

# DAYTON BOMA

BUILDING OWNERS & MANAGERS ASSOCIATION

## FROM THE PRESIDENT

MAY 2021



By Karen Basista  
President  
Dayton BOMA

Hello and Happy Spring! So, what can we talk about this year? A continuing pandemic, mask wearing, companies trying to figure out when and how to return to the office safely and vaccines. And the beat goes on.

As for Dayton BOMA, we started the year off in January and donated our membership lunch to the Emergency Department staff at Kettering Medical Center. In February and March, we continued to pick up our lunches via the “drive thru” and in April we had a tailgate lunch meeting. On May 20th, we have our first after-hours event (5pm-7pm) planned at Milano’s on SR 741. Bill Mangus and Securitas Security will be our sponsors. We also have one planned for July 14th that will be sponsored by Wes Eversole and Rieck Services. Location to be determined so stay tuned. Our annual golf outing is scheduled for Monday, July 26th. I would expect a good time to be had by all 😊. And our BOMA Ohio Advocacy Day is scheduled for Wednesday, October 6th in Columbus. We sincerely hope you are able to join us for these many events.

With regard to BOMA International, they continue to work with pandemic related legislation in the area of federal, state and local advocacy with an emphasis on the impact and

assistance provided to the commercial real estate industry. This includes adoption of language to classify building personnel as essential workers for vaccine prioritization and supporting liability protection legislation.

Again, I would like to sincerely thank each of you for being a part of Dayton BOMA.

Continue to be safe and well.

## BENEFITS OF BOMA MEMBERSHIP

- Make connections that have a tangible impact on your career by tapping into the commercial real estate industry’s most powerful network.
- BOMA’s cutting-edge educational content arms you with the knowledge you need to maximize your building’s performance and become a more effective player in the industry.
- As the leader in commercial real estate advocacy, BOMA gives you access to the latest information on key legislative, regulatory and building codes issues.
- BOMA’s comprehensive research, resources and articles will help you stay relevant and prepared.
- Members receive news and information on emerging trends, forecasts and updates on issues affecting the commercial real estate industry through BOMA’s communications and publications.

## UPCOMING SPEAKERS AND EVENTS

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

May 11th – Dayton BOMA Picnic in the Park. This event will take place at Irelan Park in Kettering from 11:30 until 1:00. We’ll meet at the shelter that’s accessible off of Presidential Way.

May 20th – Dayton BOMA After Hours Event to be held at Milano’s on SR741 in Miamisburg. Bill Mangus and Securitas Security will be sponsoring this event.

June 8th – Dayton BOMA Membership Luncheon.

July 18th – 21st – BOMA International Conference & Expo to be held at the Boston Convention and Exhibition Center, Boston, MA

July 26th – 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

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## 2021 COMMITTEE CHAIRS

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

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

Energy & Environment: Wes Eversole  
(937) 603-6553  
wes.eversole@rieckservices.com

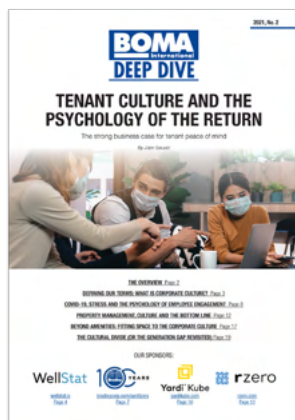


Since the release of BOMA International's very first COVID-19 guidance document back in January 2020, the BOMA Coronavirus Resource Center ([www.boma.org/coronavirus](http://www.boma.org/coronavirus)) has served as a repository of credible information and thought leadership to help commercial real estate professionals navigate unprecedented change. Over time, it has expanded to include insightful articles, comprehensive research and

links to helpful analysis, documents, websites and webinars. As the industry moves towards recovery, bringing new issues and priorities to the surface, the BOMA Coronavirus Resource Center continues to serve as a place for knowledge amid transformation.

The resources highlighted below have been curated to reflect the current state of the industry and to help property professionals rebound from adversity. An archive of all materials shared and produced in response to the height of the pandemic emergency can be found in the Content Archive section located at [boma.org/coronavirus](http://boma.org/coronavirus).

## BOMA INTERNATIONAL DEEP DIVE



Fasten your snorkel and get ready for our latest in-depth exploration of the issues important to today's commercial real estate industry. BOMA International's all-new BOMA Deep Dive series, available exclusively to BOMA members, offers the expert insights and context you need to navigate the ever-evolving commercial real estate landscape. Consider this your personal invitation to go beyond the surface and discover answers to questions you didn't even know you had. We're going where the nitty-gritty meets the heart of the matter and then some. *That's* a BOMA Deep Dive.

