

November 2018

Dayton BOMA

Building Owners & Managers Association



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Past President – Sean Turner
Secretary/Treasurer – Frank Bullock
Principal Director – Tony Pinto
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From The President



Welcome to the 4th quarter of 2018! I can't believe we are at the tail end of this year already. It seems as though 2018 has flown by. In our

line of work, this is the season for forecasting, budgeting, and the like. As you begin your budgeting process, be sure to work with our fabulous Associate Members as they are some of the best in the business. This is also the time of year when we get to enjoy cooler temperatures after the heat of the summer, outdoor activities with friends and family, and fun fall events. And, of course, the holidays are quickly approaching. Be sure to take full advantage of the opportunities that come your way.

BOMA Dayton also has some fun things coming in the near future. We have another great Breakfast and Learn coming up at the Regional Dispatch Center (which will probably be in the past when you read this) as well as an After Hours Event November 15th. We will also be collecting toys for the Marine Corps League Toys for Tots program at our November luncheon, which is a great way to share our wealth of resources and our hearts with children we will never meet but will impact with this small gesture of kindness. Our Christmas luncheon in December is always special, you won't want to miss it. There will be entertainment, some goodies will be handed out, our new Board will be presented, and the food will be wonderful!

As this will be the last newsletter for this year, I would like to take this opportunity to thank the many people who make BOMA Dayton a success. First, our Board members who give their time and talents to this organization. Also, all who are willing to step up and serve on committees such as the golf outing, emergency preparedness, and government affairs. And finally, to Nancy who works tirelessly to make all our events a success. I appreciate how she keeps me on track as well. Everyone who gives something adds up to great success. We currently have open positions on the Board for two Principal Directors and two Associate Directors. Please consider volunteering to serve. Together we will make 2019 a great year!

— Sheri Simpson

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2018 Committee Chairs

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Emergency Preparedness

Becky Edgren: (937) 401-9700
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The Dayton BOMA Board would like to thank **Frank Bullock**, Facilities Manager at NuVasive and Dayton BOMA member, for arranging our tour of their facility in October.

We'd also like to thank Frank for his time and dedication to Dayton BOMA over the past 11 years, eight of which have been as a Board Member. Frank will be retiring at the end of November and moving to Florida.

Upcoming Events & Speakers

Reminder... our membership luncheons are held on the second Tuesday of each month from 11:30 until 1:00.

If you'd like to recommend a future speaker or topic, please contact Nancy Ferrara (nancy@bomadayton.org) or call her at (937) 299-2662.

November 13th – Berkwood Farmer Ph.D., former Dean of the Raj Soin College of Business, current Associate Professor of Economics at Wright State University, will join us as our guest speaker. We will also be collecting toys for the Marine Corps League Toys for Tots program this month.

November 15th – Our November After Hours Event will be held at Jimmy's Italian Kitchen located at 3002 Woodman Drive in Kettering. Alan Denny and Modern Entrance will be our sponsors for this event.

December 4th – Our holiday luncheon will be held at the Presidential Banquet Center. The Chamber Choir from Stivers School for the Arts will be providing our entertainment this year. (Please note, this is one week earlier than we usually meet.)

January 8th – Kirk Barrett with Vectren and Lyle Garrison with DP&L will be joining us this month to update us on their 2019 rebate programs. We will be meeting at the Kohler Center this month.

February 12th – We will be meeting at The Foodbank in February to have lunch and take a tour of their facility. We will also be volunteering some of our time while we're there.

July 22nd – Dayton BOMA Golf Outing to be held at Walnut Grove Country Club. 9am shotgun start.

After Hours Networking Events



We'd like to thank Chandra Miller, Jennifer Schock and ABM for sponsoring our September After Hours Event at Bar Louie at Austin Landing. Our After Hours Events are always a great time to get to know other members of Dayton BOMA.

If you weren't able to join us in September, be sure to mark your calendar for our next After Hours Event to be held on Thursday, November 15th at Jimmy's Italian Kitchen (3002 Woodman Drive) in Kettering. This event will be sponsored by Alan Denny and Modern Entrance Systems.

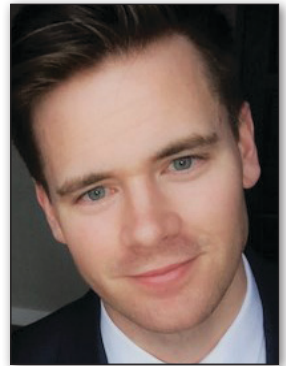
If you're interested in sponsoring an After Hours Event, please give Nancy a call at (937) 299-2662.

