

# DAYTON BOMA

BUILDING OWNERS & MANAGERS ASSOCIATION

## FROM THE PRESIDENT

MAY 2020



By Karen Basista  
President  
Dayton BOMA

Hello from a distance! It is still a bit difficult adjusting to this shelter in place/social distancing. And hard to imagine what our “new normal” will be going forward. But I think it’s safe to say the life we knew before COVID-19 will never be the same, either personally or professionally.

As managers of commercial properties, we need to plan for the future. But how? The majority of businesses are either fully or partially closed, with staff members working remotely. As a result, we have empty buildings except for skeleton crews. When will these folks return and in what manner will they return? Will the entire staff all return one day or will it be a staged return? Simply put, what will re-occupancy look like? And what effect will it have on our day to day responsibilities?

Whatever our “new normal” is, I look forward to the day we are able to schedule and attend luncheon meetings and tours as well as the other events we have planned for 2020. Not to mention, our 100 Year Anniversary is this year and Nancy has worked so hard to put a nice program together for us to celebrate.

Speaking of Nancy, I would like to give a shout out to her. For the past 6 weeks, she has stayed constant,

has been thinking out of the box, all the while keeping us informed of BOMA webinars and sharing valuable information regarding COVID-19. She is truly a gem and her efforts are so greatly appreciated.

I hope you all continue to be safe and stay well. I also hope to see you all (in person) someday soon...

## BOMA INTERNATIONAL'S GUIDE TO BUILDING RE-ENTRY

As we prepare for a phased approach to commercial building re-entry over the coming months, BOMA International has assembled a task group from across North America to help owners and managers address potential building operations and workforce issues. **Getting Back to Work: Preparing Buildings for Re-Entry Amid COVID-19** provides guidance for preparing commercial properties for the safe return of office tenants, building personnel, visitors, vendors and contractors, and it identifies other operational and safety procedures and protocols that should be implemented, updated or enhanced as we prepare to live and work in a post-COVID-19 world. The guidance document provides a framework for developing your individual property or portfolio plans.

To print a copy of this guide as well as other guidance documents BOMA International has released, go to [www.boma.org/coronavirus](http://www.boma.org/coronavirus).

## UPCOMING SPEAKERS AND EVENTS

May 12th – In order to observe the social distancing guidelines set forth by Governor DeWine, we will be tailgating this month in the parking lot of the Presidential Banquet Center

May 13th – BOMA Day at the Statehouse in Columbus has been CANCELED.

May 20th – Dayton BOMA After Hours Event to be held from 5-7pm at Milano's on Brown Street in Dayton. Sean Turner, Joe Lease and Turner Property Services Group are our sponsors for this event.

June 9th – We will be touring and having lunch at the Dayton Arcade this month.

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

August 13th – Dayton BOMA 100 Year Anniversary Celebration! Please note, lunch is scheduled for the second Thursday this month instead of our usual Tuesday.

## 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

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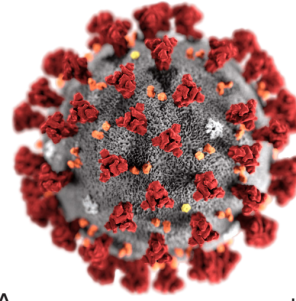
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## BOMA INTERNATIONAL'S CORONAVIRUS RESOURCE CENTER

As global concern over the novel coronavirus (now known as COVID-19) increases, BOMA International is actively working to provide commercial real estate professionals with credible information on how to mitigate the potential health and business impacts. Based on information from the U.S. Centers for Disease Control and Prevention (CDC), BOMA International has released a series of



guidance documents to help property professionals navigate this public health concern.

BOMA International will continue to monitor this issue as it develops, and resources will be posted regularly to [www.boma.org/coronavirus](http://www.boma.org/coronavirus). Members should refer to the **CDC** and **World Health Organization (WHO)** for up-to-the minute updates and best practices.

## CORONAVIRUS (COVID-19) RESOURCES

**For up to date information and resources, go to:**

**BOMA International**  
[www.boma.org/coronavirus](http://www.boma.org/coronavirus)

### STATE OF OHIO

Montgomery County  
[https://www.mcoho.org/covid-19\\_resources](https://www.mcoho.org/covid-19_resources)

Ohio Department of Health  
[coronavirus.ohio.gov](http://coronavirus.ohio.gov)

Ohio Department of Health – Executive Orders and Public Health Orders  
<https://coronavirus.ohio.gov/wps/portal/gov/covid-19/responsible-restart-ohio/Public-Health-Orders/>

Ohio Department of Health – Employers and Employees  
<https://coronavirus.ohio.gov/wps/portal/gov/covid-19/employers-and-employees/>

