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Upcoming Events

Annual Tradeshow/Expo – 9/21

2021 Market Report Meeting – 10/18

GSP BOMA 50th Anniversary Celebration Event – 10/27

Newsletter sponsored by:



Annual tradeshow and Expo

Date:

Tuesday, September 21st, 2021

Time:

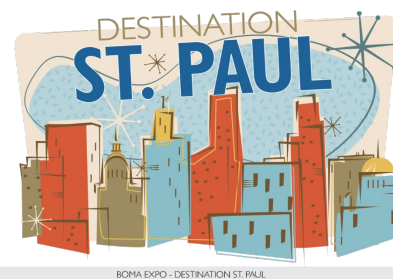
10:30 am – 1:00 pm

Location:

DoubleTree by Hilton Downtown St. Paul

As a member of St. Paul BOMA, this is your best opportunity to promote your products and services to the St. Paul BOMA property managers! We will be holding this event in its traditional manner, so come prepared to see a host of service provider booths, network with your fellow members, and enjoy food and drink!

Look out for registration details in the coming weeks. If you are interested in helping to organize this event, contact Denise Jenkins.



CHAIR'S REPORT – *David Ketcham*



Hello everyone -

I am writing this article a few days after our very successful 2021 Golf Outing. I am so grateful that we have a BOMA staff that puts in the extra effort to make this event so successful. It was hot, but the golfers and sponsors endured, and we had a great time. Prestwick Golf Club is a great partner and they helped keep things moving along. We had a delicious banquet and quite a few of the attendees walked away with some fun door prizes. A huge thank you to all our sponsors who helped make it a fun day on the course!

The St. Paul Downtown Alliance has been reporting that crime is down in Lowertown. St. Paul BOMA is a proud partner of the Downtown Alliance, and we look forward to the expansion of the Downtown Improvement District. A safer and cleaner downtown will benefit us all.

Please keep an eye out for the registration information for our Service Expo scheduled for September 21st. For Service Partners, this event is a great way to showcase your products and services. Don't miss out on this great event.

-David

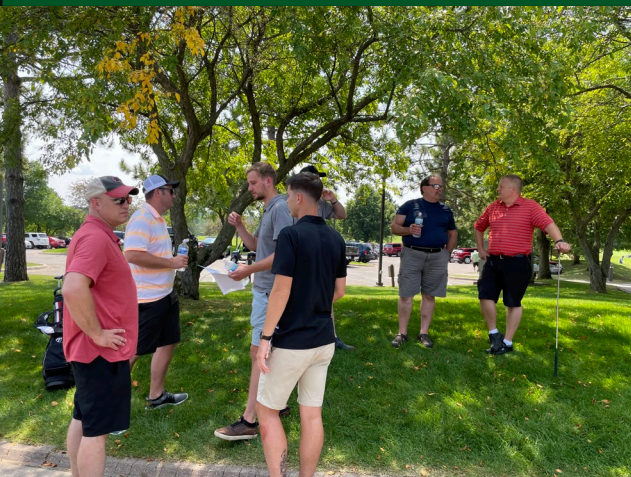
34th Annual Golf Tournament

The 2021 Golf Tournament was our largest in-person gathering of BOMA members since March 2020. It was a spectacular time, and the usual fun activities were in full swing! BOMA members' faces lit up as they checked in and chatted with their colleagues over lunch, Prescription Landscape sponsored the bloody Mary bar, hole sponsors set up decked-out tents, the golfers enjoyed some friendly competition, the banquet was superb, and numerous door prizes were given out. Quite a few attendees walked away with a prize. There were a generous number of libations given out and one lucky person even took home an air fryer!

It was an amazing day, and we can't wait to do it again. Check out some of the highlights:



34th Annual Golf Tournament



34th Annual Golf Tournament



34th Annual Golf Tournament



34th Annual Golf Tournament



Golfing Fun!

34th Annual Golf Tournament



Enjoying the banquet!

34th Annual Golf Tournament

Thank you to the following individuals and companies who stepped up and sponsored the 34th Annual Golf Tournament. This event would not be possible without you!

ABM Onsite Services
 American Security Services
 Aspen Waste Systems
 Brightview
 Brin Glass
 Creative Lawn & Landscapes
 Cy-Con
 Fresh Paint
 Greiner Construction
 Harvard
 Horizon Roofing
 Innovative Masonry Restoration
 INSPEC
 Kraft Mechanical
 Larson Engineering
 Marsden Bldg Maintenance
 Master Mechanical
 McCaren Designs
 Phil Halper
 Prescription Landscape
 RAM Construction
 Reliable Property Services
 RWK Services
 Restoration & Construction Services
 Restoration Systems
 Schindler Elevator Corporation
 Securitas USA
 ServiceMaster Recovery
 Sun Control of MN
 SwedeBro
 Tierney
 Water Heaters Only
 Western Specialty Contractors



We would also like to extend a huge thank you to the following companies who donated door prizes for the tournament.

