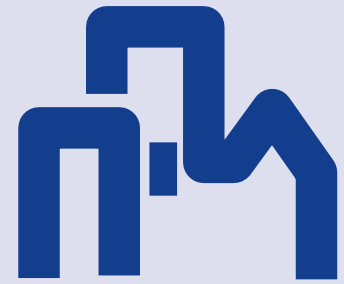


November 2014

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



It has truly been a pleasure serving as your President during these past two years. I would like to take a moment to thank our Board

members for all their help. Without them, especially without Nancy's help, things would not have gone as smoothly as they did. I would also like to express my sincere thanks to our members for stepping up and taking part in committees, food drives, our trade shows, golf outing, Toys for Tots, and our Breakfast and Learn Sessions.

The Board has discussed ways to get more Associate members recognized starting in January. Look for details in this newsletter as well

as emails in the near future. We hope that you will consider joining the Board and see what happens behind the scenes. I believe you will be impressed.

Please keep our Associate members in mind as you go out to bid on maintenance or replacement items at your properties. Dayton BOMA is your "network" of experts when it comes to maintaining your properties.

Now that the holidays are upon us, I wish each and every one of you and your families a very enjoyable and safe Holiday Season.

Again, my sincere thanks for a wonderful and great learning experience during these past two years.

Happy Holidays,

Sharon Rislund

Points of Interest:

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Building Awards & Recognition Chair

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

"Breakfast & Learn" with Brower Insurance

Our second Breakfast & Learn Session was held on Tuesday, October 28th. Marc Reynolds with Brower Insurance joined us to talk about commercial real estate insurance including steps that can be taken to improve insurance rates, as well as what events most customers believe they're covered for, but really aren't.

THANK YOU to Becky Edgren with PuroClean Emergency Services for hosting this event at their new office.



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 11th – Richard “Rip” Hale with MorganStanley SmithBarney will be our speaker. We will be collecting toys for the Marine Corps Reserve Toys for Tots Program at this membership luncheon.

November 20th – After Hours Event to be held at Adobe Gila’s at The Greene from 5-7pm. Sean Turner, Maureen Bereda and Turner Property Services are our sponsors.

December 9th – Holiday program to be held at the Presidential Banquet Center in Kettering. Kettering Fairmont Choir will be providing entertainment.

January 13th, 2015 – Matt Haines with the Montgomery County Sheriff’s Department will be our speaker. Matt is in charge of the 911 Call Center.

After Hours Networking Event

A big **THANK YOU** goes out to Jim Forbes and Murphy Elevator Company for sponsoring our After Hours Event on May 22nd. We had a great time... wish you could have joined us!

We’d also like to say **THANK YOU** to Bill Mangus, Chuck Baker and Securitas Security for sponsoring our After Hours Event in September. A great time was had by all who attended!

If you weren’t able to attend either event, be sure to mark you calendar for our next After Hours Event to be held on Thursday, November 20th from 5–7pm at Adobe Gila’s at The Greene. Sean Turner, Maureen Bereda and Turner Property Services Group will be our sponsors.

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

~ Spiced Pecans ~

- 1 pound pecan halves
- 1 egg white
- 1 tablespoon cold water
- 1/2 cup sugar
- 1/4 teaspoon salt
- 1 teaspoon cinnamon

Preheat oven to 225°. Beat egg white and water till fluffy and frothy, not stiff. Add pecans and mix well, until coated. Mix sugar, salt and cinnamon together. Add to the nuts. Toss until coated. Butter a jelly roll pan. Spread nuts in pan. Bake for 1 hour, stirring every 15 minutes. Let cool.



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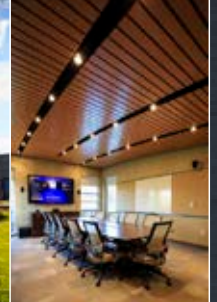
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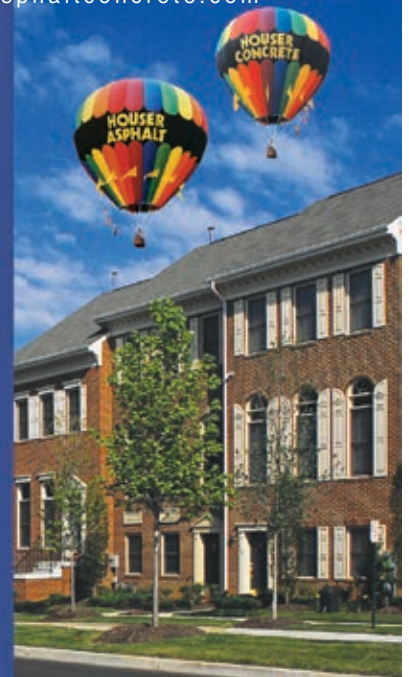
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Federalization of Building Codes

