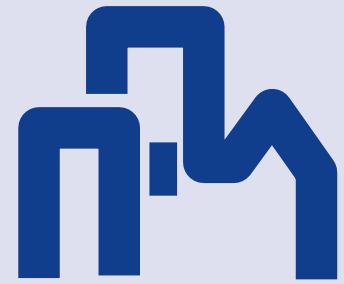


Dayton BOMA

Building Owners & Managers Association



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- Assc. Director** – Kristin Vandivier
- BAE** – Nancy Ferrara

From the President



Wow--I can't believe how close we are to the end of the year. And while it has been a tumultuous year for me both personally and professionally, it amazes me how many reasons I have to be

thankful.

I am thankful for an active Dayton BOMA membership that keeps our meetings lively and friendly and a Board of Directors that is energetic and willing to try new things.

I am grateful to our Associate Members for supporting our industry and to all of our Principal Members that Buy BOMA whenever they can.

I am thankful to several Associate

Members (and you know who you are) for saving my Property Manager behind on more than one occasion this year.

I am grateful for an exceptional BAE that has saved my Dayton BOMA President behind on too many occasions to count.

I am thankful for the generosity of our members that have given so much to our community outreach fundraisers.

I am grateful to each and every member of Dayton BOMA for your continued participation in our organization and your commitment to strengthening the local commercial real estate community.

I would like to wish each of you a very Happy Thanksgiving and a joyous holiday season.

Tracy Ryan Edwards

BOMA 360 PERFORMANCE PROGRAM EXPANDS IN THE THIRD QUARTER OF 2012

Nearly 500 Buildings Now Boast the BOMA 360 Designation

The Building Owners and Managers Association (BOMA) International conferred the BOMA 360 Performance Program® designation upon properties representing major commercial real estate markets across the U.S., including Boston, Mass., Dallas, Texas, San Francisco, Calif. and Washington, D.C., in the third quarter of 2012.

The BOMA 360 Performance Program evaluates commercial properties in six major areas: building operations and management; life safety/security/risk management; training and education; energy; environment/sustainability; and tenant relations/community involvement. Since the program's inception in 2009, nearly 500 commercial properties demonstrating best practices in these areas have earned the prestigious BOMA 360 label.

Earning a BOMA 360 designation offers buildings tangible results, measured through higher tenant retention and satisfaction scores, higher rental rates and documented operations and management savings and efficiencies as reported in designee surveys and by Kingsley Associates and CoStar.

"BOMA 360 building owners and managers frequently tell us that the designation gives them a real edge in the competitive commercial real estate market," commented BOMA International Chair Joe Markling, managing director of Strategic Accounts with CBRE. "Not only does the BOMA 360 designation help them demonstrate to tenants and prospective leaseholders that the property meets the highest standards of excellence, but it also positions them as market leaders and innovators."

Points of Interest:

Upcoming Events	2
Who will be our next star	3
Congratulations	4
Thank You Letters	6-7
How to Find Motivation	8
ADA Guidelines	9
BOMA Urges Senate	10
Save the Date	11

2012 Committee Chairs:

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 sharon.rislund@mvg.com

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

Building Recognition & Awards
 Tracy Ryan Edwards / 937-516-5666
 tracy.ryanedwards@ix.netcom.com

After Hours Networking Event

A big THANK YOU goes out to Jim Houpt with Merchants Security for sponsoring our September after hours event. What a beautiful night to be sitting on the patio at NCR Country Club.

If you weren't able to join us in September, please be sure to mark your calendar for our next "After Hours Event" to be held on Thursday, November 15th at Fricker's on SR 725. Bill Mangus and Chuck Baker with Securitas Security will be our sponsors.

If you're interested in sponsoring an After Hours Event, please contact Nancy at 299-2662 or nancy.bae.boma@ameritech.net. We are currently looking for someone to sponsor an event the third or fourth Thursday in January.



Upcoming Speakers and Events

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 15th – After Hours Event to be held from 5-7p.m. at Fricker's on SR 725 in Centerville. This event is being sponsored by Bill Mangus and Chuck Baker with Securitas Security.

December 11th – Dayton BOMA Membership Luncheon to be held at the Presidential Banquet Center. Our entertainment this year will be the Stivers School for the Performing Arts.

July 29, 2013 – Dayton BOMA Golf Outing, Walnut Grove Country Club, 9a.m. Shotgun Start

Member Highlight - Ryan Zeman



Ryan has been around the Dayton area for many years as he grew up in Beavercreek then moved to Bellbrook where he graduated high school in 2000.

