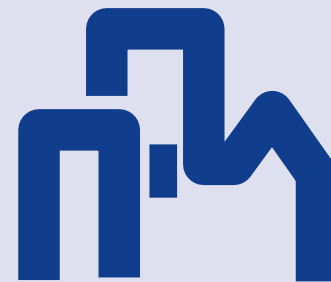


November 2013

Dayton BOMA

Building Owners & Managers Association



BOMA Board Members:

President – Sharon Rislund
Vice President – Frank Bullock
Past President – Dave Wallace
Secretary – Sean Turner
Treasurer – Sheri Simpson
Principal Director – Tony Pinto
Principal Director – Maureen Bereda
Assoc. Director – Amy Berner
Assoc. Director – Becky Edgren
Assoc. Director – Ryan Zeman

From the President



With the briskness in the air and the leaves changing color; it must be fall. The trees look so pretty, until I look in the yard and driveway. This tells me that

the year is coming to an end and a new year is fast approaching.

As we know, everyone was a bit concerned with the recent government shut down. I'm hoping it all gets settled and we don't face another one in the first quarter of 2014.

Some of the items being discussed in the legislature that are of concern to BOMA include tax reform, energy policy and the terrorism risk insurance program. At the next Ohio BOMA board meeting, which will be held on November 15th in Columbus, we'll hear from a representative of

First Energy. We'll also receive legislative updates since this meeting will be held after the elections.

I want to take a moment to thank all of you for attending our luncheon meetings and providing feedback on what BOMA means to you along with suggestions on what we may be able to do to help each of you in some way or the other.

Be sure to take time to consider joining one of our committees. You may be the one to come up with a great idea to improve our membership or have contact information on a speaker of interest to our members. Remember, get out there and "talk" BOMA.

I'm looking forward to seeing you all again in 2014. Best wishes to you and yours for a happy and enjoyable Holiday Season.

Sharon Rislund

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Building Awards & Recognition
Chair Position – Open

State & Local Issues

Now more than ever, state legislatures and regulatory agencies are poised to impact the commercial real estate industry. Increasingly, "hot" issues often take root in numerous legislatures simultaneously. State and local trends, whether motivated by public officials or private interests, play a larger role in advocacy programs across a wide spectrum of organizations.

BOMA International's advocacy team works in close coordination with BOMA's state and local associations to protect commercial

real estate's interests before state and local governments.

BOMA International encourages all members to subscribe to its State and Local Issues Forum Listserv, which is a great venue to exchange valuable information on state and local government issues affecting the commercial real estate industry throughout the country. To subscribe to the listserv, please contact Scott Morris, BOMA International's Director of State and Local Affairs, at smorris@boma.org.

Upcoming Events and Speakers

Just a reminder, our membership luncheons are held on the second Tuesday of each month.

If anyone would like to recommend a future speaker or topic, please contact Nancy Ferrara at (937) 299-2662 or nancy.bae.boma@ameritech.net.

November 12th – Brady Kress, President & CEO of Dayton History and Carillon Historical Park will be joining us this month. We will also be collecting toys for the Marine Corps Reserve Toys for Tots Program.

December 10th – The Xenia Show Choir will be providing entertainment for our holiday luncheon. Be sure to mark your calendar, you won't want to miss it!

After Hours Networking Event

A huge THANK YOU goes out to Becky Edgren and PuroClean Emergency Services for sponsoring our After Hours Event in September. A great time was had by all those who attended!

If you weren't able to attend, be sure to mark your calendar for our next After Hours Event to be held on Thursday, November 21st from 5-7pm at Bar Louie located at The Greene. Our sponsors this month will be Sean Tuner, Maureen Bereda and Turner Property Services Group.

If you're interested in sponsoring an After Hours Event, please contact Nancy Ferrara at (937) 299-2662 or nancy.bae.boma@ameritech.net.

Would you like to be more involved in Dayton BOMA?

We're currently looking to fill two positions on the BOMA Board for the 2014/2015 term. If you're interested in filling either an Associate Director or Principal Director position, please contact Nancy at (937) 299-2662 or by email at nancy.bae.boma@ameritech.net. She'd be happy to talk with you about the responsibilities involved.

We're also looking for someone to Chair the Building Awards and Recognition Committee. If you're interested and would like more information, give Nancy a call.

