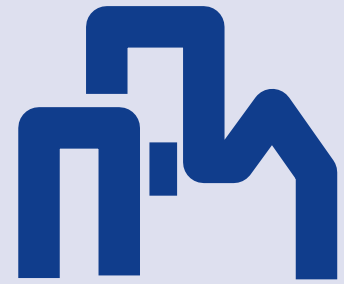


Dayton BOMA

Building Owners & Managers Association



BOMA Board Members:

- President** – Jim Houpt
- Vice President** – Beverly Campanaro
- Past President** – Karen Basista
- Secretary** – Sharon Rislund
- Treasurer** – Dave Wallace
- Principal Director** – Verity Snyder
- Principal Director** – Tracy Ryan Edwards
- Assoc. Director** – Barb Saville
- Assoc. Director** – Kristin Vandivier
- BAE** – Nancy Ferrara

From the President



I hope everyone is enjoying their summer. Although it's been a bit of a rough ride with the economy, the weather has been ever so pleasant. And this year's golf outing

was just amazing! We had a few more golfers than last year and exceeded last year's sponsorship dollars. I cannot thank everyone enough for their support. It just goes to show when times are tough we can still rely on each other and have some fun. I especially want to thank the Golf Committee for their time and effort. Let's run with this good momentum through the rest of

the year.

I also wanted to talk about our lunch with Pete Luongo. I purchased his book as many of you did. It's amazing to me how someone can take a very complicated business world and keep it so simple. Pete demanded the most of his people and he got it. I personally met his replacement upon retirement and he told me Pete was the toughest boss he had ever met. Yet at the same time the best boss anyone could ask for. Thanks again to Nancy for her effort in securing such a great speaker.

Enjoy the rest of your summer! I look forward to these last few months as President of Dayton BOMA.

See you all soon.
Jim Houpt

Legislative Day

On Tuesday May 19th, 2009 BOMA Columbus in conjunction with IREM Columbus hosted Legislative Day at the Capitol Building Rotunda. The event was well attended by both organizations and joining in from Dayton BOMA were Lynda Sauers of GreenScape Horticultural Services, Kristin Vandivier of Rieck Services and Karen Basista of Miller-Valentine Group. We had an opportunity to network with other Ohio BOMA and IREM members as well as meet some of our local representatives and learn more about the Alternative Energy initiative, which was part of the keynote speech presented by Representative Ted Celeste, current Chair of the Alternative Energy Committee.

The purpose of Legislative Day is to provide members the opportunity to network and more importantly to canvas their respective state representatives to inform them about BOMA; who we are as an organization, what we represent and what we promote (minimal mandates so that property owners and managers can self govern in order to keep cost per square footage low, tenant comfort and satisfaction high which equals occupancy and dollars).

All in all it was a productive and interesting day. As novices to this event there was a bit of a learning curve in terms of who to talk to and how to get to them. Fortunately for us Jeannie Bechtold of Cincinnati BOMA is a veteran Legislative Day participant and she was kind enough to help teach us the ropes along the way. We spoke to many Representatives' aides and met with one Representative from the Cincinnati area.

It was a very interesting experience and we feel we now know how we should approach the 2010 Legislative Day. We'll be looking to recruit additional Dayton members to our Government Affairs Committee in hopes of a larger showing of Dayton BOMA members at next year's event. So be on the lookout for us!

-Kristin and Karen

Points of Interest:

- Upcoming Events 2
- Member Spotlight & New Member 2
- Boma Golf Outing 5
- Boma Golf Outing Sponsors 6
- Area Educational Opportunities 7
- New 2009 Requirements 9

2009 Committee Chairs:

Membership
Beverly Campanaro / 937-222-4669
beverly.campanaro@otis.com

Government Affairs
Karen Basista / 937-293-0900
karen.basista@mvg.com

Newsletter Chairs
Barb Saville / 937-673-1253
bsaville@debra-kuempel.com

Amy Berner / 937-603-6745
aberner@simplexgrinnell.com

Leslie Schuller / 937-331-9334
leslie.schuller@cbre.com

Programming & Education
Nancy Ferrara,
Interim Chair / 937-299-2662
nancy.bae.boma@ameritech.net

Community/Membership Interaction
Nancy Ferrara,
Interim Chair / 937-299-2662
nancy.bae.boma@ameritech.net

Upcoming Speakers and Events

Just a reminder, our membership luncheons are 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.

