



Philadelphia Building Managers and Operators Association

We have moved. Our new address is

PBMOA, P.O. Box 36820, Philadelphia, PA 19107

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

June 2011 Newsletter

PLEASE SUPPORT OUR VENDORS.

THEY SUPPORT PBMOA

Just click on any ad to connect to the website.

PBMOA is proud to promote the following charitable organizations

Ronald McDonald House (www.philarmh.org)

PAL-Philadelphia (www.phillypal.com)

HealingHeartsonHalloween (www.healingheartsonhalloween.org)

KevinfromHeaven (www.kevinfromheaven.org)

PRESIDENT'S MESSAGE

We had a good year and I would like to thank everyone for your support and donations during my term. I would like to congratulate Kirstin on her Presidency. She is a valuable asset to this organization and the next 2 years are going to be very exciting. She has been very inspirational and breathed new life into our Association. Also I would like to commend my board and officers for all their hard work as well. Summer is upon us, I want to wish everyone a safe and happy summer.

Thank-you,

Philip S. Filippello

Summer

Summer is upon us and this will be our last newsletter for the season. We will resume newsletters again in September, when we open our new season.

PBMOA Board of Directors is actively working to bring you new speakers, tours and events, and we hope you will enjoy the next season.

As always, we value and welcome all suggestions and opinions. You can contact us anytime by e-mailing or calling any of the board members listed at the end of the newsletter. You can also use our website PBMOA.ORG to send any information or requests.

We will be revamping our website again. Some of the changes we are looking to make are;

Access to members information (This will be available only for current members)

- Payment for invoices
- Sign up for any events
- More articles or bulletins that might be relevant to our members. We can always use help in this area. If you have information you would like to see posted on the site or in a newsletter, please e-mail it to Kirstin Harrington (Kharrington@401pmi.com)

The board of directors is also discussing ways to improve value to our members. As members, you know what you value in the organization, so again all suggestions are welcome.

2011-2012 Elections were held and results are as follows

President	Kirstin Harrington
Vice President	Kayte Faux
Treasurer	Todd Smith
Financial Secretary	Mimi Somasanith
Recording Secretary	Joan Stahley
Board Members	Bill Dean
	Jeff D'Angelis
	Mark Deffler
	Gary Rubin
	Mark Anderson
	Hank Sauer
	Phil Lessick

Congratulations to all and the new board would like to extend their thank you to Phillip Filippello for his years of service on the board as two years Vice-President and two years of President.

Cleaner. Safer. Healthier.



Healthy Buildings | Happy People

Because we don't just clean buildings.
We make them healthier, more beautiful and
more efficient. Contact us today to see the
difference we can make in your facility.



800.536.0888 | www.shellville.com | 610.584.0888
Suite 115, 780 Fifth Avenue, King of Prussia, PA 19406