After high school, Ryan then went on to attend Bluffton University in Bluffton Ohio. At his time at Bluffton he received a degree in psychology, played on the men's soccer team and found his wife Abby (wasn't a top priority upon heading into college, but worked out very well!!).

After college, Ryan and Abby got married in July 2004 and moved to Centerville. He worked for the Victoria Theater Association at the Schuster Center starting out as an operations supervisor and moved up into an operations manager position during his 3 years there.

In January of 2008 he started with Sonshine Commercial Cleaning/RDE Systems as an account/sales manager. This was a very unique opportunity for Ryan as it presented opportunities for future growth, potential ownership, and also operated on all the same morals and principles that Ryan values. So...with not much experience in the building service industry but a go-getter attitude and an operations background, he decided to take it and run with it. It has been a true blessing for him and his family over the past 5 years. Taking the company from around 20 employees when he started to now over 100 as well as showing significant growth each year he has been there. Ryan plans to be the owner of Sonshine Commercial Cleaning in the future.

In his free time, Ryan loves spending time with his wife and three boys, Noah age 5, Zach age 3 and Drew age 1. It may be crazy at times but he wouldn't change it for the world! He also has been the varsity boy's soccer coach at Troy Christian High School for the last 4 years. His family attends Centerville Community Church. He also is an avid golfer and Duke basketball fan.

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Who Will Be Our Next Star?

Congratulations to our June "Membership Star" winner, Ryan Zeman with Sonshine Commerical Cleaning. Ryan has been involved with BOMA since the day he joined, most recently with the Golf Outing Committee. The BOMA Board of Directors acknowledged Ryan at our October membership.

Ryan received a certificate of appreciation and a gift card for a cup of coffee at Starbucks.

A special THANK YOU to Becky Edgren and PuroClean Emergency Services for their starring role as our Membership Star sponsor in 2012!



The first NFL championship game between divisional winners was played on December 17, 1933 in Chicago. The Chicago Bears beat the New York Giants 23 to 21. For winning the 1933 NFL Championship, each member of the Chicago Bears team received a bonus check for \$210.34.



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CONGRATULATIONS to Greg and Emily Davis on the birth of their second child, Jack Bently Davis.

Jack was born on September 9th at 9:12 am weighing in at 8 lbs., 22 inches long. According to Greg, Jack's hobbies are napping and eating. He has recently started toying with the idea of staying awake for 10 minutes at a time. Jack is shown here with his big sister Lucy.

Greg is with Brickman Group.



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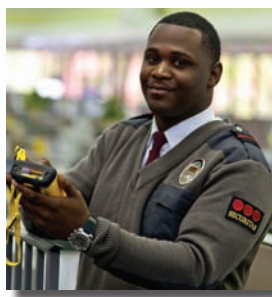


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August 30, 2012

Dayton BOMA
Nancy Ferrera
1120 Belvo Estates Court
Miamisburg, OH 45342

Dear Nancy,

Please extend our gratitude to Dayton Building Owners and Managers Association for adopting two of our families from Dayton Early College Academy (DECA). The kids were thrilled! They especially loved the DECA t-shirts. They were very excited to go through the bags and look at all of their supplies. One child immediately took her Kleenex to her teacher to get extra credit.

The parents were very appreciative of the assistance. One of the moms had a recent car repair and was getting ready to start a new job so she was extremely happy for the help. She didn't know what she was going to do to get her girls supplies.

Thank you so much for this community outreach. DECA has a high poverty rate and many kids struggle to get the supplies they need to start of the year well. Please see the enclosed thank you notes and pictures from the families.

Peace,

Michelle Sherman, LSW
Family Advocate,
UCDRC
Dayton Early College Academy &
Immaculate Conception School
(937) 232-2651
msherman1@notes.udayton.edu

Dear Boma,

Thank you for helping my children and myself with school supplies and the extra for my children. It will really aid them in the process of learning. It helped me a lot because I was before school let out my car broke down. So thank you again for helping my family.

Sincerely,
Shakae Hespeth

Dear Boma,

I am glad that you have brought me the school supplies. I will use these supplies to my advantage. Boma is doing a great thing by doing smile-to-people face. I appreciate what you been doing. I love everything you brought me, especially the DeCA shirt.

