



Saint Paul BOMA News

BOMA's mission is to provide leadership to the commercial real estate industry through advocacy, education, research, and professional networking.

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31st Annual Golf Tournament

On July 16th, join the General Membership of the Greater Saint Paul Building Owners and Managers Association (BOMA) for the 31st Annual Golf Tournament. The tournament will be held at Prestwick Golf Club in Woodbury. It will be a great day of golfing with a chance of winning some fantastic prizes!

While all foursomes have been filled you can still participate in this special event by attending the evening banquet. With over 150 people in attendance you can't afford to miss this wonderful opportunity to catch up with old friends and make some new ones.

To register for dinner, [click here](#). If your company is interested in donating a prize or logo item for the prize drawing, please contact Denise at 651.291.8888.

2018 Golf Sponsors

Thank you to the following companies who have agreed to sponsor the 31st Annual Saint Paul BOMA Golfing!!

ABM Onsite Services	Harvard
Allweather Roof	Impark
American Security	Innovative Masonry Restoration
Aspen Waste Systems	KONE, Inc.
Brin Northwestern Glass	Kraus Anderson Realty
Capital Maintenance	Larson Engineering
Coverall of Twin Cities	Marsden Bldg Maintenance
Crawford Merz	McCaren Designs
Creative Lawn & Landscape	Prescription Landscape
Cushman & Wakefield	Reliable Property Services
Egan Company	Restoration Professionals
Foodsby	Restoration Systems
Four Seasons Energy Efficient Roofing	Schindler Elevator
G4S	SwedeBro
Gardner Builders	ThyssenKrupp Elevator
Greiner Construction	Xcel Energy



CHAIR'S REPORT

Jerry Hersman, Chair
Greater Saint Paul BOMA

Every June, BOMA International hosts its annual Conference and Expo. I recently had the privilege of attending this year's event in San Antonio with your Chapter's Vice Chair **David Ketcham** and Treasurer **Brett Greenfield**. The Sunday events covered the organization's annual business

matters. We started the day by attending the Midwest Northern Regional breakfast meeting to discuss items of interest to the Midwest Chapters. This was followed by the BOMA International Board of Governor's meeting where the next year's officers and Executive Committee members are placed, committee and financial updates are presented, and bylaws revisions are put to a vote.

So, you may ask... "What is BOMA International? I thought I was a member of Greater St. Paul BOMA?" BOMA International is a federation of 88 US Associations (including St. Paul) as well as 18 international affiliates including Canada, Russia and China. Members represent 10.5 billion SF of office space that supports 1.7 million jobs



From left to right: David Ketcham, Jerry Hersman, and Brett Greenfield

in an industry that contributes \$235 billion to the US GDP.

YOUR membership truly provides you a network of international real estate experts and resources. Our focus is on commercial, medical and industrial properties and we are all essential to leading change and innovation in an evolving industry.



Overall, BOMA International is on solid footing and the recent annual audit provided an unqualified (highest) rating. Annual revenues and expenses total \$10 million and a core function of BOMA is advocacy on industry issues. So, are there really any issues out there we would lobby for? In 2017, there were 425

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Chair's Report (cont.)

individual changes proposed to the building codes of the I.C.C. BOMA took a direct position on 101 issues and was successful on 75 of those. There were also 330 specific fire code revisions proposed and was successful on 40 of the 54 issues they took a position. BOMA International is fighting the good fight on your behalf.



BOMA International is also heavily involved in industry research and education. A new initiative was introduced at the conference that summarized the task force efforts of the past year that analyzed the property management field for best practices. 352 separate tasks were assessed to determine core competencies, purpose, tasks and adequacies relevant to members. More to come on this exciting initiative!



BOMA Greater Minneapolis Executive Director Kevin Lewis and Jerry Hersman

Bottom line - you are a member of and connected to an international network of similar professionals looking to improve the office building industry in some manner. The resources are accessible to all to improve your skills, leverage relationships through the network available, and to better position yourself for an enhanced career. Like most things in life - you get out of BOMA what you put into BOMA! The GSP BOMA Board and staff wish you the best and have a wonderful summer!

Jerry Hersman

GSP Chapter Chair

Streetcar is Approved by Ramsey County



The Ramsey County Board of Commissioners approved streetcars as the mode of transit for the Riverview Corridor. The Riverview Corridor is a 12-mile transportation connection between downtown Saint Paul, Minneapolis-St. Paul International Airport and the Mall of America in Bloomington and neighborhoods between. The planned line includes use of existing Green Line light-rail infrastructure at Union Depot and in downtown Saint Paul, and existing Blue Line infrastructure south of the Mississippi River beginning at Fort Snelling. Nine new stations are planned along State Highway 5. Modern streetcar vehicles can operate in mixed traffic with automobiles on light-rail track, but stations and trains have a smaller operating footprint. Schedules would complement those of Green and Blue Lines.

