



DAYTON BOMA

BUILDING OWNERS & MANAGERS ASSOCIATION

FROM THE PRESIDENT



By Karen Basista
President
Dayton BOMA

2020 – WOW! Did you know we will be celebrating our 100th year as an organization? Yes, on August 13, 1920 Dayton BOMA was born! And as for me, I have been a member for 30+ years. Another wow. But seriously, I am very thankful for the networking, advocacy and education BOMA has provided me and the many friendships I've made along the way.

It is an honor and a privilege to serve as President of this great organization and I look forward to our lunch meetings, tours, educational sessions and after hours events. I am also proud of the efforts we make each year to give back to the community, whether it be The Foodbank or Marine Corps Reserve Toys for Tots program, just to name a few. Our annual golf outing is always a good time and the entertainment at our December luncheon never disappoints.

If I might ask anything of each of you as members, it would be to please join us. Join us for lunch, join a committee. And if your schedule allows, join us for our after hours get together. Please. We welcome your involvement and your input. Together let's make 2020 a banner year and an anniversary to remember for Dayton BOMA!

THANK YOU, SHERI SIMPSON!

The Dayton BOMA Board would like to thank Sheri Simpson with Culmen Real Estate Services for her time and dedication as our Dayton BOMA President for the past two years.



2020 DAYTON BOMA BOARD OF DIRECTORS



Ryan Zeman, Karen Basista, Jennifer Blair, Sheri Simpson, Wes Eversole, Sharon Rislund, Sean Turner, Tom Gigliotti.
Not pictured: Jo Lease, Tony Pinto.

FEBRUARY 2020

UPCOMING SPEAKERS AND EVENTS

February 11th – We will head to The Foodbank in February to have lunch, tour their facility and volunteer our time.

March 10th – Our membership luncheon this month will be held at the Kohler Center in Kettering. Theresa Busher, Public Affairs Specialist with the Social Security Administration will be joining us to share any updates on Social Security benefits.

April 14th – We will be meeting at the Kohler Center for our monthly membership luncheon. This month we will be holding a panel discussion with each of our Principal and Associate members.

April 22nd – Our April After Hours Event will be held from 5-7pm at Harrigan's Tavern in Kettering. Sean Denny, Alan Denny and Modern Entrance Systems will be our sponsors for this event.

May 13th – BOMA Ohio Advocacy Day will be held at the State House in Columbus.

July 20th – 36th Annual Dayton BOMA Golf Outing to be held at Walnut Grove Country Club. 9am Shotgun start!

OUR VISION

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



DAYTON BOMA BOARD

President: Karen Basista
Vice President: Sean Turner
Past President: Sheri Simpson
Secretary/Treasurer: Jennifer Blair
Principal Director: Jo Lease
Principal Director: Tony Pinto
Principal Director: Sharon Rislund
Associate Director: Wes Eversole
Associate Director: Tom Gigliotti
Associate Director: Ryan Zeman

2020 COMMITTEE CHAIRS

Membership: Sean Turner
(937) 461-7474
smtturner@turnerpsg.com

Government Affairs: Sheri Simpson
(937) 956-7838
sheri.simpson@reedelsevier.com

Newsletter: Nancy Ferrara
(937) 299-2662
nancy@bomadayton.org

Programming & Education:
Nancy Ferrara
(937) 299-2662
nancy@bomadayton.org

Community/Membership Interaction:
Nancy Ferrara
(937) 299-2662
nancy@bomadayton.org

Emergency Preparedness: Becky Edgren
(937) 401-9700
bedgren@puroclean.com

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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.



2019 DAYTON BOMA MEMBERS OF THE YEAR



The Dayton BOMA Board of Directors awarded three members with the Member of the Year Awards at our December holiday luncheon.

Our Principal Member of the Year has been an active member of BOMA for the past 32 years, several of which have been spent on the Dayton BOMA board. Karen Basista was recognized for her leadership as Chair of the Membership Committee. Karen did a great job of steering the committee in the right direction and keeping them on task. Under her leadership the committee pulled together our membership drive luncheon in September and brought in Brian Cappelli with BOMA International as our guest speaker. Congratulations goes out to Karen Basista with Culmen Real Estate Services as our Principal Member of the Year for 2019.

This year the Board presented two of our Associate Members with Associate Member of the Year Awards. This is the first time in our history we've awarded two Associate members with the award.

One of our Associate Members of the Year has been an active member since joining Dayton BOMA in 2014. Wes Eversole with Rieck Services has attended the majority of our membership luncheons and has sat on our Golf Outing Committee

several times since becoming a member. He also joined us on the Dayton BOMA Board in 2019. This year Wes stepped up and joined the Membership Committee, supplying us with several leads for new Principal Members, one of which has joined us this year. Congratulations to Wes Eversole with Rieck Services as our Co-Associate Member of the Year.

