DATES!

- JUL 25** - Tenant BBQ Summer Party
- AUG 16** - Corks and Canvas Patio Party  
\$15 Pre-Registration
- AUG 30** - Free Outdoor Concert  
Band "Sisters" at Café Park
- SEP & OCT** - Puppy Therapy!

### Book Your Ultimate Auto Detail Today with Trufant!



We're excited to bring back on-site auto detail services to Bellefield and pleased to introduce you last month to our new provider Trufant Auto Detail services. Appointments can be booked on site or cars can be picked up and transported to their Bellevue auto spa services. To book, just follow this link and click on the Bellefield location to receive 10% off as a Bellefield tenant. Get that gorgeous "new car clean" experience with Trufant Detail. <http://www.trufantautodetail.com/book-online>



#bellefieldop



### The Dilettante Mocha Café on Instagram!



Lunch at Bellefield #Whose Hungry?

### Tenant BBQ & Summer Party July 25! Don't Miss It!

We are ready for our Annual Tenant BBQ and Summer Party July 25 from 11:30 – 2 pm – this year hosted in the Conifer Park and Lot. Food, Fun, Music and 3 raffles for awesome summer fun gift packs with Mariners tix, Sounders, Pool Party and BBQ themes! See you outside in the sunshine!

### Corks and Canvas Aug 16<sup>th</sup> - Build a Mini Garden!

Bellefield welcomes Corks and Canvas back for a unique experience – we're building a succulent garden! 40 person limit for this event as it's being held on the Café Patios. \$15 co-pay for tenants with pre-registration a must. All supplies and a glass of wine included. Go to the Events page to register or call 425-289-4903 for more info.