### Deep Dive No. 1

Simply put, the COVID-19 pandemic is changing things for the commercial office sector—and it seems to be doing so in stages. ***Charting a Path to the Future of the Office***, the first in our series of BOMA Deep Dives, provides a comprehensive snapshot of the industry amid transformation and demystifies the road to “Workplace 2.0.” And check out the bonus video interview between the author of Deep Dive No. 1 and two BOMA members who served as experts for this first BOMA Deep Dive.

### Deep Dive No. 2

As vaccine distribution accelerates across the U.S., property professionals and tenant occupiers are swiftly preparing for the “Great Return” of office workers. While mask-wearing requirements and social distancing measures have their clear place in these arrangements, there also is a critical human element that must be considered. ***Tenant Culture and the Psychology of the Return***, the second in our series of BOMA Deep Dives, explores the role of the office in reconnecting a changed workforce.

Read more at the BOMA Coronavirus Resource Center at [www.boma.org/coronavirus](http://www.boma.org/coronavirus).

## 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.



## BOMA INTERNATIONAL TESTIFIES BEFORE PHILADELPHIA CITY COUNCIL ON SAFELY REOPENING WORKPLACES

The Building Owners and Managers Association (BOMA) International testified before the Philadelphia City Council's Commerce and Economic Development Committee in mid-March to express BOMA's willingness to partner with the city on a safe reopening of workplaces. The testimony was part of a hearing held by the Commerce and Economic Development Committee to examine best practices and guidance for safely reopening the city of Philadelphia's workspaces, including office buildings, city buildings and other congregate settings not currently operating at pre-pandemic capacity.

Henry Chamberlain, president and chief operating officer of BOMA International, spoke on behalf of BOMA International and BOMA/Philadelphia during the hearing to relay the ongoing efforts commercial building owners and managers have made throughout the COVID-19 pandemic to prioritize tenant health and safety. Chamberlain shared with Chairman Honorable Mark Squilla and members of the committee that BOMA and its members stand ready to support the city in facilitating a safe return to in-person workplaces. He cited that, while office building occupancy levels in central business districts have ranged from around 10 to 15 percent nationwide during the pandemic, the past several weeks have seen an encouraging lifting of workplace occupancy restrictions in major cities such as Boston, Seattle, San Francisco and Washington, D.C.

Addressing the need for a return, Chamberlain pointed to the findings of the BOMA International COVID-19 Commercial Real Estate Impact Study, which revealed most tenants see their offices as being vital to their business success and that they have overwhelmingly approved of their property management team's response to the pandemic.

"With very few exceptions, office buildings have never closed, and we continue to work with employers to create the conditions to bring tenants

back and create the safe workplaces needed to reopen the economy gradually and safely. Restaurants, retail and public transportation all desperately need office workers to be in the office," explained Chamberlain. "We have shown that with proper precautions and care, it is safe to return."

Chamberlain reported that effective communication and signage; an enhanced focus on air quality and ventilation; robust janitorial services; and reconfiguring spaces to encourage social distancing are just a few of the safeguards property professionals are implementing to facilitate this transition. "These plans will change in the coming months as we gradually return to normal operations and we will modify them as conditions change; it is something property managers are uniquely skilled to accomplish," he added.

Chamberlain's testimony urged the committee to move forward with gradually reopening workplaces in Philadelphia, highlighting BOMA International and BOMA/Philadelphia's readiness to support the city with the transition. "The country is beginning to return to in-person work and doing so safely with the safeguards we are taking and enforcing as the vaccines become more widely available. With schools reopening and buildings ready to welcome back tenants in a phased-in way, it is time," he concluded.

Following the hearing, BOMA/Philadelphia Chair Steve Resinski said, "As we continue to make strides towards a return to the office,

BOMA/Philadelphia's membership of local property professionals are incredibly grateful to have the support and guidance of BOMA International and the global network of members it represents. BOMA's powerful voice reinforces that our buildings have made tremendous efforts and significant investments in order to provide a safe, healthy and productive environment for tenants as they return to the workplace."

BOMA International's leadership on managing commercial buildings during the COVID-19 pandemic dates back to January 2020, when the association published its first official guidance resource on the subject and launched the online BOMA International Coronavirus Resource Center. BOMA's continued guidance, clear communication with members and expansive network of industry experts has positioned it as a valuable resource for public and private decision-makers at both the local and federal level.

