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Upcoming Events

- December Seminar– 12/13

Newsletter sponsored by:

December 13th Seminar: Covid-19 Vaccines and Mitigation Measures

Zoom event from 11:30 am - 1:00 pm
\$40 for Members and \$60 for Non-Members

[Click here to register](#)

Since the start of the pandemic, landlords and property managers have been working with tenants to create a safe and healthy environment for building occupants. As more people have access to the vaccine, employees are returning to office buildings. While COVID-19 vaccines are encouraging for employers currently struggling to balance worker safety with a desire to return to the workplace, their slow rollout has prompted numerous complex concerns.

- What can landlords and property managers do to address COVID-19 concerns within the building?
- Can employers mandate vaccination?
- Can landlords require building occupants to be vaccinated?
- Can employers and landlords incentivize vaccination?
- What are the practical considerations?

Our presenters, **Dennis Boyd, Director Healthcare Solutions. SME, Marsden Services, LLC and Don Davis, Vice President, Advocacy, Codes & Standards with BOMA Intl.** will provide valuable information on this topic and guide an interactive Q&A to answer your questions.

CHAIR'S REPORT – *David Ketcham*



Hello everyone -

I began my BOMA journey in early 2004. On the advice of colleagues, I joined Greater St. Paul BOMA. I have been very active over the years, proudly serving on the Security Steering Committee, Golf Committee, and for the past eight years, on the board of directors. Every opportunity I get to speak with incoming members, I extol the virtues of an active membership in St. Paul BOMA. It has helped me build an incredible career spanning three different employers: ABM, Reliable Property Services and Marsden.

It is with great sadness that I must announce my resignation as Chairman of the board of directors for Greater St. Paul BOMA. I have taken a management position with a commercial real estate company that has no ownership or management within St. Paul's footprint, and therefore cannot prolong my membership with the organization.

I was very fortunate to be the first service provider nominated to the Executive Committee. It was never my intent to lead the organization, but I was honored to be asked. I am proud to follow other great leaders of this organization like Jerry Hersman, Bill Thurmes, Pat Skinner and many, many others. Heide Kempf-Schwarze, our current Vice Chair, is ready to take over. Rest assured that you are in good hands with Heide—she is an exceptional leader, and will no doubt make you forget about me in short order.

I would be remiss if I departed without thanking the incredible staff at Greater St. Paul BOMA. Joe Spartz has been a great friend and mentor. He has shepherded this organization through some very turbulent times, and we are as strong as ever. Thank you, Joe. Denise Jenkins I will miss the most. She is an incredible planner, administrator, and friend. The golf outing is a smashing success mostly because of her hard work and dedication. Denise no longer needs to drive to my house in Inver Grove Heights to have me sign checks on the hood of her car. I will miss those visits. Samantha Davis has been a welcomed addition to the staff. My time with Samantha has been short, but she is delightful, and I will miss her as well. And of course, I can't forget Rhonda. Not only has she been a valuable contributor on the staff, but also provides great food to us through TST catering.

I also want to thank my employers for paying my freight with 18 years of membership. ABM, Reliable and especially Marsden, THANK YOU!!!

I appreciate all the opportunities, partnerships, and friendships that I have built within this awesome organization. I especially cherish the friendships...I am not leaving those behind.

Thank you and farewell,

- David

Heide Kempf-Schwarze is the new board chair!



We are thrilled to have Heide serve as our new board chair! Many of you know Heide very well, but we would like to provide a snapshot on her background for those that haven't had the chance to connect with her:

Heide has 20 years of experience managing commercial real estate. At Unilev, she focuses on day-to-day operations, provides top of the line customer service to tenants, manages construction for tenant and capital improvements, and optimizes the financial performance of Wells Fargo Place. Heide holds a Bachelor of Science degree in Business Management from National Louis University, a Minnesota Real Estate License, and Certified Property Manager (CPM®) and Real Property Administrator (RPA®) designations.

St. Paul, Minneapolis and Duluth BOMAs File an Amicus Brief

The three local chapters of BOMA in Minnesota, St. Paul, Minneapolis and Duluth filed an amicus brief with the MN Supreme Court last week. The case involves disclosure by Hennepin County of nonpublic information in a tax appeal by a Minneapolis BOMA member. It's important for buildings to keep sensitive information private and the case at the Court will determine if Hennepin County must abide by the Data Privacy Act. This case may take 3-6 months to resolve itself. St. Paul BOMA will continue to keep members updated on the status of this case.





