

November 2016

Dayton BOMA

Building Owners & Managers Association



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From The President



As I sit here to write this article for our quarterly newsletter, I looked back at past newsletters to see what had previously

been written. It seems the November issue has been a time to reflect. So, in staying with tradition, I write to reflect on the past, but will end with a look to the future.

We've had some great functions between luncheons, breakfast and learn sessions, advocacy and social events like the after hours events and our golf outing. Unfortunately, I had to miss the first half of this year's luncheons to attend a class I'd committed to prior to my knowing I'd be taking over as your Dayton BOMA president. I'd like to thank Sheri Simpson for all her help and for standing in for me during this time. I'm happy to say that class is behind me and happy to be back at the luncheons to connect with all our members.

A couple of my favorites were the Dayton Police Department's active shooter discussion and

Sandy Gudorf's update on downtown Dayton. I heard great things about earlier speakers, such as Theresa Busher with the Social Security Administration, Dr. Andrew Shepherd and our tour of the UAS Training and Certification Center at Sinclair, as well as our trade show. Our golf outing was fantastic as usual, with hearty support from our membership and volunteers.

We lost some members at the start of this year, but the end of 2016 has shown some promising signs with some new members and others interested in our 15 for 12 promotion. I'm excited about membership for 2017. I encourage all of you to think of your network and contacts, to see who might be interested in becoming a new member.

If you are motivated to be involved more in the association or have a suggestion on speakers, networking or the like, please reach out to our amazing board or our BAE, for whom this association wouldn't function. Oh, by the way, the Dayton BOMA board recently passed a motion to hold membership dues for 2017!

Looking forward to seeing you all at future events. Thank you for your support! — Sean Turner

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SAVE THE DATE

Upcoming Events and Speakers

Just a reminder, our membership luncheons are held on the second Tuesday of each month from 11:30am until 1pm.

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

November 8th – Becky Edgren of PuroClean Emergency Services deals with unexpected property damage situations every day and will be sharing her experience as well as tips on how you can safeguard your property from these traumatic events. We are also collecting toys for the Marine Corps League *Toys for Tots* program at this luncheon.

November 9th – Our November After Hours Event will be held at Warped Wing Brewing Company located at 26 Wyandot Street, from 5-7pm. Wes Eversole and Rieck Services will be our sponsors for the event.

December 13th – The Miamisburg High School Madrigal Singers will be our holiday entertainment this year. Our luncheon will be held at the Presidential Banquet Center (building north of the Kohler Center). We will also be presenting our Principal and Associate Member of the Year awards at this luncheon.

After Hours Networking Events

We'd like to thank Alan Denny and Modern Entrance Systems for sponsoring our September After Hours Event. What a great time!

If you weren't able to attend our After Hours Event in September, be sure to mark your calendar for our November event. You won't want to miss it!

If you're interested in sponsoring an After Hours Event in January of 2017, please give Nancy a call at (937) 299-2662.



Johnson Controls and Tyco Complete Merger

With a vision to create a safe, comfortable and sustainable world, a newly formed Johnson Controls begins operations following the successful completion of its merger with Tyco, making a historic turning point for both companies.

For more information contact Dora Weis with Tyco SimplexGrinnell at (937) 760-4386.



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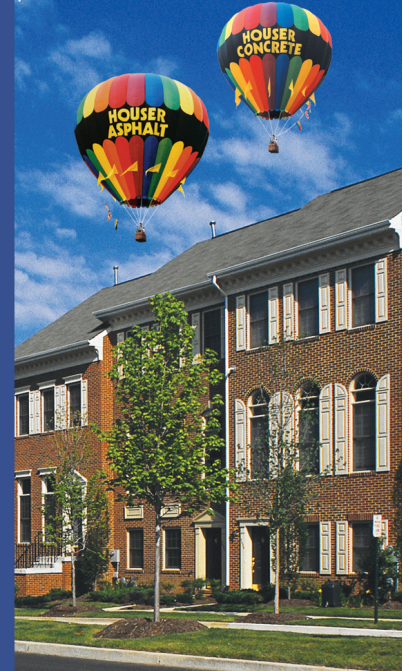
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2017 BOMA International Winter Business Meeting



January 27-30, 2017

Manchester Grand Hyatt, San Diego, CA

The BOMA International Winter Business Meeting is your opportunity to be part of shaping the future direction and mission of BOMA International. Open to all BOMA members, the Winter Business Meeting offers the chance to learn, network and participate in interactive discussions on current trends and best practices in commercial real estate. Registration is now open! Go to boma.org.