### UNITED STATES and the WORLD

**US CDC** (Centers for Disease Control and Prevention)  
[www.cdc.gov](http://www.cdc.gov)

CDC Travel Orders  
<https://www.cdc.gov/coronavirus/2019-ncov/travelers/index.html>

CDC's Reopening Guidance for Cleaning and Disinfecting Public Spaces, Workplaces, Businesses, Schools, and Homes. (4/28/2020)  
<https://www.cdc.gov/coronavirus/2019-ncov/community/reopen-guidance.html>

CDC's Interim Guidance for Businesses and Employers to Plan and Respond to Coronavirus Disease 2019  
<https://www.cdc.gov/coronavirus/2019-ncov/community/guidance-business-response.html>

**WHO (World Health Organization)**  
[www.who.int/health-topics/coronavirus](http://www.who.int/health-topics/coronavirus)

**John Hopkins University (JHU)** Coronavirus COVID-19 Global Cases by the Center for Systems Science and Engineering (CSSE) at JHU. <https://coronavirus.jhu.edu/map.html>

## 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.



# B O M A

*Where standing apart is the best way to stand together.*

## BOMA 2020 OFFICE MARKET STUDY

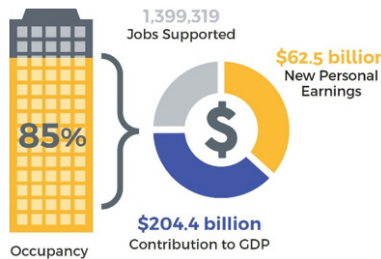


According to the **BOMA 2020 Office Market Study**, the commercial properties found in the markets represented by BOMA International's U.S. local associations are a significant driver of the nation's economic engine. Understanding the impact of these properties on the economy's continued vitality is important for business and government leaders as they consider the strategic positions of their respective communities in an increasingly competitive global economy.

The data found in the **BOMA 2020 Office Market Study** covers U.S. private-sector office buildings 25,000 square feet or larger in the markets served by BOMA's local associations. This new focus provides the clearest picture yet of the direct economic impact of BOMA members across the United States—and that picture is impressive! The 6.6 billion square feet of privately owned office space covered in this report contributed \$204.4 billion to the national gross domestic product (GDP), including \$79.2 billion in direct operating expenditures; generated \$62.5 billion in new personal earnings; and supported nearly 350,000 real estate-specific jobs.

### Did you know...

- Assuming an occupancy rate of 85 percent, the 6.6 billion square feet of private office space in BOMA's local association portfolios provided work space for an estimated 29.4 American million jobs.
- For every \$1 spent on office building operation expenditures in this portfolio, the United States economy gains \$2.58.
- Each of the 350,000 office building operations jobs supports three additional jobs across all other sectors in the local, metropolitan area, state and national economies, totaling a whopping 1.4 million jobs.



The operating expenditures for commercial office buildings in the United States clearly continue to be a major source of economic activity, jobs and personal earnings, all to the benefit of their host economies. While the economic benefits from construction end when the building is ready for occupancy, the economic benefits flowing from the annual operating expenditures associated with the office building inventory extend over the lifespan of the buildings and grow as this inventory expands, supporting the economy's vitality, creating new jobs, generating personal income and contributing year after year to the local tax base. And you thought it was just another day at work in the office!

To download a copy of the **BOMA 2020 Office Market Study**, go to [www.boma.org/BOMA/Advocacy-Codes](http://www.boma.org/BOMA/Advocacy-Codes) and click on **BOMA 2020 Office Market Study**.

## DON'T FORGET

Mark your calendar for the Dayton BOMA 35th Annual Golf Outing!

Monday, July 20th  
Walnut Grove Country Club  
9am shotgun start!



## OUR MISSION

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## CYBERSECURITY

BOMA International, in partnership with the ASIS Foundation and the Security Industry Association (SIA), has created first-of-its-kind guidance for practitioners in the commercial real estate and security fields.

**Intelligent Building Management Systems: Guidance for Protecting Organizations** provides a framework to help decision makers protect their buildings against risks associated with intelligent building management systems and ask relevant security questions to develop appropriate mitigation strategies. It also serves to establish a common language between the many intelligent building stakeholders.

Intelligent building management systems increasingly have become embedded into the built environment as technology has evolved and the demand for reduced operating costs and greater monitoring, control and operability has continued to grow. However, this growth also comes with a substantial set of security vulnerabilities. Research finds a significant disconnect between the perceived understanding of intelligent building threats and risks versus actual dangers. It also reveals that a lack of common terminology and practices can result in misunderstandings and siloed views of associated security risks. The guidance document emphasizes the need to take a multidisciplinary proactive management approach to intelligent building vulnerability mitigation and fuse multidisciplinary participants into an intelligent building security team.