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## NEW GUIDANCE TO NAVIGATE COVID-19 OPERATIONAL CHALLENGES



The COVID-19 pandemic has prompted both the commercial real estate industry and the scientific community to consider

the role building systems might play in the health and safety of building occupants. Navigating through evolving new considerations for building operations can be challenging—and often complicated—work for property professionals, which is why BOMA International has partnered with global engineering and professional services firm Jacobs to share expert guidance around optimizing building systems to maximize occupant health and safety and mitigate risk.

Drawing from guidance issued by health agencies and industry organizations, *Improving Occupant Safety Inside Buildings* provides property professionals with timely operational recommendations for building systems. While there is no single “one-size-fits-all” solution for all building types and systems, the guidance found in this resource can help commercial owners and operators determine the best strategies and technologies to deploy in their buildings now and in the months ahead.

Below are other COVID-19 resources you may also be interested in:

- The Impact of COVID-19 on Operating Expense Pass-Throughs in Commercial Real Estate
- BOMA International COVID-19 Commercial Real Estate Impact Study

To download a copy of any of the above, go to [www.boma.org/COVIDandBuildingSystems](http://www.boma.org/COVIDandBuildingSystems).

## BOMA INTERNATIONAL CONFERENCE & EXPO

Discover what's next at the 2021 BOMA International Conference July 18th – 21st at the Boston Convention and Exhibition Center in Boston, MA. During the past year, the BOMA community has been a source of strength as we've supported each other during the massive changes we have been through. In 2021, BOMA is back — in person! Let's get a handle on things together and discover what's next for commercial real estate, from the latest information on market trends and conditions to the regulatory changes that affect your portfolios.

In the keynote, Lessons in Resilience, Pulitzer-prize winning presidential historian and *New York Times* #1 Best-Selling Author, Doris Kearns Goodwin shares lessons in leadership.

Doris Kearns Goodwin is a world-renowned presidential historian, public speaker and Pulitzer Prize-winning author. She is the author of seven critically acclaimed *New York Times* best-selling books, including her most recent, *Leadership in Turbulent Times*, which incorporates her five decades of scholarship studying Presidents Abraham Lincoln, Theodore Roosevelt, Franklin Roosevelt and Lyndon Baines Johnson. The book provides an accessible and essential road map for aspiring and established leaders in every field, and for all of us in our everyday lives.

In this keynote presentation, Goodwin will reflect on more than 150 years of U.S. history to put into context today's turbulent times and share her deep understanding of the ambition, resolution and resilience of some of our nation's most revered presidents. She'll explain how past setbacks and triumphs shed light on the cultural, economic and political transformations that define today's challenging times, with a goal of educating and entertaining. Goodwin brings to life some of our most successful presidents to provide insight for today's leaders, and to demonstrate that however fractured

modern political culture has become, our democracy is also resilient and has survived—even thrived—through more troubling times in the past.

Goodwin was awarded the Pulitzer Prize in history for *No Ordinary Time: Franklin and Eleanor Roosevelt: The Home Front in World War II*. Her book, *The Fitzgeralds and the Kennedys* was adapted into an award-winning five-part television mini-series. Her memoir *Wait Till Next Year* is the heartwarming story of growing up loving her family and baseball. Her sixth book, *The Bully Pulpit: Theodore Roosevelt, William Howard Taft, and the Golden Age of Journalism*, won the Carnegie Medal and is being developed into a film. Goodwin's *Team of Rivals: The Political Genius of Abraham Lincoln* served as the basis for Steven Spielberg's hit film *Lincoln* and was awarded the prestigious Lincoln Prize, the inaugural Book Prize for American History, and the Lincoln Leadership Prize.

Goodwin is seen frequently in documentaries and on television news, cable networks and talk shows. It was her experience as a 24-year-old White House Fellow, working directly for President Johnson in his last year in the White House, and later assisting him in the preparation of his memoirs, that fueled her interest in becoming a presidential historian and author. Goodwin graduated magna cum laude from Colby College. She earned a Doctor of Philosophy degree from Harvard University, where she taught Government, including a course on the American Presidency. In 1979, she was the first woman ever to enter the Boston Red Sox locker room, and she continues to be a devoted fan of the team.

For more information go to [www.boma.org](http://www.boma.org).