If you have a speaker in mind for our monthly membership luncheons be sure to let Nancy know. She would welcome any suggestions you may have.

Member Highlight - Jim Houpt Merchants Security

Jim Houpt is a Dayton native of 40 years. He was raised in Kettering, Ohio and graduated from Fairmont High School. He then attended The Ohio State University, graduating with a Bachelor of Science degree in Business Administration.

Upon graduation, Jim worked as a Branch Manager for Enterprise Rent-A-Car. He managed three offices in and around the Columbus area. In the winter of 2000 he moved back to Dayton and began working with his father, Tom.

After two years of learning about Merchants, he purchased Merchants Security becoming the 4th generation Houpt to own the company. Jim took a 3.5 million dollar company and has doubled it to 7 million dollars today. Merchants Security proudly employs over 350 people in the greater Dayton area.

Jim is married to Lona and together they have three children; Andrew 13, Gabriella 11, and Madison 8. He coaches boys 7th/8th grade Lacrosse, boys 7th grade basketball, girls 5th/6th grade golf, and boys 7th grade baseball. He served on the Dayton BOMA board for 10 years, including two years on the Ohio BOMA board.



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Metal Theft

BOMA Position

BOMA International supports state, local, and federal efforts to increase penalties and deterrents for the theft of metal from buildings and infrastructure. The theft of these metals puts the structures and systems at risk when damaged and can pose significant health and safety hazards to the building, its occupants, and the surrounding area. Additionally, the cost of repair often far exceeds that of simple replacement.

Background

With the price of copper rising by 70 percent, the theft of metals used in construction sites, foreclosed homes, telecommunications infrastructure, retail establishments, buildings and utilities are common targets as thieves seek to steal copper communications lines, electrical wiring, air conditioning units, and countless other sources of metal that they can then sell to scrap yards.

The financial costs of repairing the equipment often far exceeds the value of the metal itself. In addition, metal theft has endangered lives and posed serious threats to public safety. For example, by stealing metal from telecommunications lines, thieves have cut off communities from access to emergency 911 services, and by stealing wiring from streetlights and electrical substations, they have left highways and communities dark.

S. 394, the Metal Theft Prevention Act of 2013, introduced on February 27, 2013 by Sens. Amy Klobuchar (D-MN) and Lindsey Graham (R-SC) in the 113th Congress, seeks to make metal theft which harms critical infrastructure sites a federal crime and requires recycling agents to establish record-keeping data and make them available to authorities in order to further track down culprits. Any sale of scrap metal of more than \$100 would have to be done with a check instead of cash to make it easier to flush out potential thieves and discourage metal theft.

Many states have enacted laws specifically addressing metal theft, but it is important that federal law and the federal government complement the efforts of state and local authorities to prosecute and ultimately deter these crimes.

These member ads help support the production of this newsletter as well as Dayton BOMA.



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Member Highlight - Sheri Simpson Miller Valentine GEM Real Estate Group



Sheri Simpson began her career in commercial real estate with Frydman & Associates in 1978. She joined The Gem Real Estate Group in 2005. Like many others, Sheri "fell" into property management. She worked in administrative positions for many years.

Sheri really enjoys working downtown and takes advantage of all the amenities.

She is very involved with her church, teaching a children's Sunday School class, serves on various boards and as the Treasurer for a 5-state conference area. For many years she also assisted with Youth Ministry.

Sheri enjoys volunteering and has had fun working with others on demo and rehab projects. She went with a group to New Orleans after Hurricane Katrina to help demo houses for rebuilding.

She loves cooking and baking and really enjoys gardening. She enjoys music and theater and loves all the art options we have here in Dayton. Sheri has done Zumba for a number of years and think it's great fun.

Sheri has been married to John for 37 years. They have 2 children and 4 grandchildren, whom she absolutely adores! It's true that being a grandparent is the best!

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For more information, please contact:

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"Old School" Prestige, Cutting-Edge Performance

Cleveland's Terminal Tower showcases history and innovation with BOMA 360 designation.

Turn back the clock to 1930 and you will find Cleveland's Terminal Tower as the tallest building in the world outside of New York City. Rising more than 700 feet and requiring 2.5 million cubic yards of earth moving, the architectural ingenuity that went into erecting the tower resulted in the second largest construction endeavor in history at the time, second only to the Panama Canal.