September - Membership Luncheon to be held at Heapy Engineering

October 15th - "After Hours Networking Event" sponsored by Chapel Electric, Champps in Centerville, 5-7p.m.

November - Speaker to be announced.

After Hours Networking Event

We would like to thank Barb Saville and Debra-Kuempel for sponsoring Dayton BOMA's first After Hours Event. The networking event was held at Champps this past June and was enjoyed by several of our members and their guests.

Chapel Electric will be hosting our next After Hours Event in October. Look forward to seeing you there!!!

"Golf is so popular simply because it is the best game in the world at which to be bad."

~ A.A. Milne

Member Spotlight: Mike Davis, Command Roofing Co..



Mike joined the team at Command Roofing Co. in 1996 as a project manager/estimator and was appointed to Vice President in 1998 by Donald Phlipot, the owner and President. Previously, Mike was Vice President of Frye Roofing, Inc. (West Virginia) for 14 years and Cost Accountant at French Oil Mill Machinery Co. (Piqua, OH) for 7 years.

He began studying architecture at the University of Cincinnati but quickly realized he could count better than he could draw, so he switched to business administration and graduated in 1976 with a bachelor degree in Accounting and Business Administration. Who would have guessed that his brief education in architecture and blue print reading would re-surface and become so critical to his success in the construction industry. He's even learned to draw a little better, with the help of a computer.

Along with many continuing education classes pertaining to the roofing industry, Mike is certified as a roofing asbestos abatement supervisor and has received the OSHA 30 hour card and First Aid/CPR certification. In addition to his membership in BOMA, Mike is a member of the National Roofing Contractors Association (NRCA), Midwest Roofing Contractors Association (MRCA), Ohio Roofing Contractors Association (ORCA), Associated Builders and Contractors (ABC), and American Subcontractors Association (ASA).

Mike enjoys life in Piqua with his wife of 34 years, Melodie. Their daughter, son-in-law, and two grandchildren live in Seoul, South Korea (thank goodness for web cam). Their son, daughter-in-law, and one grandchild live in Grove City, Ohio.

You can contact Mike at commandroofing@aol.com or 937-298-1155.

Welcome New BOMA Member!

JD Coburn entered the elevator Industry in 1993 after spending 3 years in the United States Army and serving in Desert Storm. He has spent the past 15 years with Fujitec America, Inc. where he started in the construction end of the elevator business as an apprentice and worked his way up through the company. JD has worked as a New Construction Foreman, Construction Supervisor, Service Superintendent and is currently the Manager for the Cincinnati, Dayton and Columbus elevator operation for Fujitec. He is also their National Installation Manager and has involvement with construction projects throughout the United States.

JD grew up in Mt. Orab, Ohio and attended school at Western Brown until the eighth grade, at which point he moved to Alaska with his father who operated a construction company; he remained in Alaska until 1986.

He is an avid hunter and absolutely loves being in the outdoors. JD has Tennessee Walking horses and enjoys riding with his family and friends. He has coached fast pitch softball for 16 years and the Bethel Tate High School team for five. Being a Police Officer in Ohio since 1989, he currently works part time for the Georgetown Police Department in Georgetown Ohio.

JD has been married to his wife Teresa for 21 years and they have three children and one grandson.

"No matter how good you get you can always get better and that's the exciting part" ~ Tiger Woods