<http://www.shellville.com>

<http://www.lwccity.com/>

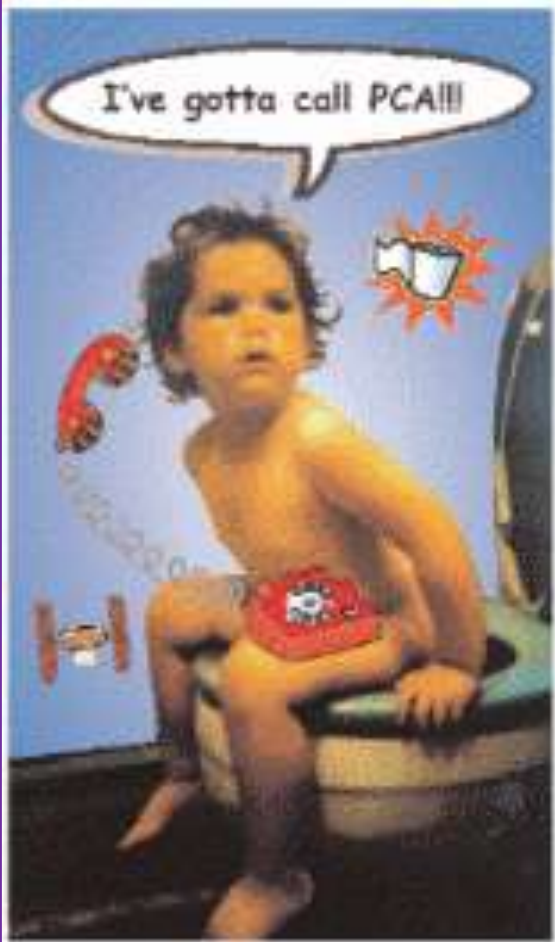
The New Alternative



LWCCity, Inc.
Commercial Window Cleaning Services
The Clear Choice

LWCCity is a signatory union window cleaning contractor with SEIU 32 B3

3959 Welsh Road • Suite 312 • Willow Grove, PA 19090 • Phone: 866-592-2489 • lwccity.com



WE DISTRIBUTE...

- Paper Products & Dispensers
- Chemicals
- Waste Receptacles & Can Liners
- Green: Environmentally Friendly Products
- Equipment
- Food Service
- Skin Care
- Facility Maintenance
- Healthcare Amenities & Safety Supplies



Please Call Again!

INDUSTRIAL & PAPER SUPPLIES, INC.

2425 Maryland Road • Willow Grove, PA 19090

215-659-9150 • 800-257-9362

FAX: 215-659-9158

www.pleasecallagain.net

<http://www.pleasecallagain.net/>

<http://www.hatzelandbuehler.com>



HATZEL & BUEHLER, INC.

2705 Black Lake Place, Suite 201

Philadelphia, PA 19154

Phone: 215-464-8266 Fax: 215-464-8267

www.hatzelandbuehler.com

Electrical Construction

Established 1884

WEBSITE UPDATE

The good news is we are up and running. We still have some tweaking to do and information to add, but the site can be viewed at pbmoa.org. We welcome any comments and will always review any submitted articles. We will be putting up each meeting's notes as we have them completed.

Check out the events/gallery section for pictures of past events, including the 2010 Holiday Event.

We hope you are enjoying the electronic newsletter. If there is anything you would like to see added, please let us know. With a "new and improved" website and conversion to a web-based newsletter, PBMOA hopes to be a better resource for news, information, etc. useful to our members. If you would like a printed copy mailed to you every month, please contact Joan Stahley at 215-580-7352 or JStahley@septa.org.

The janitorial service which is dedicated to improving your image.

We believe that to warrant your business we must provide a service that is more effective, more efficient and therefore more competitive.

Currently serving industrial, commercial and institutional faculties throughout the Mid-Atlantic area.

For assistance with your cleaning needs contact us at:

(610) 874-7400 (800) 438-3300

Fax: (610) 874-7775

<http://www.americanservicescorp.com/>



"PROVIDING THE ECONOMICS OF QUALITY"



**PHILIP
ROSENAU
CO., INC.**

Sanitary Maintenance Supplies & Equipment
"Providing the Economics of Quality"

**SUPPLYING CLEANING SOLUTIONS TO THE
BUILDING MAINTENANCE INDUSTRY
FOR OVER 50 YEARS**

Internet Catalog & Ordering Capabilities

Money-Saving, Clearing Solutions
Training In-House and Off-Site
Factory Certified Equipment Repair In-House and Off-Site

Philip Rosenau Co., Inc.
750 Jacksonville Road
Warminster, PA 18974
215-956-1980
Fax: 215-956-0864
www.philiprosenau.com

- Restroom Systems
- Floor Care Systems
- Floor Care Equipment
- Cleaning Chemicals
- Dilution Systems
- Towel and Tissue Systems
- Entrance Matting
- Trash & Recycling Containers
- Carpet Cleaning Systems
- Carpet Care Equipment
- Hand Soap Systems
- Mops, Brooms, Brushes, and Pads

**Quick Delivery
Large Inventory**

<http://www.philiprosenau.com>

<http://www.securitas.com>

A knowledge leader in security

Securitas Security Services USA is committed to the advancement of security and life safety in the commercial building industry. This commitment is demonstrated through our investment of significant resources to provide security professionals who understand and meet the specialized needs of the industry; by our participation in professional associations such as BOMA, PBMOA, IREM, ASIS and NFPA International; and by the effective security solutions delivered to commercial facilities nationwide each day.