The advertisement for RIECK SERVICES features a blue and white logo on the left, consisting of a stylized 'R' inside a diamond shape. To the right of the logo, the text reads "RIECK SERVICES" in large, bold, black letters, with "EARNING YOUR TRUST SINCE 1892" in a smaller font below it. Underneath, the tagline "Building and Maintaining Facility Systems" is written in a bold, italicized font. At the bottom left, contact information is provided: "Dayton, OH (937) 274-1987", "Lima, OH (419) 228-0264", and "www.riekcservices.com". On the bottom right, there is a photograph of a blue and white RIECK service van.

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

The **Certified Manager of Commercial Properties™ (CMCP™)**, is 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.

### 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 onboarding 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.

Learn more about the CMCP certification at [www.CRECI.org](http://www.CRECI.org).

## BOMA INTERNATIONAL EARNS 2021 ENERGY STAR® PARTNER OF THE YEAR SUSTAINED EXCELLENCE AWARD



The Building Owners and Managers Association

(BOMA) International has been recognized with the 2021 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 14 ENERGY STAR awards, making it the most decorated commercial real estate association.

The Sustained Excellence award is the highest honor bestowed by the ENERGY STAR program. Winners are part of a distinguished group that has made a long-term commitment to fighting climate change and protecting public health through energy efficiency. They are among the nation's leaders in driving value for the environment, the economy and the American people. The accomplishments of BOMA International and its fellow winners will be recognized by the U.S. Environmental Protection Agency and the U.S. Department of Energy at a virtual ceremony later today.

BOMA International received its first ENERGY STAR award in 2007. Thirteen years and 14 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

"Our mission is to advance a vibrant commercial real estate industry, and providing commercial building owners and managers with the education, resources and tools they need to move forward in the area of sustainability is integral to that," said BOMA International Chair Shelby Christensen,

LEED Green Associate. "BOMA has a long track record of supporting the operation of high-performance buildings, and earning this award once again is a testament to our ongoing commitment. We also want to congratulate the many member companies who have been honored with 2021 ENERGY STAR awards for their sustainability efforts."

"ENERGY STAR award-winning partners are showing the world that delivering real climate solutions makes good business sense and promotes job growth," said EPA Administrator Michael S. Regan. "Many of them have been doing it for years, inspiring all of us who are committed to tackling the climate crisis and leading the way to a clean energy economy."

Winners are selected from a network of thousands of ENERGY STAR partners. For a complete list of 2021 winners and more information about ENERGY STAR's awards program, visit [energystar.gov/awardwinners](http://energystar.gov/awardwinners).

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## Before a Tornado

Know the signs of a tornado. Be alert to changing weather conditions. Look for the following danger signs:

- Dark, often greenish sky
- Large hail
- A large, dark, low-lying cloud (particularly, if rotating)
- Loud roar, similar to a freight train
- If you see approaching storms or any of the danger signs, be prepared to take shelter immediately

Know the difference between a Tornado Watch and a Tornado Warning.

- Tornado Watch means a tornado is possible. Stay tuned to your local radio station or television for weather updates. Know where you'll shelter, if necessary.
- Tornado Warning means a tornado is happening or imminent. Take shelter immediately.

Listen to NOAA Weather Radio or to your local radio or television stations for the latest weather and safety information. In any emergency, always listen to the instructions given by local emergency management officials.

If you are a person with special needs, register your name and address with your local emergency management agency, police and fire departments before any natural or man-made disaster. NOAA Weather Radio has available an alerting tool for people who are deaf or have hearing impairments. Some weather radio receivers can be connected to an existing home security system, much the same as a doorbell, smoke detector or other sensor.

Move to an underground shelter, basement or safe room. If none is available, a small, windowless interior room or hallway on the lowest level of a sturdy building is the safest alternative.

- Take additional cover by shielding your head and neck with your arms and putting materials such as furniture and blankets around you.
- Remember: No area of a mobile home is safe during a tornado. If you have access to a sturdy shelter or vehicle, go there immediately, using your seatbelt if driving.

Be aware of emergency shelter plans in stores, offices and schools. If no specific shelter has been identified, move to the building's lowest level. Try

to avoid areas with large glass windows, large rooms and wide-span roofs such as auditoriums, cafeterias, large hallways or shopping malls.