**Intelligent Building Management Systems: Guidance for Protecting Organizations** was developed as a service to property and security professionals. The information included should be considered as guidance; consult with your security professional for your specific needs.

Go to [www.boma.org/BOMA/Research-Resources/Trends/Cybersecurity](http://www.boma.org/BOMA/Research-Resources/Trends/Cybersecurity) and click on **Intelligent Building Management Systems: Guidance for Protecting Organizations** for your free copy.

## THUNDERSTORMS & LIGHTNING



Lightning is a leading cause of injury and death from weather-related hazards. Although most lightning victims survive, people struck by lightning often report a variety of long-term, debilitating symptoms. Thunderstorms are dangerous storms that include lightning and can:

- Include powerful winds over 50 MPH;
- Create hail; and
- Cause flash flooding and tornadoes.

### IF YOU ARE UNDER A THUNDERSTORM WARNING, FIND SAFE SHELTER RIGHT AWAY

- When thunder roars, go indoors!
- Move from outdoors into a building or car.
- Pay attention to alerts and warnings.
- Unplug appliances.
- Do not use landline phones.

### HOW TO STAY SAFE WHEN A THUNDERSTORM THREATENS

#### Prepare NOW

- Know your area's risk for thunderstorms. In most places, they can occur year-round and at any hour.
- 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.
- Identify nearby, sturdy buildings close to where you live, work, study, and play.
- Cut down or trim trees that may be in danger of falling on your home.

- Consider buying surge protectors, lightning rods, or a lightning protection system to protect your home, appliances, and electronic devices.

#### Survive DURING

- When thunder roars, go indoors. A sturdy building is the safest place to be during a thunderstorm.
- Pay attention to weather reports and warnings of thunderstorms. Be ready to change plans, if necessary, to be near shelter.
- When you receive a thunderstorm warning or hear thunder, go inside immediately.
- If indoors, avoid running water or using landline phones. Electricity can travel through plumbing and phone lines.
- Protect your property. Unplug appliances and other electric devices. Secure outside furniture.
- If boating or swimming, get to land and find a sturdy, grounded shelter or vehicle immediately.
- If necessary, take shelter in a car with a metal top and sides. Do not touch anything metal.
- Avoid flooded roadways. Turn Around. Don't Drown! Just six inches of fast-moving water can knock you down, and one foot of moving water can sweep your vehicle away.

#### Be Safe AFTER

- Listen to authorities and weather forecasts for information on whether it is safe to go outside and instructions regarding potential flash flooding.
- Watch for fallen power lines and trees. Report them immediately.

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# AN ANTI-BURNOUT GUIDE TO PROPERTY MANAGEMENT

Every morning, millions of people walk into clean, comfortable, efficient office buildings without a thought to how these spaces are operated. Behind the scenes are commercial real estate's unsung heroes: property professionals who work hard so that building occupants never have to think twice about their surroundings. Even property professionals who love the variety and challenge of their jobs can find themselves getting burned out by workloads that sometimes require long hours and garner little acknowledgment.

To state the obvious, property management can be exhausting. Take a service-oriented role, add a wide range of responsibilities, mix with inevitably high-pressure scenarios and do it all without expecting a "thank you" in return. There you have it: a high potential for burnout.

Adele Bayless, FMA, RPA, a senior general manager with JLL who hosted an education session at BOMA's 2019 annual conference on how to maintain positivity in property management, believes that industry professionals can avoid burnout by shifting their perspective and expectations. Remembering one's purpose, asking for help and taking time for oneself can help property professionals revitalize their relationship with work and continue to deliver their occupants with an experience to their occupants that is nothing short of magic.

## REMEMBER YOUR PURPOSE

When you enjoy what you do, you're bound to do a better job. While high stress and fatigue levels can make it challenging to see the value of your work, it's important to remember the times you felt excited about your job—the reasons you began your property management career in the first place.

Bayless can remember her earlier years working for a law firm, where she spent a majority of her time scanning pages of documents that were likely to end up in the trash can or in a storage box. Bayless remembers thinking, "what a waste," as she watched the fruits of her time and labor fail to

contribute to any clear purpose.

During her first week in the property management profession, Bayless recalls watching her supervisor make a decision to paint one of the walls on the site. The next day, Bayless returned to the property, stunned to find the wall had already been painted. "I was overjoyed to see how this profession could have such a direct and immediate impact."

Bayless shares that she returns to this memory when she is struggling to find motivation or positivity in her day-to-day activities. It serves as a reminder that, while property management may be a uniquely challenging profession, it is also a dynamic profession, one that provides the opportunity to wear many hats and make decisions that have a direct payoff. While every property professional has a different origin story, every journey includes some form of a "painted wall" experience—a time when something about this trajectory seemed overwhelmingly exciting and enticing. To avoid burnout, Bayless urges property professionals to locate and invite that excitement back into their career.

