



DAYTON BOMA

BUILDING OWNERS & MANAGERS ASSOCIATION

FROM THE PRESIDENT

NOVEMBER 2019



By Sheri Simpson
President
Dayton BOMA

I can't believe this is already my last article for the Dayton BOMA newsletter! I don't know where the past two years have gone. As I look back, some things are a blur. But what stands out for me is all the wonderful people who are involved in Dayton BOMA and the many events we have hosted. I always enjoy the time spent with other BOMA members, both socially and professionally. Some highlights for me are the Breakfast and Learn sessions, working together at the Dayton Food Bank, collecting school supplies and toys for children in our community, touring facilities, and socializing at our after hours events. We have wonderful Associate Members who step forward to host events, thus making them possible. To each of you, I say thank you.

I also want to thank you for allowing me to attend the Winter Business Meetings and the annual Conference and Trade Show. I have learned so much and feel grateful for these opportunities. I have tried to pass along tidbits of information I picked up at these events and hope to have been helpful in some way. In January 2018, I was able to visit Washington, D.C. for the first time. The meetings I participated in were educational for me and I was able to tag along with the Cincinnati group visiting Ohio Senators. In June 2018, I thoroughly

enjoyed my trip to San Antonio for the annual Conference. John and I went a few days early to enjoy some time there as tourists. The River Walk was everything I had heard it would be, and again the sessions were terrific. We registered John as a guest and he also enjoyed attending sessions that were of interest to him. A complete win in our book! This past January the Winter Business Meeting was in Miami, Florida. It was a wonderful break for me going to sunny Miami. BOMA International always does things first class and much work is put into every session that is offered. Those who serve in BOMA International have much to offer.

I have many great memories and look forward to making new ones. But looking ahead, I believe many of our better moments still lie before us. The relationships we build are priceless. We are friends, not just associates. The next time we get together for a luncheon meeting, take a few moments to ask someone sitting at your table some questions and learn something new about them and deepen your friendship. Continue to share industry knowledge with one another which makes each of us better at what we do. Don't forget to renew your membership for 2020. And if you have the opportunity to serve on our board, don't hesitate.

As we wrap up 2019, my very best wishes to each of you and your loved ones. May you enjoy a beautiful holiday season and a prosperous and healthy New Year! I know 2020 will bring many challenges that we will deal with, but I pray it will also bring many blessings! I leave you with my sincere thanks.

UPCOMING SPEAKERS AND EVENTS

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

November 12th – We will be touring and having lunch at the newly renovated University of Dayton Arena.

November 13th – Our next After Hours Event will be held from 5-7pm at Mudlick Tap House in downtown Dayton. Mike Houser and Houser Asphalt and Concrete will be our sponsors for this event.

December 10th – Our Dayton BOMA Holiday Luncheon will be held at the Presidential Banquet Center in Kettering. Kettering Fairmont's *Fusion* will be our entertainment this holiday season.

January 14th – Jerry Brunswick, President of the Dayton Montgomery County Port Authority will be joining us this month as our guest speaker.

February 11th – We will be heading to The Foodbank this month to volunteer. Lunch will be at The Foodbank as well.

March 10th – Theresa Busher, Public Affairs Specialist with the Social Security Administration, will update us on Social Security benefits.

OUR VISION

BOMA will be the partner individuals in the commercial real estate industry choose to maximize value for their careers, organizations and assets.



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STAY CONNECTED WITH THE BOMA APP

The BOMA App is your hub for everything BOMA, including each year's annual conference app and quick links to BOMA resources, allowing you to stay informed on the go. Just search "BOMA App" in the iTunes Store or Google Play.



NATIONAL INFLUENZA VACCINATION WEEK IS SCHEDULED FOR DECEMBER 1-7, 2019

CDC established National Influenza Vaccination Week (NIVW) in 2005 to highlight the importance of continuing flu vaccination through the holiday season and beyond.

NIVW Timing

Previous flu vaccination coverage data have shown that few people get vaccinated against influenza after the end of November.

- CDC and its partners choose December for NIVW to remind people that even though the holiday season has begun, it is not too late to get a flu vaccine.
- As long as flu viruses are spreading and causing illness, vaccination should continue throughout flu season in order to protect as many people as possible against flu.
- Vaccination efforts should continue through the holiday season and beyond. It's not too late to vaccinate.
- While vaccination is recommended before the end of October, getting vaccinated later can still be beneficial during most seasons for people who have put it off.
- Even if have already gotten sick with flu, you can still benefit from vaccination since many different flu viruses spread during flu season and most flu vaccine protects against four different flu viruses.