BOMA POSITION

BOMA International supports the development of model building codes through a consensus process that encourages participation by all interested and affected parties within well-recognized and generally accepted and accredited organizations. BOMA International supports the adoption of model codes by federal, state and local authorities that have been fully vetted through the consensus process. BOMA International opposes federal legislation that would preempt this consensus process and “federalize” the model code development process by putting the federal government in the role of code developer. BOMA International also opposes federal legislation that would mandate adoption and enforcement of specific model codes at the state or local level.

BACKGROUND

Over time, model codes for both commercial and residential buildings have been developed through a consensus process involving hundreds of interested parties, and stakeholders. The purpose of this deliberative process is to reach agreement on necessary changes to model building codes that federal, state and local agencies can adopt and enforce for new building construction and renovation and remodeling of existing buildings. This process takes place under the auspices of the International Code Council (ICC), although the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) and the National Fire Protection Association (NFPA) develop codes as well. BOMA International is a regular participant in the development of commercial building model codes through this consensus process.

In the 111th Congress, legislation was introduced that would effectively preempt the well established consensus model code development process by mandating the development of these codes by federal regulatory agencies. Such “federalization” of model building codes is an arbitrary and costly way to enact change and will lead to less innovation and efficiency gains in the long term.

In the 112th Congress, Senators Shaheen (D-NH) and Portman (R-OH) introduced S. 1000, the Energy Savings and Industrial Competitiveness Act of 2011. This legislation is an improvement over the legislation introduced in the 111th Congress, and it was further improved in the committee process. No final action was taken on the bill.

Happy Thanksgiving!



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Luminous Egress

BOMA POSITION

BOMA International opposes mandates for luminous egress path markings in existing buildings.

BACKGROUND

Luminous egress path markings, also known as exit stair path markings, are markings on stairs, walls, floors, and doors that help illuminate the egress path in exit enclosures. Following 9/11, luminous egress path markings were recommended by the World Trade Center Building Code Task Force in 2002, and first became a requirement for high-rise buildings in New York City. Since then, new requirements were added to the 2009 editions of the International Building Code (IBC), the 2009 International Fire Code (IFC), and NFPA 101 – The Life Safety Code. The IBC requires luminous egress path markings in exit enclosures and exit passageways of high-rise buildings that house Group A–Assembly, B–Business, E–Educational, I–Institutional, M–Mercantile, and R-1–Residential occupancies. They are not required for buildings that are not high-rise buildings or in other occupancies even if the building is a high-rise. A high-rise building is defined as a building having an occupied floor located more than 75 feet above the lowest

level of fire department vehicle access.

These building codes are designed for new construction, but when undergoing the local code adoption process, some jurisdictions are proposing that the luminous markings be mandated on existing buildings as well. BOMA recommends that jurisdictions maintain a principled preference for not adopting retrofits for existing buildings that were built to the code in place at time of construction without strong and overwhelming evidence that there have been a demonstrated need or actual incidents and significant risks to justify the costs.

BOMA International opposes luminous marking mandates for several reasons. First, there is no demonstrable need for this regulation; high-rise office buildings are among the safest places to be. There were no fire deaths in high-rise office buildings across the U.S. between 2005 and 2009 (the most recent year available), and only \$4.7 million in damages. Conversely, it is estimated that the cost to retrofit existing high-rises with the rigid luminous material exceeds \$0.35 per square foot—nationwide the estimated cost is two billion dollars. In addition, almost all high-rises have backup generators, emergency egress lighting, pressurized stairways, sprinkler systems, and regularly tested fire systems.

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Furthermore, the paint and soft tape options do not hold up to the foot traffic, yet the vastly more expensive rigid material in metal tracks significantly increases the trip and fall hazard where installed retroactively after construction across the leading edge of the stair. Installation in new construction allows for recessed flush installation.