Member Highlight: Grae Rayner

Grae Rayner recently joined the team at BrightView Landscape Services, as the new Dayton-Cincinnati North Business Developer. Grae has a BS in Organizational Leadership from Wright State University.

Prior to joining BrightView, he was the national outside sales/account manager for Ideal Image, Inc. in Englewood.

Grae currently resides in Troy, Ohio with his wife Laura and their daughter, Juniper. In his free time, Grae loves to play basketball, collect vinyl, bike riding and being outdoors!



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BOMA'S MISSION

To advance a vibrant, commercial real estate industry through advocacy, influence and knowledge.

Emergency Action Plans 101

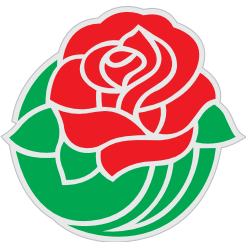
Emergency Action Plans (EAP's) are an important element of any Emergency Preparedness Plan. OSHA standard [29 CFR 1910.38(a)] defines who and what is required in an EAP, but even companies not subject to this particular OSHA standard can benefit from OSHA emergency plan recommendations.

A few key elements to consider:

- Keep exit doors accessible and hallways clear.
- Test emergency systems and back-up systems regularly including emergency communication/texting systems.
- Develop, post, review and practice evacuation plans to ensure effectiveness.
- Identify and train "floor wardens" who are responsible for sounding alarms and helping to evacuate employees and occupants.
- Establish designated meeting locations outside the building for workers to gather following an evacuation. The locations should be a safe distance from the building and in an area where people can assemble safely without interfering with emergency response teams.
- Identify personnel with special needs or disabilities who may need help evacuating and assign one or more people, including back-up personnel, to help them.
- Ensure that during off-hour periods, systems are in place to notify, evacuate, and account for off-hour building occupants.
- Post emergency numbers by all phones—catastrophic events often cause people to forget to dial "911" for help.



For additional information, visit [osha.gov/SLTC/etools/evacuation](https://www.osha.gov/SLTC/etools/evacuation).



The Rose Bowl became the first college football bowl game in 1902, which is why the game is referred to as "the granddaddy of them all." The first Rose Bowl was played between Michigan and Stanford.



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Building Codes

BOMA International focuses on a variety of relevant issues related to commercial real estate and heavily concentrates on building codes in relation to ICC, the Americans with Disabilities Act, ASHRAE Standards, as well as the Occupational Safety and Health Association Rules and Regulations.

Main Issues

As building requirements constantly evolve and are implemented, BOMA International's codes team aims to provide its members with the most up to date building codes so that buildings can be as safe and accessible as possible. Because the Americans with Disabilities Act, OSHA, and ASHRAE are so critical in providing accessibility for those who are disabled, guaranteeing safety in commercial buildings, and maintaining the most energy efficient buildings, respectively, BOMA International is committed to informing its members of the most recent regulations to the ICC, ADA, OSHA and ASHRAE Standards so that proper building changes can be implemented as quickly as possible.

Americans with Disabilities Act

BOMA International strongly supports the "next generation" of accessibility requirements in new buildings and alterations while "grandfathering" conditions that meet current Department of Justice standards (2010 ADA Standards).

BOMA continues to work to ensure that new regulations, codes, and standards provide:

- Increased consistency in accessibility requirements
- More reasonable and clearer technical requirements
- More consistent interpretation, application, and enforcement

ADA Background

Signed into law in 1990, the Americans with Disabilities Act dramatically increased the protection and improvement of the rights of Americans with disabilities. As a result of this, accessibility has tremendously improved in buildings throughout the country. However, some attorneys are exploiting the ADA and attempting to make a profit rather than focusing on improving accessibility in commercial real estate buildings. While BOMA International fully supports the ADA, it aims to provide resources and information so that building owners and managers can improve accessibility in commercial real estate buildings as quickly and efficiently as possible.

Over the years, the U.S. Department of Justice has frequently revised the Americans with Disabilities Act Guidelines and published updated regulations.

The most recent, revised regulations were published on December 2, 2016 and took effect on January 17, 2017. For more information regarding

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ADA regulations and updates, visit the Americans with Disabilities Act homepage.

- The Guide to ADA Standards explains the regulations that apply to Title II (state and federal buildings) and Title III (places of public accommodation, businesses, and commercial facilities).
- The Guide to the ABA Standards describes the standards that apply under the ABA to all facilities receiving federal funding for any construction, alteration, or leased space.