Our second Associate Member of the Year has also been an active member since joining Dayton BOMA nine years ago. Ryan Zeman with Sonshine Commercial Cleaning has attended the majority of our membership luncheons, served on the Golf Outing Committee since becoming a member and joined us on the Dayton BOMA Board in 2019. Ryan also stepped up and joined the Membership Committee in 2019 and has provided several leads for new Principal Members, one of which has joined us this year. Congratulations to Ryan Zeman with Sonshine Commercial Cleaning as our Co-Associate Member of the Year.

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EFFICIENT FINANCING FOR BUILDING EFFICIENCY

About Ohio PACE

OHIO PACE is a program administrator that works with property owners to secure PACE financing for qualified energy projects. It coordinates efforts with local governments and connects property owners with private PACE capital providers and contractors to ensure the successful funding and installation of energy project.

Why PACE Financing?

PACE is a simple and effective way to finance energy efficiency and renewable energy building improvements. PACE can pay for qualifying improvements for almost any type of property including commercial, retail, industrial, nonprofit, and multi-family. Property owners across the United States are using PACE because it saves them money and makes their buildings more valuable. PACE provides financing for 100% of an energy project's cost and is repaid for up to 25 years with a voluntary special assessment added to the property's tax bill.

No Down Payment

PACE covers 100% of the hard and soft costs of an energy project eliminating the need for up-front capital.

No Personal Guarantee

PACE financing is "guaranteed" by the Special Assessment added to the property's tax bill, therefore, no personal or business guarantees are needed.

Fixed Rate / Fixed Payment

PACE financing rates and terms are fixed for the life of the PACE loan.

15-25 Year Term

Repayment terms can be extended to match the useful life of the eligible improvement.

Triple Net Lease Pass-through

Because repayment of PACE funding is via a Special Assessment on the property's tax bill and is technically an increase in property taxes, the property owner can seamlessly share the PACE-financed improvement costs (and energy savings) with the tenant under some lease structures such as "triple nets".

OHIO PACE Funding Process

1. Initial Eligibility Form

The property owner completes a brief form at **OHPACE.org** to help PACE determine if the property and potential energy project is eligible for OHIO PACE financing.

2. Energy Project Summary Form

The property owner works with a OHIO PACE registered contractor (**ohpace.org/contractors**) to identify eligible energy saving improvements and quantify the energy savings. This form is submitted with the Energy Project Application.

3. Energy Project Application

The application allows the property owner to provide essential financial documentation about the property and its operating status. OHIO PACE provides the information to its network of registered capital providers to obtain PACE financing terms for the owner. NOTE: The property owner must obtain written consent from the existing mortgage holder before a PACE special assessment can be added to the property's tax bill.

4. Funding

The property owner agrees to financing terms and then the PACE special assessment is added to the property's tax bill. After the OHIO PACE financial closing occurs, the funding will be available for the eligible energy saving improvements.

5. Installation

The registered contractor completes the installation of the authorized energy saving improvements. OHIO PACE ensures all improvements are installed to the satisfaction of the property owner.

Submit an Initial Eligibility Form at **OHPACE.org**.

WELCOME NEW BOMA MEMBERS

We'd like to welcome our newest members to Dayton BOMA.

Ron Denniston

Facilities Supervisor
Yaskawa Motoman Robotics

Carla Finney

Assistant Property Manager
Olymbec USA

Timothy Gross

*Director of Facility Services
and Safety Officer*
Dayton Children's Hospital

OUR MISSION

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



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BOMA MAKES BIG PROGRESS ON KEY ISSUES IN U.S. CONGRESS

BOMA International's advocacy team worked tirelessly throughout 2019 to advance our legislative priorities: correcting the qualified improvement property (QIP) tax error; extending or making permanent the Commercial Buildings Energy-Efficient Tax Deduction (179D); and renewing the Terrorism Risk Insurance Program. All of these agenda items made significant progress towards the finish line this past year thanks to directly lobbying on Capitol Hill, working with our coalition partners and grassroots efforts by BOMA members.

BOMA secured an extension of 179D through 2020 (and retroactive to 2017) and ensured it would be an important component of current and future energy packages in the hopes of making it permanent in the coming year. After BOMA testified in front of the Senate Committee on Finance staff, the panel released a bipartisan report identifying 179D as a provision that should be made permanent. We have also identified champions in the House to introduce a permanent bill next year.

A bill to correct the error for QIP, formerly referred to as leasehold depreciation, was introduced in both chambers of Congress and gained broad bipartisan support. Additionally, reauthorization of the Terrorism Risk Insurance Program (TRIA) sailed through the House and is expected to be included in a year-end spending deal along with an extension of the National Flood Insurance Program (NFIP) through 2020.

Next year will be a busy one on Capitol Hill, and our efforts in 2019 laid the groundwork for success thanks to the hard work of BOMA's advocacy team and its engaged membership.