For more information, contact:
Gloria Markward-Owens,
Business Development Manager
(215) 271-6300



Securitas Security Services USA, Inc. is the nation's leading security provider, and along with its affiliates, offers security solutions, including uniformed security officers, mobile patrol and consulting & investigations. Everywhere from small businesses to large corporations, our 100,000 employees are making a difference. | www.securitas.com



United Elevator Company

2108 Sansom Street, Philadelphia, PA 19103

215-569-4230 (Fax 215-569-1538)

www.unitedelev.com



Established 1960

*The largest independent elevator contractor
in the Delaware Valley*

Maintenance - Repair - Modernization

<http://www.unitedelev.com>

	More than catalog numbers! Wide inventory, locally warehoused • In-person tech support Delivered on Duff trucks • Training seminars Emergency service - 24 hrs / 365 days
Master Distributors: Sloan, T&S Brass Bradford White commercial water heaters, Grundfos Pumps including chemical feed pumps	Duff Company 201 E. Lafayette St. Norristown, PA 19401 P: 610-275-4453 F: 610-275-6761 www.duffcompany.com
Contact Steve Brady, 610-476-4247 sbrady@duffcompany.com	Duff Differs!

<http://www.duffcompany.com>

Member Updates

We are a networking organization. If you would like to post any information to the newsletter and/or website, please send it to Kirstin Harrington (kharrington@401pmi.om).

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

New Positions

- Kayte Faux- Senior Property Manager, The Davis Companies*
- Lauren Ellis-We bid goodbye as Lauren is moving to Boston. Good luck Lauren and we will miss you*

Births

- Kirstin Harrington welcomed granddaughter Alexis Rene Harrington on May 14th, 2011. Alexis is another by-product of the Afghanistan war as both father and mother, Cody and Jessica Harrington returned home from deployment in June. Well, you do the math.*



Alexis Rene Harrington

Welcome home to Andrew Hilferty, son of Patty Hilferty. Andrew returned home safely from his deployment to Afghanistan.

Watch out for the math, Patty.

*Consultations, Design, Installations and Maintenance
of Corporate Interior and Exterior Spaces*

Plantarium Living Environments

C O R P O R A T E I N T E R I O R A N D E X T E R I O R L A N D S C A P E S



Plantarium
LIVING ENVIRONMENTS

5101 Cottman Avenue
Philadelphia, PA 19135
215-338-2008
www.plantarium.net

<http://www.plantarium.net/>

Thank you to Chuck Davis, Securitas for submitting the following article.

The US Department of Homeland Security has replaced their previous color-coded homeland security advisory system with a new streamlined system. The new system is in effect now and is the primary method by which DHS will provide terrorism awareness information to the public.

Attached you will find a Ready Philadelphia bulletin announcing this change. Further information is available from DHS at <http://www.dhs.gov/files/programs/ntas.shtm>



May 2011
Preparing makes sense. Get Ready Now.

New National Terrorism Advisory System

On April 26, 2011, the National Terrorism Advisory System, or NTAS, replaced the color-coded Homeland Security Advisory System (HSAS). This new system will more effectively communicate information about terrorist threats by providing timely, detailed information to the public, government agencies, first responders, airports and other transportation hubs, and the private sector.

It recognizes that Americans all share responsibility for the nation's security, and should always be aware of the heightened risk of terrorist attack in the United States and what they should do.

After reviewing the available information, the Secretary of Homeland Security will decide, in coordination with other Federal entities, whether an NTAS Alert should be issued.