www.houserasphalt.com

Asphalt & Concrete

New Installation
Maintenance
Driveway
Parking Lot
Sidewalk & Steps

We are Licensed & Bonded

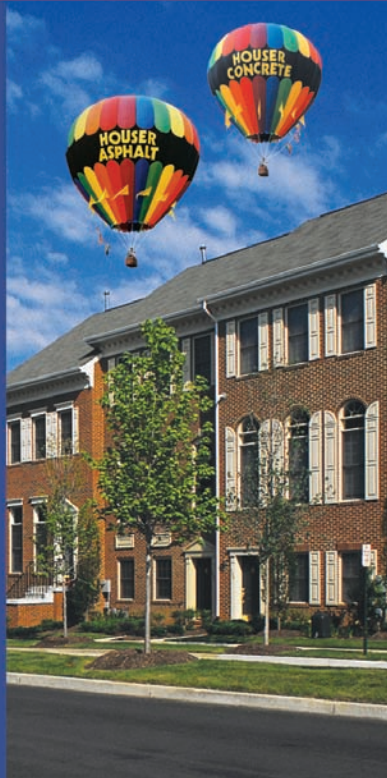
223-9207

Our Commitment
Celebrating
Our 38th Year
Customer Satisfaction



851 S. Patterson Blvd. - Dayton, OH 45402

asphalt & concrete
Houser
black top • sealing • striping



SimplexGrinnell BE SAFE.

A Tyco International Company

Amy Berner

PMA Sales Representative

8910 Beckett Road

West Chester, OH 45069

D: 513.341.2004 C: 937.603.6745 F: 513.874.1246

aberner@simplexgrinnell.com • www.simplexgrinnell.com

David L. Wallace

Senior Vice President
Service/Special Projects
Division



Chapel Electric Co., LLC

1985 Founders Drive

Dayton, OH 45420

937.222.2290 Office

937.222.3453 Fax

937.640.7910 Direct

937.673.1373 Cell

dave.wallace@chapel.com

www.chapel.com

OH License # 22770

NATIONAL STRENGTH, LOCAL COMMITMENT

NO ONE KNOWS CURB APPEAL LIKE WE DO.

U.S. LAWNS

To find out how you can increase your curb appeal, contact:

U.S. Lawns
Shawn Bone - President
1261 Dayton Yellow Springs Rd.
Xenia, OH 45385
Office: 937-767-2015
shawn.bone@uslawns.net
Website: www.uslawns.com

U. S. Lawns is the leader in the commercial lawn maintenance industry.

Our four ideals, **Trust, Quality, Service and Value**, along with a "No Job Is Too Big or Too Small" philosophy, makes U. S. Lawns a "cut above" the rest.

There's no hiding an uncared for landscape, people notice. A well-cared for landscape can be the mark of success - and we can help you achieve that success.

Curb appeal is its own best advertisement.

NATIONAL STRENGTH, LOCAL COMMITMENT

We Proudly Sponsor

OREGON printing

est 1976

Simplify your life when it comes to printing!

Oregon Printing is a full service Commercial and Digital Printer serving Dayton and the surrounding communities.

On Time, On Budget, On Target and On-Line at OregonPrinting.com

937.222.9418



Protecting the Future of America Since 1850



Prestigious history in the security industry

- World's largest provider of security services
- Serving U.S. businesses for more than 150 years

Client-centered operations

- More local offices ensuring locations are close to clients
- Management availability 24 hours a day

Customized security solutions for our clients

- Security Officer Services
- Patrol Officer Services
- Systems Integration
- Consulting & Investigations

Our model

- Local focus
- Emphasis on security
- Understand the market
- Simple and clear organization
- Financial control and follow-up
- Lead the industry
- People make the difference

Securitas Security Services USA, Inc.

For more information, contact Bill Mangus:

(937) 224-7432

bill.mangus@securitasinc.com

Visit us at www.securitasinc.com

BOMA Golf Outing 2009

Dayton BOMA's 24th Annual Golf outing was held Monday, July 27th at Walnut Grove Country Club. We were fortunate to have another gorgeous day for our 73 golfers to play and enjoy a round of golf.

Congratulations to this year's winners!!

Closest to the Pin for ladies,
Sue Zickafoose

Longest Drive for ladies,
Shannon Lewis

Closest to the Pin for men,
John Vogele

Longest drive for men,
Joe Ryan

***Thank you to all our sponsors,
your support is greatly appreciated!!!***

BREAKFAST SPONSORS

Chapel Electric Co., LLC
ESI Electrical Contractors

TEAM PHOTO SPONSOR

Otis Elevator

Thanks to Solid Blend Technologies for grilling hot dogs and brats again this year.

This event could not take place without the hard work, and dedication of our volunteers. Thank You!!!