NEW REPORT DETAILS HOW TO UNLOCK HIDDEN VALUE IN CLASS B AND C OFFICE BUILDINGS

Research Reveals Energy Efficiency and Green Leasing Measures Could Boost Savings

The Building Owners and Managers Association (BOMA) International announces the release of a new research report created in partnership with the Rocky Mountain Institute (RMI) and the Urban Land Institute (ULI): *Unlocking Hidden Value in Class B/C Office Buildings: Best Practices for Pursuing Low-Cost, High-Impact Energy Efficiency and Green Leasing Strategies*. The first study of its kind, this report offers guidance and strategies for implementing energy efficiency and green leasing measures specifically tailored to the owners and operators of Class B and C office buildings.

Compared to its Class A counterparts, Class B and C office properties typically are older buildings with fewer technologies in place. While owners and operators of these properties are often eager to enact sustainability strategies, they can be constrained by smaller budgets, limited staffing and the high demand of day-to-day operational needs. As a result, Class B and C buildings often trail Class A buildings in adopting energy efficiency strategies and green leasing provisions. However, they also are the asset class with the most to gain from these measures. Per this report, these untapped sustainability opportunities have the potential to:

- Reduce operating expenses for a Class B or C building by between \$0.26 and \$0.61 per square foot;
- Increase net operating income (NOI) for Class B or C properties by between 1.9 percent and 4.3 percent; and
- Boost Class B or C property value by approximately \$4 to \$8 per square foot.

Even with a clear business case, the report recognizes that building owners may still delay action due to three core challenges that Class B and C properties face: being information-constrained, resource-constrained and funding-constrained.

These hurdles are accounted for in each implementation strategy, providing Class B and C office building owners and operators with an adaptable framework for success.

"This research drives home not only how much value and savings a single Class B or C building can achieve as the result of implementing the energy efficiency and green leasing strategies outlined in the report, but also how much these strategies can elevate the entire commercial real estate industry's sustainability efforts," says BOMA International Chair Scott O. Jones, PE, vice president with Jacobs.

"Pursuing energy efficiency and green leasing doesn't have to be complicated, especially when owners already have enough on their plates," adds Greg Hopkins, manager of RMI's Building Practice. "We've simplified things so they can focus on low-effort, high-impact strategies that can create win-wins for their tenants and their own bottom lines."

"We are pleased to highlight the value proposition for Class B and C office owners to unlock energy efficiency across their portfolios," says ULI Senior Vice President Marta Shantz. "This new report offers actionable, realistic strategies to improve energy performance and implement green leasing—it's exactly what the market needs to take advantage of these opportunities."

This research was supported with funding from BOMA International and Yardi and prepared by ULI's Greenprint Center for Building Performance and RMI.

For a copy of the report, go to boma.org/classbcenergyefficiency.



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MEMBER RECOGNITION

The Dayton BOMA Board would like to recognize the following individuals as longtime members of Dayton BOMA.

14 YEARS

Shawn Bone, U.S. Lawns

17 YEARS

Jim Houpt, Merchants Security
 Bill Mangus, Securitas Security
 Sharon Rislund, Culmen Real Estate Services

26 YEARS

Mike Houser, Houser Asphalt & Concrete
 Dave Wallace, Reed Elsevier

32 YEARS

Karen Basista, Culmen Real Estate Services

37 YEARS

Alan Denny, Modern Entrance Systems

THANK YOU for your continued support of Dayton BOMA!

DAYTON BOMA HOLIDAY LUNCHEON



We would like to thank Kettering Fairmont's A Capella group, Fusion, for providing entertainment at our holiday luncheon in December. Fusion is under the direction of Matthew Koehler.

Our holiday luncheon was held at The Pentagon Tower Club in Beavercreek.



BOMA RELEASES SUMMARY AND COST ANALYSIS OF THE 2018 ICC CODE CHANGES

During the 2018 ICC code development cycle, BOMA International achieved significant victories resulting in real cost savings for the industry. Overall, the average 200,000-square-foot new office construction will save \$10 million in expenses thanks to the defeat of proposals that would have raised the cost of new construction and alterations by \$49 per square foot—and many of these savings are also applicable to existing buildings.

Additionally, several BOMA-supported proposals were approved that also reduced costs—in some cases by 20 percent.

Some of our major victories:

CODE NUMBER	APPROVAL DECISION	DECISION SUMMARY	COST IMPLICATION
F37-16	✓	Defeated a proposal that would have required mechanical smoke and heat vents from every year to every five years.	\$2,800 (per 100 sq ft)
F205-16	✓	Defeated a proposal that would have required mechanical smoke and heat vents from every year to every five years.	\$177 (per 100 sq ft)
F225-16	✓	Defeated a proposal that would have required mechanical smoke and heat vents from every year to every five years.	\$100 (per 100 sq ft)
F227-16	✓	Defeated a proposal that would have required mechanical smoke and heat vents from every year to every five years.	\$14 (per 100 sq ft)
P46-16	✓	Defeated a proposal that would have required mechanical smoke and heat vents from every year to every five years.	\$136 (per 100 sq ft)
I27-16	✗	Defeated a proposal that would have required mechanical smoke and heat vents from every year to every five years.	\$10,000 (per 100 sq ft)
C38-16	✗	Defeated a proposal that would have required mechanical smoke and heat vents from every year to every five years.	\$10,000 (per 100 sq ft)
EB-16	✗	Defeated a proposal that would have required mechanical smoke and heat vents from every year to every five years.	\$10,000 (per 100 sq ft)

- Reduced inspections of mechanically operated smoke and heat vents from every year to every five years.
- The occupant load factor for business uses has been revised from one occupant per 100 square feet to one occupant per 150 square feet.