Some jurisdictions that have considered these mandates have found them to be unnecessary and extreme. The City of Philadelphia recently adopted the 2009 International Fire Code with a provision requiring all high-rise buildings, new as well as existing, to mark the stair towers with photo luminescent paint or tape. After careful review, the Philadelphia Fire Department felt comfortable with BOMA's position to amend the requirement to exempt those buildings in which: (1) a sprinkler system is installed throughout the building; and (2) the building's exit stairway lighting is connected to an emergency generator or other secondary power supply.

BOMA'S MISSION

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

Sponsorship Opportunity!

We're excited to announce a new sponsorship opportunity for our membership. For \$250, a member may take up to five minutes to introduce themselves and their company at a membership luncheon they'd like to sponsor. They are also welcome to bring a guest at no charge. In addition, they can set up a table top display as well as place information on the lunch tables. They will also be recognized in the newsletter as a Membership Luncheon Sponsor.

THANK YOU to Becky Edgren with PuroClean Emergency Services for offering to be our first sponsor in January of 2015.

Please be sure to contact Nancy to take advantage of this new opportunity and schedule your luncheon today!



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To Our Dayton BOMA Members

As we approach this holiday season and the New Year, we would like to take a moment to thank you for your membership in Dayton BOMA, commercial real estate's number one business solutions provider and support network. We are aware of the choices you have when it comes to membership and participation in professional organizations, and we sincerely appreciate you choosing BOMA.

Through your membership, you receive a tremendous return on your dues investment. We impact your company's bottom line and operating strategy by:

- Building your skills through best-in-class educational offerings.
- Providing invaluable networking opportunities.
- Aggressively working as the industry's advocate in the halls of power.
- Supplying you immediate access to timely and cutting-edge information and resources.
- Maximizing value. Money saving discounts on publications, research, meeting registrations, combined with the benefits above keep you

relevant, help you reduce operating costs, increase asset value, and achieve a higher ROI.

Now, more than ever, membership in BOMA is vital to your professional success in addition to your company's well being. We truly appreciate your membership and we look forward to working even harder for you and your interests in 2015.

Please contact Nancy Ferrara at Dayton BOMA, the BOMA International Association Services team at (202) 326-6317 or membership@boma.org with any questions about your membership.



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~ Almond Bark Mix ~

- 3 cups Corn Chex
- 3 cups Rice Chex
- 3 cups Cheerios
- 2 cups pretzel sticks
- 1 lb. holiday M&Ms
- 8 oz. peanuts (without the skins)
- 24 oz. Almond Bark

Lightly toss the first six ingredients. Melt the almond bark in the microwave according to directions on the package. After melting, pour into the dry mix and toss to coat. You'll need to work quickly.

Pour on to sheets of wax paper to cool.



Who Will Be Our Next Star?

Two of our September Membership Star Award Winners have provided Nancy with numerous leads for potential Principal members. One of which joined us for our 15 for 12 promotion in October. Both of these gentlemen have also volunteered on the Dayton BOMA Board of Directors. We'd like to thank both Tony Pinto with Huber Management and Ryan Zeman with Sonshine Commercial Cleaning for their time and effort on behalf of Dayton BOMA.

Our third Membership Star Award winner is an individual who has spent many hours over the past several years as our Newsletter Chair. While she recently stepped down from that position, she's decided to tackle the Building Awards and Recognition Committee. This individual has also given us numerous years as a Dayton BOMA Board member. We would like to thank Amy Berner with Simplex Grinnell for her time and effort on behalf of Dayton BOMA.

Congratulations to Amy, Ryan and Tony! Each received a certificate of appreciation and a gift card for a cup of coffee at Starbucks. A special **THANK YOU** to Bill Mangus and Securitas Security for their starring role as our Membership Star sponsor in 2014!



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BOMA 360 Performance Program® Welcomes Largest Third Quarter Class of Designees

The Building Owners and Managers Association International conferred the BOMA 360 Performance Program® designation upon 50 properties in commercial real estate markets across the U.S. and Canada in the third quarter of 2014, making it the largest third quarter class in the history of the program.

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, more than 800 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 by Kingsley Associates and CoStar.