NTAS Alerts will only be issued when credible information is available.

These alerts will include a clear statement that there is an imminent threat or elevated threat. Using available information, the alerts will provide a concise summary of the potential threat, information about actions being taken to ensure public safety, and recommended steps that individuals, communities, businesses and governments can take to help prevent, mitigate or respond to the threat.

The NTAS Alerts will be based on the nature of the threat: In some cases, alerts will be sent directly to law enforcement or affected areas of the private sector, while in others, alerts will be issued more broadly to the American people through both official and media channels.

NTAS Alerts contain a sunset provision indicating a specific date when the alert expires - there will not be a constant NTAS Alert or blanket warning that there is an overarching threat. If threat information changes for an alert, the Secretary of Homeland Security may announce an updated NTAS Alert. All changes, including the announcement that cancels an NTAS Alert, will be distributed the same way as the original alert.

To learn more, visit <http://www.dhs.gov/alerts>.

Inside this issue	
National Pet Week: Prepare Your Pets for Emergencies	Pg. 2
Upcoming Events	Pg. 2

National Law Enforcement Month

May is National Law Enforcement Month. For information on activities honoring the Philadelphia Police Department, visit the news page of their website at <http://www.phillypolice.com/news>.

The Philadelphia Police Department can also be found on:

- Twitter at <http://twitter.com/phillypolice>
- Facebook at <http://www.facebook.com/phillypd>
- YouTube at <http://www.youtube.com/PhiladelphiaPolice>.

National Pet Week: Prepare Your Pets for Emergencies

Include your pets in your household emergency plan. If you must evacuate, you should evacuate your pets, too – It's not safe to leave them behind. Service animals as well as pets are allowed in certain shelters. Plan for your pets' safety now, before an emergency and put together a Pet Emergency Kit with the following items:

- A three-day supply of water, food and containers, non-spill bowls, and a can opener.
- Sturdy leashes, harnesses and carriers/cages to transport pets safely and ensure that they cannot escape.
- Information on feeding schedules, medical conditions, veterinarian's phone number, proof of vaccination, pet license numbers, and microchip numbers.
- Medication for your pet (if needed).
- Plastic bags, paper towels, and wipes for cleanup.
- Photos of your pet.



For more information, visit the Pennsylvania State Animal Response Team website at <http://sart.cas.psu> and the American Society for the Prevention of Cruelty to Animals website at www.aspca.org.

For additional information on emergency preparedness, visit www.phila.gov/ready or call 3-1-1.

Upcoming Events

Emergencies Happen

Be Ready in 2011.

Emergency Preparedness Workshops

Tuesday, May 10, 7:30 p.m.
Somerton Civic Association
Walker Lodge, 1290 Southampton Road

Tuesday, May 24, 7:00 p.m.
Lawncrest Community Association
St. William Hall, Robbins and Argyle Streets

Stay informed.

Get the latest updates during emergencies.

Follow PhilaOEM on [Twitter](#). Be our fan on [Facebook](#). Subscribe to our blog on [Blogspot](#). Friend us on [MySpace](#). Connect with us on [LinkedIn](#). Or, watch our videos on [YouTube](#).

Philadelphia OEM is now on these social media networking sites.

Direct links to these pages can be found on our website at www.phila.gov/ready.

2011 PMBOA GOLF OUTING

The Annual Golf Outing was held at JC Melrose Country Club on Wednesday, May 18, and we had a good turnout even with the threat of inclement weather. Seventy-five people came out to play and everyone received an official PBMOA golf umbrella that came in handy when the golf tournament was interrupted for an hour by a torrential rainfall. While some golfers opted to retreat to the clubhouse for a respite, the true diehards continued to play. Fortunately there was no lightning, so participants who chose to could continue their game uninterrupted.

Everyone enjoyed the day despite soggy greens and feet. Thanks to all who participated!

