



Saint Paul BOMA News

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

SEPTEMBER 2019

VOL. 5, NO. 9



BOMA EXPO
SEPTEMBER 26th, 2019
NEW TIME! 3-6pm

Visit
BOMAsaintpaul.org/BOMA_Expo
to save your place today!

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September

Board Meeting – Sept. 25th
BOMA Expo – Sept. 26th

Newsletter sponsored by:



Downtown St. Paul has seen some great changes in the past year, we have had some progressive developments with the opening of award-winning buildings like “The 428” and innovative approaches to building use in the former Ecolab tower – now Osborn 370. The property market is changing, and St. Paul is becoming the go to destination for both business and residents. In keeping with these exciting developments, this year’s Expo theme is Destination St. Paul - Uncover Where You Live, Work and Play. Come and meet with over sixty vendors, all of which have products and services to help your property stand out in the marketplace by providing products and services that both enhance and help you manage your property more effectively.

Organized by the Special Events Committee this year’s Expo will be at the DoubleTree in Downtown St Paul. Doors open at 3pm and there will be a choice of two education tracks. **Both classes are approved for 1 hour of CEU each!**

Class 1. How to Run a Successful RFP. In this session participants will learn from seasoned professionals about what to include and not include in an RFP, to ensure a smooth bidding and evaluation process.

Class 2. Fitwell. Learn from **Lisa Pool** from Perkins and Will; how the importance of the health and wellbeing of the occupants of your building can increase employee engagement, reduce absenteeism, and increase the marketability of your building through the Fitwell accreditation program.

[Click here to register yourself and your team for the expo or education today, its Free!](#)



BOMA EXPO - DESTINATION ST. PAUL

BOMA EXPO
SEPTEMBER 26th, 2019
NEW TIME! 3-6pm

Visit
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to save your place today!

And there are more reasons to attend!

Not only do we have social networking with vendors and educational opportunities, included in your registration are adult beverages and gourmet food, as well as an opportunity to win some awesome prizes from our vendors - including a grand drawing of our main prizes at 5.30pm.

[Sign up yourself and your team today for the must attend event of the year](#)

Thank you to our Expo sponsors

Mighty Mississippi - Platinum Level



Wabasha Caves - Gold Level



Rice Park - Silver Level



29th Annual Products and Services Expo

Thank you to all the companies who have registered to exhibit at the Destination St. Paul BOMA Expo on September 26th.

[American Security Corp.](#)

[Architect Controls](#)

[Aspen Waste Systems](#)

[Brin Northwestern Glass](#)

[CenturyLink](#)

[Columbia Window Film & Graphics](#)

[Crawford Merz](#)

[District Energy](#)

[EnviroBate](#)

[Four Seasons Energy Efficient Roofing](#)

[Fresh Paint](#)

[G4S](#)

[Gardner Builders](#)

[Gephart Electric](#)

[Grazzini Brothers](#)

[Greiner Construction](#)

[Harvard Maintenance](#)

[Horizon Roofing, Inc.](#)

[Identity Systems, Inc.](#)

[Innovative Masonry Restoration](#)

[Innovative Office Solutions](#)

[Inspec](#)

[Interstate Parking](#)

[KONE](#)

[Larson Engineering](#)

[Marsden Services](#)

[McCaren Designs](#)

[Modern Heating & Air](#)

[Owen Masonry](#)

[Prescription Landscape](#)

[RAM Construction](#)

[Reliable Property Services](#)

[Restoration Systems](#)

[S2 Services](#)

[Schindler Elevator](#)

[Securitas Security Services](#)

[ServiceMaster Recovery](#)

[Management](#)

[Siemens Industry](#)

[Soulo Communications](#)

[SP + Parking](#)

[Sun Control of Minnesota](#)

[SwedeBro](#)

[Total Mechanical Services, Inc.](#)

[Veritiv](#)

[Viking Electric](#)

[Voss Lighting](#)

[Walker Consultants](#)

[Xcel Energy](#)



CHAIR'S REPORT

BOMA International Adds Value for Members

In past Chair's Reports, I have commented on the continuing efforts your Chapter and Board are implementing to add value to your BOMA membership. But one might ask - and several have - just what does the BOMA International organization do to "add value"? BOMA International's focus is largely on the creation and delivery of industry-best education and training programs, as well as governance of the US and International Chapter business structure. Beyond that, advocacy of our industry positions on various legislative activities and laws moving through the political process on both national and state levels is a core priority.