Member Highlight

Caitlin Calabria recently joined the team at Otis Elevator Company in their Dayton office, as the new Account Manager. Caitlin has a BS in biology with a concentration in environment science from John Carroll University and a JD from Cleveland Marshall College of Law. Prior to joining Otis, she practiced law throughout the state of Ohio.



Caitlin currently resides in London, Ohio with her husband David, their two cats (Binx and Mowgle) and their German Shepherd (Reagan). In her free time, Caitlin loves to work on her blog, go running, hiking and horseback riding!

David M. Roark, CFM
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Economic Impact Study: Where America Goes To Work

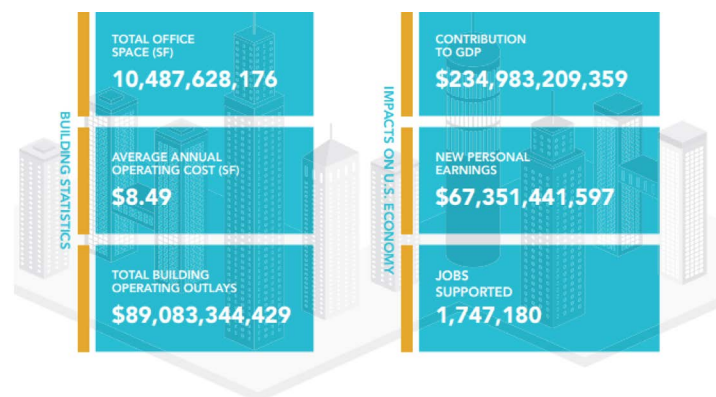
The commercial real estate industry is a significant driver of the nation's economic engine. According to the latest numbers, the 10.5 billion square feet of commercial office space located within the markets served by BOMA International's U.S. local associations generated \$89.1 billion in operational expenditures in 2015—\$7 billion more than in 2013—to the benefit of workers and businesses within their host jurisdictions, contributing nearly \$235 billion to the national gross domestic product (GDP). For each dollar laid out in building operations expenditures, the U.S. economy gained \$2.64. These numbers reveal that this otherwise "hidden" industry—frequently is overlooked by the millions of office workers who take for granted the properties they occupy each work day—is a major force in U.S. commerce.

One-third of all U.S. workers work in BOMA office space!

Commercial real estate also is one of the leading employers in the United States. Office building operations both directly and indirectly support 1.75 million jobs locally, statewide and nationally. In addition, last year, buildings owned and managed by BOMA members provided work space for an estimated 46.9 million office jobs—meaning roughly one-third of all U.S. workers work in BOMA office space.

DID YOU KNOW...

- For every \$1 million spent on office building operations in 2015, 19.6 jobs were supported nationwide.
- For each dollar spent on office building operations, workers in the U.S. realized an increase of \$0.76 in personal earnings, generating a total of \$67.4 billion in new earnings for workers residing within these office market areas and respective state economies in 2015.
- The indirect and induced job impact of this spending and re-spending of payroll dollars in the state and national economies was estimated at 1.3 million jobs across all sectors.



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Creating Alternatives



Congratulations, Lin Behnken!



Lin Behnken and Chelsey Seaton were married on Saturday, June 25th. Lin and Chelsey are pictured here with their adorable children: Mia, Silas and Ava. Lin is with CertaPro Painters.

World Kindness Day

Kindness is universally appreciated, so why not show some! World Kindness Day is on November 13th of any given year. It is a day that encourages individuals to overlook boundaries, race and religion. According to modern psychology, altruistic acts increase our own happiness in a profound way.

World Kindness Day has been recognized in many countries throughout the world for a number of years. Driven by The World Kindness Movement, the day involves people around the world showing that we can think about more than ourselves and make the world a better place because of it.

Mark Twain summarized kindness when he said it is "the language which the deaf can hear and the blind can see."

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can change
someone's
entire
day.**

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Dayton BOMA Breakfast & Learn Session

Maury Wyckoff, Chief Building Official for Montgomery County Building Regulations, will share what owners and managers need to know about code requirements for altering and occupying existing buildings. He will explain the variety of codes that must be complied with when making changes to building, whether they are physical changes, or changes in the way the building is used. These will assure acceptable levels of health, safety and welfare for the users of the building.



Mark Your Calendar!
Thursday, December 8th
8:30am-10am

With a wealth of real-life anecdotes, and sprinklings of humor, he will also share with us some tools the County has to help you navigate through the regulatory processes, to help you avoid pitfalls, and to gain occupancy approval quickly.