Compliance Date for New Construction or Alterations	Applicable Standards
Before September 15, 2010	1991 Standards or UFAS
On or after September 15, 2010, and before March 15, 2012	1991 Standards or UFAS, or 2010 Standards
On or after March 15, 2012	2010 Standards

OSHA (Occupational Safety & Health Act of 1970)

BOMA International encourages all building owners and managers to become familiar with the most recent changes to OSHA. The new regulations are intended to increase worker safety and limit the number of accidents associated with the use of stairs, ladders, and other elevated work surfaces.

To comply with OSHA standards, BOMA International encourages its members to:

- Read the Fact Sheet on new OSHA rules
- Conduct background checks on all contractors who may offer to provide these services and verify that they meet the qualifications for inspecting
- Engage in OSHA’s free, non-punitive consultative inspections
- To contact a state agency, utilize the OSHA on-site consultation map

ASHRAE (American Society of Heating, Refrigerating and Air Conditioning Engineers) Standards

The 2016 edition of ANSI/ASHRAE/IES Standard 90.1, Energy Efficiency for Buildings Except Low-Rise Residential Buildings, incorporates more than 120 updates to the 2013 version. During its development, BOMA International’s codes team worked to ensure the interests and concerns of the commercial real estate industry were heard, so that the updates would maximize energy efficiency without excessively increasing cost. The new edition is estimated to provide an 8.3 percent increase in energy savings over the 2013 edition.

- The important updates include:
- A slight increase to the insulation requirements for metal buildings, doors and windows
 - More stringent efficiency requirements for energy recovery systems
 - A reduction in exterior and interior lighting allowances to reflect the increased usage of LEDs, and new control requirements for emergency lighting and parking lot occupancy sensors
 - Appendix G, previously used only to rate LEED buildings, now able to be used as a stand-alone compliance path, offering more options to designers
 - The standard will also be an alternate compliance path for the 2018 edition of ICC’S International Energy Conservation Code

DID YOU KNOW?

The NFL uniform for field officials consists of a black and white striped shirt, black knickers, black belts, and black shoes. The referee wears a white cap while all other officials wear black caps. During the 1920s before the striped shirts were adopted, they wore white dress shirts, black bow ties, black dress pants, and black dress shoes.





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BOMA Advocacy

BOMA International's advocacy team has achieved many successes so far in 2018, continuing to positively impact the commercial real estate industry and protect our members' livelihood. BOMA International's president, Henry Chamberlain, testified before Congress on the importance of the Energy Efficient Commercial Building Tax Deduction (179D). We gained huge headway in ADA Lawsuit reform with the passage of H.R. 620 in the house, the ADA Education & Reform Act. And in June, Congress kept the ENERGY STAR program fully funded in the FY 19 budget.

While these are important victories that are the product of years of hard work and education, there is always more work to be done. We need to continue to educate and inform lawmakers about the commercial real estate industry and the issues our members face every day.

To learn more about how to become an advocate for your industry, please contact Government Affairs & PAC Manager, Meg Novak at mnovak@boma.org.

HAPPY
THANKSGIVING

New Research Reveals Intelligent Building Security Risks, Vulnerabilities and Mitigation Strategies

This report includes guidance to aid decision makers and help protect commercial buildings against threats and risks.

The Building Owners and Managers Association (BOMA) International, in partnership with the ASIS Foundation and the Security Industry Association (SIA), today released groundbreaking, first-of-its-kind guidance for practitioners in the commercial real estate and security fields. **Intelligent Building Management Systems: Guidance for Protecting Organizations** provides a framework to help decision makers protect their buildings against risks associated with intelligent building management systems and ask relevant security questions to develop appropriate mitigation strategies. It also serves to establish a common language between the many intelligent building stakeholders.

The guidance document is based on original research, *Building Automation & Control Systems: An Investigation into Vulnerabilities, Current Practice and Security Management Best Practice*, by David J. Brooks, Michael Coole and Paul Haskell-Dowland of Edith Cowan University in Perth, Australia. Also taken into consideration were the responses of BOMA International members, who were surveyed on their use of and security practices for building automation systems. The resulting report provides an exhaustive overview of identified intelligent building critical vulnerabilities and mitigation strategies.