When should I get vaccinated?

Because the timing of the onset, peak and end of flu seasons varies from year to year and cannot be predicted, it is difficult to say when the best time is to be vaccinated for any one season. In trying to balance the need to get many people

vaccinated before flu activity begins with concerns about potential waning of vaccine-induced immunity during the flu season, CDC and ACIP recommend that vaccination be offered by the end of October.

Children 6 months to 8 years of age who need two doses should receive their first dose as soon as possible after the vaccine becomes available to allow the second dose (which must be administered at least four weeks later) to be received by the end of October.

For people who need only one dose for the season, vaccinating early (for example, in July or August) may lead to reduced protection against flu later in the season, particularly among older adults. While vaccination should optimally occur before the onset of flu activity in the community, providers should continue to offer and encourage vaccination as long as flu viruses are circulating and unexpired vaccine is available. To avoid missed opportunities for vaccination, vaccination can be offered during routine health care visits and hospitalizations.

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WINTER WEATHER TIPS: SNOWSTORMS AND EXTREME COLD

Winter storms create a higher risk of car accidents, hypothermia, frostbite, carbon monoxide poisoning, and heart attacks from overexertion. Winter storms and blizzards can bring extreme cold, freezing rain, snow, ice and high winds. A winter storm can:

- Last a few hours or several days;
- Knock out heat, power, and communication services; and
- Place older adults, young children, and sick individuals at greater risk.

If you are under a Winter Storm Warning, find shelter right away

- Stay off roads.
- Stay indoors and dress warmly.
- Prepare for power outages.
- Use generators outside only and away from windows.
- Listen for emergency information/alerts.
- Look for signs of hypothermia and frostbite.
- Check on neighbors.

How to stay safe when a winter storm threatens

- Know your area's risk for winter storms. Extreme winter weather can leave communities without utilities or other services for long periods of time.
- Prepare your home to keep out the cold with insulation, caulking, and weather stripping. Learn how to keep pipes from freezing. Install and test smoke alarms and carbon monoxide detectors with battery backups.
- Pay attention to weather reports and warnings of freezing weather and winter storms. Sign up for your community's warning system. The Emergency Alert System (EAS) and National Oceanic and Atmospheric Administration (NOAA) Weather Radio also provide emergency alerts.
- Gather supplies in case you need to stay home for several days without power. Keep in mind each person's specific needs, including medication. Don't forget the needs of pets. Have extra batteries for radios and flashlights.
- Create an emergency supply kit for your car. Include jumper cables, sand, a flashlight, warm clothes, blankets, bottled water and non-perishable snacks. Keep the gas tank full.
- Learn the signs of, and basic treatments for, frostbite and hypothermia.

Survive During

- Stay off roads if at all possible. If trapped in your car, then stay inside.
- Limit your time outside. If you need to go outside, then wear layers of warm clothing. Watch for signs of frostbite and hypothermia.
- Avoid carbon monoxide poisoning. Only use generators and grills outdoors and away from windows. Never heat your home with a gas stovetop or oven.
- Reduce the risk of a heart attack. Avoid overexertion when shoveling snow.
- Watch for signs of frostbite and hypothermia and begin treatment right away.
- Check on neighbors. Older adults and young children are more at risk in extreme cold.

Recognize and Respond

Frostbite causes loss of feeling and color around the face, fingers and toes.

- Signs: Numbness, white or grayish-yellow skin, firm or waxy skin.
- Actions: Go to a warm room. Soak in warm water. Use body heat to warm. Do not massage or use a heating pad.

Hypothermia is an unusually low body temperature. A temperature below 95 degrees is an emergency.

- Signs: Shivering, exhaustion, confusion, fumbling hands, memory loss, slurred speech or drowsiness.
- Actions: Go to a warm room. Warm the center of the body first—chest, neck, head and groin. Keep dry and wrapped up in warm blankets, including the head and neck.

WHAT IS THE BOMA 360 PERFORMANCE PROGRAM?

BOMA 360 is a commercial real estate building designation that recognizes 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.

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.