Today, the Terminal Tower stands as the crown jewel of the Cleveland skyline, and with the addition of \$40 million in interior and exterior renovations, building owner and manager Forrest City Enterprises has proven how nearly century old assets can still operate at 21st century standards.

In December of 2012, the Terminal Tower showcased its property management achievements, becoming the 500th property to earn the BOMA 360 Performance Program® designation. "A key element of Forest City's strategic plan is achieving operational excellence," says Terminal Tower Property Manager Stephen Bir. "The BOMA 360 Program provides a ready set of guidelines and metrics to help us measure and achieve operational excellence for a property like the Terminal Tower."

In the current economic climate, properties need every advantage they can find to attract and retain tenants. "We believe the BOMA 360 designation differentiates the Terminal Tower from other office properties and shows current and prospective tenants that we are serious about adopting best practices to operate efficiently and effectively," remarks Bir. "It also illustrates that we deliver a superior overall environment for their businesses and their employees." According to a recent Kingsley Associates Study, buildings that have earned the BOMA 360 designation have higher tenant satisfaction scores in 52 out of 54 categories, compared to commercial office buildings without the BOMA 360 designation.

Designees have found that BOMA 360 is a cost-effective alternative to expensive certifications and designations that only focus on one or two performance aspects, whereas BOMA 360 covers all core areas of property management and operations. "The BOMA 360 designation is a significant point of pride for our staff," Bir notes, "and we will share it with others within our larger organization as well."

Finding value in a company's management practices is an integral component of marketplace competition, and the BOMA 360 designation serves as third-party validation that operational best practices are being implemented in a property. With respect to the application process, Bir also notes that, "while the BOMA 360 Program is comprehensive and rigorous, the process of applying is straightforward,

easy to follow, and well-documented. In addition, the BOMA staff was available to assist anytime we had questions about the process."

Forrest City and the Terminal Tower provide a hallmark example of how companies are optimizing their resources, both financial and intangible, by highlighting the foundational strength of both their properties and employees.

Learn more about the BOMA 360 Performance Program by going to boma.org

BOMA Store

Need to know the difference between a Bus Bar and a Bus Duct? How about a Traction Elevator versus a Hydraulic Elevator? BOMA's publication, ***Building Systems Desk Reference***, defines the terms associated with various building systems, including: electrical, elevators, fire and life safety, HVAC and plumbing.

This publication, authored by Ray Congdon, CEM, OPMP, LEED-AP, FMA, also features sections on preventive maintenance and energy conservation. With hundreds of images illustrating more than 500 keys terms, the Buildings Systems Desk Reference truly is a must-have guidebook for anyone involved in CRE. Order today at store.boma.org



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Abraham Lincoln was finally convinced to declare Thanksgiving a national holiday in 1863.

The average American will travel 214 miles to visit family and friends for the holiday and will eat roughly 535 million pounds of turkey on Thanksgiving Day.

The night before Thanksgiving is the single biggest day for bar sales in the U.S. Bigger than New Year's Eve, the Super Bowl and St. Patrick's Day!

Thanksgiving football games began with Yale versus Princeton in 1876.

Started in 1924 by Macy's employees, the Macy's Thanksgiving Day Parade featured exotic animals like elephants and lions until 1927. Today, 3.5 million people watch the parade in person, while 50 million viewers tune in on TV. The balloon to make the most parade appearances is Snoopy.

Happy Thanksgiving!



Dorm Room Safety 101

With more than 5.8 million undergraduate students enrolled full-time on college campuses this year, the safety professionals at UL offer these tips to help keep students safe:

Electrical safety

- Do not overload extension cords, power strips or outlets: Extension cords, power cords and outlets can overheat. When cords overheat, they can also deteriorate quickly and cause a potential shock/fire hazard. Also, older buildings may not have modernized electrical systems, which mean the wiring in walls would not be sufficient to handle the amount of electricity needed when multiple power strips are used.
- Get a power strip with an over-current protector: A power strip with an over-current protector shuts off power automatically if there is too much current being drawn.
- Be wary of electrical outlets that get too hot to touch: If an electrical outlet becomes so hot you cannot leave your hand on it, you have a potential fire hazard. Unplug all appliances and notify landlord or resident assistant immediately.
- Do not connect multiple extension cords together: The more plugs and receptacles you have connecting a single current, or a single appliance, to a single wall outlet, the more chance you have for arcing and sparking.
- Extension cords are for temporary situations: Contrary to popular belief, extension cords should not be used as a long-term solution when you need another outlet. The longer an extension cord is the more chance it can be damaged over time.