"The BOMA 360 designation has become the gold standard for building operations and management in the commercial real estate industry," noted BOMA International Chair John G. Oliver, BOMA Fellow, managing principal for Oliver & Company. "We are pleased to recognize the owners and property management teams of the latest class of BOMA 360 Performance Program designees for achieving a level of excellence unparalleled in the marketplace."

The new class of BOMA 360 buildings includes the following properties:

1140 Connecticut Avenue

Washington, D.C.
Owned by: Washington Real Estate Investment Trust
Managed by: Washington Real Estate Investment Trust

1220 19th St.

Washington, D.C.
Owned by: Washington Real Estate Investment Trust
Managed by: Washington Real Estate Investment Trust

151 Yonge Street

Toronto, Ontario, Canada
Managed by: Brookfield Office Properties

2 Queen Street East

Toronto, Ontario, Canada
Managed by: Brookfield Office Properties

201 Seventeenth

Atlanta, Georgia
Owned by: SPUS6 Atlantic 201 Office, LP
Managed by: CBRE, Inc.

2101 L Street

Washington, D.C.
Owned by: Vornado/Charles E. Smith LP
Managed by: Vornado/Charles E. Smith LP

271 17th Street

Atlanta, Georgia
Owned by: SPUS6 Atlantic 201 Office, LP
Managed by: CBRE, Inc.

399 Park Avenue

New York, New York
Owned by: Boston Properties, Inc.
Managed by: Boston Properties, Inc.

510 Madison Avenue

New York, New York
Owned by: BP 510 Madison, LLC
Managed by: Boston Properties, Inc.

540 Madison Avenue

New York, New York
Owned by: Boston Properties, Inc.
Managed by: Boston Properties, Inc.

599 Lexington Avenue

New York, New York
Owned by: Boston Properties, Inc.
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601 Lexington Avenue

New York, New York
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Managed by: Boston Properties, Inc.

6021 Connection Drive

Irving, Texas
Owned by: Piedmont Operating Partnership, L.P.
Managed by: Piedmont Office Realty Trust

7 Times Square

New York, New York
Owned by: Boston Properties, Inc.
Managed by: Boston Properties, Inc.

767 Fifth Avenue

New York, New York
Owned by: Boston Properties, Inc.
Managed by: Boston Properties, Inc.

90 Church Street

New York, New York
Owned by: United States Postal Service
Managed by: Boston Properties, Inc.

Antelope Valley Hospital-AVOIC Building

Lancaster, California
Owned by: Antelope Valley Healthcare District
Managed by: California Commercial Real Estate Services

Bay Adelaide Centre

Toronto, Ontario, Canada
Managed by: Brookfield Office Properties

Building 40

Indianapolis, Indiana
Owned by: NRFC Castleton Park Holdings, LLC
Managed by: Cassidy Turley

Camelback Commons

Phoenix, Arizona
Owned by: MS MCC Highland LLC
Managed by: McCarthy Cook & Co.

Celebration Medical Plaza

Celebration, Florida
Owned by: Duke Realty Celebration MOB, LLC
Managed by: Duke Realty

Coleman A. Young Municipal Center

Detroit, Michigan
Owned by: Detroit Wayne Joint Building Authority
Managed by: Hines

East Orlando Medical Surgery Plaza

Orlando, Florida
Owned by: Duke Realty Limited Partnership
Managed by: Duke Realty

Edgeworth Building

Richmond, Virginia
Owned by: FC Edgeworth Lessor, LLC
Managed by: Forest City Commercial Group

Fifth Avenue Place

Calgary, Alberta, Canada
Managed by: Brookfield Office Properties

First Canadian Place

Toronto, Ontario, Canada
Managed by: Brookfield Office Properties

Good Samaritan Medical Office Building

Los Angeles, California
Owned by: Good Samaritan Hospital
Managed by: California Commercial Real Estate Services

Island Center

Tampa, Florida
Owned by: Parmenter Realty Partners
Managed by: Parmenter Realty Partners

Jean Edmonds Towers

Ottawa, Ontario, Canada
Managed by: Brookfield Office Properties

Kissimmee Medical Plaza

Kissimmee, Florida
Owned by: Duke Realty Kissimmee MOB, LLC
Managed by: Duke Realty

Madison Theatre Building

Detroit, Michigan
Owned by: Bedrock Real Estate Services
Managed by: Bedrock Real Estate Services

Metropolitan Park East

Seattle, Washington
Owned by: Brookfield Office Properties
Managed by: CBRE, Inc.