For more information: boma.org/BOMA/Recognition-Awards/BOMA_360_Performance



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YOUR PORTAL TO COMMERCIAL REAL ESTATE

Your membership through BOMA/Dayton already gives you access to great insights into your local market and networking with your peers—and it also gives you access to a global perspective through BOMA International. BOMA International expands your commercial real estate universe by providing you a peek into national and international trends, a global business network and additional industry resources that complement your local offerings.

With the launch of the new BOMA International website last year, you now have access to all of these great resources in one single, easy-to-use place: **BOMA.org**. The redesigned BOMA International website features simplified navigation, more graphics and a responsive design for viewing on all browsers and all devices—desktops, laptops, tablets and smartphones. Check out the new *BOMA.org* and explore the latest news, programs, tools and more. And, don't miss the new **myCommunities**, your online portal to access BOMA International's committees. Enjoy virtual networking and collaboration with thousands of fellow BOMA members around the world and find topic-specific discussions and resources.

To take full advantage of the new *BOMA.org* experience, you must first sign in with your BOMA International user name and password. If you don't know your user name or need to reset your password, visit the *BOMA.org* sign in page for more information. If you have any questions or need help resetting your password, please contact **website@boma.org**.

Be sure to check back in with *BOMA.org* often for the latest articles, information and resources that enhance your BOMA membership!

WHAT TO DO IF YOU'RE FACED WITH AN ACTIVE SHOOTER

Remember during an active shooting to **RUN. HIDE. FIGHT.**

Be Informed

- Sign up for an active shooter training.
- If you see something, say something to an authority right away.
- Sign up to receive local emergency alerts and register your work and personal contact information with any work sponsored alert system.
- Be aware of your environment and any possible dangers.

Make A Plan

- Make a plan with your family and ensure everyone knows what they would do if confronted with an active shooter.
- Look for the two nearest exits anywhere you go, and have an escape path in mind and identify places you could hide.
- Understand the plans for individuals with disabilities or other access and functional needs.

During: RUN and escape, if possible

- Getting away from the shooter or shooters is the top priority.
- Leave your belongings behind and get away.
- Help others escape, if possible, but evacuate regardless of whether others agree to follow.
- Warn and prevent individuals from entering an area where the active shooter may be.
- Call 911 when you are safe. Describe shooter, location and weapons.

HIDE if escape is not possible

- Get out of the shooter's view and stay very quiet.
- Silence all electronic devices and make sure they won't vibrate.
- Lock and block doors, close blinds and turn off lights.
- Don't hide in groups; spread out along walls or hide separately to make it more difficult for the shooter.
- Try to communicate with police silently. Use text message or social media to tag your location, or put a sign in a window.

- Stay in place until law enforcement gives you the all clear.
- Your hiding place should be out of the shooter's view and provide protection if shots are fired in your direction.

FIGHT as an absolute last resort

- Commit to your actions and act as aggressively as possible against the shooter.
- Recruit others to ambush the shooter with makeshift weapons like chairs, fire extinguishers, scissors, books, etc.
- Be prepared to cause severe or lethal injury to the shooter.
- Throw items and improvise weapons to distract and disarm the shooter.

After

- Keep hands visible and empty.
- Know that law enforcement's first task is to end the incident, and they may have to pass injured along the way.
- Officers may be armed with rifles, shotguns, and/or handguns and may use pepper spray or tear gas to control the situation.
- Officers will shout commands and may push individuals to the ground for their safety.
- Follow law enforcement instructions and evacuate in the direction they come from, unless otherwise instructed.
- Take care of yourself first, and then you may be able to help the wounded before first responders arrive.
- If the injured are in immediate danger, help get them to safety.
- While you wait for first responders to arrive, provide first aid. Apply direct pressure to wounded areas and use tourniquets if you have been trained to do so.
- Turn wounded people onto their sides if they are unconscious and keep them warm.



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AFTER HOURS NETWORKING EVENTS



A BIG THANK YOU goes out to Bill Mangus and Securitas Security for sponsoring our After Hours Event in September. What a great time to relax and get to know other BOMA members!

If you weren't able to join us in September, please mark your calendar for our next After Hours Event to be held Wednesday, November 13th at Mudlick Tap House in downtown Dayton. Mike Houser and Houser Asphalt and Concrete will be sponsoring this month's event.