Mr. Wyckoff has been the County's Chief Building Official for over 25 years, after working as an architect in private practice for 13 years. He has provided leadership in code development at local, state, and national levels, and has taught many classes relating to architecture and building codes. He has also been a part of several damage

assessment teams, assessing damage after fires, floods, tornadoes, and hurricanes.

Montgomery County strives to provide knowledge and leadership to help its businesses be successful, and to help its citizens and visitors enjoy a good quality of life. It is dedicated to teamwork, integrity, commitment, excellence, innovation and mutual respect in fulfilling its responsibilities to the community.

The event will be held at the Montgomery County Business Solution Center, located at 1435 Cincinnati Street, Suite 300. If you would like to attend, be sure to RSVP to Nancy at nancy.bae.boma@ameritech.net.

This event is being sponsored by Alan Denny and Modern Entrance Systems.



GCFC: Combat Potential Terrorist Activity

The Greater Cincinnati Fusion Center (GCFC) was formed as a regional cooperative effort among public safety and health agencies throughout the Greater Cincinnati area as a means to combat potential terrorist activity. Its mission is to:

- Exploit, collect, evaluate, analyze and disseminate criminal intelligence information
- Share intelligence, information and resources by networking with agencies
- Provide training and improve coordination among agencies
- Provide vulnerability/risk assessments and target hardening
- Counter terrorism via open sources and other means
- Facilitate the protection of critical infrastructure/ key resource facilities from physical and cyber threats
- Facilitate the investigation of threats or hoaxes, suspicious devices or suspicious outbreaks of disease
- Assist with consequence management plans
- In short, GCFC takes proactive measures in order to detect, prevent, deter or respond to a terrorist act, or the documented threat of such

an act, and minimize the effects in the event a terrorist act occurs.

- The general public, business and industry play a critical role by reporting suspicious persons and activities. Read more about terrorism awareness for the general public here or for business and industry here.

Katrina Biscay, Cyber Intelligence Analyst with the Greater Cincinnati Fusion Center, will be joining us as our guest speaker in early 2017. Details to follow soon.



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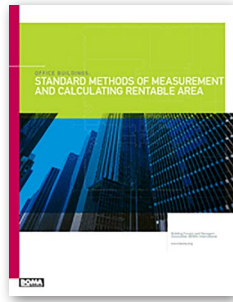


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BOMA Sets the Standard in Measuring Buildings

In 1915, BOMA International published the first Standard Method of Floor Measurement for Office Buildings. It has been accepted and approved by the American National Standards Institute. 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.

This latest version, *Office Buildings: Standard Methods of Measurement (ANSI/BOMA Z65.1—2010)*, provides a uniform basis for measuring rentable area in both existing and new office buildings by taking a building-wide approach to floor area measurement. It provides a methodology for measuring both occupant space as well as the space that benefits all occupants.



Features of the 2010 Office Standard include:

- Single Load Factor Method calculation that can be applied to the occupant area of each floor to determine the rentable area and is the same for all floor levels of a building. This new "Method B" has been added as an option. The general methodology of the 1996 Standard has been continued to Legacy Method A.

- A new class of space, "Occupant Storage," for measuring certain occupant areas in a building, such as basement occupant storage, that is not calculated in the Single Load Factor.
- Regional leasing practices, particularly for tropical climates, allow for enclosure requirements and limited (unenclosed) circulation.

Training on BOMA's 2010 Office Standard

Learn how to maximize updates to the new 2010 Office Measurement Standard with BOMA's live, hands-on seminar.

- Review the 7 factors driving the changes to the BOMA 2010 Office Standard
- Explain the new terminology and concepts in the new Standard
- Examine the features and organization of the new Standard
- Distinguish and choose between the two calculation methods offered in the new Standard
- Explain the five simple steps to measuring office space
- Offer the correct lease language to cite the new Standard
- Review the main features of the BOMA 1996 Office Standard

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Instructor: William Tracy, MBA, NCARB, Building Area Measurement LLC, Vice Chair, BOMA International Floor Measurement Committee. Bill was the principal author of the new Standard and is one of the industry's leading experts on floor measurement standards. For more information about course content, contact Catie Slye at cslye@boma.org.

If you're looking for training on the new Office Standard, check out BOMA's online course, *Exploring and Using BOMA's Office Measurement Standard 2010*. Or, if you'd just like a quick overview of the new Office Standard, access BOMA's on-demand webinar, *Understanding BOMA's Revised Floor Measurement Standard for Office Buildings*. All this and more can be found at boma.org.