- Do not route cords under doors or carpets: Extension cords can short circuit, overheat and ignite if they are buried under carpet, if they have furniture resting on and pinching them, or if they become bunched up behind hot appliances or equipment.
- Never cut off grounding pin: Never bend, file or cut a grounding pin from a three-pronged cord to plug an appliance into a wall outlet. This disarms the protection meant to keep you safe and presents a tremendous shock hazard.
- Use light bulbs with correct wattage for lamps: All UL-Listed lamps have wattage specifications near the bulb socket to tell you what size bulb is the maximum recommended. If no indication is on the product, do not use a bulb with more than 60 watts.

Cooking

- Cooking is the second leading cause of dorm fires (after arson) and the leading cause of fire injuries, according to the NFPA.
- Stay focused on cooking: Most cooking fires start because of inattentiveness.
- Store solvents and flammable cleaners away from heat sources.
- Keep surfaces clean of grease.
- Never pour water on a grease fire: Water can make a grease fire spread, putting you in great danger. Slide a pan lid over the flames to smother a grease or oil fire, then turn off heat and leave until the pan cools. Use baking soda to extinguish all other types of food fires.
- Keep a fire extinguisher handy: Have a UL-Listed fire extinguisher in the kitchen and know how to use



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it. When there's a fire, there is no time to find the instruction booklet or study instructions printed on the extinguisher. Know how the extinguisher works before you need to use it.

- Never use a brown paper bag to cook popcorn in a microwave: Any bag not designed and approved for microwave oven use could ignite and pose a serious hazard.

Drinking and fires

- According to the U.S. Department of Health and Human Services study, "Alcohol and Health," about one-half of adults who die in house fires have high blood alcohol count values. The study also reported that alcoholic burn victims had a mortality rate three times that of nonalcoholic victims.
- Drinking increases the chance of someone falling asleep while smoking in bed. It also greatly reduces your ability to detect a fire, respond to a fire or fire alarm, and safely escape a fire.

Candles and incense

- Candles and burning incense cause 12,000 residential fires every year, according to the NFPA.
- Candles should be extinguished when not needed.
- Never leave candles or incense unattended.
- Keep candles and incense away from curtains, flammable materials and unstable surfaces.

Escape plans

- Never ignore a fire alarm: Because every second counts in a fire situation, respond to every alarm as if it were a real fire. If you hear an alarm, leave immediately and close doors behind you as you go, to delay any potential fire spread. Do not lock doors.
- Have an escape plan: Building evacuations are delayed due to lack of preparation and planning. Read the posted plan in your dorm room or take a few minutes to devise one for you and your roommates.
- Know two exits from your room: You always need to assume that your first most natural escape route might be blocked.
- Memorize the number of doors to the nearest exit: You also need to assume that you may not be able to see. Know how many doors or landmarks are between you and escape, just in case.
- Never disable a smoke alarm by removing the battery: Vandalized smoke alarms inhibit early detection and endanger everyone in a dormitory. Never borrow a battery from any smoke alarm. A smoke alarm doubles your chance of survival should a fire occur. To make sure your smoke alarm will operate correctly, replace the battery and test as soon as you move in.
- Keep a fire extinguisher handy: Know where the closest fire extinguisher is and how to use it. When there's a fire, there is no time to find the instruction booklet or study instructions printed on the extinguisher. Know how the extinguisher works before you need to use it.
- Protect yourself and your roommates before property and valuables: Property and valuable can be replaced, lives cannot. Personal safety is the most important factor when deciding whether to fight a small fire. Before you begin fighting a fire be sure that everyone has left the building, the fire department has been called, and the fire is contained to a small area, such as in a wastebasket, and it is not spreading. Also make sure your back is to an unobstructed exit to which the fire will not spread.

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Fall is for Planting!

You've seen it on banners. You've read about it in magazines and advertisements. But is it true? Is 'fall' really for planting? YES IT IS! Just when folks are ready to "throw in the trowel" for the season, we're tooting the horns saying it's time to get the trowel out and get planting!