Thank you very
much ☺

From all of my heart

Sincerely,
Sonelos 10/27/12



Dear Boma

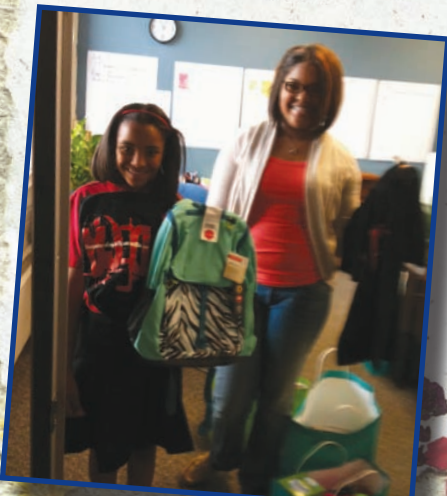
Thank you so much for the school supplies. I'm so excited to use it. Thank you for supplying me with the thing that I need for the 2012-2013 school year.

Sincerely,
Che Aunna Aves

Dear Borna ☺

Thank you so much for the school supplies. I am very thankful and appreciative. You don't know how much this means but it means a ton. I actually love school supplies, so I'm super excited to use them. Omg, I can't thank you enough. It means a lot. Thanks again ☺

- Shajidyn Hespeth



How to Find Motivation?

I can. I will. I am.

How do you find the motivation to work out? When do you finally reach a point when enough is enough and then how do you make it a priority between your job, family and all other time constraints on your life? I wish there was an easy answer, but there is no pill or a quick remedy to improve your health and fitness level. The truth is only pure hard work will get you the results most people desperately seek. It's a decision that comes from the inside, a small still voice that tells you it's time.

Motivation is hard no matter if you are a beginner or an advanced exercise junkie. We all get in slumps and would rather curl up on the couch than hit the pavement for a run or take the time to go to the gym.

We know our bodies are designed to MOVE! It's time to make a commitment to yourself, not only for you, but for your family. To make you a better YOU. Make a decision to lose the extra weight, to make healthier food choices and do not accept no for an answer.

Repeat this mantra. Post it on your refrigerator, in your bathroom, in your car. Repeat it over and over until you have dreams filled with these words.

I can. I will. I am.

I can. I can be healthy and fit. I can make it to the gym three times per week. I can run one mile or a 26.2-mile marathon. I can eat healthier and drink more water. I can quit smoking. I can do it.

I will. I will get off this couch and spend time playing with my kids in the back yard. I will try a new exercise class at the gym. I will lose this baby weight. I will find balance in my life. I will do it.

I am. I am strong. I am determined to take my health seriously. I am going to be stronger than I ever thought possible. I am going to fit into my skinny jeans. I am going to lift heavier than ever before. I am going to do it.

Fitness is a journey, not a destination. Get moving today!

Amy Zimmerman, CPT
Owner, Vital Fitness

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Changes of the 2010 ADA Guidelines

by Mitch Blankenship, AIA, NCARB, LEED GA
Chordal Consultants, LLC
October 2012

As of March 15, 2012, all new buildings and remodels are required to comply with the latest changes to the ADA Guidelines, with minimal exceptions. One exception being a “safe harbor” which is only for public entity projects built to the 1991 ADA requirements. It would be impossible to discuss all of the changes implemented in the 2010 ADA update in this article, and as such, we will only be able to touch on some of those items of general importance.

Some of the long awaited changes clarify projects that have a Landlord/Tenant Arrangement. ADA has clarified that if a tenant is making alterations that would trigger ADA requirements, those alterations by the tenant in areas where only the tenant occupies does not trigger path of travel obligations on the Landlord relative to areas under the Landlord’s authority, if those areas are not being altered. This is good news for Landlords and Property Managers of multi-leased facilities, such as shopping centers, etc.

ADA has gone through an extensive review and update in an effort to resolve issues that had not been previously identified and clarified. One of the major philosophical changes that ADA has implemented is the concept of “dispersal”. In other words, the accessible component, element, or space should be spread out amongst all areas, so that a disabled user can enjoy the facility from a vantage point similar to an able-bodied user.