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

WHAT ARE THE BENEFITS OF MEMBERSHIP?

Advocacy: BOMA is the leader in commercial real estate advocacy keeping members abreast of key legislative, regulatory, and codes and standards issues at both the national and state level.

Education: BOMA provides a wealth of knowledge and solutions, in a variety of media. You can learn in traditional classroom settings or you can participate in webinars. BOMA also offers customized education, designed specifically to meet your organization's training needs.

Research: BOMA International collects and disseminates timely and critical research and information to the office and industrial building industry. BOMA's research department produces and publishes a number of industry benchmark publications including: annual Experience Exchange Report, Pulse surveys, and more.

Networking: Networking opportunities are another key element of BOMA membership through monthly luncheons and programs offered

through BOMA local associations or by participation in the BOMA International Every Building Conference & Expo, Winter Business Meeting or National Issues Conference. BOMA offers a global marketplace through affiliation with Australia, Brazil, Canada, China, Finland, Indonesia, Japan, Korea, Mexico, New Zealand, the Philippines, Republic of South Africa and the United Kingdom.

Information: BOMA members are kept up-to-date on the latest industry news and information through *The BOMA Magazine* and eNews. In addition, members receive discounts on publications, seminars and other BOMA-sponsored programs.

OUR MISSION

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



2020 WINTER BUSINESS MEETING & NATIONAL ISSUES CONFERENCE

You won't want to miss BOMA International's 2020 Winter Business Meeting, taking place February 2-5 at a new location: the Renaissance Washington, next to downtown D.C.'s most vibrant new development, City Center DC. Open to all BOMA members, this meeting offers valuable opportunities to learn, network and bring commercial real estate's message to Congress.

Advocate on Capitol Hill

The 2020 elections will be critical for many of commercial real estate's most pressing issues, and your face-to-face visits with your elected officials in Congress will ensure that lawmakers have our industry in mind when making critical decisions. Don't miss this chance to make your voice heard on Capitol Hill.

Shape the Business of BOMA

One of the best ways to get more involved in BOMA is by attending the Winter Business Meeting. Whether you're interested in advocacy, education,

leadership development, philanthropy or other industry issues, BOMA has a committee or task force that would value your contributions. Your participation will help shape the future of BOMA and the commercial real estate industry.

Keynote Lunch featuring Bob Woodward (February 4th): *From Presidents to CEOs, the Price of Politics & Larger Lessons of Leadership*

Known for consistently revealing the inside, hidden stories of Washington and the American Presidency, Bob Woodward is a two-time Pulitzer Prize winner and *Washington Post* associate editor who has earned iconic status in American journalistic heritage. From Presidents to CEOs to the personal lessons learned along the way, Woodward will share a candid and straightforward presentation on the leadership lessons he has learned and observed over the years. He'll explore presidential leadership and decision-

making, analyzing where administrations have gone right and wrong in dealing with domestic and international issues and he'll describe what to look for in future leaders. He'll

also explore the price of politics and its impact on leadership. You'll find his keen insight on leading while adapting to changing circumstances thought-provoking and relevant to your own role as a leader.

Bob Woodward is an associate editor of the *Washington Post*, where he has worked since 1971. He has shared in two Pulitzer Prizes, first in 1973 for the investigative coverage of the Watergate scandal with Carl Bernstein, and second in 2003 as the lead reporter for coverage of the 9/11 terrorist attacks. Woodward has authored and co-authored 19 books and had more national best-selling non-fiction books than any other contemporary American writer.



AS WE APPROACH THE HOLIDAY SEASON

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 2020.

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

Our best for a great holiday season!

*Dayton Building Owners
and Managers Association
Board of Directors*

MARINE CORPS RESERVE TOYS FOR TOTS CAMPAIGN

Toys for Tots began in 1947 as the brain child of Marine Corps Reserve Major Bill Hendricks, Actually it was his wife, Diane, who was the real inspiration. She had crafted a few handcrafted dolls and asked Bill to deliver them to an agency that supports children in need.

When Bill reported back to his wife that he could not find such an organization, she instructed him to "start one!" Maj Hendricks and the Marines in his reserve unit in L.A. collected and distributed 5,000 toys in 1947.

Seeing such successful community engagement in 1947, the Commandant directed all Marine Reserve Sites to implement a Toy For Tots campaign transforming it into a national community action program in 1948.