In order to maximize the value of available resources, BOMA International actively covers and lobbies for issues that have the greatest impact to our buildings and businesses. The following is a brief overview of just a few recent efforts:

- US Senate Introduces BOMA-Backed Energy Efficiency Legislation - The Energy Savings and Industrial Competitiveness Act was introduced in a bi-partisan manner. The Act encourages energy efficiency in building codes and is unique in that it was endorsed by both energy efficiency advocates and business interests including BOMA Int'l, the Real Estate Roundtable and NAIOP. The end result was a Bill that passed advancing the efficiency of the built environment without stifling energy regulations and mandates.
- The U.S. EPA recently released an updated EnergyStar scoring model for commercial buildings that took effect July 15. The previous scoring system was found to have disadvantages for buildings in colder climates on average than properties in warmer climates. EPA worked with BOMA Int'l and industry partners which shared energy data from hundreds of buildings. The efforts led to a significant change now reflected in the new model balancing the playing field.
- US Building Codes - at the June BOMA annual conference, the BOMA Int'l Building Codes Committee released its 2018 International Code Council Executive Summary. The report summarizes the major changes made between the 2015 and 2018 code cycles for our industry. For the average commercial building, nearly \$10 million PER BUILDING was saved by defeating proposals that would have increased costs of new construction and revisions by \$49/square foot.

CHAIR'S REPORT – CON'T.

- State Advocacy - as many national laws and legislation percolate up from grass roots efforts at the state level, BOMA Int'l has an entity known as the BOMAPAC (Political Action Committee) that has a goal of raising \$90K per year in member donations to fight for our interests. The BOMAPAC supports our IDF (Industry Defense Fund) which provides a voice to our industry, thus helping achieve necessary advocacy success. The IDF reviews and determines which state initiatives - brought to BOMA Int'l by our local chapters - get funded to help fight issues locally before they snowball into national legislation. At the June Conference, the IDF approved funding support for three new initiatives:
 - I. BOMA Suburban Chicago is submitting a legal challenge to a flawed Cook County interpretation of a parking lot tax which will retroactively expand the tax to include privately-owned properties with free and open parking.
 - II. BOMA Hawaii was awarded a 2nd round of IDF funding to continue its fight against extreme electric vehicle parking mandates, a past battle won at the state level and now migrating to the City of Honolulu.
 - III. The IDF approved funding for BOMA Denver to oppose Denver's "Right to Survive" ballot initiative. The measure would allow any person to occupy an outdoor public space for any amount of time, but it excluded any attempt to combat the serious issues of homelessness increasing health and safety concerns for the community should the initiative pass.
 - IV. Locally, BOMA Minneapolis and GSP BOMA both received past IDF funding in support of our legal challenge to the State of MN Plumbing Board and their pursuit to change our home-grown plumber's code to the national UCC code, a goal strongly opposed by the local business community.

The items above are but a small snapshot of BOMA International's efforts. BOMA Int'l is also the ONLY commercial real estate association with an engaged codes team that actively advocates on behalf of the industry. More details and information is available on the BOMA International website and your membership allows you free access to those materials. I encourage you to review those items to increase your awareness of such industry issues and pending legislation affecting our industry so that, collectively, our voices are louder moving forward.

Jerry Hersman

GSP BOMA Board Chair

Upcoming Education Classes

BOMA has a scholarship available for the cost of tuition for a semester-length BOMI course. Any employee of Saint Paul BOMA or BOMA Greater Minneapolis member company is eligible. For more information about the scholarship requirements or to apply contact Denise at the office.

Air Handling, Water Treatment & Plumbing Systems – SMT

Start Date: Wednesdays, September 25th – October 30th * 6:00 PM – 9:00 PM (Six weeks total)

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

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

Through this course, you will learn about climate control for human comfort, the components of HVAC systems, and the basics of water treatment and plumbing systems. You will gain the skills and knowledge to perform common water tests, maintain air-conditioning systems, maintain water services, and inspect portable fire extinguishers.