Metropolitan Park West

Seattle, Washington
Owned by: Brookfield Office Properties
Managed by: CBRE, Inc.

Nobel Executive Center

San Diego, California
Owned by: Property Reserve, Inc.
Managed by: CBRE, Inc.

North Central Branch

Hoffman Estates, Illinois
Owned by: Mary Kay Inc.
Managed by: Mary Kay Inc.

One Lincoln Park

Dallas, Texas
Owned by: Piedmont – One Lincoln Park, LP
Managed by: Piedmont Office Management

Place de Ville

Ottawa, Ontario, Canada
Managed by: Brookfield Office Properties

Plaza 1 MetroCenter

Nashville, Tennessee
Owned by: TIER REIT
Managed by: TIER REIT

Plaza 2 MetroCenter

Nashville, Tennessee
Owned by: TIER REIT
Managed by: TIER REIT

Plaza Tower MetroCenter

Nashville, Tennessee
Owned by: TIER REIT
Managed by: TIER REIT

Royal Centre

Vancouver, British Columbia, Canada
Managed by: Brookfield Office Properties

Santa Ana Medical Office Building

Santa Ana, California
Owned by: Santa Ana MOB, LLC
Managed by: California Commercial Real Estate Services

Sebring Medical Complex

Sebring, Florida
Owned by: Duke Realty Sebring MOB, LLC
Managed by: Duke Realty

Suncor Energy Centre

Calgary, Alberta, Canada
Managed by: Brookfield Office Properties

The Gas Company Tower

Los Angeles, California
Managed by: Brookfield Office Properties

Towers at Westchase I

Houston, Texas
Owned by: Franklin Street Properties
Managed by: Stream Realty Partners

Towers at Westchase II

Houston, Texas
Owned by: Franklin Street Properties
Managed by: Stream Realty Partners

Viad Corporate Center

Phoenix, Arizona
Owned by: MS MCC Highland LLC
Managed by: McCarthy Cook & Co.

Waterford Plaza

Tampa, Florida
Owned by: Parmenter Realty Partners
Managed by: Parmenter Realty Partners

Wesley Chapel Wellness Plaza

Wesley Chapel, Florida
Owned by: Duke Realty Limited Partnership
Managed by: Duke Realty

For more information on the BOMA 360 Performance Program, visit the BOMA 360 Performance Program web page at boma.org

FUN FOOTBALL FACTS

All 32 NFL teams play for only one thing each season: the Vince Lombardi Trophy. The winning team in the Super Bowl receives permanent possession of this sterling silver icon. The trophy stands 20.75 inches tall, weighs 107.3 ounces, and is valued in excess of \$25,000.

The record for most combined points in an NFL game is 113 by Washington (72) and the New York Giants (41) on Nov. 27, 1966. Fourteen different players scored during the contest. The most was by Washington runner A.D. Whitfield who had two rushing scores and one by air.

The coldest game in NFL history was the 1967 NFL Championship Game between the Dallas Cowboys and the Green Bay Packers. Now known as the "Ice Bowl," the game-time temperature in Green Bay was -13 degrees with a -48 degree wind chill.

Gale Sayers was the youngest person to be enshrined in the Pro Football Hall of Fame when he was inducted with the Class of 1977 at 34 years old. The oldest to enter the Hall of Fame is Ed Sabol who was 94 when he was enshrined in 2011.

On Oct. 27, 2002, longtime Dallas Cowboys running back Emmitt Smith supplanted Walter Payton as the NFL's all-time rushing leader. Smith retired with a career total of 18,355 yards and a NFL record 164 rushing touchdowns. He also added 515 receptions for 3,224 yards and 11 touchdowns.

The Indianapolis Colts own the NFL record for longest regular season winning streak (23). The historic string began on Nov. 2, 2008 with an 18-15 win over the New England Patriots and ended more than a year later with a loss to the New York Jets on Dec. 27, 2009.

The Green Bay Packers are the only team in NFL history to win three straight NFL championships. The Packers first pulled off the trifecta from 1929 through 1931. The team repeated the feat 34 years later when they again won three straight titles (1965-67).