The prize winners were as follows:

First Place Foursome with a score of 63 (7 under)

Gloria Markward-Owens, Missy Quinn, Betty Gaul and Kayte Faux

Second Place Foursome – 64 (6 under)

It was a tie between Joe Garbarino (playing as a single) and

The threesome of Robert Bender, Ryan Eshelman and Dan Ryan

Third Place Foursome – 66 (4 under)

Steve Merritt and Tony Hughes

Closest to the Pin (4th hole)

Jeff Andrews at 5 Feet 4 inches

Longest Drive (at the 13th hole)

Betty Gaul

Most Honest Foursome

Mike McCullough, Doug Collier, Kevin O'Donnell and Kirk Wise

Closet to Winning the 2012 Mustang 5.0 GT Convertible

Hole in One Contest

Ryan Eshelman 3 feet, 1 inch

Congratulations to all the winners!

Golf 2011 MEETING PICTURES



SEE MORE PICTURES ON OUR WEBSITE

PBMOA.ORG



COMPETITIVE PRICING - QUALITY WORKMANSHIP - CLIENT SATISFACTION
132 W. SYLVAN DRIVE BROOMALL, PA 19008 PHONE: 610.325.4594 FAX: 610.325.4595

CUSTOM METAL RESTORATION, INC.

<http://www.cmrestoration.com/>



*We take pride in
exceeding
your expectations.*

CSI International, Inc. provides Custodial, Mechanical and Support services to commercial class A/B, higher education, pharmaceutical and owner-occupied facilities. Over the past 20 years, we have developed an incomparable reputation for cost-effective solutions with responsive service, unbeatable support and uncompromising quality and are now committed to delivering clean and healthy working environments for all our buildings.

**For more information, contact:
CSI International, Inc.
328 Newman Springs Rd, Red Bank, NJ
800.258.3330 • www.csiinternational.com**

SERVICE • SUPPORT • QUALITY

<http://www.csiinternational.com>



QUALITY & SERVICE - SINCE 1895

Rumsey Electric Provides...

- Electrical Materials
- Wire & wire cuts
- Gear
- Lighting Supplies

**What you need, when you need it
-fast and complete!**

Our Qualified Staff is ready to help you in:

Center City
462 N 4th St,
(215)351-0330

&

Conshohocken
15 Colwell Lane
(610)832-9000

or at our 7 other locations throughout the region
for more information visit www.rumsey.com