## During a Tornado

- If you're outside or in a mobile home, find shelter immediately by going to the lowest level of a nearby sturdy building or to a pre-designated area, such as a safe room. Safe rooms and sturdy buildings are the safest structures to be in when tornadoes threaten. Mobile or manufactured homes, even if tied down, do not offer protection from tornadoes.
- If you cannot quickly get to a shelter, get into your vehicle, buckle your seatbelt and try to drive to the nearest sturdy shelter or pre-designated safe room.
- If you experience flying debris while driving, pull over and park. Choose to either stay in your vehicle, stay buckled up, duck down below the windows and cover your head with your hands. Or find a depression or ditch, exit your vehicle, kneel or lie face-down in the depression, and use your arms and hands to protect your head.
- Never seek shelter under highway overpasses and bridges. You are safer in a low, flat location.
- Never try to out-drive a tornado in urban or congested areas. Instead, leave the vehicle immediately for protection in a sturdy building.
- Outdoor areas are not protection from flying debris. Flying debris from tornadoes causes most fatalities and injuries.

## After a Tornado

- If you are trapped, do not move about or kick up dust. Tap on a pipe or wall or use a whistle, if you have one, so that rescuers can locate you.
- Keep listening to EAS, NOAA Weather Radio, and local officials for updates and instructions.
- Check-in with family, friends and neighbors by texting or using social media. Save calling on the phone for emergencies. Dial 911 for life-threatening or serious emergencies.
- Watch out for debris and downed power lines.

- Stay out of damaged buildings and homes until local authorities indicate it is safe.
- Use extreme caution during post-disaster clean-up of buildings and around debris. Do not attempt to remove heavy debris by yourself.
- Photograph the damage to your property in order to assist in filing an insurance claim.
- Do what you can to prevent further damage to your property (e.g., putting a tarp on a damaged roof), as insurance may not cover additional damage that occurs after the storm.
- If your home is without power, use flashlights or battery-powered lanterns, rather than candles, to prevent accidental fires.

## Home Coverage and Preparedness Tips

- Tornado losses are most often covered by the "windstorm peril" under the homeowner's insurance policy.
- Check with your homeowner insurance agency to assure adequate coverage is provided by the policy. Notify the insurance agency of any additions or improvements to the home.
- Consider purchasing the replacement cost coverage endorsement for the home and its contents. It would give the option to rebuild or replace damaged property at current costs rather than depreciated values.
- If you experience a storm-related loss to your home that is covered by your insurance, notify your insurer in a timely manner, as required by your policy.
- Ohioans should discuss different deductible levels and the amount of coverage to ensure adequate financial protection.

## OUR MISSION

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



**Home Inventories Assist in Settling Claims**

Your home inventory is only useful if it's accurate and you can access it to provide information to your insurance company in case of tornado, flood, fire, theft, or other destructive disaster. Regardless of the medium you've used to create your list, keep it up-to-date, backed up, and in a safe place. A home inventory can assist you in receiving accurate value from a potential loss, and to streamline your claim-filing experience.

- Videotape, photograph or compile a written inventory of your home and belongings.
- Use an app. There are many mobile app options that can help to create and store a room-by-room record of your belongings.
- The Ohio Department of Insurance's Severe Weather Toolkit is available here. Ohioans with insurance questions can call the Ohio Department of Insurance at 614-644-2658.
- Keep the inventory off premises in a bank safe deposit box, or at a friend's or relative's home. The inventory

will provide a record for you and the insurance company, should a loss occur.

- Make at least one backup copy of your inventory document and store it separately. An easy way to make digital backup copies of your paper list is to take pictures of it on your smartphone.
- Update your inventory every time you move or every two to three years.
- Add significant new purchases to your list. Make it a habit to add item information and receipts to your home inventory list while the details are fresh in your mind.

**Auto Coverage and Preparedness Tips**

- If there is threatening weather, shelter vehicles to prevent damage from winds, flying debris and hail.
- Vehicles are protected under the "other than collision" (comprehensive) portion of an auto insurance policy, if damaged by windstorms or hail.

**After the Loss - Insurance Tips**

- Photograph any damage and inventory losses. Photos will assist when settling claims.

- Secure property from further damage or theft and save related receipts, since many insurers will reimburse for these expenses.
- If required to seek temporary housing due to a covered loss such as a tornado, check your policy for "loss of use" coverage. Many policies cover such expenses up to a stated amount.