Since the early days of ADA, there have been issues regarding accessible routes and the types of spaces that they were required to connect. The latest version of ADA has provided additional clarifications relative to the types of spaces that the accessible routes are to connect, such as:

- Accessible routes are not required to connect *mezzanines* where buildings or facilities have no more than one storey.
- All dining areas, sunken, raised, and outdoor, must be connected to an accessible route.
- For buildings or facilities that are not required to provide an *accessible* route between *stories*, an *accessible* route is not required to a *mezzanine* dining area with less than 25 % of the total area for seating and dining; same decor and services must be provided.
- In an *alterations project*, an accessible route is not required to *existing* raised or sunken dining areas, or to all parts of *existing* outdoor dining areas *where the same services and decor are provided* in an *accessible space*, usable by the public and *not restricted to use only by people with disabilities*.

The 2010 edition of ADA also provides helpful information relative to items that before now had not been addressed and it was left up to the designers and owners to handle accessibility. These new areas include recreation items and areas, amusement rides, boating and shooting facilities, exercise machines, pools, golf facilities, children’s play areas, and court sports, just to mention a few. For instance, ADA now requires two means of accessible entrance into pools. ADA has allowed some exception depending on pool type and pool wall length. ADA has also provided substantive design information regarding view site lines and dispersion relative to movie and performance theaters and stadium-seating facilities.

ADA has increased the required on-site accessible van parking stalls to 1 van accessible stall per every 4 regular accessible parking stalls in lieu of the previous requirement of 1 per 6 accessible stalls. Additionally, *detectable warnings* have been removed from ADA, except for along boarding type platforms and public entity projects. Though not an ADA requirement, we should always try to incorporate good design where we can as we may learn it, such as in California, the accessible path from an accessible parking stall to the building entry is required to be designed so as to not to allow that disabled user to transit behind any vehicle other than his own. This best design practice mitigates additional liability exposure from someone backing their car or truck out and over the unseen person in a wheelchair.

ADA has been updated to respond to the concerns of property owners and designers who want to provide accessible facilities for all users. We, at Chordal Consultants, LLC, recommend that owners and managers of existing facilities also update their properties for access by all users as an avenue to increased revenue generation and for reduction in liability exposure. Such work should begin with engaging your ADA Compliance Consultant or design professional to perform a compliance survey of your existing facilities to determine items that are not in compliance with ADA and to assist you with determining those items or elements where accessibility can be “readily achieved” for compliance with ADA.

BOMA URGES SENATE TO PASS EXTENSION OF TAX DEDUCTIONS FOR ENERGY EFFICIENCY

The Commercial Building Modernization Act Enhances Section 179D Deductions

The Building Owners and Managers Association (BOMA) International urges the U.S. Senate to pass S. 3591, also known as the Commercial Building Modernization Act (CBMA), which would extend and enhance the tax deduction at Section 179D of the Internal Revenue Code for energy efficient commercial and multifamily buildings. Introduced by Senators Olympia J. Snowe (R-Maine), Jeff Bingaman (D-N.M.), Dianne Feinstein (D-Calif.) and Ben Cardin (D-Md.), the bipartisan legislation would extend the tax deduction through the end of 2016, while modifying the deduction to encourage efficiency retrofits in existing buildings. Absent congressional action, the deduction will expire at the end of 2013.

While 179D has been successfully utilized to encourage energy efficiency in new construction, it has yet to be a meaningful incentive for energy efficient upgrades to retrofit existing buildings. The revisions to Section 179D found in the Commercial Building Modernization Act will encourage greater efficiency in existing structures and include a “performance-based” component to reward retrofits that produce verifiable energy savings when existing buildings lower utility consumption. The revisions also scale the tax deduction so that incentive amounts increase with greater energy savings.

The CBMA revisions also would make it easier for a broader range of real estate owners to access 179D deductions, including real estate investment trusts (REITs), limited liability partnerships (LLPs), and other real estate ownership structures that cannot benefit from conventional tax incentives. The CBMA modifies the current provisions of Section 179D and allows REITs, LLPs, and other building owners the ability to allocate the tax incentive to other parties responsible for retrofit projects—including contractors, engineers, architects and lenders—that can benefit from the deduction.

“BOMA International fully supports the passage of this legislation and the extension of the 179D tax deductions,” said BOMA International Chair Joseph W. Markling, managing director of Strategic Accounts at CBRE. “It not only encourages energy efficiency and savings through improved incentives, but the resulting increase in retrofit projects would create thousands of jobs in the construction and green energy industries.”

BOMA, in association with a number of national real estate organizations, will be sending a letter in support of the legislation to the Senate Finance Committee and the Senate Energy & National Resources Committee in the coming weeks.

The Georgia Tech team that defeated Cumberland University 222 to 0 in 1916 was coached by John Heisman, the man the Heisman Trophy is named after.



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