Ramsey County has been studying the Riverview Corridor for many years. Making a decision on the mode of transportation was an important milestone in moving this project forward.

"The Board voted unanimously to support the modern streetcar along West 7th to the airport as the Locally Preferred Alternative (LPA) for the Riverview Corridor" said Commissioner Rafael Ortega. "The vote enables us to move forward to the environmental impact study and to ask the Metropolitan Council to add it to the region's transit plan. This is a crucial part of our regional transit system, not just for the East Metro but for the entire system. This project will attract and keep employers in Saint Paul and the East Metro, increase mobility for jobs, and increase access to services."

Construction of the line could begin as soon as 2028. It is expected to cost \$1.4 - \$2 billion (inflation-adjusted), with daily ridership projected at 20,400 by the year 2040.

Make Your Building One of the First 100!

Mayor Carter's office is asking BOMA members to join a new partnership called [Energize Saint Paul](#). Energize Saint Paul aims to make the City the first place that buildings, residents, and tenants go when they want to reduce their utility bills. If you join Energize Saint Paul this summer, you will have access to its first program, the [Race to Reduce](#).

The Race to Reduce runs until August 31, 2018, and provides large buildings in Saint Paul with a network of peers, experts, and other resources to help your building benchmark energy performance and reduce utility costs. The first 100 buildings to enter the Race to Reduce and benchmark their summer energy usage will be recognized for their commitment to improve the resilience of Saint Paul's buildings in a fall 2018 ceremony.

Ready to save money on your bills? Want to learn more about energy benchmarking? Maybe you'd like to be recognized for your existing leadership in efficiency. Sign up to Race to Reduce by filling out this [participation form](#) and subscribe to our regular updates [here](#). Contact lauren.weber@ci.stpaul.mn.us with questions.



**Energize
Saint Paul**

**Race to
Reduce**

Thank you to BOMA and its members, especially **Clint Blaiser, Brian Field, and Julio Fesser**, for their early support of Energize Saint Paul.

Minnesota Children's Museum



New Café & Gift Shop in Children's Museum

Within the past year some major changes have happened with the Children's Museum in St. Paul. It was a two and a half year project where they added 90,00 square feet within the museum. In the first year of their grand opening there were 540,000 attendees, a record for the Children's Museum. They measure success based on the number of people that go to the museum, visitor feedback, evaluation from people's experiences, and of course, revenue.

With this new renovation they addressed many different complaints that people had said over the years about the old museum. The main concerns were the crowded and inconvenient lobby, number of bathrooms, more seating areas for adults, and the option to buy food at the museum. They have changed the main lobby to the second floor because they found that 85% of their traffic goes through the skyway. The first floor lobby is now where schools would come in and then sent to the second floor. It's much more convenient than people coming through the skyway to the first floor and then back to the second floor. They've doubled the number of restrooms, added another elevator, a café and a lot more seating throughout the entire museum for parents.

Their main goal is to "spark learning through play." One of the things they changed, which emphasizes is the entire front of the museum has been replaced. It has been converted from office spaces to a four story playground called The Scramble that kids can climb, slide, and walk on nets. This is a great way for kids to learn about conquering their fears. They can go as high as they are able and if they get scared they can come down and just play where they're comfortable. Next time they come in they might go higher (synonym) and conquer that fear of going higher.



Child in "Imaginopolis" playing with various props.

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Minnesota Children's Museum (cont.)

Another thing they focus on is “open ended play” where they give kids the tools to play with but they don’t tell them “this is how you use this to make this.” They want children using their creativity to make or play with things. For example, Imaginopolis has many different costumes and props. They aren’t told to put on a play with this. They create their own stories and do their own adventures without boundaries of being told what to do.



Kids playing with high pressure tubes.

They also have an area where they can wash a car or play with water and tubes. On the fourth floor is a section called “Our World” which has a post office, fire station, market, and hardware store that kids can go through and play. The main goal of this is for kids to build teamwork and collaboration skills. For example, kids can send boxes up a moving ramp and the person at the top of it can take those boxes off and put them away. There is also section called “The Studio” which is about hands on activities which gives children the chance to use real tools to create something. This can be anything from sewing to clay. It’s more about risk taking.



Child playing firefighter in “Our World.”

For toddlers who don’t have the skills to do some of these activities there is an area called “Sprouts”. It reflects the entire museum, just on a much smaller scale. It even includes a sitting area where parents can sit and eat, even warm up food with the microwave that’s there, and when the toddler is ready to relax they can relax with their parents.



Toddlers in “Sprouts” playing with the water fountains.

Carl Schneeman at June Membership Meeting

Driverless Vehicle Impact Explored at Membership Meeting



Carl Schneeman talking about the future of St. Paul with AV technology

On June 11th, **Carl Schneeman** with Walker Consulting, discussed autonomous vehicle (AV) technology and how it will impact our parking and transportation future. The coming of AV technology has been covered broadly by the media. There is both excitement and trepidation among the public, given the elimination of a human driver and mixed results recently with field tests. Most people don't give it much thought since it seems like decades before there will be broad based adoption. But, according to Schneeman, the technology is much closer to widespread use than what is commonly believed. Elements of AV technology are already being incorporated into new vehicles. While truly driverless vehicles may not enter service for another decade, it's not a matter of if, but when.