- Defeated a proposal that would have required rooftops to be considered a story in high-rise buildings.
- Defeated a proposal that would have required whole building air leakage testing of commercial and multifamily buildings based on building size, climate zone, building use and the floor area of the conditioned space.

You can view the full summary of the report at boma.informz.net/BOMA/data/images/RSMeansGraphic112219.pdf

WHAT IS THE HISTORY OF EARTH DAY?

Earth Day is a global event, observed on April 22nd of each year that celebrates the environmental movement and raises awareness about pollution and ways to maintain a clean habitat. April 22, 2020 will mark 50 years of Earth Day.

On April 22, 1970, Earth Day was a unified response to an environment in crisis—oil spills, smog, rivers so polluted they literally caught fire. 20 million Americans—10% of the U.S. population at the time—took to the streets, college campuses and hundreds of cities to protest environmental ignorance and demand a new way forward for our planet.

The first Earth Day is credited with launching the modern environmental movement, and is now recognized as the planet's largest civic event.

Visit earthday.org for more information.

In just two minutes, a fire can become life-threatening. In five minutes, a residence can be engulfed in flames.

Fire is FAST! In less than 30 seconds a small flame can turn into a major fire. It only takes minutes for thick black smoke to fill a house or for it to be engulfed in flames.

Fire is HOT! Heat is more threatening than flames. Room temperatures in a fire can be 100 degrees at floor level and rise to 600 degrees at eye level. Inhaling this super-hot air will scorch your lungs and melt clothes to your skin.

Fire is DARK! Fire starts bright, but quickly produces black smoke and complete darkness.

Fire is DEADLY! Smoke and toxic gases kill more people than flames do. Fire produces poisonous gases that make you disoriented and drowsy. Asphyxiation is the leading cause of fire deaths, exceeding burns by a three-to-one ratio.

Before a Fire

Create and practice a Fire Escape Plan. In the event of a fire, remember that every second counts, so you and your family must always be prepared. Escape plans help you get out of your home quickly.

Twice each year, practice your home fire escape plan. Some tips to consider when preparing this plan include:

- Find two ways to get out of each room in the event the primary way is blocked by fire or smoke.
- A secondary route might be a window onto a neighboring roof or a collapsible ladder for escape from upper story windows.
- Make sure that windows are not stuck, screens can be taken out quickly, and that security bars can be properly opened.
- Practice feeling your way out of the house in the dark or with your eyes closed.
- Teach children not to hide from firefighters.

Smoke Alarms

A working smoke alarm significantly increases your chances of surviving a deadly home fire.

- Install both ionization AND photoelectric smoke alarms, OR dual sensor smoke alarms, which contain both ionization and photoelectric smoke sensors.
- Test batteries monthly.
- Replace batteries in battery-powered and hard-wired smoke alarms at least once a year (except non-replaceable 10-year lithium batteries).
- Install smoke alarms on every level of your home, including the basement, both inside and outside of sleeping areas.
- Replace the entire smoke alarm unit every 8-10 years or according to manufacturer's instructions.
- Never disable a smoke alarm while cooking—it can be a deadly mistake.



During a Fire

- Crawl low under any smoke to your exit—heavy smoke and poisonous gases collect first along the ceiling.
- Before opening a door, feel the doorknob and door. If either is hot, or if there is smoke coming around the door, leave the door closed and use your second way out.
- If you open a door, open it slowly. Be ready to shut it quickly if heavy smoke or fire is present.
- If you can't get to someone needing assistance, leave the home and call 9-1-1 or the fire department. Tell the emergency operator where the person is located.
- If pets are trapped inside your home, tell firefighters right away.
- If you can't get out, close the door and cover vents and cracks around doors with cloth or tape to keep smoke out. Call 9-1-1 or your fire department. Say where you are and signal for help at the window with a

light-colored cloth or a flashlight.

- If your clothes catch fire, stop, drop, and roll—stop immediately, drop to the ground, and cover your face with your hands. Roll over and over or back and forth until the fire is out. If you or someone else cannot stop, drop, and roll, smother the flames with a blanket or towel. Use cool water to treat the burn immediately for 3 to 5 minutes. Cover with a clean, dry cloth. Get medical help right away by calling 9-1-1 or the fire department.

After a Fire

The following checklist serves as a quick reference and guide for you to follow after a fire strikes.