Bill Hendrick's civilian job was Director of Public Relations at Warner Brothers Studios. He was friends with many celebrities who he asked

to help support the newly created Marine Toys for Tots Program. As a personal friend and as a favor to Bill, Walt Disney designed the first Toys for Tots poster which included a miniature three-car train that was subsequently adopted as the Toys for Tots logo.

The Marine Toys for Tots Foundation, an IRS recognized 501 (c) (3) not-for-profit charity, was established in 1991 at the behest of the Marine Corps to help run and support the Marine Toys for Tots Program.

The Foundation raises funds, purchases toys, provides promotional and support materials, manages all funds raised and donated, solicits corporate support, educates the public, and handles day-to-day operations.

Presently, the Marine Toys for Tots Program distributes an average of 18 million toys to 7 million less fortunate children annually.



**566 million toys
distributed to date**

**258 million children
supported to date**



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2019 DAYTON BOMA TRADE SHOW

This year's Dayton BOMA members-only trade show was held in October at the Presidential Banquet Center.



LEARN ABOUT BENCHMARKING

What if you want to know how you stack up against similar facilities across the nation that look and operate like yours? There's a solution: EPA's 1 – 100 ENERGY STAR score. It's available for 21 different types of facilities.

When you get an ENERGY STAR score for your building or plant, it

indicates how it's performing against peer facilities nationwide. For example, a score of 50 is typical, while a 30 means it's only more efficient than 30 percent of peer facilities. A score of 75 or higher means your facility is a top performer—and eligible for ENERGY STAR certification!

performers saved even more. See EPA's Portfolio Manager DataTrends (energystar.gov/buildings).

Benchmarking drives action

You know what's motivating? Finding out you're behind the curve and you didn't even know it. Fortunately, ENERGY STAR has the tools and resources to help you get ahead. Once you benchmark your energy performance, you'll have a better idea what to do next.

Got a low score? Time to do an energy audit and see where you may be wasting energy. The good news is you have the potential to save your organization money and reduce greenhouse gas emissions!

Got a 75 or higher? Congrats! Apply for ENERGY STAR certification and show the world that your facility is energy-efficient. But even ENERGY STAR certified facilities have room to improve, so keep benchmarking to ensure that you continue moving in the right direction!

Use ENERGY STAR tools to benchmark (energystar.gov/buildings/about-us/how-can-we-help-you/benchmark-energy-use/use-energystar-benchmarking-tools). You might be surprised by what you find!

Consistency is key

Benchmarking works best when it's done consistently over time. Can you imagine a weight-loss plan in which you only weigh yourself once a year? Of course you can't. That's because you can't manage what you're not measuring.

In a recent study, EPA found that buildings that were benchmarked consistently reduced energy use by an average of 2.4 percent per year, for a total savings of 7 percent. And, buildings that started out as poor

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ASK ABOUT OUR PREVENTATIVE MAINTENANCE PROGRAM!

WHAT TO DO IF THERE'S A POWER OUTAGE

Extended power outages may impact the whole community and the economy. A power outage may:

- Disrupt communications, water, and transportation.
- Close retail businesses, grocery stores, gas stations, ATMs, banks and other services.
- Cause food spoilage and water contamination.
- Prevent use of medical devices.

Protect yourself during a power outage

- Keep freezers and refrigerators closed.
- Only use generators outdoors and away from windows.
- Do not use a gas stove to heat your home.
- Disconnect appliances and electronics to avoid damage from electrical surges.
- Have alternate plans for refrigerating medicines or using power-dependent medical devices.
- If safe, go to an alternate location for heat or cooling.
- Check on neighbors.

How to stay safe when a power outage threatens

- Take an inventory of the items you need that rely on electricity.
- Talk to your medical provider about a power outage plan for medical devices powered by electricity and refrigerated medicines. Find out how long medication can be stored at higher temperatures and get specific guidance for any medications that are critical for life.
- Plan for batteries and other alternatives to meet your needs when the power goes out.
- Sign up for local alerts and warning systems. Monitor weather reports.
- Install carbon monoxide detectors with battery backup in central locations on every level of your home.
- Determine whether your home phone will work in a power outage and how long battery backup will last.
- Review the supplies that are available in case of a power outage. Have flashlights with extra batteries for every household member. Have enough nonperishable food and water.
- Use a thermometer in the refrigerator and freezer so that you can know the temperature when the power is restored. Throw out food if the temperature is 40 degrees or higher.
- Keep mobile phones and other electric equipment charged and gas tanks full.