## ASK FOR HELP (AND TAKE TIME FOR YOURSELF)

Sometimes, says Bayless, this search for fulfillment might require one to spend more time on the tasks that they truly enjoy, and delegate less enjoyable or critical tasks to junior employees. Hard as it might be, this means taking a step back and trusting your team members to get the job done. "Asking for help allows you to protect and optimize your energy, and it provides your team members with the opportunity to develop new skills."

Plus, the more you lean on your team, the

more confident you can be that there are capable people who can fill in for you when you truly just need a break. And sometimes, a break is necessary.

As Bayless puts it, "We balance collecting rent, attracting tenants, following building code changes, planning events and greeting occupants and their pets, all while implementing new and better ways to manage our buildings. All of that giving to society can take a toll on the individual."

Taking time for yourself—whether it's going for a walk, opting for independent desk time or spending a day out of the building—is just as important to your property's success as the other items on your to-do list.

As the saying goes, you cannot pour from an empty cup.

*This article was originally published in the January/February 2020 issue of BOMA Magazine. Building Character is a new column that focuses on real-life, practical skills that are essential for the modern property professional.*

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## ON THE HILL CLOSING OUT A BANNER YEAR FOR INDUSTRY LEGISLATION



Thanks to BOMA International's advocacy efforts, the end of 2019 saw the significant advancement of priority legislative items, including the Terrorism Risk Insurance Act (TRIA), qualified improvement property (QIP) and the Energy-Efficient Tax Deduction for Commercial Buildings, commonly referred to as 179D. Despite having a Congress known for delaying even the most bipartisan-friendly bills, 2019 shaped up to be a banner year for BOMA's advocacy goals

### RENEWING TERRORISM RISK INSURANCE

BOMA, working in concert with the Coalition to Insure Against Terrorism (CIAT), helped fast track legislation to extend TRIA—a program that creates a federal backstop for insurance claims related to acts of terrorism. Without congressional action, the program would expire at the end of 2020.

U.S. House Committee on Financial Services Chairwoman Maxine Waters (D-Calif.) introduced legislation to extend TRIA for an additional seven years—an entire calendar year before the program was scheduled to sunset. BOMA International's advocacy efforts created enough support and momentum to pass the bill unanimously out of committee, followed by a quick, decisive vote on the House floor, which advanced the bill to the Senate.

A few weeks later, the U.S. Senate Committee on Banking, Housing and Urban Affairs also unanimously voted to move the bill forward. In mid-December, the full Senate chamber showed its resounding support for this commonsense program by passing it 98-1. The bill is expected to be signed by President Trump and the program will continue uninterrupted through 2027, providing BOMA members peace

of mind and the ability to acquire necessary coverage for financing projects.

### ADDRESSING QIP

While TRIA moved through the machinery of Capitol Hill faster than expected, QIP—formerly referred to as leasehold depreciation—is a victory from the trenches. The issue arose in 2017, when Congress passed the Tax Cuts and Jobs Act, which included specific provisions culminating in what was then considered the largest tax win for commercial real estate in decades.

However, a drafting error in the final bill has created new problems for the industry. The legislation neglects to specify a depreciation period, thus reverting these property types to 39-year depreciation periods, rather than the intended 15-year period. More than doubling the depreciation period significantly reduces the amount that interior improvements can be deducted come tax time, and therefore has the domino effect of cutting dramatically back on investment. Longer leasehold depreciation also means that property owners will have fewer interior improvement dollars and, in turn, have less work for building tradespeople.

Lawmakers took two painstaking years to address this critical error. In March 2019, after a year of educating and lobbying, standalone legislation was introduced and garnered enormous bipartisan support throughout the summer and fall. Unfortunately, the issue was used as a bargaining chip and the negotiations to include it in a year end deal fizzled. BOMA will return to the halls of Congress in 2020 to renew our push to fix this error.

### EXTENDING 179D

Energy efficiency legislation also garnered considerable attention from Congress in 2019. The only tax incentive for commercial buildings to replace equipment with more energy-efficient products, 179D had expired at the beginning of 2017.

This provision was among a group of

energy provisions that are frequently bundled together called extenders. Despite sweeping tax legislation in late 2017, many of these extenders were left on the sidelines. In mid-2019, Congress took the first step in correcting this oversight and ensured that 179D was again packaged together with other must pass legislation. The Senate Committee on Finance took a bolder step and released a bipartisan report stating that 179D should be enacted permanently, setting the stage for an extension and possibly more. In late December, a package renewing these extenders through 2020 (and retroactive to 2018) was passed, delivering a huge victory to energy efficiency and environmental stewardship.