“

MY MISSION IN LIFE IS NOT MERELY TO SURVIVE, BUT TO THRIVE; AND TO DO SO WITH SOME PASSION, SOME COMPASSION, SOME HUMOR, AND SOME STYLE. - MAYA ANGELOU

”



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BOMA'S MISSION

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

Caitlin Calabria
Account Manager



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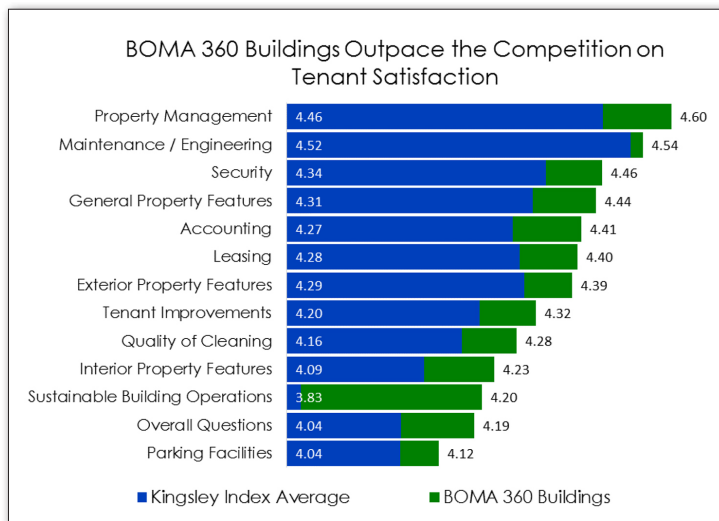
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BOMA 360 Buildings Outpaced Competition for Tenant Satisfaction

BOMA 360 Buildings Score Higher in 53 Categories of Kingsley IndexSM

According to new analysis by Kingsley Associates, buildings that have earned the BOMA 360 Performance Program[®] designation have higher tenant satisfaction scores in 53 out of 57 rating areas as compared to commercial office buildings without the BOMA 360 designation. These results continue a longstanding trend of BOMA 360 buildings outperforming those without the designation in the Kingsley IndexSM. In fact, the benefits of the BOMA 360 program were especially clear in this year's findings, as the gap between BOMA 360 buildings and non-designated buildings grew in many of the categories—such as overall satisfaction and value for amount paid—since last measured.

BOMA 360 is a commercial real estate designation developed by the Building Owners and Managers Association (BOMA) International that recognizes all-around excellence in building operations and management. The program benchmarks building performance in six key areas: operations and management; security and safety; training and education; energy; environment and sustainability; and tenant relations. Since the program's inception in 2009, more than 1,400 BOMA 360 designations have been conferred.



"These findings confirm what the property teams at BOMA 360 buildings already know—that the BOMA 360 designation leads to more satisfied tenants, which translates into higher tenant retention and greater market value," said BOMA International Chair Brian M. Harnetiaux, senior vice president of Asset Management at McCarthy Cook. "From the professionalism of the staff to sustainability efforts, BOMA 360 properties go above and beyond for tenants."

Kingsley Associates, the global leader in tenant satisfaction studies, measured tenant satisfaction in dozens of quantitative rating areas, including property management, leasing, maintenance, security and property features.

Key highlights include:

- Tenants in BOMA 360 buildings expressed high overall satisfaction with property management, scoring the properties an average of 4.56 out of 5 compared to 4.29 in non-designated buildings.
- BOMA 360 tenants also were more likely to recommend their property to others—4.46 versus 4.29—and reported higher value for amount paid and stronger intention to renew than tenants in non-designated buildings. The gap between BOMA 360 buildings and others widened even further in each of these categories over last year.
- BOMA 360 tenants gave high marks to property management teams for accessibility, accommodation of special requests, communication, problem resolution and responsiveness, with scores ranging from 4.51 to 4.62.
- Tenants were particularly impressed with the professionalism and courtesy of the building staff in BOMA 360 buildings, scoring them 4.74 out of 5.
- Buildings without the BOMA 360 designation were significantly outpaced by BOMA 360 buildings in cleanliness, BOMA 360 buildings scored 4.50 in overall cleaning of exterior building grounds and 4.48 of quality of cleaning in interior common areas, as compared to 4.42 and 4.37 respectively in non-designated buildings.
- BOMA 360 tenants felt more secure, rating their overall sense of security 4.40 as compared to only 4.27 in non-designated buildings. BOMA 360 buildings scored higher in quality of security personnel, security policies and procedures, after-hours security and security responsiveness.
- Tenants rated BOMA 360 buildings much higher in overall satisfaction with the commitment to sustainable building operations. BOMA 360 buildings were rated 4.20 in this category as compared to only 3.83 in non-designated buildings.