<http://www.rumsey.com/>



**WHEN IT COMES
TO GLASS AND
DOOR REPAIRS**

**WE REALLY PACK A
PUNCH**

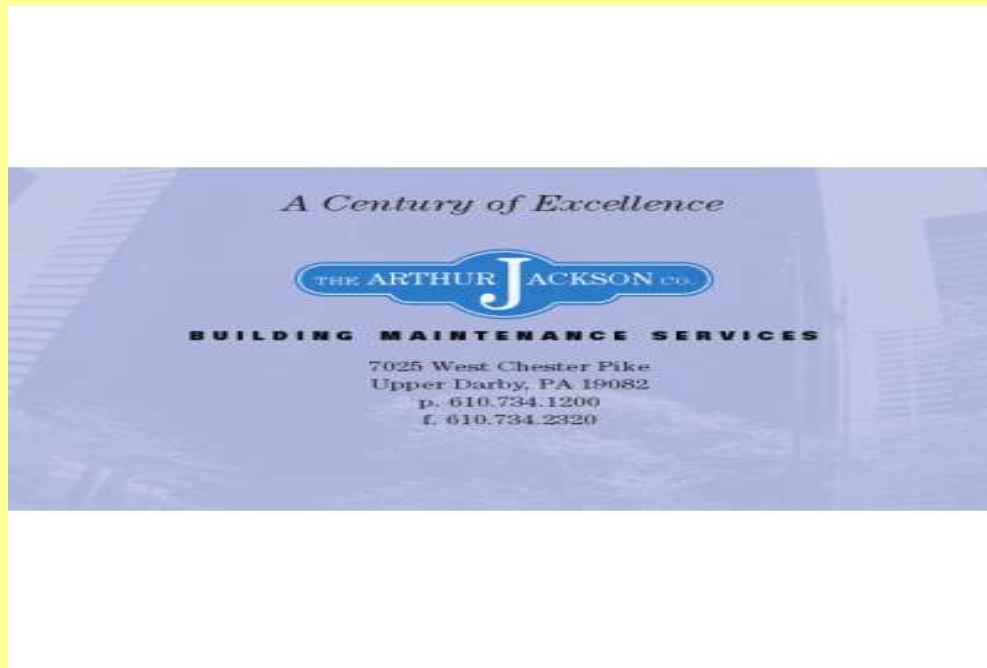


**That's why you can always count on
Rabinowitz Glass**

for timely, dependable glass replacement, door repairs – and 24-hour emergency service. For over 75 years we have knocked out our customers problems. So when you need glass or door repairs go with the champ – Paul Rabinowitz Glass.

**24 HOUR EMERGENCY SERVICE.
CALL 215-425-8600 OR 800-260-0903.**

<http://www.rabglass.com/>



<http://www.thearthurjacksoncompany.org/>

<http://www.jbsincorporated.com>

MAKING PHILADELPHIA SHINE

THE CLEAR CHOICE

- Window Cleaning & Glass Restoration
- Construction/High Access Cleaning
- Pressure Washing/Exterior Building Cleaning
- Graffiti Removal • Venetian Blind Cleaning
- Metal Care • Awning/Canopy & Gutter Cleaning
- Bird & Spider Control
- Building Safety & ANSI I-14 Consulting & Support

How can we help your building look its best?



**JENKINTOWN
BUILDING SERVICES, INC.**

215-887-6777

800-296-6777 Fax: 215-887-3660

101 Greenwood Avenue, Suite# LC60B, Jenkintown, Pa

e-mail: info@jbsincorporated.com

MARTY TUZMAN

Quality & Integrity Since 1933



HERMAN GOLDNER CO., INC.

MECHANICAL CONSTRUCTION & SERVICE

Since 1887



The Herman Goldner Company is a full service Mechanical and HVAC solutions provider. Since 1887, the Herman Goldner Company has committed itself to providing quality craftsmanship with an emphasis on customer service. Meeting the needs of our customers is paramount within our organization. Our experienced team of Account Executives, Project Managers, Engineers and Skilled Tradesmen offer our clients quality, cost-effective solutions.

For Emergency Service, please call (800) 355-5997.

www.Goldner.com

1-888-GOLDNER

HVAC

Plumbing

Centrifugal Chillers

Mechanical
Construction

Boilers

Design/Build

Cooling Towers

Building Controls

Sanitary Process

Preventative
Maintenance
Agreements

Geothermal
Systems

Steam Specialists

<http://www.goldner.com/>

<http://www.abm.com/>

Partner with the company that cares as much about your building as you do.

When you contract with ABM, you're getting a partner who shares your goals. Like you, we want your building to look its best and run smoothly.

ABM Industries employs people with uncompromising standards for excellence. Our employees take a proactive approach to maintenance and facility service, consistently seeking ways to improve efficiencies and reduce your energy costs.

With more than 105,000 employees and 240 offices offering local, regional

and national services, ABM offers both contract and on-demand facility service solutions. Our customers include landmark buildings and neighborhood banks. No matter the size, we've helped them achieve behind-the-scenes efficiencies — cost effectively. Let us do the same for you.

Our professional facility services include:

- Janitorial
- Engineering
- Parking
- Energy
- Security
- Landscape and Golf

Improve your bottom line and your upfront image.
Call ABM today at 610-275-6200.

ABM Industries
Incorporated

www.abm.com



ABM Janitorial
Services

ABM Security
Services

ABM Engineering
Services

AMPCO
SYSTEM
PARKING

© 2009 ABM Industries Inc. 551 5th Avenue, New York, NY 10176. All rights reserved.