After an ambitious year with many legislative goals, BOMA's advocacy efforts bore fruit in 2019. As we pause to reflect on another successful year, BOMA's advocacy team is poised to hit the ground running in 2020 on even more industry-related issues, such as fire sprinkler incentives and flood insurance reform, while continuing efforts to fix QIP and make 179D available to more buildings and a permanent part of the tax code.

*This article was originally published in the January/February 2020 issue of BOMA Magazine.*

## UPDATE: 2020 BOMA INTERNATIONAL CONFERENCE & EXPO

THE JUNE 27–30 EVENT HAS BEEN CANCELLED DUE TO ONGOING CONCERNS ABOUT COVID-19

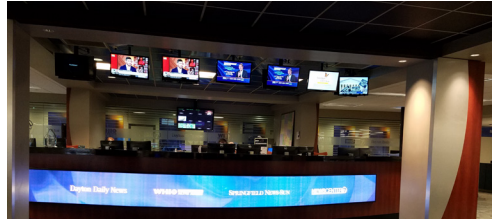
While the Philadelphia event is cancelled, our relationships, conversations, learning and connecting are not!

Don't miss the 2020 BOMA International Conference & Expo live via webcast, July 7–9, 2020 20 sessions. Expert presenters. Leading edge service providers. Live and online. On demand later.

Stay tuned for more details in the coming days!

# DAYTON BOMA TOURS WHIO-TV

Dayton BOMA members toured the WHIO-TV studio in early March.



## A MODERN STANDARD FOR A CHANGING INDUSTRIAL SECTOR

BOMA 2019 for Industrial Buildings: Standard Method of Measurement (ANSI/BOMA Z65.2—2019) is the update to the 2012 Industrial Standard. BOMA first published its Industrial Standard with the Society of Industrial and Office Realtors® in 2001. The Industrial Standard was updated in 2004, 2009 and 2012. The Industrial Standard is intended exclusively for Industrial and Flex Buildings and their associated structures and may be applied to single tenant, multi-tenant or

multi-building configurations.

The 2019 Industrial Standard features a single method of measurement. It generates multiple Load Factors for various shared space types, such as Building Service Area, Floor Service Area, Inter-Building Area, etc. These Load Factors are successively applied to Occupant Areas on a pro-rata basis. Features of the 2019 Industrial Standard:

- The 2019 Industrial Standard follows the new format introduced with the 2017 Office Standard. The Industrial Standard is published in landscape to align the standard's language with the accompanying illustrations. It is presented in a step-by-step format to make it easier to follow and rewritten to make it easier to understand the concepts and methodology, including helpful hints.
- To address ambiguities and inconsistencies found after the publication of the 2012 Industrial Standard, a series of best practice guidance was

developed and incorporated into the 2019 Industrial Standard.

- The International Property Measurement Standards contain three distinct measurements, known as IPMS 1, IPMS 2 and IPMS 3. IPMS 1 is common among each of the IPMS standards and is used for measuring the total area of all classes of buildings on a floor-by-floor basis, including external walls. The Boundary Area of the 2019 Industrial Standard is fully compatible with IPMS for Industrial Buildings IPMS 1.
- The 2019 Industrial Standard introduces a new methodology for measuring industrial buildings. Method A (Exterior Wall Methodology) and Method B (Drip Line Methodology) have been replaced with a unified method of measurement.
- Other features include:
- Single Occupant and Multi-Occupant scenarios on one chart
- Inter-Building Areas fully implemented
- Capped Load Factor applied to individual occupants
- Flexibility to separately disclose areas of interest
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Offered in both print and eBook formats, BOMA's new industrial standard is available for purchase through [store.boma.org](http://store.boma.org).

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## CONGRATULATIONS TO TURNER PROPERTY SERVICES GROUP AND YASKAWA MOTOMAN

Congratulations to Turner Property Services Group for being named one of the Better Business Bureau's Eclipse Integrity Award Finalists for 2020.



These awards are given to Miami Valley businesses and nonprofits who model ethics, honesty and integrity for the community. The winners will be announced on July 28th at the Eclipse Integrity Awards dinner to be held at the David H. Ponitz Center. Turner Property Services Group was nominated in the 26-59 employee category.

The Better Business Bureau also announced Yaskawa Motoman will be honored with the BBB's 11th annual

Torch Award. Through the years, BBB's torch has been the symbol of guidance and enlightenment as consumers and businesses strive to interact in a trustworthy and ethical marketplace. The local Torch Award is dedicated to the legacy of great Miami Valley business pioneers, such as John Patterson, Wilbur and Orville Wright, Charles Kettering, Colonel Edward Deeds and most recently, Clay Mathile. It was through their efforts the Miami Valley has stood the test of time and recreated itself again and again.