VOLUNTEERS

Beverly Campanaro, Otis Elevator
Gayle Shiveley, Otis Elevator
Jane Curtis, Miller-Valentine Group
Sharon Rislund, Miller-Valentine Group
Tony Newport, Brickman Group
Sheldon Rish, Solid Blend Technologies
Phil Hurst, Everybody's Workplace Solutions
Marguerite Krein, Turner Property Services Group
Lee Baker, A.E. Fickert/
A1A Water Damage Restoration
Randy Winfield, A.E. Fickert/
A1A Water Damage Restoration
Barb Saville, Debra-Kuempel Mechanical
Kristin Vandivier, Rieck Services
Jim Houpt, Merchants Security Service
Lona Houpt, Merchants Security Service

We would also like to thank Nancy Ferrara for organizing this golf event and for all her dedication to Dayton BOMA.



Thank you to all our sponsors, your support is greatly appreciated!!!

HOLE SPONSORS

A.E. Fickert/A1A Water Damage Restoration
Brickman Group
Brower Insurance
CB Richard Ellis
Command Roofing
FD Lawrence/Eaton Electric
Frecker Services
Goodwill Resource Solutions
Houser Asphalt & Concrete, Inc.
Image Pavement
I-Supply
Joseph's Heating & Air Conditioning
Kastle Electric Company
Kettering Irrigation
Liberty Savings Bank
Miller-Valentine Group
Modern Entrance Systems
Mound Advanced Technology Center
Red Carpet Janitorial
Turner Property Services Group
U.S. Lawns

BEVERAGE SPONSORS

American Building Maintenance Co.
Everybody's Workplace Solutions
Houser Asphalt & Concrete, Inc.
Merchants Security Service
Solid Blend Technologies

HOLE-IN-ONE SPONSOR

Fujitec America, Inc.

PRIZE SPONSORS

Dayton BOMA
Colliers Turley Martin Tucker
Debra-Kuempel Mechanical
Everybody's Workplace Solutions
Greenscape Horticultural Services
Richard Flagel Realty, Inc.
Rieck Services

LUNCH SPONSORS

Rieck Services
Securitas Security Services USA, Inc.



Area Educational Opportunities

There is no doubt that our industry is quickly changing around us. It is forcing us as industry professionals to hop on board or be left in the cold. It is becoming almost imperative to receive designations showing our knowledge as professionals in green standards and pursue certifications for our properties, which are now available (BOMA 360 Performance, Energy Star, and LEED are some of the most recognizable).

Some of the most common implementations of green initiatives include waste reduction through recycling programs, lighting retrofits, use of green cleaning products and pest control, making the switch to day-time cleaning, installation of water flow restriction devices, the use of coreless toilet tissue, as well as many more. These are only a few required to receive certifications which are stringent and sometimes cumbersome not to mention time-consuming to receive, however, the reality of the alternative is a decreasing tenant base which will occupy properties without efficient and sustainable operations and we all know what that end result can be. It certainly does not paint a very desirable picture for our future in Management of those properties.

The first step in achieving property certification would be by educating ourselves in how to approach them which can greatly help in easing the process while providing professional advancement. There are numerous and ever increasing amount of classes, designations and accreditations that are available to us some of which are outlined below.

Beyond achieving green recognition many of us also need to obtain the traditional industry designations and renewal credits in which the following information may also be of interest to you:

BOMA International

Sustainable Operations Series – Practical Solutions for Greening Building Operations. The SOS Webinars will cut through the overwhelming and sometimes confusing information in the marketplace and teach practical ways to “green” your building operations. Whether you are looking to implement some new cost saving measures or preparing for LEED certification, every step you can take will positively impact your bottom line and the community surrounding your building.

SOS Course 4: How Green Is My Building? Tools for Measuring the Total ROI of Sustainability
8/19/2009, Webinar: 2-3:30 pm ET

BEEP (BOMA Energy Efficiency Program)- An innovative operational excellence program to teach commercial real estate professionals how to reduce energy consumption and costs with proven no- and low-cost strategies for optimizing equipment, people and practices.