- Contact your local disaster relief service, such as The Red Cross, if you need temporary housing, food and medicines.
- If you are insured, contact your insurance company for detailed instructions on protecting the property, conducting inventory and contacting fire damage restoration companies. If you are not insured, try contacting private organizations for aid and assistance.
- Check with the fire department to make sure your residence is safe to enter. Be watchful of any structural damage caused by the fire.
- The fire department should see that utilities are either safe to use or are disconnected before they leave the site. DO NOT attempt to reconnect utilities yourself.
- Conduct an inventory of damaged property and items. Do not throw away any damaged goods until after an inventory is made.
- Try to locate valuable documents and records. Refer to information on contacts and the replacement process inside this brochure.
- Begin saving receipts for any money you spend related to fire loss. The receipts may be needed later by the insurance company and for verifying losses claimed on income tax.
- Notify your mortgage company of the fire.

MEMBERSHIP STAR AWARDS

The Dayton BOMA Board of Directors recognized five Dayton BOMA members with the Membership Star Award, at our December holiday luncheon. Recognized were Karen Basista with Culmen Real Estate Services for her leadership on the Membership Committee along with Wes Eversole with Rieck Services, Ryan Zeman with Sonshine Commercial Cleaning, Chandra Miller with ABM and Bryan Woods with CertaPro, for their active participation

on the membership committee in 2019. As a result of their time, effort and brainstorming, we've identified several new potential Principal members that we're currently reaching out to.

The Board would also like to thank Bill Mangus and Securitas Security for sponsoring this award.



2020 FEDERAL LEGISLATIVE PRIORITIES

Energy Savings and Industrial Competitiveness Act

Advancing energy efficiency in buildings is a core objective for BOMA. This important legislation will establish energy efficiency targets in new building codes, after considering the upfront costs associated with efficiency gains. Additionally, the Department of Energy must publish an investment analysis, requiring public comment before efficiency targets are developed.

Qualified Improvement Property

During tax reform, leasehold depreciation was inadvertently reverted from a 15-year to a 39-year leasehold depreciation schedule. Now referred to as Qualified Improvement Property (QIP), restaurant, retail and leasehold property also do not qualify for the 100% bonus depreciation that expires in 2022 because of the error. BOMA International is working with members of Congress to get this error corrected as soon as possible.

Other Legislative Issues

Beyond our priority issues, BOMA tracks additional legislation—including fire sprinkler incentives, terrorism insurance, and flood insurance—as it arises that may impact the commercial real estate industry.

For more information on the above priorities go to boma.org/BOMA/Advocacy/2020_Federal_Legislative_Priorities.aspx, or reach out to a BOMA International staff member below:

John Bryant

Vice President, Advocacy, Codes and Standards
jbryant@boma.org

John is responsible for leading BOMA's advocacy team on and off Capitol Hill. His primary issue area is energy and environment.

Emily Naden

Director of Federal Affairs
enaden@boma.org

Emily represents BOMA members on tax and finance issues in front of Congress and the federal agencies.

Meg Novak

Manager of Government Affairs and PAC
mnovak@boma.org

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ASK ABOUT OUR PREVENTATIVE MAINTENANCE PROGRAM!

179D

The Energy Efficiency Commercial Buildings Tax Deduction is vital to continued upgrades to energy efficiency in commercial properties. This is the only federal incentive that allows commercial buildings to upgrade their energy efficiency technology. BOMA continues to fight to make this deduction a permanent component of the tax code.

AFTER HOURS NETWORKING EVENTS



A BIG THANK YOU goes out to both Mike Houser and Houser Asphalt and Concrete for sponsoring our After Hours Event in November and to Tom Gigliotti with Debra-Kuempel Mechanical for sponsoring our event in January. What a great time to get to know your fellow BOMA members!



If you weren't able to join us in November or January, please mark your calendar for our next After Hours Event to be held Wednesday, April 22nd at Harrigan's Tavern in Kettering. Sean Denny, Alan Denny and Modern Entrance Systems will be sponsoring our April event.

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



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Our courses provide current knowledge on today's top issues such as energy management, building automation, and sustainability, making you a key player in your company. Begin your journey with BOMI International by first finding a program that compliments your career path.

Certificates and Designations

Expand your knowledge and accelerate your career with a BOMI International certificate or designation program. No matter what your

experience, your aspirations, or your schedule, we have a program track that can take your career to the next level.

Certificate Programs

If you would like to gain knowledge and recognition or establish a foundation for a future designation program, a BOMI International certificate program is right for you. Ideal for students who are new to the commercial real estate industry or who are looking to upgrade their skills, our certificate programs provide credit for academic accomplishments and are a good way to begin your journey toward a BOMI International designation.

BOMI International offers five certificate programs:

- Property Administrator Certificate (PAC)
- Facilities Management Certificate (FMC)
- Building Systems Maintenance Certificate (SMC)
- Property Management Financial Proficiency Certificate (PMFP)
- Building Energy Certificate (BEC)

Designation Programs

Our designation programs are recognized as a mark of distinction and excellence throughout the industry. No matter which designation you pursue, you will benefit from time-tested courses and a proven curriculum that can help you successfully tackle the demands of an increasingly complex profession with confidence and authority.