The most points scored by one team in a game came in the 1940 NFL Championship Game. The underdog Chicago Bears shocked the pro football world when they shutout the Washington Redskins 73-0.



Automated External Defibrillators (AEDs)

BOMA POSITION

Legislation and regulatory action regulating the use of automated external defibrillators (AEDs) in public and private office buildings must provide immunity from civil liability for laypersons or Good Samaritans who acquire and use the devices on victims in perceived medical emergencies, whether trained or untrained, if acting in good faith.

The decision to establish a Public Access Defibrillation (PAD) program and purchase the proper AED should be based on the particular needs of a company or other facility. To ensure that AEDs outside the emergency medical system are used as safely and effectively as possible, BOMA International recommends that any facility voluntarily choosing to obtain AEDs incorporate them into a PAD program. Based on the recommendation of the American Heart Association, the key elements of a PAD program are: 1) training designated rescuers to perform CPR and use an AED; 2) having physician oversight to help ensure quality control; 3) integrating with the local emergency medical services (EMS) system; and, 4) using and maintaining AEDs according to the manufacturers specifications.

BOMA International believes governmental authorities should not mandate AEDs in public and private office buildings unless such mandates include funding for training and acquisition of the devices.

BACKGROUND

Today a new generation of defibrillators, called automated external defibrillators (AEDs), make it possible for trained lay rescuers to deliver defibrillation. The new AEDs are safe, effective, easy to use and relatively inexpensive. Having trained lay rescuers equipped with AEDs in settings where large numbers of people congregate saves precious minutes and improves survival rates for cardiac arrest victims. In addition to high-security companies, sports arenas, large hotels, concert halls, gated communities and sprawling manufacturing plants, other remote sites such as commercial office buildings can benefit from obtaining AEDs and training employees to use them as part of a public access defibrillation program.



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

~ Pumpkin Drop Cookies ~

- 2 cups all purpose flour
- 1 teaspoon baking powder
- 1 teaspoon ground cinnamon
- 1/2 teaspoon baking soda
- 1/2 teaspoon ground nutmeg
- 1/2 cup butter (softened)
- 1 cup packed brown sugar
- 1 egg
- 1 cup canned pumpkin
- 1 teaspoon vanilla
- 1 cup raisins
- 1/2 cup chopped walnuts
- 1 can cream cheese frosting

Preheat oven to 375°. Grease a cookie sheet. Stir together flour, baking powder, cinnamon, soda and nutmeg. In a mixing bowl beat butter for 30 seconds, add brown sugar and beat till fluffy. Add egg, pumpkin and vanilla; beat well. Add dry ingredients to beaten mixture, beating till well combined. Stir in raisins and walnuts. (Dough will be soft.) Drop from a teaspoon 2 inches apart onto a greased cookie sheet. Bake for 8-10 minutes. Cool on a wire rack. Frost with cream cheese frosting. Makes about 48 cookies.

SINCE 1966

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COMMERCIAL REAL ESTATE'S CONTRIBUTION TO THE ECONOMY

The United States commercial real estate industry is a significant contributor to the nation's economy. Its performance has historically been a key driver to long-term economic growth. Real estate is also one of the leading employers in the United States. These firms employ building managers, asset managers, custodial staff, security staff, brokers, and accountants and retain a myriad of other services through a variety of contracts, such as legal consulting, landscape maintenance, and window cleaning to name just a few.

Learn more about the office building industry's contribution to the economy, its sustainability efforts, and its priority issues at www.boma.org.

- Contributes over \$118.4 billion to the U.S. economy.
- Supports more than one million jobs.
- Generates \$37.6 billion in new taxable personal earnings.
- Provides work space for an estimated 21 million office jobs.

Ohio

Office Market	Contribution to Ohio's Economy	New Taxable Personal Earnings	Total Jobs Supported
Akron	\$93 Million	\$30 Million	2,561
Cincinnati	\$519 Million	\$162 Million	13,684
Cleveland	\$529 Million	\$165 Million	13,211
Columbus	\$472 Million	\$147 Million	12,705
Dayton	\$177 Million	\$55 Million	5,282
Toledo	\$192 Million	\$60 Million	5,124
Total	\$2 Billion	\$619 Million	52,567