These findings are based on an analysis of more than 5,584 tenants in more than 300 BOMA 360 buildings compared to the Kingsley Index, the largest and most comprehensive performance-benchmarking database for tenant satisfaction. For more information about the BOMA 360 Performance Program, please visit the BOMA 360 web page.

BLUEBERRY ZUCCHINI CAKE WITH LEMON BUTTERCREAM FROSTING

CAKE:

2 cups finely shredded, drained zucchini
3 eggs, lightly beaten
1 cup vegetable oil
1 tsp. vanilla extract
2-1/4 cups white sugar
3 cups all-purpose flour
1 tsp. salt
1 tsp. baking powder
1/4 tsp. baking soda
1 pint fresh blueberries (reserve a few for garnish)

ICING:

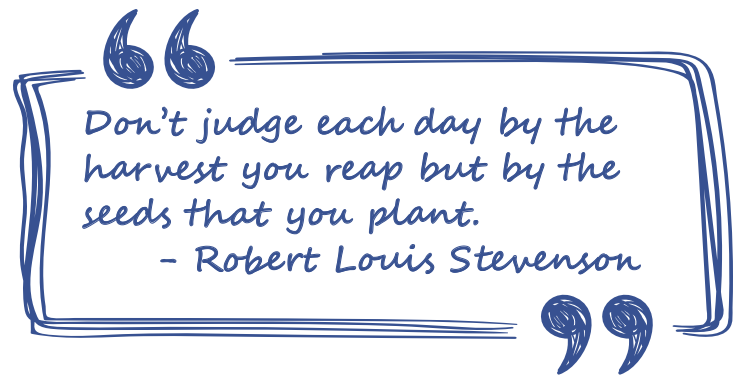
1 cup butter, room temperature
3-1/2 cups powdered sugar
1/8 tsp. salt
1 lemon, juice and zest (about 2 tbsp.), reserving
a little for garnish
1 tsp. vanilla

Preheat oven to 350°. Grease two 8" round cake pans. Grate a large zucchini, or two small zucchini, and place in a clean dish towel. Squeeze until most of the liquid comes out. You will want to have 2 total cups of shredded zucchini after it has been drained. Set aside.

In large bowl, using a hand mixer, beat together eggs, oil, vanilla and sugar. Fold in zucchini. Slowly add in flour, salt, baking powder and baking soda. Gently fold in the blueberries. Divide batter evenly between prepared cake pans.

Bake 35-40 minutes in preheated oven, or until knife inserted in cake comes out clean. Cool 20 minutes in pans, then turn out onto wire racks to cool completely.

For lemon buttercream, combine butter, sugar and salt. Beat until well combined. Add lemon juice and vanilla and continue to beat for 3-5 minutes, or until creamy. Fold in most of lemon zest. Frost between layers and on top and sides of cake. Top with reserved blueberries and lemon zest.



DID YOU KNOW?!

11% of people are left handed.

The average person falls asleep in 7 minutes.

An ostrich's eye is bigger than its brain.

8% of people have an extra rib.

85% of plant life is found in the ocean.

When lightning strikes, it can reach up to 54,000 degrees Fahrenheit.

Honey is the only natural food which never spoils.

You burn more calories eating celery than it contains (the more you eat, the thinner you become).

The Internet was originally called ARPANet (Advanced Research Projects Agency Network) and was designed by the U.S. Department of Defense.

Toilets use 35% of indoor water use.

The fortune cookie was invented in San Francisco.

HAPPY  THANKSGIVING!

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Exterior Landscaping

Our available services include landscape design, installation, and maintenance for commercial and residential clients. GreenScape can provide annuals, perennials, and planting of trees and shrubs. We also provide lawn services including lawn mowing, edging, blowing, fertilization, as well as irrigation repair. Snow removal is offered on an as-needed basis.



Holiday & Silk Décor

GreenScape can provide Christmas display design including installation and removal of Christmas trees, wreaths, and other Christmas décor. Poinsettias are included in our flower program.

3020 E River Rd, Moraine, OH 45439

www.greenscapehs.com