BOMI International offers five designation programs:

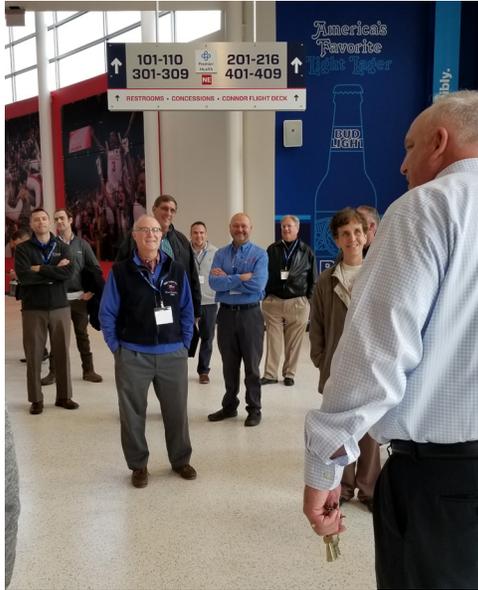
- Real Property Administrator (RPA®) Designation
- Facilities Management Administrator (FMA®) Designation
- Systems Maintenance Administrator (SMA®) Designation
- Systems Maintenance Technician (SMT®) Designation
- High-Performance Sustainable Buildings (BOMI-HP®) Designation

For more information visit bomi.org.

TOUR OF UNIVERSITY OF DAYTON ARENA

Our November 2019 Dayton BOMA membership luncheon was held at the University of Dayton Arena. In addition to having lunch, we toured the newly renovated arena with Scott DeBolt, Senior Associate Director of Athletics, Director of UD Arena. Dayton BOMA members also collected toys for the Marine Corps Reserve Toys for Tots program at this luncheon.

GySgt Luis Duran and 1stSgt Cory Curtis with the Marine Corps joined us as well.



DEADLINE FOR SAFETY GRANT APPLICATIONS APPROACHES

Ohio employers seeking grants from the Ohio Bureau of Workers' Compensation to invest in safety measures have until March 31 to apply for funds in this year's fiscal budget. Employers who miss that deadline must wait until July 1, the first day to apply for fiscal 2021 funding under BWC's popular Safety Grants program.

"We appreciate Ohio employers who take safety seriously and seek our assistance funding equipment aimed at reducing or eliminating workplace injuries and illnesses," said BWC Administrator/CEO Stephanie McCloud.

Applications for fiscal 2020 funds via U.S. mail must be postmarked no later than March 31. The online application service will close after March 31 and not re-open until July 1, the first day of fiscal year 2021.

BWC offers \$20 million a year in safety grants. As of January 3, BWC's Division of Safety & Hygiene had approved 616 grant requests. Another 304 were pending.

The March 31 deadline applies to the following grants:

- Safety Intervention
- Employers Working with Persons with Developmental Disabilities
- Firefighter Exposure to Environmental Elements
- School Safety and Security
- Workplace Wellness

Safety Grants are available to all Ohio state-fund, private and public taxing district employers to purchase equipment to eliminate or reduce workplace hazards.

For more information, go to info.bwc.ohio.gov.



Schindler

Schindler Elevator Corporation

Kathy Schibi

Account Representative

5426 Duff Drive
Cincinnati, OH 45246-1323
Tel. 513 341 2596
Fax 513 341 2601
kathy.schibi@us.schindler.com
www.us.schindler.com

EMERGENCY PLANNING TIPS

When discussing “Emergency Management Plans” it’s easy to get a false sense of security and overlook basic safety measures that are critically important in keeping our properties safe. Below are a few common over-looked areas that should be part of your plan:

Emergency lighting: Activate bulbs regularly to ensure bulbs and sensors are working properly.

Time is of the essence in any emergency and an effective communication system is critical. Ensure property managers, building owners and tenants understand the communication system you will enact as well as local TV and radio stations to listen to for updates.

Preparation should include discussing various scenarios and rehearsing response procedures with tenants and staff across all properties. Trial-runs often uncover over-looked risks.

When evaluating your procedures, be sure to include disasters that may seem “far-fetched” such as earthquakes. Most of us do not perceive earthquakes as a risk in our region and are therefore, totally unprepared on how to respond.

The best defense in any emergency is a strong offense. Remember... it wasn’t raining when Noah built the ark!

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LIGHTS OUT FOR BIRDS: A SIMPLE APPROACH TO GOING GREEN

Lighting upgrades and management are often utilized to increase efficiency standards but reducing building lighting can also go a long way to saving migratory birds. Every spring and fall, millions of birds migrate through Ohio as they travel between overwintering areas in Central and South America to breeding sites in the United States and Canada. Many of them migrate at night, and artificial light can disorient birds and draw them into cities. The skyglow of large urban centers can be perceived by migrating birds up to 180 miles away. Recent research has shown that the density of migratory birds increases with proximity to the brightest areas and is subsequently lower in high-quality forest habitats even a few miles away from cities. It is in these urban landscapes that collision risk is magnified: highly reflective glass is often perceived by birds as an extension of the surrounding vegetation and sky.