BEEP Course 2: How to Benchmark Energy Performance
11/11/2009, Webinar: 2-4:00pm ET

BEEP Course 3: Energy Efficient Audit Concepts and Economic Benefits
12/2/2009, Webinar: 2-4:00pm ET

BOMA also offers e-Seminars that can be used as renewal credits for RPA, FMA, SMA, CPM, ARM and SIOR including: Comprehensive Building Security Planning, Mold Awareness and Remediation, Preparing Buildings for Sheltering in Place, and Property Conditions and Assessments.

For more information visit www.boma.org.

LEED (Leadership in Energy and Environmental Design)

Core Concepts and Strategies – The United States Green Building Council is offering this class at the SeaGate Convention Center, Toledo, Ohio on September 30, 2009 from 8am- 5pm. Visit www.nwogbc.org, email workshop@usgbc.org or call 1-800-795-1747 with any questions.

LEED is quickly becoming the most widely respected in the industry for certifying properties and accrediting professionals. If you are interested in pursuing an accreditation you may consider the following core course, which puts you in position to achieve either a Green Associate Accreditation or LEED AP Operations and Maintenance Accreditation. Prerequisite: Green Building Basics & LEED – online course.

IREM

Sustainable Real Estate Management – Online - The course is eligible for elective credit towards the NAR Green Designation

Ethics for the Real Estate Manager – Course meets program requirements for CPM, ARM and ACoM

CPM Capstone Track -Dublin, OH September 14th-18th – the CPM Capstone Track is designed for CPM Candidates who need to complete their management plan requirement and take the CPM exam.

Visit www.irem.org for more information.

Dayton Area Board of Realtors – While the DABR doesn't offer much in the realm of “commercial” related classes, below are the August offerings for the core courses required to renew your Ohio real estate license:

Fair Housing – August 13, 1pm – 4pm **Ethics** – August 18, 6pm – 9pm **Core Law** – August 19, 9am – Noon

More information is available at www.dabr.com.

Hondros College – If you are interested in taking commercial related classes to use toward the required elective hours to renew your real estate license you may consider:

Ohio Property Management Specialist Designation – This class counts for 15 hours of Ohio Real Estate CE, Monday, October 26th and Tuesday, October 27th from 8:30am-5:30pm

Commercial Specialist Designation - This class also counts for 15 hours of Ohio Real Estate CE. Check back for scheduling.

Visit www.hondros.edu or call 1-888-466-3767 for more information.

NAR

Green Designation Core Course - September 9, 2009, Columbus Ohio

NAR has recognized that there is an enormous need to go “green” and is now offering a Green Designation course. This is geared towards multiple specialties and does cover commercial.

This two-day course is being offered by the Ohio Association of Realtors, visit www.realtor.org or call 1-614-338-6675 for more information.

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

Office (937) 298-1155 Emergency (937) 604-1344
Fax (937) 298-2340 Emergency (937) 604-2922



Industrial • Commercial

MIKE DAVIS 2485 Arbor Blvd.
Vice President Dayton, Ohio 45439
Cellular (937) 604-2923

e-mail: commandroofing@aol.com
www.commandroofing.com



DeBra-Kuempel
Mechanical-Electrical
An EMCOR Company

**➔ Building Relationships.
Building Solutions.**

- > HVAC Preventive & Total Maintenance
- > Chillers
- > Special Projects Team
- > Refrigeration & Low-Temp Equipment
- > Controls
- > Plumbing
- > Process Piping
- > Electrical
- > Design/Build Construction
- > Tenant Finish & Retrofit
- > New Construction
- > Engineering

➔ What can we do for you?