- ABM Onsite Services
- Harvard
- Marsden Building Maintenance
- Paramount Building Solutions
- Prescription Landscape
- Prestwick Golf Course
- Schindler Elevator





Save the date!

GSP BOMA 50th Anniversary Celebration Event
Wednesday October 27th from 4 – 7 pm
4th floor of the Osborn370 building
370 Wabasha St N, St Paul, MN 55102

As many of you know, Greater St. Paul BOMA is in its 50th year of existence. You may have read our [interview with Bill Buth back in January](#), our throwback newsletter articles throughout the year, and our occasional trivia questions. It's been fun and while these are great ways to honor GSP BOMA's milestones and impact over the past five decades, we're doing something bigger later this year! In just a few months, we'll be holding an in-person celebration with guest speakers, a short documentary screening, a memory wall unveiling (more details to come), scrumptious appetizers, and a cash bar. We're all a part of BOMA history, so let's not miss the chance to celebrate together!

Mark your calendar and look out for registration details in the coming weeks.

In the meantime, check out one of [81 on Seventh's interviews with Bill Buth](#), GSP BOMA's first and longest serving president (you'll learn more about him and other BOMA icons later).



81 ON SEVENTH

Fall Educational Classes

Air Handling, Water Treatment & Plumbing Systems – SMT

Start Date: Wednesday, September 22nd, Seven weeks total.

Test Date: Schedule through off site testing facility.

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

Cost: \$855 for Members, \$955 for Non-Members / Printed course book \$40

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

Upon successful completion of this course, learners will be able to:

- Replace and/or maintain complicated HVAC systems
- Outline procedures for water sample analysis, testing, and treatment
- Reference guidelines when installing and monitoring pipes and valves
- Maintain a reliable and effective fire protection system

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

Managing the Organization – SMA, FMA, RPA

Start Date: Monday, September 20th, Seven weeks total.

Test Date: Schedule through off site testing facility.

Class Time: 6:00 – 9:00 p.m., Mondays

Cost: \$975 for Members, \$1,075 for Non-Members / Printed course book \$40

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

Upon successful completion of this course, learners will be able to:

- Understand and demonstrate what motivates staff and how to use techniques to influence staff behavior
- Demonstrate the importance of communication and marketing and provide tools and techniques for the manager to accomplish
- Provide a framework for organizing the various functions associated with facilities management and the rationale for organization configurations
- Demonstrate the importance of problem solving and provide problem-solving tools necessary for manager to guide staff in problem-solving activities
- Apply your learned skills and abilities to a sustainability-driven building upgrade case study

Key topic areas: management skills and tools • leadership styles and relationships • types of organizations • team building, leadership, and motivation • planning, controlling, and decision making • problem-solving techniques • project and change management • workplace safety and documentation

LOADING.....



The new GSP BOMA website is launching this month!

We live in a fast-paced world, where internet users form an opinion about an organization within a few seconds of viewing their website. In the world of GSP BOMA, our membership's needs and preferences have evolved past our current site. Therefore, we are thrilled to provide a more intuitive and interactive online experience with the launching of our new website later this month. **Be on the lookout for an official welcome email with details on how to access and use the site.**

Service Provider Articles

Our service providers came with some great insight, have a read!

**“Energy Consumption
Consciousness:
Daily Culprits that Hide in
the Shadows”**



Serving the PHCC Professionals



**“Getting ahead of the
commercial roofing
shortage”**

Energy Consumption Consciousness: Daily Culprits that Hide in the Shadows

During the COVID-19 pandemic, we were all faced with uncertainty and constant changes. Many office buildings were occupied at a fraction of their normal occupancy rate during the shut-down. Multi-family buildings were full for more hours of the day than they may have experienced before, as countless people were working from home or navigating the difficult challenges that this year had brought upon us.

During this time, building owners used the low occupancy numbers to perform tenant improvement projects or upgrades to their commercial building's multiple different systems. On the flip side, a substantial number of multi-family buildings experienced record usage of their building's systems and may have realized some of those systems specifically on the plumbing side, either under-performed or failed due to the high usage.

Consequently, building owners looked hard at their plumbing systems and turned to experts to help them determine reliable, efficient, and industry leading technology to replace various dated pieces of equipment. This has shined a light on two pieces of equipment that are highly used and depended upon but also over-looked or forgotten about in the mechanical room: domestic water booster pumps and water heaters.

Domestic water booster pumps add necessary pressure to the building water supply to provide adequate pressure to all fixtures throughout the building. Many buildings in the Twin Cities require domestic water booster pumps due to their height or low city water pressure – or a combination of both. Most buildings are using out of date technology for their booster pump systems, these are commonly booster pumps that are comprised of constant speed pumps with minimal technology driving their operation. Water Heaters Only acts as a design consultant for professional contractors and engineering firms and can help you upgrade your booster pump system to a state-of-the art system using energy saving technology.