Building collisions are one of the highest sources of mortality for birds, and it is estimated that up to 1 billion birds are killed by collisions each year in the United States. “Lights Out” and “Safe Passage” programs across the globe have been developed in an attempt to address this problem. With good light reduction practices, fatalities are greatly reduced.

Lights Out is now running in seven Ohio cities: Akron, Canton, Cincinnati, Cleveland, Columbus, Dayton and Toledo, and businesses in each city are participating by reducing their lighting and treating reflective glass. Enroll your building at ohiolightsout.org and pledge to help by:

- Extinguish decorative lighting on the rooftop and upper stories each night by midnight and leave lights off until daylight
- Dim lobby and atrium lighting
- Turn off unused interior lights or draw blinds, especially on upper floors
- Consider reducing reflective glass surfaces, especially those adjacent to green space.

These steps should be taken during the peak migratory periods for Ohio: Spring: March 15 to May 31; Fall: August 15 to October.

Several of the Lights Out branches also run volunteer collision monitoring crews. The collision monitoring helps to rescue injured birds, collect information on the most problematic landscape and structural features related to collisions, and serve as an outreach link to the community. Volunteers recovered approximately 4,000 birds in 2019, of which, nearly a third were alive and rehabilitated for release. It is essential we work with a growing body of partners to address this important threat to migratory birds. That includes not only the traditional network of wildlife agencies, universities, parks, and nature centers, but also businesses and private citizens.

For more information, contact **Matthew Shumar**, Program Coordinator for the Ohio Bird Conservation Initiative at obcicoordinator@gmail.com or **(614) 706-6224**.

MARCH MADNESS

The 2020 tournament field will be revealed on Selection Sunday—when the full field of 68, seeding, and bracket are released—on March 15, 2020.

- **Selection Sunday:** March 15, 2020
- **First Four:** Tuesday and Wednesday, March 17-18, 2020
- **NCAA Tournament Round 1:** Thursday, March 19, and Friday, March 20, 2020
- **NCAA Tournament Round 2:** Saturday, March 21, and Sunday, March 22, 2020
- **Sweet 16:** Thursday, March 26, and Friday, March 27, 2020
- **Elite 8:** Saturday, March 28, and Sunday, March 29, 2020
- **Final Four:** Saturday, April 4, 2020
- **2020 NCAA championship game:** Monday, April 6, 2020



BOMA RELEASES NEW CORONAVIRUS GUIDE

In response to growing questions and concerns, BOMA International has released a short guide that provides information regarding the outbreak of a new respiratory illness caused by a novel (new) coronavirus, termed “2019-nCoV.” Although the Centers for Disease Control and Prevention (CDC) has stated that the immediate health risk to the American public from 2019-nCoV is considered low at this time, it is important to prepare your building occupants and employees for this and other potential outbreaks. BOMA’s guide provides a foundation of knowledge to better understand the contagion and how to best prepare and react in a commercial building setting.

Visit this website for more information: [boma.informz.net/BOMA/data/images/Coronavirus What You Need to Know 013120.pdf](http://boma.informz.net/BOMA/data/images/Coronavirus%20What%20You%20Need%20to%20Know%20013120.pdf).



N.O.K.

Through the Next of Kin Emergency Contact Information Program, Ohioans can identify the person they choose to be notified in the event they are involved in an accident or emergency, leaving them unable to communicate with law enforcement or emergency medical responders.

The next of Kin (N.O.K.) program allows Ohioans with a driver license, temporary permit, or state ID, the option of adding emergency contact information to their Ohio driver license/ID record. The program features are:

- It's free! There is no fee to add contact information to your driver license/permit/ID record.
- Contact information will be stored in a secure database which holds Ohio driver license/ID information, accessed only by the Bureau of Motor Vehicles and law enforcement.
- For Ohioans age 18 and older, the contact person can be a relative, friend, or co-worker.
- Those under age 18 are required to have a parent or legal guardian as their primary contact.
- With your approval, contact person(s) can share your up-to-date medical information with medical professionals providing emergency medical treatment, if you are ever involved in an emergency or otherwise unable to communicate.
- For children with an ID, under the age of 15, parents are encouraged to sign up for the Next of Kin Registry. Two emergency contacts can be added into the Next of Kin Registry to be used by law enforcement in the event the child becomes lost or is reported missing. If the child is ever involved in an emergency situation or otherwise unable to communicate, law enforcement will use the Next of Kin information to notify these emergency contacts.

For more information regarding child IDs, visit bmv.ohio.gov and click on ID R KIDS.

To register in the Next of Kin Emergency Contact Information Program, visit bmv.ohio.gov/dl-other-next-kin.aspx.