**Additional Resources**

- What Is Covered by Standard Homeowners Insurance? – Insurance Information Institute
- Tornado Safety Tips – Red Cross
- Tornado Safety Info – [Ready.gov](http://Ready.gov)

**ARE YOUR ASSETS PROPERLY INSURED?**

There is no better time than now to review your company's insurance coverage. Underinsured businesses are a growing problem in the United States. According to a survey by Marshall & Swift/Boeckh, 75% of businesses in the U.S. are underinsured by 40% or more. ([https://amtrustfinancial.com/blog/small-business/risks-dangers-of-being-underinsured.](https://amtrustfinancial.com/blog/small-business/risks-dangers-of-being-underinsured))

While it's important to review replacement costs for buildings, today we're going to discuss "content." Content being anything that is not physically attached to the building: equipment, vehicles, marketing materials, desks, IT/computer equipment, electronics and anything you have that you would want or need to replace if it were damaged or destroyed. Taking inventory at home is a good idea as well.

This can be a daunting task but needs to be updated annually and include detailed information concerning age, purchase price, model numbers and photos. When disaster strikes, insurance requires owners submit a detailed inventory of anything that needs replaced; no inventory, no compensation.

The best way to start is by taking photos or a video of every room... open closets, file cabinets, cabinets, etc. Next, itemize the high dollar items first, and then move to include smaller cost items. Don't be tempted to ignore those less costly items – if you need to replace it, it needs to be on your inventory list! You also need to list as much information as you can concerning "value" and "replacement" cost. Without this information, it is impossible for your Insurance Agent/Broker to know if you are properly insured.

There are numerous apps and tools available on-line to help, and most Carriers have inventory lists they are happy to share to ensure you are capturing the appropriate data should a claim be filed. The Ohio Department of Insurance is another great resource.

If you don't want to do this on your own, hire an Appraiser or speak to your Insurance Agent/Broker for a recommendation on who to use. Once a complete inventory with values has been developed, annual updates are much easier to maintain.

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## BOMA INTERNATIONAL RELEASES NEW RETAIL FLOOR MEASUREMENT STANDARD

*BOMA's 2020 Retail Standard Boasts New Design, New Format and New Features*

The Building Owners and Managers Association (BOMA) International has released the latest update to its floor measurement standard for retail properties, **BOMA 2020 for Retail Properties: Standard Method of Measurement (ANSI/BOMA Z65.5—2020)**. This 2020 Retail Standard reflects changes within the retail property sector since the release of the 2010 edition of the standard, and it is intended exclusively for single tenant, multi-tenant or multi-building retail properties and their associated structures.

For more than a century, BOMA International has set the standard for measuring buildings. In 1915, BOMA published its first floor measurement standard for office buildings, Standard Method of Floor Measurement. Today, BOMA International is the American National Standards Institute (ANSI) secretariat for a suite of area measurement standards across a range of property types. The 2020 Retail Standard further builds upon BOMA's legacy of standards by clarifying existing concepts, introducing new concepts and improving the applicability and readability of the document.

BOMA's standards are regularly revised to ensure they address changing building design and use and are in compliance with the American National Standards Institute standards development process, of which BOMA International is a member and ANSI Certified Standards Developer.

The 2020 Retail Standard includes:

- An expanded Glossary of Terms, including references back to the related section;
- Best-practice guidance developed after the publication of the 2010 Retail Standard to address ambiguities in the 2010 Retail Standard;
- Two distinct levels of measurement—Partial Measurement and Overall Measurement;
- An optional Inter-Building Area

calculation to allocate Parking Areas, Major Vertical Penetrations, and Service and Public Areas (Gross Leasable Exclusions) according to the Gross Leasable Areas of the Property's Occupants;

- Flexibility to separately disclose areas of interest;
- An easy-to-follow, step-by-step layout written in simplified language with helpful hints and detailed instructions and illustrations in a landscape format for ease of use; and
- Compatibility with the International Property Measurement Standards: Retail Buildings (2019)—IPMS 1.

“With the retail sector in the midst of significant change that has only accelerated since the onset of the COVID-19 pandemic, this timely update to BOMA's Retail Standard is a powerful resource that retail property professionals can rely on,” said Randal L. Froebelius, P.Eng, chair of BOMA International's Standard Methods of Floor Measurement Committee. “Since 1915, BOMA International

has supported the industry with its clear, easy-to-follow guidance on measuring and calculating commercial spaces. The 2020 Retail Standard is the latest reflection of that unwavering commitment.”

Offered in both print and electronic formats, BOMA's new 2020 Retail Standard is available for purchase through [store.boma.org](https://store.boma.org).

## DAYTON BOMA TAILGATE LUNCHEON

Dayton BOMA members gathered in the parking lot of the Presidential Banquet Center in April for a tailgate membership luncheon. It was great to see everyone in person!