Survive During

- Keep freezers and refrigerators closed. The refrigerator will keep food cold for about four hours. A full freezer will keep the temperature for about 48 hours. Maintain food supplies that do not require refrigeration.
- Avoid carbon monoxide poisoning. Generators, camp stoves, or charcoal grills should always be used outdoors and at least 20 feet away from windows. Never use a gas stovetop or oven to heat your home.
- Check on your neighbors. Go to a community location with power if heat or cold is extreme.
- Turn off or disconnect appliances, equipment, or electronics. Power may return with momentary “surges” or “spikes” that can cause damage.

Be Safe After

- When in doubt, throw it out! Throw away any food that has been exposed to temperatures 40 degrees or higher for two hours or more, or that has an unusual odor, color, or texture.
- If the power is out for more than a day, discard any medication that should be refrigerated, unless the drug's label says otherwise.



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PUMPKIN DROP COOKIES

- 2 cups all purpose flour
- 1 teaspoon baking powder
- 1 teaspoon ground cinnamon
- ½ teaspoon baking soda
- ½ teaspoon ground nutmeg
- ½ cup butter (softened)
- 1 cup packed brown sugar
- 1 egg
- 1 cup canned pumpkin
- 1 teaspoon vanilla
- 1 cup raisins
- ½ cup chopped walnuts
- 1 can cream cheese frosting

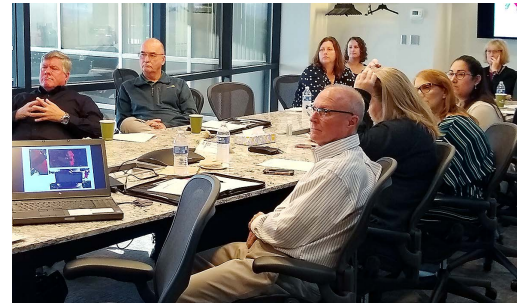
Preheat oven to 375 degrees. Grease a cookie sheet. Stir together flour, baking powder, cinnamon, soda and nutmeg. In a mixing bowl, beat butter for 30 seconds, add brown sugar and beat until fluffy. Add egg, pumpkin and vanilla; beat well. Add dry ingredients to beaten mixture, beating until well combined.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



BREAKFAST & LEARN

We'd like to thank City of Dayton Fire Marshal, Andrew Steele for presenting at our Breakfast and Learn Session, held at the Montgomery County Business Solutions Center on October 10th. Our October session included this year's Fire Prevention Week (October 6–12) theme "Not Every Hero Wears a Cape. Plan and Practice Your Escape!", how to encourage/conduct fire drills in your managed buildings, Ohio Fire Code (OFC) requirements for emergency plans and how to recognize and abate typical, and unusual, fire code violations.

We'd also like to thank Culmen Real Estate Services for sponsoring this event and for providing breakfast.



DID YOU KNOW?

- 11% of people are left handed.
- August has the highest percentage of births.
- Unless food is mixed with saliva you can't taste it.
- The average person falls asleep in seven minutes.
- A bear has 42 teeth.
- 8% of people have an extra rib.
- 85% of plant life is found in the ocean.
- The Grand Canyon can hold around 900 trillion footballs.
- All the blinking in one day equates to having your eyes closed for 30 minutes.
- The average human brain contains around 78% water.
- The word 'laser' stands for *Light Amplification by Stimulated Emission of Radiation*.
- A one minute kiss burns 26 calories.
- The life span of a house fly is between 10 to 25 days.
- Ice skating rinks always go counter clockwise (for the majority of people that are right handed needing to hang onto the rail).
- A record-breaking 92 countries competed in the 2018 Winter Olympics.
- More than 52 percent of the world's population is under 30 years old.

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Knowing what's on the horizon in healthcare real estate is essential for pursuing a sound, profitable strategy. You need the latest information to stay ahead of emerging trends and make smart decisions. Advancements in healthcare delivery are transforming healthcare facilities and the real estate market—stay ahead of the curve by learning what's ahead.

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To learn more, go to mob.boma.org.