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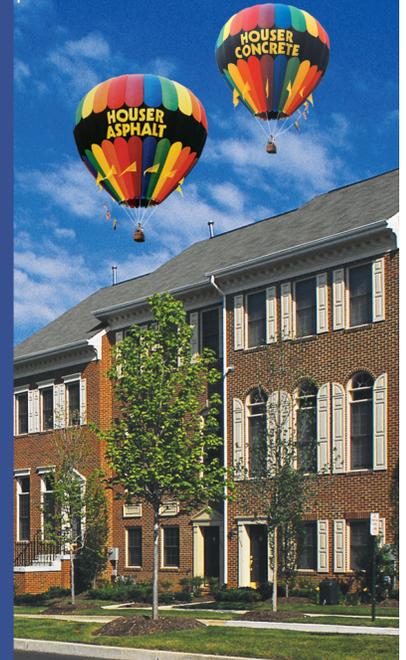
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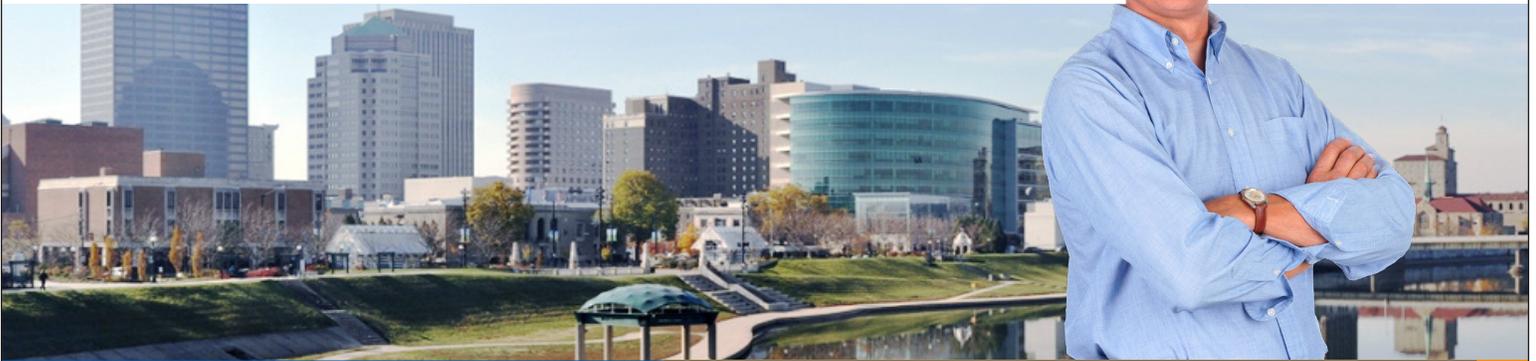
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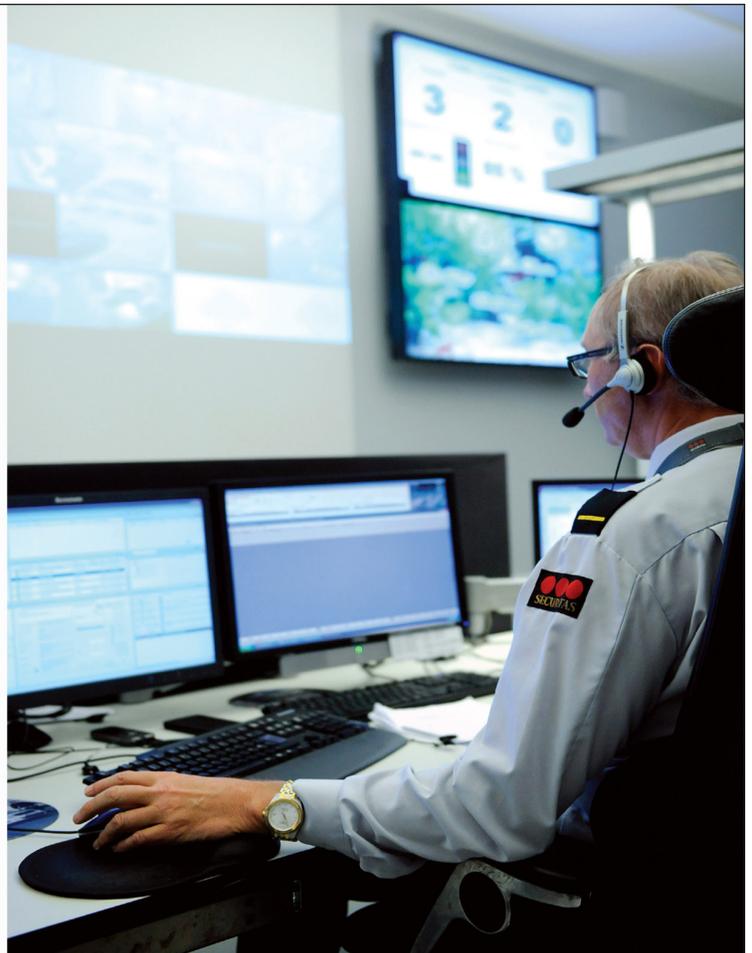
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