The initial question about fall planting comes from the fact that plants are losing leaves, they've stopped growing, and are shutting down for the winter. And that's true. But what's interesting is that while the tops are shutting down, the bottoms, or root systems, are firing up! More roots are developed on plants during the fall season than any other time the rest of the year. So, by planting in the fall, you're giving those newly planted trees and shrubs a head start on next year. When spring rolls around, and those plants are thinking "flowers and leaves", they will have already started developing a root system last fall, that will help to support their spring growth. (In addition to root development, planting in the 'Fall' is less stressful on the plants and us with the cooler temperatures, and under normal situations, Autumn's natural rainfall helps with watering.)

Fall is the best time for planting most trees, shrubs,

evergreens, lawns, perennials, spring flowering bulbs, as well as planting all those great plants that provide us with great colors late into the season like mums, asters, cabbage and kale, Montauk daisies, pansies and violas, ornamental peppers, fall flowering perennials, perennial herbs, colorful hardy vines, and a wonderful selection of cold hardy annuals. (Fall is also one of the best times for transplanting most trees, shrubs, evergreens, perennials, etc, for all the same reasons that it's such a good time for planting.)

A healthy, well planned landscape can add as much as 15-20% to the value of your home, return as much as 200% on the original landscape investment, and as realtors will tell you, increases the resale value as well as improving the curb appeal when trying to sell your home. It also provides personal pleasure and enjoyment, as well as helping the environment both aesthetically and functionally. And now that you know 'fall'

is the best time to plant, what are you waiting for? Get out and get planting today!

Shawn Bone, US Lawns



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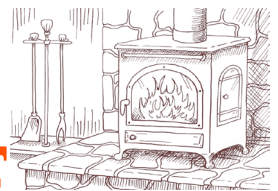
Carbon Monoxide Safety



Often called the silent killer, carbon monoxide is an invisible, odorless, colorless gas created when fuels (such as gasoline, wood, coal, natural gas, propane, oil, and methane) burn incompletely. In the home, heating and cooking equipment that burn fuel can be sources of carbon monoxide.

- » CO alarms should be installed in a central location outside each sleeping area and on every level of the home and in other locations where required by applicable laws, codes or standards. For the best protection, interconnect all CO alarms throughout the home. When one sounds, they all sound.
- » Follow the manufacturer's instructions for placement and mounting height.
- » Choose a CO alarm that has the label of a recognized testing laboratory.
- » Call your local fire department's non-emergency number to find out what number to call if the CO alarm sounds.
- » Test CO alarms at least once a month; replace them according to the manufacturer's instructions.
- » If the audible trouble signal sounds, check for low batteries. If the battery is low, replace it. If it still sounds, call the fire department.
- » If the CO alarm sounds, immediately move to a fresh air location outdoors or by an open window or door. Make sure everyone inside the home is accounted for. Call for help from a fresh air location and stay there until emergency personnel.
- » If you need to warm a vehicle, remove it from the garage immediately after starting it. Do not run a vehicle or other fueled engine or motor indoors, even if garage doors are open. Make sure the exhaust pipe of a running vehicle is not covered with snow.
- » During and after a snowstorm, make sure vents for the dryer, furnace, stove, and fireplace are clear of snow build-up.
- » A generator should be used in a well-ventilated location outdoors away from windows, doors and vent openings.
- » Gas or charcoal grills can produce CO — only use outside.

HOME HEATING EQUIPMENT



Have fuel-burning heating equipment and chimneys inspected by a professional every year before cold weather sets in. When using a fireplace, open the flue for adequate ventilation. Never use your oven to heat your home.

FACTS

- ! A person can be poisoned by a small amount of CO over a longer period of time or by a large amount of CO over a shorter amount of time.
- ! In 2005, U.S. fire departments responded to an estimated 61,100 non-fire CO incidents in which carbon monoxide was found, or an average of seven calls per hour.



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February 3–6, 2014, Washington, D.C.