Furthermore, Water Heaters Only can assist in calculating your energy savings and payback when looking to upgrade from a constant speed pumping system to a state-of-the-art QuantumFlo Domestic Water Booster Pump system – with an industry leading warranty to further add value to your upgrade. In some cases, QuantumFlo has helped the building owner achieve a payback on their system in as little as 9 months when switching from older technology to our green conscious booster pump systems.

Continued on next page

Energy Consumption Consciousness: Daily Culprits that Hide in the Shadows



Water Heaters Only is eager to perform system sizing assistance to ensure that you have the correctly sized booster pump system to maximize your energy savings. Water heaters are a necessity that are many times forgotten about, until they stop working. Not all building owners are taking advantage of highly efficient (95%+) domestic water heating systems available to them vs. the standard efficient (82% efficient or lower) water heaters that are in many buildings today.

Whether it is a planned upgrade, or an emergency replacement – Twin City professional plumbing contractors know to call Water Heaters Only when they need design assistance or equipment right away. Many water heating systems today are oversized with low efficient equipment that results in higher energy usage and wear and tear on the water heaters themselves. Either that, or they are undersized with too small of equipment that operates out of its capabilities, resulting in premature failure.



Water Heaters Only provides sizing assistance to building owners and professional contractors to maximize efficiency of energy usage in production of hot water. Water Heaters Only offers industry leading brands to the market that capitalize on both energy efficiency and warranty to provide the highest value possible to your water heater project; whether it is a planned replacement, emergency replacement, or new building.



Serving the PHCC Professionals

Edgar Rodriguez

800 Mendelssohn Ave N
Golden Valley, MN 55427

Cell: 952-292-2553

Direct: 763-225-8386

www.wh2only.com

Getting ahead of the commercial roofing shortage

Almost every industry in the United States faces shortages of products and dramatic increases in pricing. For example, beef has doubled in price, car dealerships are empty because they need computer chips, and lumber might soon be considered a precious metal.

Commercial flat roofing is also facing higher prices and long lead times. Not long ago, roofing insulation, roofing accessories, and roofing membranes went from a two-week lead time to six months now. There is even the possibility of some products not even being available later this year.

So, what do you do now to plan for roofing projects later this year or even the possibility of not getting a new roof until 2022? We don't know if roofing products shortages will be on the level of the 2020 toilet paper scarcities, but it could get rough. The best bet is to be proactive right now and get ahead of the fall roofing rush and figure out how to extend the life of your roofs. If you are going to try and reroof a building in 2021, get pricing now with the understanding that no roofing contractor in the United States can control when the product is delivered, and there might be a price increase in materials.

HORIZON
— roofing

Continued on next page



Commercial Roofing...*Cont'd*

To find out how to extend your roof's life or figure out how to scrape by until you can get a new one, we recommend doing a complete roof inspection now. Roof inspections are a practice you should be implementing at least once a year for new roofs, twice a year for older roofs, and after major storms. But it's even more critical now with material shortages. Make sure you use a company that is doing hundreds of roof inspections a year. Having an inexperienced or untrustworthy inspector can lead to inappropriate spending of your budget and water running into your building (the disastrous kind, not the relaxing, water wall in a massage parlor kind).

Kurt Scepaniak

President/ CEO

612-333-1481 Minneapolis

320-252-1608 St. Cloud

320-493-9422 Cell

www.HorizonRoofingInc.com

HORIZON
roofing



2022 Programming Survey

Greater Saint Paul BOMA is committed to providing members with timely and relevant programming. As we begin planning for 2022, we are asking members to provide feedback to shape monthly membership meetings and other continuing education programs. Please click on the link below to take our survey:

[2022 Programming Survey](#)

The survey closes on August 9th. Thank you in advance for your participation.

Sincerely,

BOMA Education Committee



Thursday, August 12, 2021
8:00 am – 12:00 pm CST

4th Annual 2021 East Metro Development Summit

Golden Valley Country Club
7001 Golden Valley Road
Golden Valley, MN 55427

GSP BOMA is a sponsor this year and we highly encourage you to attend! You'll hear from an excellent line-up of speakers and have the potential to receive 4 hours of CE units (the 4 hours have been applied for and are pending approval).

[**Click here to register**](#)

Click here to learn more or sign up

Inclusive Workplaces Cohort

Advance **equity** & **inclusion** within your organization.
Build a more **sustainable workforce**.



Ramsey County is selecting up to 20 organizations to join the **Inclusive Workplaces Cohort** to learn how to accelerate their ability to advance racial equity and inclusion in the workplace. Priority will be given to businesses with 100 employees or fewer and applications are due on August 6th. Participation is free! Their website provides a thorough breakdown of the details.

[Click here to learn more/sign up](#)



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A vertical advertisement for Greater Saint Paul BOMA. At the top is the BOMA logo with the text 'Greater Saint Paul BOMA' and 'Federated with Building Owners & Managers Association International'. Below the logo is the text 'Advertise with BOMA!' in large, bold letters. Further down is the text 'Email any questions to:' followed by the email address 'stpaulboma@bomastpaul.org'. The advertisement is set against a background of a building.

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