Key topic areas: HVAC systems • air cleaning devices • indoor air quality • water conditioning and treatment • plumbing • fire protection • systems • fire alarm systems

Environmental Health & Safety Issues – SMA/FMA/RPA

Start Date: Mondays, September 23rd – October 28th * 6:00 PM – 9:00 PM (Six weeks total)

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

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

Ensuring workplace and employee health and safety are issues at the center stage of today's property industry. As a property professional, this course will help you develop and manage proactive environmental/occupational health and safety programs, comply with regulatory standards and guidelines, and assess when to obtain technical assistance.

Key topic areas: local, state, and federal regulations • environmental site assessments • hazard communication • emergency response • asbestos and lead management • ergonomics • indoor air quality • hazardous waste • storage tanks • audits, recordkeeping, and other regulatory issues • ADA, EPA, OSHA, CERCLA, and the FULL ALPHABET SOUP of environmental health and safety

Brokers Group

Carey Keavy with Real Estate Equites invites the St. Paul BOMA Brokers to come and check out the Press House Apartments at 345 Cedar Street, St. Paul. Parking is available at the Victory Ramp. There is access via the skyway. There is no street parking available.

Once home to Minnesota Mutual Life Insurance and the Pioneer Press Newspaper, the historic building in downtown Saint Paul is being converted into 144 studio, one, two and three bedroom income restricted apartments. This 8-story building will feature a grand two-story lobby, skyway connection, mid-century modern design elements, outdoor space and over 20,000 square feet of amenity space including a fitness center, movie theater, clubroom, professional kitchen and much more!

We will start by meeting in the lobby area, and take a tour first, and then settle in for the lunch/presentation.

Date: Wednesday, September 11th

Time: 11:45AM-1:00PM

Location: Press House Apartments, Lobby Level, 345 Cedar Street, St. Paul

Superintendents Group

This is no meeting this month. Please mark your calendar and plan to attend the annual Tradeshow on Thursday, September 26th.

Safeguard Your Computers!



What is cybersecurity? According to [TechTarget](#), cybersecurity is the protection of internet-connected systems – including hardware, software, and data – from cyberattacks. Strong network security and an effective incident plan is key in preventing or mitigating attacks like phishing, hacking, and ransomware.

On October 2nd, BOMA's Security Committee will host a breakfast seminar on cybersecurity with a panel of respected experts to discuss the best practices that should be followed at work and in your personal life to protect your data and technology.

Meet the Speakers



Don Garvey: Chief Information Security Officer for Travelers



Mike Johnson: Director of Graduate Studies in Security Technologies at the University of MN



Ryan Manship: President of RedTeam Security, a consulting firm specializing in cybersecurity preparedness.

Learning how to identify and prevent cyberattacks can save your and your organization a lot of time and money. This two hour seminar will arm you with the most up-to-date information on cyberattacks and the best methods for reducing the likelihood that you will be successfully targeted. [Register today!](#)

Continued on next page

Safeguard Your Computers!



Cybersecurity Seminar

October 02, 2019
8:30 AM to 10:30 AM
(breakfast at 8:00 am)

Securian Center in the River Room
400 North Robert
St. Paul, MN 55101

REGISTER TODAY

Do you want to sponsor this seminar?

Program Sponsorship (2) - \$300

One complimentary registration - Banner Advertisement on the website registration pages - Verbal recognition at the BEC with company logo recognition on tables and in PowerPoint - Opportunity to introduce our guest speakers at the meeting - Table sponsorship at the meeting or opportunity to hand out promotional products.

Breakfast Sponsorship (2) - \$200

One complimentary registration - Advertisement on the website registration pages - Verbal recognition at the BEC with company logo recognition on buffet table and in PowerPoint

Contact Denise for more information: denise.jenkins@bomastpaul.org or 651.291.8888

Market Report Meeting: October 21, 2019

The 2019 St. Paul BOMA Market Report meeting will be held on October 21st at the DoubleTree Hotel. In addition to providing an update on the 2019 downtown St. Paul office data, BOMA will be hosting a presentation on the Ramsey County/AECOM riverfront project known as the Rivers Edge.

To register, [click here.](#)



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