Intelligent building management systems increasingly have become embedded into the built environment as technology has evolved and the demand for reduced operating costs and greater monitoring, control and operability has continued to grow. However, this growth also comes with a substantial set of security vulnerabilities. Importantly, the research finds a significant disconnect between the perceived understanding of intelligent building threats and risks versus actual dangers. In addition, the report reveals that a lack of common terminology and practices can result in misunderstandings and siloed views of associated security risks.

The report emphasizes the need to take a multidisciplinary proactive management approach to intelligent building vulnerability mitigation and fuse multidisciplinary participants into an intelligent building security team. It also highlights the

importance of intelligent building integrators and cybersecurity experts as partners who can help organizations better understand threats and risks and more effectively achieve intelligent building security.

"BOMA International is pleased to have partnered with the ASIS Foundation and SIA to produce this cutting-edge guidance document," said BOMA International Chair Brian D. Cappelli, BOMA Fellow, RPA, vice president of Asset Management for GBX Group LLC. "As commercial property owners and managers increasingly continue to leverage building automation systems to achieve greater levels of operational efficiency, it is crucial that the commercial real estate industry also takes steps to ensure greater levels of security for these systems."

The ASIS Foundation, BOMA International and SIA developed this guidance document as a service to property professionals and security specialists. The information included in the report should be considered as guidance; consult with your security professional for your specific needs.



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BOMA International's Office and Industrial Benchmarking Reports Released

The Building Owners and Managers Association (BOMA) International, in collaboration with research firm Kingsley Associates, recently released the results of the 2018 Office Experience Exchange Report (Office EER) and the 2018 Industrial Experience Exchange Report (Industrial EER). The data from these reports will offers critical insight into income and expenses within the commercial real estate industry.

Now in its 98th year, the Office EER is the industry's largest and most comprehensive benchmarking resource, with a database that has three times more office building data than comparable sources and the most medical office building data. The 2018 Office EER provides insights into the performance of the commercial real estate sector with thousands of buildings across hundreds of markets in the United States.



The Industrial EER, is the only benchmarking resource in the commercial real estate industry specifically tailored to the industrial sector. The 2018 Industrial EER offers insights into the performance of the industrial real estate sector with data from thousands of industrial properties throughout the U.S.

Top-level office sector data from both the 2018 Office EER and the 2018 Industrial EER, can be found below. Private sector office income and expense figures are based on rentable area. Private sector industrial income and expense figures are based on total gross building area.

Private Sector Office Building Occupancy Figures

- Average occupancy rate: 87.61 percent
- Square feet per office tenant: 9,112
- Square feet per office worker: 288

Private Sector Office Building Income Figures

- Total rental income: \$30.35 per square foot (psf)
- Base office rent: \$24.27 psf
- Pass-throughs: \$4.81
- Escalations: \$5.97
- Gross parking income: \$1.94 psf

Private Sector Office Building Expense Figures

- Cleaning: \$1.68 psf
- Utility: \$2.14 psf
- Fixed: \$5.57 psf
- Parking: \$0.58 psf
- Roads/grounds: \$0.24 psf
- Repair/maintenance: \$2.15 psf
- Real estate taxes: \$5.32 psf

Private Sector Industrial Building Occupancy Figures

- Average occupancy rate: 97.84 percent
- Square feet per tenant: 71,330
- Square feet per tenant employee: 469

Private Sector Industrial Building Income Figures

- Total rental income: \$5.36 psf
- Base rent: \$4.81 psf
- Additional rent: \$1.44 psf
- Miscellaneous income: \$0.05 psf

Private Sector Industrial Building Expense Figures

- Total operating expenses: \$1.54 psf
- Energy: \$0.06 psf
- Exterior building maintenance: \$0.03 psf
- Grounds and landscape and exterior: \$0.02 psf
- Management fees: \$0.17 psf
- Water and sewer: \$0.08 psf
- Real estate taxes: \$0.97 psf

Both the Office EER and Industrial EER consist entirely of voluntarily reported data from commercial property owners and managers. The Office EER and Industrial EER allow users to generate customized reports online using a host of search filters, including building size, type, class, location market, submarket (and more). Reports are easily downloadable as both Excel and PDF documents, and a subscription grants unlimited access; there's no limit to the number of reports users can generate.

For more information and to subscribe to the 2018 Office EER and Industrial EER, visit eer.boma.org.



The Pittsburgh Steelers are the only NFL team to display their logo on only one side of the helmet. In 1962, the team was not sure how their new logo would look on the then solid gold helmets. They decided to test out the logo on just one side. The attention that decision attained, as well as the record-setting 9-5 season, made the logo's placement permanent, even after the team switched to solid black helmets.