Toll Free: 800.395.5741 Visit: www.debra-kuempel.com
24/7/365 Service

Cincinnati Office 3976 Southern Avenue Cincinnati, OH 45227 T 513.271.6500 F 513.271.4676	Dayton Office 1948 W. Dorothy Lane Dayton, OH 45439 T 937.531.5455 F 937.531.5456	Maysville Office 702 Parker Drive Maysville, KY 41056 T 606.563.8505 F 606.563.8750
--	--	--

Beverly J. Campanaro
Account Manager/New Equipment



Otis
A United Technologies Company

Otis Elevator Company
321 South Main Street
Dayton, Ohio 45402
United States
Tel: (937) 222-4669
Fax: (937) 222-8582
Cellular: (937) 604-4116
beverly.campanaro@otis.com



RIECK
SERVICES
EARNING YOUR TRUST SINCE 1892

Building and Maintaining Facility Systems

Dayton, OH (937) 274-1987
Lima, OH (419) 228-0264
www.riekcservices.com



Modern **ENTRANCE SYSTEMS, INC.**

SALES & SERVICE
**WE SERVICE ALL MAKES OF AUTOMATIC, MANUAL,
SWINGING, SLIDING, OR REVOLVING DOORS**

24 HOURS – 7 DAYS

besam  **IR Schlage**  **Wyreless Access**  **BEA**
We open up New Horizons

VON DUPRIN  **DOR-O-MATIC** 

 AAADM
Certified Inspectors
American Association of
Automatic Door Manufacturers

“SERVICING THE DAYTON & CINCINNATI AREAS SINCE 1958”

513-241-1565  **937-431-8141**
CINCINNATI **DAYTON**

New 2009 NFPA OSHA 70E Requirements

Get ready for some serious changes in the way electrical work will be performed in your business as well as homes. Creating an Electrical Safety Program can be a complicated endeavor, not to mention extremely confusing when you try to include all the different aspects that should be addressed: FR (fire resistant) clothing, insulated tools, training, hazard analysis, etc.

Trying to pick one part at a time seems to be the best approach in an effort to create budgets and address the specific needs of your company/facility. For many, the hardest part is simply deciding what part to address first. Ironically, the best first-step is the most important and least expensive.

This first step involves a self-audit of your employees to determine "where they fit in." Simply put, what levels of exposure to electrical hazards does each employee have and what level of "qualified" are they in respect to their level of exposure.

Let's start with a "Qualified Person." NFPA 70E 2009 edition, Art. 100 defines it as: "One who has skills and knowledge related to the construction and operation of the electrical equipment and installations and has received safety training to recognize and avoid the hazards involved." PRETTY VAGUE IN MY BOOK!!

Qualified (Authorized) Group – Can they comfortably perform the following:

1. Be asked to use a multi-meter to troubleshoot a problem in an electrical device or switchgear?
2. Use an approved voltage-reading device to do a zero energy check in an effort to create an electrical safe work condition for themselves or for someone else to perform a needed repair or related work?
3. Any other task that would cause the individual to be exposed to energized or presumed energized parts of an electrical device.

Following your personnel analysis, it's time to limit access to "Unqualified" personnel and create proper procedures to put in place at your facilities. To put yourself and your company at risk to personal injury and death claims could be an end to your business.

Your next step is to get your "Qualified" personnel the proper training needed to identify the needs and limitations for each of your facilities. Having your people trained in the "NEW" 2009 NFPA OSHA 70E requirements is a minimum requirement. "MANY" changes have been included within the new code.

Some of the most "shocking" changes are the fact that to operate a circuit breaker on ANY panel requires the following: long pants, long sleeved shirt, safety glasses or safety goggles, hearing protection and leather gloves. The bottom line with the new code is "If it's not completely powered down, we are no longer allowed to work the circuit". The issue isn't just an individual circuit, it is the entire panel that houses the circuit and the panel's main feed.



Dayton BOMA members and their guests enjoyed a rainy but pleasurable evening at the Dragons Stadium.

"One of the most fascinating things about golf is how it reflects the cycle of life. No matter what you shoot, the next day you have to go back to the first tee and begin all over again and make yourself into something."

~ Peter Marshall



No Matter What the Season, You Can Count on Brickman

Complete Commercial Landscape Management Services

- ❦ Landscape Maintenance
- ❦ Landscape Enhancements
- ❦ Horticulture Healthcare
- ❦ Snow and Ice Management
- ❦ Design/Build
- ❦ Irrigation
- ❦ Sports Turf
- ❦ Tree Care



BRICKMAN

Enhancing the American Landscape Since 1939

Tony Newport

5 Branches Serving the Dayton
and Northern Cincinnati Area

937-235-9595

www.brickmangroup.com