So once AV technology becomes more commonplace, what will be the impact to traffic and parking? In the short term, not much, but over the next 15-20 years, it could be more significant. It really depends on a variety of factors that may be difficult to predict. He did suggest that parking demand in the core of downtown will continue to increase for the next 10-15 years, but then it may reach peak and begin to subside. In fact, this is already starting with the growth of ride-hailing services (Uber, Lyft, etc.). Restaurants, entertainment venues, and airports are all experiencing a drop in parking demand, principally due to people being dropped off by ride-hailing services. Even so, downtown St. Paul may not see relief from the tight parking conditions for some time due to these new trends. At the same time, Schneeman did urge caution in expanding parking facilities significantly, since the structures aren't designed for easy conversion to other uses.



Joe Spartz and Carl Schneeman

[Click here](#) for slides of his presentation.

What is the Destination Medical Center?



Destination Medical Center (DMC) is an initiative in Rochester to use Mayo Clinic to attract investment and grow the life science sector of the state. DMC is a long-term strategy, led by the private sector, to position Minnesota as a global destination for health, leveraging the strength of Mayo Clinic to stimulate a multi-billion dollar transformation of Rochester. This investment will attract patients, new business and highly skilled workers to this city and the

state. Mayo Clinic will lead the private sector by spending \$3.5B over 20 years to expand its Rochester campus. Other private sector investment of over \$2B will provide housing, hotels, office space, entertainment, retail and other enhancements. The State of MN is also providing \$585M over a period of 20 years to support this initiative.

What impact can we expect from the DMC? This initiative is expected to generate over 30,000 new jobs. Also, over the next 35 years, approximately \$7.5 - \$8 billion in new net tax revenue will be generated. Finally, as the initiative builds momentum, it will raise the global brand of Rochester and Minnesota as the world’s premiere destination for health and wellness. [DMC Map](#)

Please join us on August 13th to hear from **Patrick Seeb**, as he makes a return visit to St. Paul, to share highlights of this initiative. Patrick, formerly the Executive Director of the Saint Paul Riverfront Corporation, is currently the Director of Economic Development and Placemaking with the DMC.

Date: Monday, August 13th	Time: 11:40 – 12:00 Social 12:00 – 12:30 Lunch 12:30 – 1:30 Program	Location: Securian Suite, CHS Field 360 Broadway St. St. Paul, MN 55101	Cost: \$42.50 member \$47.50 late/walk-in \$48.00 non member
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[CLICK HERE TO REGISTER](#)

Fall Education Classes

Fundamentals of Facilities Management – FMA

Start Date: Mon., September 24th Seven weeks total

Test Date: Schedule through off site testing facility.

Class Time: Mondays - 6:00 – 9:00 p.m.

Cost: \$975 Members / \$1,075 Non-members

Location: Town Square Tower, 445 Minnesota Street, Conf. Center off of Lobby skyway

Successful facilities managers must have business savvy supported by a broad scope of technical knowledge. This course provides the base from which to build a career in facilities management. You will learn how to structure and manage operations and maintenance programs, and how to manage personnel effectively to control workload. You will gain an understanding of the importance of facilities management to business organizations and operations, while also learning strategies for internal marketing.

Key topic areas: principles of information management • investment, cost controls, and budgeting strategies • operating levels of facilities activities • outsourcing principles • benefits of leasing vs. ownership taking advantage of this offer.

Boilers, Heating Systems and Applied Mathematics – SMT

Start Date: Wed., September 26th, Seven weeks total

Test Date: Schedule through off site testing facility

Class Time: Wednesdays - 6:00 – 9:00 p.m.

Cost: \$855 Members/ \$955 Non-members

Location: Town Square Tower, 445 Minnesota Street, Conf. Center off of Lobby skyway

Building technicians need to understand the inner workings of boilers, burners, controls, fittings, valves, and pumps, as well as how they connect and interrelate. This course will teach you how to operate and maintain steam, hot water, warm air, and radiant heating systems. You will also learn the principles of mathematics that are essential to operating these building systems.

Key topic areas: heating systems operations • mechanical components of heating systems • heating sources • thermodynamics • steam and hydronic heating • humidification • basic mathematics needed to operate heating systems

Market Report Survey Will Be Coming Soon!

**The Market Report Survey will soon be done! Keep an eye out for it!
It'll be sent out on July 10th!**

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Greater Saint Paul BOMA

First National Bank Building
332 Minnesota Street, W2950
St. Paul, MN 55101
Phone: 651-291-8888
Fax: 651-291-1031
www.bomastpaul.org

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SAVE THE DATE

BOMA Tradeshaw – September 18th



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