Both companies are members of Dayton BOMA. Again, CONGRATULATIONS to both Sean Turner with Turner Property Services Group and Ron Denniston with Yaskawa Motoman.



## BOMA KNOWLEDGE CENTER



The BOMA Knowledge Center is a searchable repository of all content created by BOMA International. This expansive resource library houses hundreds of articles, research reports, policy briefs, videos and more, all conveniently located in a single online platform.

Use the categories listed to filter content by topic, search specific keywords in the search bar or keep scrolling to browse the most popular content.

To learn more and to take advantage of all that BOMA International has to offer, go to [boma.org/BOMA/Research-Resources/News/BOMA\\_Knowledge\\_Center](http://boma.org/BOMA/Research-Resources/News/BOMA_Knowledge_Center).

## DAYTON BOMA VOLUNTEERS AT THE FOODBANK

Dayton BOMA members put together 131 senior supplement boxes during their visit to The Foodbank in February. Members also donated 126 lbs of food. In just the 1 ½ hours they spent at The Foodbank, their time and donations helped feed 3,544 of our neighbors!



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# BOMA INTERNATIONAL CALLS ON U.S. CONGRESS TO CONSIDER PRESSING CORONAVIRUS CONCERNS

The Building Owners and Managers Association (BOMA) International has continued efforts to highlight the needs of the owners and managers of commercial real estate with U.S. congressional leadership during the COVID-19 pandemic. As Congress considers additional legislation during the pandemic, BOMA International asks lawmakers to consider measures that ensure both the physical safety of commercial real estate employees and tenants and the financial security of this critical industry.

As BOMA International continues ongoing conversations with congressional leadership, it wants to ensure the following three priority items are considered during the drafting of any future legislation:

- The safety and liability protection for property owners and operators;
- Business interruption and pandemic risk insurance; and
- Payroll Protection Program (PPP) improvements.

Many BOMA members are essential personnel, keeping the nation's infrastructure safe and communities operational; the critical value of this work has never been more evident. As discussions on re-occupancy intensify as part of a broader conversation about getting America back to work, BOMA International emphasizes that any requirements for building personnel to check the temperature of occupants and visitors at the point of entry require serious deliberation. At minimum, federal support and resources would be needed to provide building personnel with the necessary medical training, personal protective equipment and liability protections. As the first trade association to address these concerns with Congress, BOMA International is committed to making sure property professionals are protected both now and during the re-occupancy period.

Current risk coverage policies for many businesses are proving inadequate to cover the losses associated with the COVID-19 pandemic. Pandemics are often excluded in general policies, creating a significant problem for both insurers

and insureds. The future need for greater business interruption or pandemic risk insurance will be significant, though the industry fears the availability of these policies may be dramatically diminished. BOMA encourages Congress to work with the real estate community to create a public-private partnership similar to the successful Terrorism Risk Insurance Act (TRIA) to ensure future insurance needs are met.

Commercial building professionals also are bracing for historic levels of rental shortfalls in the next two months, followed by continued challenges throughout 2020. While provisions included in the Coronavirus Aid, Relief and Economic Security (CARES) Act, such as the Payroll Protection Program (PPP), have played an important role in aiding tenants that would otherwise struggle to pay rent, improvements related to relief accessibility are needed. The Real Estate Roundtable, of which BOMA International is a member, developed an eight-point plan to address these problems, and BOMA International expresses strong support for these outlined improvements.

On behalf of the owners and managers of commercial properties across the United States, BOMA International Chair Scott O. Jones, PE, and BOMA International President Henry Chamberlain, APR, FASAE, CAE, sent a letter to congressional leadership on April 16, 2020, to advocate for these priority issues. This letter is one of many ways BOMA International and its members have sought to partner with the public sector on comprehensive solutions that will keep Americans safe and sustain the industry.

BOMA leveraged its longstanding relationship with the U.S. Department of Homeland Security (DHS) and Cybersecurity and Security Infrastructure Agency (CISA) to provide recommendations

on essential personnel decisions, which later influenced the Executive Orders put out by state and local governments across the U.S. Central to this process was the mobilization of BOMA's nationwide network of local associations and state coalitions, which reached out to elected officials to reinforce the need for commercial building personnel to provide essential services as part of the nation's critical infrastructure.

A repository of some of the resources and materials created or curated by the BOMA network can be found on **BOMA International's Coronavirus Resource Center**, which includes numerous guidance documents, webinar recordings, relevant articles and links to tools for tracking coronavirus-related state legislation. BOMA International and BOMA local associations are committed to working to mitigate the impact of COVID-19 on the health and economic security of commercial real estate professionals and their communities, and will continue to advocate on behalf of the industry now and as re-occupancy in commercial buildings occurs.

