



# Philadelphia Building Managers and Operators Association

## *March 2010 Newsletter*

*Promoting goodwill and networking between building owners, managers, and contractors.  
Educating all people involved in the operations of maintaining office buildings through  
meetings.*

*Bringing together in volunteer efforts to assist various charities through donations, & fund raising events,*

**Our apologies go out to Shellville Facility Services and Securitas for the omission of their ads in the December, January and February newsletters.**

### **Quote for the month-**

#### **Solar energy-**

Personally, I have my doubts about solar energy. My son has spent most of his life on the beach, and he has less energy than anyone I know.

### **Thought for the month**

If you ate both pasta and antipasto, would you still be hungry?



## *Happy St. Patrick's Day*

May The Road Rise Up To Meet You

May the road rise up to meet you,  
May the wind ever be at your back,  
May the sunshine be warm upon your face,  
May the rain softly fall on your fields.  
And, until we meet again,  
may the Gods hold their hands over you.  
And, until we meet again,  
may the Gods hold their hands over you.

## PRESIDENT'S MESSAGE

In the PBMOA association, networking is an essential tool. If you have ideas or solutions to everyday problems members and officers alike will be eager to listen as well as share their thoughts. With this being said feel free to call us we are always interested in new ideas.

Thank you to all the volunteers who have signed up for the Ronald McDonald House meal serving. Unfortunately, the weather did not cooperate. Special thanks to Cricket Catering who braved the storm and delivered the hot food to the residents. Though they needed a little help digging out afterward, their efforts and selflessness were greatly appreciated. If you missed this event, we will be serving again on March 30<sup>th</sup>, at the Front and Erie Streets house. Contact Kirstin Harrington ([kharrington@401pmi.com](mailto:kharrington@401pmi.com)) or 610-668-5320, if you wish to volunteer.

Best Regards

Phillip Filippello

### Member Updates

If anyone has any announcements they would like included in the newsletter (e.g. new jobs, promotions, births, marriages, etc.) please contact Joan Stahley, [stahley@septa.org](mailto:stahley@septa.org) or Todd Smith, [tsmith@energy-products.com](mailto:tsmith@energy-products.com).

**Welcome New Members- Thank you for joining and supporting our organization.**

**Alfred Berry**, American Services Corporation

**Cathy Ashcroft**, Schnoll Painting

**Denise Scheinert**, Scheinert & Son, Inc

**Harry Albright**, Clean-Tech, Inc

**Hatzel Buehler**, Inc

**Liz O'Mara**, Paradigm Mechanical

**Gene Pinto**, Lor-Mar Mechanical

**Ed Calvitti**, Calvitti Cooling Towers, Inc

### Retiring

**Larry Spielvogel**- Good luck Larry and we hope you enjoy your retirement.

### Deploying

Thomas Scheinert, son of Denise Scheinert, deployed January 4<sup>th</sup>, 2010 to Afghanistan. Best wishes to Thomas and we pray for a fast and safe trip home.

### New babies

**Mark Anderson**, United Elevator, welcomed his second grandson, Shane Patrick Anderson, on January 11<sup>th</sup>, 2010. Parents, Ryan and Megan and older brother, Brennan, join the proud grandparents. Congratulations to the whole family.

**Kathy Gross**, CSI International welcomed her newest granddaughter, Keira Bernadette, on January 26<sup>th</sup>, 2010. Keira joins previous grandchildren twins, Sonny James and Reese Evyn born on September 28<sup>th</sup>. Sounds like Kathy has her grandmotherly hands full. Good luck Kathy.

### Volunteering- Way to go Gary Rubin and staff at PCA

During the winter holidays, the staff at PCA gave up their annual party and instead served a multi-course catered dinner for the families staying at the Ronald McDonald House at St. Christopher's Hospital in Philadelphia.

The following poem is written by the late Brad Kidder, FAIA, of the architectural firm of McHugh and Kidder, Santa Fe, New Mexico and was reprinted in that outstanding publication "Symposia" in June-July 1981.) (We appreciate the opportunity to reprint this outstanding piece.

### WHEN THE TENANT MOVES IN THE FUN BEGINS

The property manager phoned to say  
There are some things that, without delay,

Must be corrected and made to function  
Including the parking lot power junction.

He then reads a list, something like this,  
Of all the things that have gone amiss,

And caused the Tenants most displeasure  
Which they have expressed in insolent measure,

There is no heat in the conference suite!  
Water is dripping on the front row seat

The fan coil unit in the director's room  
Is making a noise like a sonic boom!

The lights in the lobby flicker and joggle.  
Somebody broke the switchboard toggle.

The drinking fountain water runs hot  
Water in the lavatory basins -does not!

The wooden floor in the hallway squeaks  
and the ladies rest room toilet leaks

The shelves in storage fell off the wall  
and there is no threshold in the entry hall

There is no power outlet at -or near  
The printing press in the basement rear

And there's a report from the filing clerk  
That the plug to his copier will not work.

The pretty gal secretary in room two-oh-nine  
Thinks that her bosses carpet's "devine,"

But why in tarnation did we ever choose  
To carpet her room in those awful blues?

There are several more items on the P. M.'s list,  
But you know of others that he's somehow missed.