A big THANK YOU goes out to Frank Urwin with Ohio & Indiana Roofing for his help with cleaning up.



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# GREEN LEASE GUIDE: A GUIDE FOR LANDLORDS AND TENANTS TO COLLABORATE ON ENERGY EFFICIENCY AND SUSTAINABLE PRACTICES



Thanks to a generous grant from YARDI, BOMA International's Green Lease Guide is now free to download. This essential guide on crafting a

green lease will help you solve your sustainability challenges and build stronger working relationships with your tenants.

While the environmental and financial benefits of energy-efficient buildings are undisputed, property professionals need a foolproof plan to execute a lease that achieves and maintains sustainable building operations. For more than 30 years, BOMA International has provided the industry with a model lease agreement that is considered the standard for commercial leases. In 2005, BOMA greened its model lease to

provide the industry with a step-by-step guide on how to execute a lease with sustainability attributes. This new version updates the guidelines again.

Green Lease Guide: A Guide for Landlords and Tenants to Collaborate on Energy Efficiency and Sustainable Practices is the most recent update to the model green lease. It provides instructions to write green operations and management practices into lease agreements, as well as legal language to facilitate ongoing implementation of sustainable building practices. This green lease guide covers all aspects of a standard lease agreement, such as models for prime lease agreements, guaranty of lease and form subleases.

To download your copy go to [boma.org/BOMA/Research-Resources/Sustainability/Green\\_Lease\\_Guide](http://boma.org/BOMA/Research-Resources/Sustainability/Green_Lease_Guide).

## BWC NEWS

2-Hour Safety Training Requirement for 2020 Policy Year Deadline is 6/30/2021  
Group Rated and Group Retro Rated employers who have had a claim from July 1, 2018 through September 30, 2019, have to complete a required two hours of safety training by June 30, 2021.

BWC's requirement applies to any allowed claim an employer had from 7/1/2018-9/30/2019, regardless of size or severity. Two hours is the minimum amount of safety training mandated by the BWC. Only one person from the employer needs to take this safety training. If an employer experienced more than one claim within this period, they are still only obligated to attend two hours of safety training. If an employer has multiple policy numbers, they must attend two hours of safety training per policy.

For information about all the Ohio BWC's training opportunities, visit the BWC's Learning Center at: [www.bwclearningcenter.com](http://www.bwclearningcenter.com)



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# From BOMA International and The Home Depot: Two Ways to Save with The Home Depot Pro



## The Home Depot Pro Rebate Program

A RETAIL REBATE program for  
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- Earn a 2% annual rebate on all qualifying pre-tax purchases in stores or on homedepot.com (*Annual purchases must exceed \$10,000 to qualify for a rebate.*)
- Choose from thousands of products in Paint, Janitorial, Flooring, Plumbing, Electrical and more
- Enjoy volume pricing, exclusive offers and the ability to track purchases
- Convenient payment options, including credit and debit cards, checking account, Pro purchase cards and more



## NEW: The Home Depot Pro Institutional Discount Program

A WHOLESALE DISCOUNT program for BOMA members from the leading national provider of integrated facility maintenance solutions

- Tiered, discounted pricing on over 250,000 commercial products
- Free next-day delivery
- Set up house accounts with Pro credit line and customizable invoice options
- Workflow approval functionality and spend reporting and visibility

Sign up for both programs to handle all your Home Depot purchasing needs. For more information, visit [www.boma.org/homedepot](http://www.boma.org/homedepot) or contact Andy Utz at [andrew\\_j\\_utz@homedepot.com](mailto:andrew_j_utz@homedepot.com) or (859) 866.2824.



## BOMA INTERNATIONAL'S VIRTUAL INDUSTRIAL REAL ESTATE CONFERENCE

October 12, 2021

12:00–5:00 pm Eastern Time

Industrial real estate has seen dramatic shifts in recent years. Low vacancy rates and limited space options in many markets has led to a boom of investment and development. Even during the pandemic, the industrial sector has continued to thrive, thanks in part to the high demand for e-commerce. This surge, however, has brought new tenant demands for better technology, smarter space design and greater operational efficiency. Owners and property managers are challenged with ensuring their industrial assets are sufficiently capable of meeting the new tenant demands.