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BOMA Standards

For more than a century, BOMA International has set the standard for measuring buildings. In 1915, BOMA published its first Standard Method of Floor Measurement for Office Buildings, an accepted and approved methodology by the American National Standards Institute (ANSI).

Throughout the years, the standard has been revised to reflect the changing needs of the real estate market and the evolution of office building design. Today, BOMA is the secretariat for a suite of measurement standards for a variety of property types, including:

- Office (ANSI/BOMA Z65.1-2017)
- Industrial (ANSI/BOMA Z65.2-2009)
- Gross Area (ANSI/BOMA Z65.3-2010)
- Multi-Unit Residential (ANSI/BOMA Z65.4-2010)
- Retail (ANSI/BOMA Z65.5-2010)
- Mixed-Use (ANSI/BOMA Z65.6-2012)

Purchase the BOMA standards at store.boma.org.

Home Depot Member Rebate Program

The Home Depot offers BOMA members an exclusive annual rebate program. Receive a 2% annual rebate on all qualifying in-store and online pre-tax purchases, plus extra services and savings. There is no cost to enroll. Annual purchases must



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total a minimum of \$25,000 to qualify for the rebate. So, what are you waiting for? Start earning money on your company's Home Depot purchases now. Be sure to enter the program code BOMA when you register.

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Cybersecurity

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Intelligent Building Management Systems: Guidance for Protecting Organizations was developed as a service to property and security professionals. The information included should be considered as guidance; consult with your security professional for your specific needs.

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Holiday Events You Won't Want to Miss!

The 2018 **Christmas in Historic Springboro Festival** is to be held the weekend before Thanksgiving on November 16th, 17th and 18th. This year's theme will be "The best way to spread Christmas cheer, is singing loud for all to hear."



Sugarplum Festival of Trees will be held November 16th, 17th and 18th, 8am to 8pm at the Dayton Masonic Center (525 Riverview Drive in Dayton).

Mark your calendar to kick off the **Dayton Holiday Festival** on Friday, November 23rd! Watch the holidays light up during Dayton's traditional tree lighting on Courthouse Square, followed immediately by a nighttime parade for children, sparkling with more than 100,000 lights!

This year's **Grand Illumination** will be held November 23rd from 5-8:30pm in Downtown Troy. An artisan fair, 'Twas the Month Before Christmas reading, carriage rides, music performances, and Santa's arrival on a fire truck kick off the annual downtown Christmas tree lighting.

Christmas in the Country takes place near St. Aloysius Church in Shandon, Ohio. This year's Annual event is November 24th and 25th and features a variety of family-friendly holiday activities.

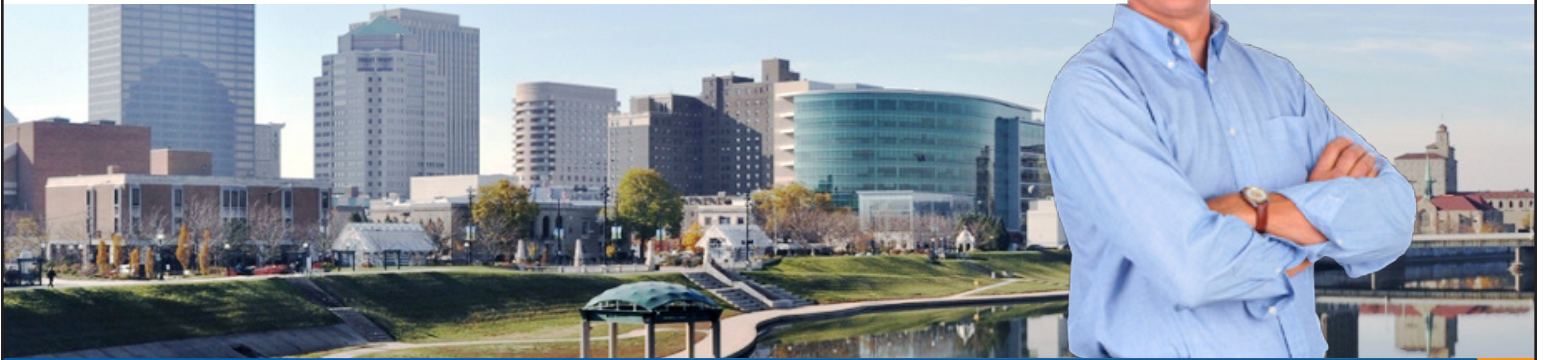
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