Upcoming Events

June 15, 2011- Camden River Sharks Game

NOT A MEMBER YET?

PBMOA would like to take this opportunity to thank all of our members for their continued support of our organization. The Board of Directors is dedicated to provide quality education events, along with offering fun and exciting special events.

Attendance in our 2010-2011 year was great. Our Comedy charity function benefitted Little Sisters of the Poor with a donation of \$3,000.00, made possible by all of our great attendees.

We look forward to seeing you again this year. This year's events include speakers, tours and our special charity, golf and holiday events. The charity function this year will be a Monte Carlo night. The holiday party will have a new venue at Tendenza, which is owned and operated by the same people as Cescaphe.. We welcome all thoughts and suggestions you might have for improving our events.

We would like to offer this opportunity to become a member this year. We will waive the initiation fee of \$150.00. Contact Kirstin Harrington (kharrington@401pmi.com or 610-668-5320 for an application.

If you have not been to a meeting before, we invite you to come see what we are about for a free meeting. Dinners and drinks are served at all meetings and you get to meet some great people.

Sincerely,

PBMOA

Board of Directors



CLEANTECH

Commercial cleaning solutions that work for your business.

Maintaining assets is less costly than replacement

Our services include processing of carpet, furniture, marble flooring and other hard surfaces and special detailing services as dictated by the very specific needs of our clients.

Established in 1971, the goal of Cleantech has been and still is to completely satisfy the needs of our clients by providing competent, dependable and economical service.

We offer a range of cleaning services for small, medium and large businesses. Services are setup specifically for the needs of your facility. Short, medium, and long term programs are available depending on your requirements and budget.

*IICRC certified firm

*Excellent Customer satisfaction

*Members of Union Local 5281

*Trained Personnel

*Customized cleaning programs

*Serving commercial businesses since 1971



445 East Elm Street
Conshohocken, PA 19428

484-530-0600

www.cleantechservicepro.com

<http://www.cleantechservicepro.com/>

Bridging The Possibilities With Integrity And Commitment



Lor-Mar has been setting the standard in mechanical contracting, plumbing and sheet metal design and installation for decades. From our shop in Pennsauken, NJ we are able to serve our customers from southern New Jersey across the river to Philadelphia and to its surrounding counties. Through our affiliations with the steamfitters, plumbers and sheet metal workers labor unions we can offer a highly trained, well experienced work force which can meet the diverse needs of our customers.

We realize that we are a service provider and in that regard we make every effort to exceed each and every customer's construction needs, no matter the scope or size of the project.

Our philosophy is simple; make every project as important to us as it is to our customers. With integrity and commitment and from a strong foundation we stand ready to serve our customers for decades to come.



6710-A Westfield Ave. • Pennsauken, NJ 08110 • (856) 662-5151
www.lormarmech.com

<http://www.lormarmech.com/>

PBMOA

BOARD of Directors



President	Kirstin Harrington	<u>kharrington@401pmi.com</u>	610-668-5320
Vice President	Kayte Faux	<u>kfaux@thedaviscompanies.com</u>	610-955-5251
Treasurer	Todd Smith	<u>tsmith@energy-products.com</u>	610.544.3400
Financial Secretary	Mimi Somasanith	<u>mimi.somsanith@grubb-ellis.com</u>	215-299-6414
Recording Secretary	Joan Stahley	<u>jstahley@septa.org</u>	215.580.7352
Board Members	Bill Dean	<u>wdean@reitmr.com</u>	
	Jeff D'Angelis	<u>jdeangelis@sshco.com</u>	
	Mark Deffler	<u>mark.deffler@verizon.net</u>	
	Mark Anderson	<u>manderson@unitedelev.com</u>	
	Gary Rubin	<u>gary@pleasecallagain.net</u>	
	Hank Sauer	<u>hsauer@ccssupply.com</u>	
	Phil Lessick	<u>nlessick@aol.com</u>	