*"When we long for life without difficulties, remind us that oaks grow strong in contrary winds and diamonds are made under pressure." - Peter Marshall*



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## BOMA INTERNATIONAL EARNS 2020 ENERGY STAR® PARTNER OF THE YEAR SUSTAINED EXCELLENCE AWARD

The Building Owners and Managers Association (BOMA) International has been recognized with the 2020 ENERGY STAR® Partner of the Year Sustained Excellence Award for continued leadership and superior contributions to energy efficiency. BOMA International now has received a total of 13 ENERGY STAR awards, making it the most decorated commercial real estate association.

The highest honor among ENERGY STAR Awards is the ENERGY STAR Partner of the Year Sustained Excellence Award. The U.S. Environmental Protection Agency (EPA) presents the Sustained Excellence Award to partners that have already received ENERGY STAR Partner of the Year recognition for a minimum of two consecutive years and have gone above and beyond the criteria needed to qualify for recognition. Winners hail from small, family-owned businesses to Fortune 500 organizations—representing energy-efficient products, services, new homes and buildings in the commercial, industrial and public sectors.

BOMA International received its first ENERGY STAR award in 2007. Thirteen years and 13 awards later, this recognition demonstrates BOMA International's long-term commitment to energy efficiency, which is integrated into a number of its programs and initiatives, including:

- The recently concluded **W<sup>2</sup> Challenge**, an initiative to promote market transformation by encouraging the widespread adoption of waste and water benchmarking. The two-year program incentivized nearly 2,000 buildings spanning nearly half a billion square feet of space to benchmark waste and water using ENERGY STAR's Portfolio Management tool.
- The **BOMA 360 Performance Program**, which launched newly updated criteria to encourage applicants to achieve the industry's most up-to-date best practices for energy management and sustainability.
- Resources and incentives for

“greening” a commercial lease: BOMA's **Green Lease Guide: A Guide for Landlords and Tenants to Collaborate on Energy Efficiency and Sustainable Practices**, is the third update to the commercial real estate industry's best practice guide to “greening” a commercial lease. Through a generous grant from Yardi, BOMA now provides this guide as a free resource. BOMA International also supports the Green Lease Leaders program, hosting its awards ceremony at the 2019 BOMA International Conference & Expo. These awards recognize companies and real estate practitioners who are actively and effectively using green leases to create high-performance buildings.

- **A wide range of “green” content** in the bi-monthly **BOMA Magazine** publication, including the recurring Green Scene column, sustainability-focused features and high-performance building case studies to inform and promote industry best practices.
- Annual conference offerings, including the **“Building Operations, Performance and Management education track”** and the **Green Pavilion**, which highlights solutions and products to support energy-efficient, sustainable properties. **BOMA's Sustainability Scholarship** helps connect individuals studying or working in sustainability to these offerings by covering the full conference registration fee and associated costs.
- A variety of energy management trainings and resources, including **BOMA's Energy Efficiency Program (BEEP®) v2.0**, **BEEP for Industrial and BEEP Plus**; the **BOMA Energy Performance Contracting (BEPC) model**; and **Building Re-Tuning Training**.
- **The Outstanding Building of the Year® (TOBY) competition**, which is the commercial real estate industry's highest honor recognizing quality in buildings and excellence in all facets of

building management, including energy management and green policies and procedures.

- Ongoing cumulative accomplishments in the areas of advocacy, education, research and other industry initiatives, many of which have been supported by grant funding for energy efficiency initiatives from BOMA International Cornerstone Partner Yardi. Among these is a recent 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**, which 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.

“BOMA International is committed to providing commercial building owners and managers with the tools, education and resources they need to keep moving the industry forward in the area of sustainability,” said BOMA International Chair Scott O. Jones, PE, vice president with Jacobs. “Winning this award for a thirteenth time reflects our organization's long track record of supporting the operation of high-performing buildings. We also want to congratulate the many member companies who have been honored with 2020 ENERGY STAR awards for their sustainability efforts.”

“I salute the 2020 ENERGY STAR award winners,” said Anne Idsal, EPA principal deputy assistant administrator for Air and Radiation. “These leaders demonstrate how energy efficiency drives economic competitiveness in tandem with environmental protection.”

For a complete list of 2020 winners and more information about ENERGY STAR's awards program, visit [energystar.gov/awardwinners](http://energystar.gov/awardwinners).

## A HIGHER STANDARD: THE COMMERCIAL REAL ESTATE CERTIFICATION YOU'VE BEEN WAITING FOR

**Just announced:** The BOMA Foundation has created a new scholarship to fund individuals pursuing the CMCP certification. Up to eight scholarships will be awarded per quarter. Applicants may use the scholarship to cover either the CMCP application/exam fee or the CMCP Exam Prep Course.