Every Opportunity to Succeed

Being an active and involved member of BOMA helps shape and direct a successful commercial real estate career. And one of the best ways to participate in BOMA is by attending the Winter Business Meeting & National Issues Conference. Whether you're interested in advocacy, education, membership, leadership development, or other industry issues, BOMA has a committee or task force that would value your contribution. The Winter Business Meeting is your ideal opportunity to learn, network and participate in interactive discussions on current trends and best practices in commercial real estate, and to help shape the future direction and mission of BOMA International. BOMA International's Board of Governors, the BOMA Regions and all committees and task forces will meet during the Winter Business Meeting.

National Issues Conference

Because actions by constituents have the greatest impact on elected officials, face-to-face meetings with your congressional representatives go a long way in promoting the commercial real estate industry and BOMA's position on key issues at the federal level. This conference is the springboard for an aggressive advocacy effort in 2014 by BOMA staff and members around the country to gain passage of legislation advancing the interests of our members and our industry, so participate and let your voice be heard.

General Session Luncheon

Politics: A Look into the Future, presented by Alex Castellanos

Alex Castellanos is one of the Republican Party's best known and most successful media consultants and strategists. Castellanos has served as media consultant to seven U.S. Presidential campaigns, and has helped to elect nine U.S. Senators, six Governors, and enjoys over two decades of political consulting experience, both abroad and in the United States. Castellanos brings a wealth of campaign strategy, public opinion research and communications experience to corporate communications and public policy campaigns. In 2008, he was honored as a Fellow at the Institute of Politics at the Kennedy School of Government at Harvard University. He is co-founder of Purple Strategies, a public affairs communications firm and the founder of NewRepublican.org.

For more information and to register now, go to boma.org.

BOMA Intl. - Upcoming Events

February 3 – February 6, 2014

2014 Winter Business Meeting and National Issues Conference

March 30 – April 1, 2014

2014 MAC Conference

April 30 – May 2, 2014

2014 BOMA Medical Office Buildings and Healthcare Facilities Conference

June 23 – June 25, 2014

2014 Every Building Conference and Expo

January 16 – January 19, 2015

2015 Winter Business Meeting and Leadership Conference

June 28 – June 30, 2015

2015 Every Building Conference and Expo

June 26 – June 28, 2016

2016 Every Building Conference and Expo

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Save The Date!

JUNE 23-25, San Diego, CA

2013 Every Building Conference & Expo®

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BOMA Advocacy, Codes & Standards Committees

The BOMA International Advocacy, Codes and Standards Division works with the following volunteer committees to develop the policy positions on the issues of important to the commercial real estate industry. The BOMA International Government Affairs Committee is the umbrella group that includes: BOMAPAC Council, State Government Affairs, Energy & Environment Committee and the Government Affairs Committee itself handling federal policy issues and other committee oversight.

Advocacy, Codes & Standards Committees:

- Government Affairs Committee
- Building Codes and Voluntary Standards Committee
- BOMAPAC Council
- Energy & Environment Committee
- Industry Defense Fund Oversight Committee
- Preparedness Committee
- Standard Method of Floor Measurement Committee
- State Government Affairs Committee

All advocacy-related committee meetings (with the exception of the Industry Defense Fund) are open to all BOMA members. BOMA members who participate in an advocacy committee meeting or express interest in an advocacy issue, are added to the Rapid Response Team. The Rapid Response Team receives periodic emails on action alerts, notification of upcoming committee meetings or immediate-response-required alerts to contact your elected officials at either the federal, state or local level before a critical vote.

To join the Advocacy Rapid Response Team, please email enaden@boma.org.

BOMA'S MISSION

To enhance the human, intellectual and physical assets of the commercial real estate industry through advocacy, education, research, standards and information.

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BOMA's Newest Member Benefit

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Make the most out of your BOMA International membership by taking advantage of some of the most competitive rates available on shipping services with UPS. Save up to 35% on a broad portfolio of shipping services including air, international, ground and freight services. You can receive these discounts even if you already have a UPS account. Plus, the more you ship, the more you can save with UPS.

To enroll, go to the Member Benefits Page on the BOMA International website, boma.org.





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Must be at least 92% AFUE

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– Override or hold setting

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Builders are eligible for cash rebates for qualifying equipment and appliances through the Residential Rebate Program. To view full program details and learn about available incentives, please visit www.vectren.com.

Before purchasing, visit www.vectren.com or call (866) 240-8476 for the rebate application and complete details on appliance energy efficiency and service requirements.