Join us for this one-day program where industry experts will discuss the many trends impacting industrial real estate and the long-term outlook for the sector. You'll learn the steps owners and managers should be taking to create asset value, improve operations, and attract and retain industrial tenants. Plus, you'll have an opportunity to interact with service providers offering the latest technologies and solutions for industrial properties.

The program is currently under development. Check back soon for program details.

Registration Opens in June 2021.

Registration Fee: \$225

No travel required! You may participate in BOMA's Virtual Industrial Real Estate Conference from your own home or office. All you need is a computer and an internet connection. For more information go to [www.boma.org](http://www.boma.org) and click on Education & Events.

## BRINGING THE FUTURE OF MEDICAL REAL ESTATE INTO FOCUS

These unprecedented times have intensified change in the rapidly evolving healthcare real estate market, and they require a renewed focus on the future. At BOMA International's Medical Office Buildings + Healthcare Real Estate Conference, to be held November 1-3, 2021 in Dallas, you'll get insights from the country's foremost healthcare real estate experts based on their own experiences. Come together to engage in focused discussions and learn how major industry shifts will impact healthcare facilities and your assets. The most important conversations about the next phase are here. Join us.

Network and make vital business connections with over 1,300 professionals from all facets of healthcare real estate, including health system executives, developers, investors and lenders, property and facility managers, brokers and leasing agents, architects and design professionals, physician owners of real estate, health law attorneys, and more.

Experience the industry's most comprehensive education program. Wide-ranging topics cover evolving health system strategies, capital markets trends, innovative design solutions and non-traditional healthcare settings, leasing and property management challenges, legal and regulatory issues, developing the next generation of industry leaders, and more.

For more information on this year's Medical Office Buildings + Healthcare Real Estate Conference, go to [mob.boma.org](http://mob.boma.org).

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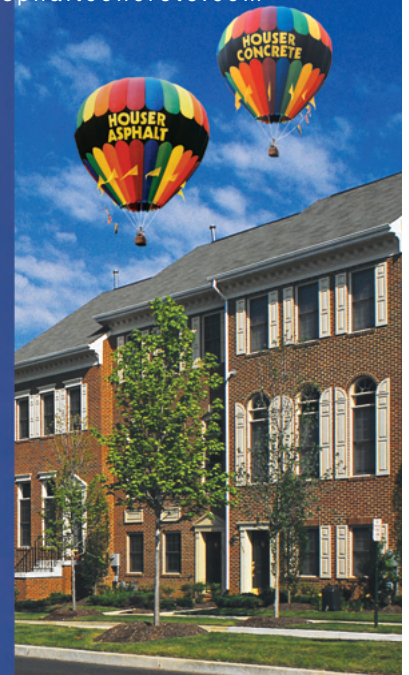
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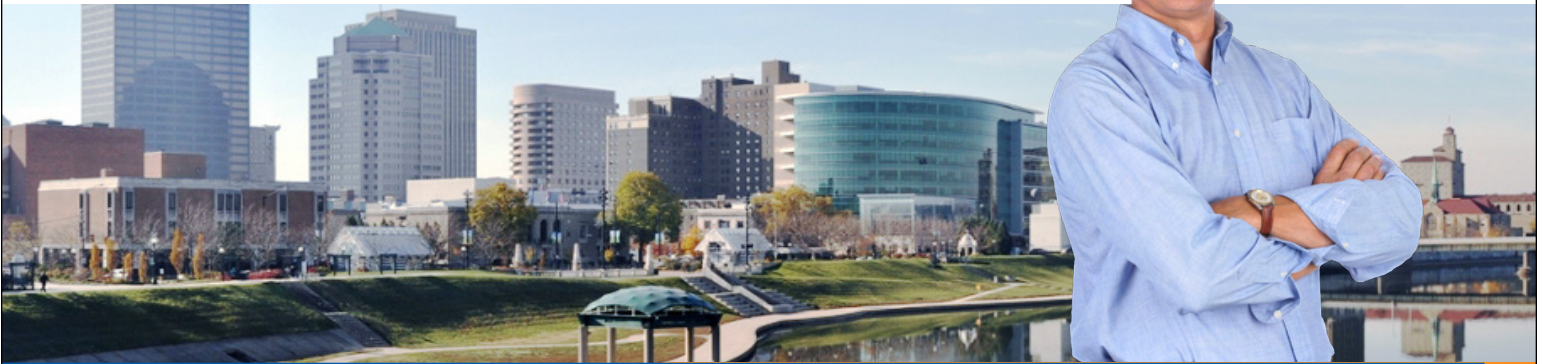
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