Spiced Pecans

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

Preheat oven to 225°. Beat egg white and water until 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 and spread nuts in pan. Bake for one hour, stirring every 15 minutes. Let cool.



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COMMERCIAL REAL ESTATE TECHNOLOGY TRENDS

New research from BOMA International and Building Engines uncovers challenges to success in technology selection, integration and adoption. Key findings include:

- Owners and asset managers stand to profit most from technology solutions that better address the breadth and strategic perspective of their roles. Only four percent of owners and asset managers consider themselves highly effective technology users.
- Early adoption is crucial for technology effectiveness in CRE: Achievers are four times more likely than Trailers to try new solutions as soon as they are available.
- Achievers spend appropriately on technology, while Trailers tend to under-invest in tools that would help them operate better. Nearly six in 10 Achievers have “technology” as one or more budget line items, compared to fewer than four in 10 Trailers.
- Achievers have different priorities when purchasing technology than Trailers. Achievers place higher priority on customer service and brand image in their technology purchase decisions, Trailers are more focused on cost and time savings.
- Solutions mandated by corporate offices or building owners are 20 percent more likely to be “highly effective” than solutions selected at the property level.
- Achievers choose highly effective solutions four times more often than Trailers.
- Time and resource constraints are the largest obstacle to replacing underperforming CRE technology solutions.
- More than half of CRE professionals expect artificial intelligence/machine learning and drone technologies to have a significant or profound impact on the future of the industry.

To learn more, go to boma.org and click on Research & Resources at the top of the page.

HVAC PREVENTATIVE MAINTENANCE: 10 SCARY THINGS THAT CAN HAPPEN WITHOUT IT

Just like your car requires regular maintenance and tune-ups to operate at its maximum efficiency, the HVAC systems at your business requires routine maintenance as well. Business owners know that facility costs account for a large chunk of maintenance spending each year. One way to lower your business’s energy costs is to perform preventative maintenance on your HVAC systems, which are one of the biggest energy consumers in the average commercial building. Preventative maintenance serves as a tune-up, helping these systems run more efficiently throughout the season.

What can happen if your HVAC is not maintained properly? It can be downright scary!

Belt misalignment

Continuous operation in a misaligned state will increase the wear on pulleys, shafts and bearings which ultimately damages motors.

Reduced airflow

Unchanged air filters reduce airflow, indoor air quality and system efficiency.

Failed compressor

Dirty condenser coils cause heat build-up and forces the compressor to work overtime, which decreases the life of the unit.

Refrigerant leaks

Refrigerant loss is in direct correlation with how well your system operations. 10 percent refrigerant loss results in 20 percent decrease in efficiency.

Motor/bearing failures

Improper lubrication causes heat buildup in the bearing cavity which causes grease to break down prematurely and results in bearing failure.



Failed heat exchanger

A failed heat exchanger can cause carbon monoxide leaks into the air stream.

Increased operating costs

A system that runs ineffectively leads to increased utility bills and overall repair costs.

Financial risk

Whether it’s a server room unit or process chiller, equipment failures that result in halted production or functionality effects your bottom line.

Overflowing drain pans

If not cleaned properly, any overhead HVAC unit may leak onto expensive furniture or electronic systems.

Unhappy employees, tenants and customers

Comfort is not only important for employee productivity, but it is also a primary determining factor for tenants when considering lease renewals or relocation. For retail establishments, an uncomfortable environment will turn customers away resulting in lost revenue.

With proper maintenance, your building’s heating and cooling systems can operated more efficiently year-round, providing energy savings.

– Wes Eversole, Rieck Services

Caitlin Calabria

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DEADLINE FOR REAL ID COMPLIANCE IS ONE YEAR AWAY

The Department of Homeland Security (DHS) reminds travelers that the upcoming REAL ID requirement and enforcement will start October 1, 2020, every air traveler must present a REAL ID-compliant driver's license, state-issued enhanced driver's license, or other acceptable forms of identification, such as a valid passport or U.S. military ID, to fly within the United States. Individuals who are unable to verify their identity will not be permitted to enter the Transportation Security Administration (TSA) checkpoint and will not be allowed to fly.

REAL ID-compliant licenses are marked by a star on the top of the card. These documents will be accepted at the airport security checkpoint when the REAL ID enforcement goes into effect. Travelers who are not sure if their state-issued ID is compliant should check with their state driver's license agency.