Learn more and apply at [www.boma.org/Foundation](http://www.boma.org/Foundation).

We are pleased to introduce the new **Certified Manager of Commercial Properties™ (CMCP™)**, a certification designed for early-career property professionals who are looking to validate their industry knowledge and take their careers in commercial real estate to the next level.

As the only certification of its kind in the industry, the CMCP instantly communicates your ability to be an effective commercial property manager and your strong understanding of the responsibilities of the role. Earning the CMCP certification is the first step in building a successful career in commercial real estate.

### CMCP™ Advantages

- Offers recognition early in one's career (typically 1–5 years of experience)
- Validates foundational knowledge in key areas of property management
- Evaluates readiness for additional training, responsibilities and career advancement
- Quickly assists employers with on-boarding new property managers and assessing industry knowledge and career potential
- Backed by BOMA and BOMI Certification, Inc., the leaders in commercial real estate education and training

### Eligibility Requirements

- Four-year degree and 1 year of property management experience, **or**
- Two-year degree and 2 years of property management experience, **or**
- No degree and 4 years of property management experience, and
- 30 hours of verifiable education in commercial property management

### CMCP™ Exam

- Exams offered at multiple testing centers throughout the U.S. and internationally
- Exam questions reflect body of knowledge for property management developed through market research and a Job Task Analysis conducted by BOMA and BOMI
- Membership in BOMA is not required
- Registration is \$675, which includes application and exam fees and a candidate handbook—but for a limited time only, save \$100 and receive the special introductory rate of \$575!

Learn more about the CMCP certification and get on the early access list for more information at [www.CRECI.org](http://www.CRECI.org).

The CMCP certification is administered by the Commercial Real Estate Certification Institute (CRECI), an independent certification institute created by BOMA International and BOMI Certification, Inc.

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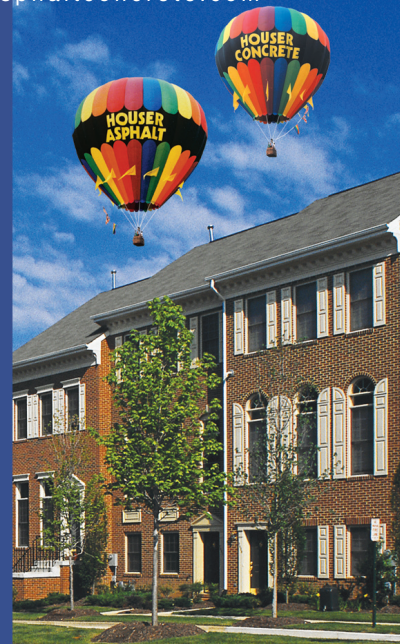
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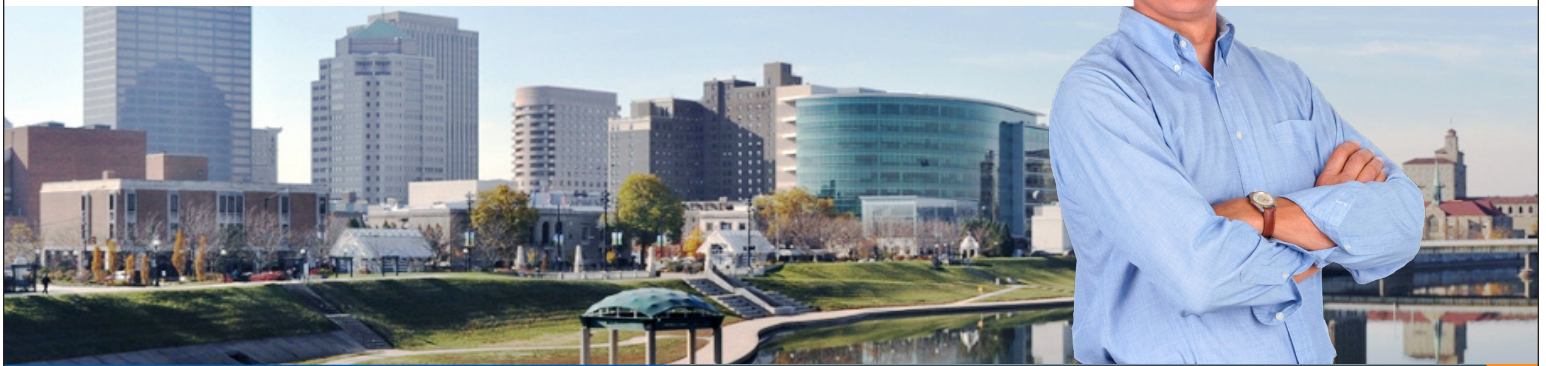
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