So, what can the poor Architect do but grin,  
And drown all his troubles in vermouth and gin

(We'll drink to that)

# Phillip T. Eastman, Jr.

## Position

Manager, Economic Development  
PECO

## Profile

Phil Eastman is responsible for the economic development team at PECO, the electric and gas utility serving southeastern Pennsylvania with 1.6 million electric and 480,000 natural gas customers. PECO is part of Exelon Corporation, one of the nation's leading energy companies, with \$44 billion in assets and \$15 billion in annual revenues. PECO's economic development team works with other economic development organizations at the local, regional and state level to attract new businesses to the region and help existing companies that may be expanding or relocating.

## Professional History

Eastman has 29 years of utility experience for PECO and Exelon in both the regulated and unregulated sides of the corporation. Much of his experience has been in leading teams responsible for identifying and satisfying the energy needs of large commercial and industrial customers in the PECO territory.

With Exelon Enterprises, Eastman was responsible for developing and launching new lines of business, and led PECO's first venture in the retail energy market outside its service territory, providing energy supply consulting and procurement services to corporate clients.

In Corporate Planning & Development, Eastman provided support to PECO senior management in areas such as strategic and organizational planning, operational evaluation and improvement, and financial analysis of business expansion opportunities.

Eastman began his career providing technical energy application support to customers in areas such as HVAC, lighting, industrial processes and other energy conservation/load management technologies.

## Civic and Board Involvement

Eastman serves on the Board of Directors of the Bucks County Economic Development Corporation, the Chester County Keystone Innovation Zone, CoreNet Greater Philadelphia Chapter, the Montgomery County Economic Development Corporation, the Pennsylvania Economic Development Association and the Smart Energy Initiative of Southeastern Pennsylvania.

## Education

Eastman received his Bachelor of Science degree in mechanical engineering from Cornell University, and earned a Masters of Business Administration from Villanova University.

## Family

Eastman and his wife, Maureen, have two children

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## Upcoming Events- 2010

March 11 – PECO- ACT 129- Sam Eastman

April 22 - Monte Carlo Night- Benefitting P.A.L.-1500 Market Street, Lower Mezzanine



May 19 - Golf Outing – JC Melrose Country Club, Cheltenham, PA



June 10 - To Be determined

Never been to a meeting or haven't been to one in the last year?  
Come and see what we are about. Join us for a meeting, compliments of PBMOA. Let us know which meeting you would like to attend and we will add you to the list. RSVP to Kirstin Harrington E-mail [kharrington@401pmi.com](mailto:kharrington@401pmi.com) or 610-668-5320.

Please visit our updated website at [www.pbmoa.org](http://www.pbmoa.org) and tell a friend! We added a new section for employment. You can post your resume or help wanted ad. Send either your resume or want ad to Kirstin Harrington (e-mail) [kharrington@401pmi.com](mailto:kharrington@401pmi.com). Word of mouth is the key to expanding our membership base. Spread the news and bring a friend.

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**For more information, contact:**

Gloria Markward-Owens,  
Business Development Manager  
(215) 271-6300



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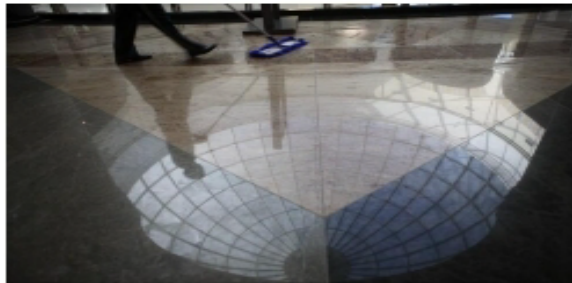
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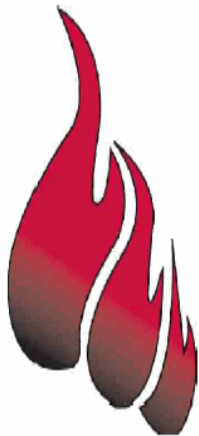
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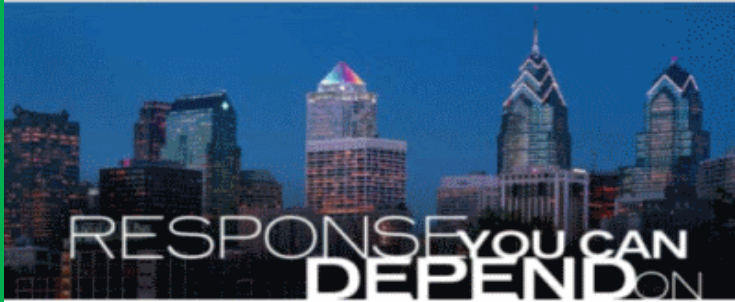
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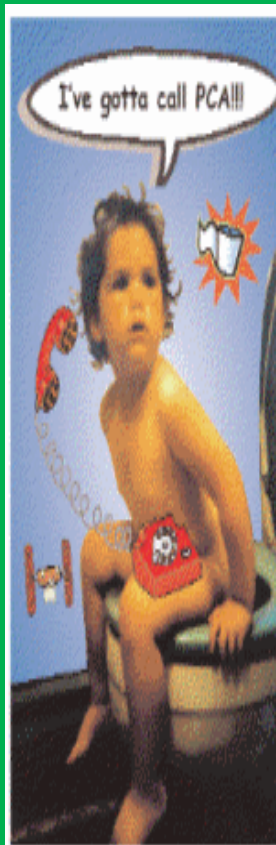
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