DHS has been working to increase public attention and focus on the upcoming deadline. Beginning in April of this year, TSA displayed signs at airports notifying the public of changing requirement. In August, TSA began verbally advising travelers who present non-compliant licenses of the upcoming REAL ID requirement and enforcement date.

Passed by Congress in 2005, the REAL ID Act implements the 9/11 Commission's recommendation that the federal government "set standards for the issuance of sources of identification, such as driver's licenses." The Act established minimum security standards for state-issued driver's licenses and identification cards and prohibits federal agencies from accepting licenses and identification cards from states that do not meet these standards for official purposes, such as at airport security checkpoints. The regulations established the deadline of October 1, 2020, to ensure full enforcement of the REAL ID Act. States have made considerable progress in meeting this key recommendation of the 9/11 Commission.

BOMA RELEASES ITS 2021 ICC BUILDING CODES VOTING GUIDE

BOMA International has published its final version of the 2021 ICC Building Codes Voting Guide (boma.org/BOMA/Building-Codes/CurrentCodeDevelopmentCycle.aspx).

BOMA International continues to provide essential information regarding current code development cycles so that its members can stay informed and aware of the most recent changes. BOMA International members have a distinct advantage when compared to those of other commercial real estate organizations because they are able to stay up-to-date with code development as it is happening, not after. In order to ensure BOMA's positions on the outlined code changes are adopted, please share this with your code officials.

If you need assistance finding out who your code official is, or with finding their contact information please contact BOMA International's Senior Codes Consultant John Catlett at codes@boma.org.

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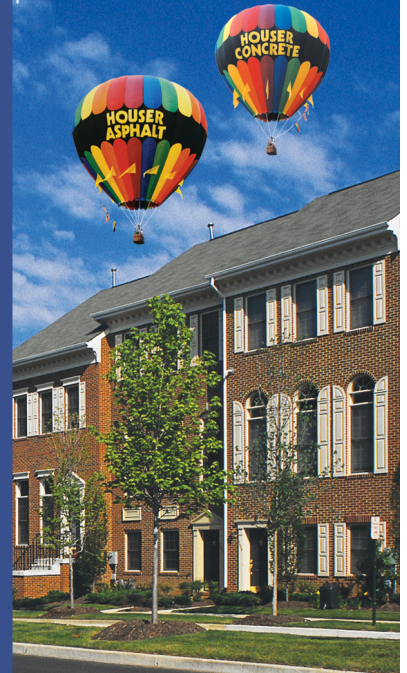
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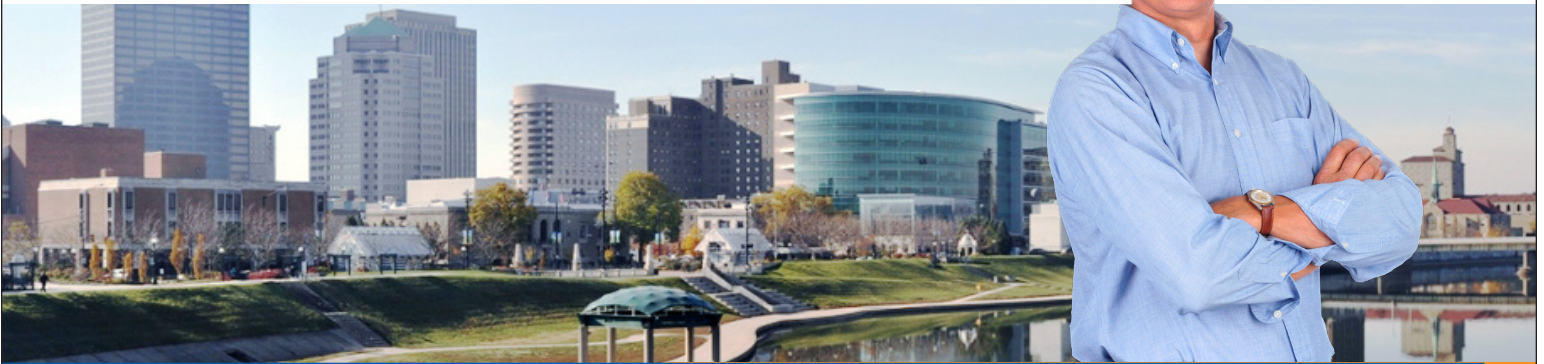
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