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Annual First Responders Appreciation

Greater St. Paul BOMA staff and member volunteers got together yesterday to serve hot meals to our first responders. It was a reasonably warm day for December 1st and we had such a great time! We are committed to supporting these dedicated public servants who work hard to protect the health and safety of our communities. Look for highlights and pictures in the January newsletter!

A huge thank you to our sponsors:













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Company Spotlight:



A trusted partner at nearly three million commercial customer locations, ECOLAB (NYSE: ECL) is the global leader in water, hygiene and infection prevention solutions and services. With annual sales of \$13 billion and more than 45,000 associates, ECOLAB delivers comprehensive solutions, data-driven insights and personalized service to advance food safety, maintain clean and safe environments, optimize water and energy use, and improve operational efficiencies and sustainability for customers in the food, healthcare, hospitality and industrial markets in more than 170 countries around the world. www.ecolab.com

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2022 Membership Meetings



We are returning to fully in person membership meetings! While our Zoom webinars have been excellent in providing topical presentations, industry insight, and CEU, they are lacking the essential component of networking. We are ready to get back to luncheons and more intentional relationship-building as we head into the new year. This will also create additional sponsorship opportunities for our members to receive more exposure in 2022. Now's the time to consider putting your company's branding in front of more members! Below are the benefits (keep in mind you can choose as many or as few months as you'd like):

Premium Meeting Sponsor- \$300/meeting

- Front page logo recognition in the monthly newsletter
- Banner Advertisement on home page from beginning of the month to the membership meeting day
- Banner Advertisement on the website registration pages
- Verbal recognition at the membership meeting with company logo on tables and PowerPoint
- Opportunity to introduce our guest speakers at the meeting
- Table sponsorship at the meeting

Classic Meeting Sponsor- \$200/meeting

- Name recognition in the monthly newsletter
- Advertisement on the website registration pages
- Verbal recognition at the membership meeting with company listing on tables and PowerPoint

Contact Samantha at 786.647.5042 or stpaulboma@bomastpaul.org. You can also click the button below for the sign-up form.

Sponsorship Form

Existing Building Maintenance & Inspections Dialogue With International Code Council

A virtual dialogue on Existing Building Maintenance and Inspections Tuesday, December 7th at 12:00 pm

This event is open to all but will be particularly useful for ICC membership, building inspectors, code officials, building owners and managers, and other stakeholders and construction professionals.

Our conversation will begin with takeaways from the panel discussions that were held in West Palm Beach in August around the Surfside building collapse. Note: This will not be a discussion on the causation of Surfside building collapse.

The International Code Council, along with representatives from around the country, will share our experiences, answer questions and hear from you about what resources are needed. This includes the development of protocols that together with the International Property Maintenance Code (IPMC), would provide a ready-made non-mandatory solution. This would allow jurisdictions to adapt as necessary based on geographic location, local climate, and other risk factors.

During our discussion, representatives from various jurisdictions will share their thoughts. There will also be time for Q&A near the end of our program.

Register



Winter Educational Classes

Refrigeration Systems and Accessories - SMT

Start Date: Wednesday, January 19th, Seven weeks total.
Test Date: Schedule through off site testing facility.
Class Time: 6:00 – 9:00 p.m., Mondays
Cost: \$860 for Members, \$960 for Non-Members / Printed course book \$40
Location: Town Square Tower, 445 Minnesota Street, Conf. Center off of Lobby skyway

Maintaining the proper comfort level in an office environment is essential for tenant satisfaction. *Refrigeration Systems and Accessories* reviews the basic refrigeration cycle and refrigeration system components, as well as how to operate and maintain reciprocating and absorption refrigeration systems. You will gain the skills and knowledge to describe the principles of refrigeration and identify the performance characteristics of refrigeration components. You will also learn how to establish maintenance processes and troubleshooting techniques.

Key topic areas: refrigeration cycles and principles • mechanical components of refrigeration systems • systematic troubleshooting • general maintenance procedures

Environmental, Health & Safety Issues – SMA/RPA/FMA

Start Date: Monday, January 17th, Seven weeks total.
Test Date: Schedule through off site testing facility.
Class Time: 6:00 – 9:00 p.m., Mondays
Cost: \$980 for Members, \$1,080 for Non-Members / Printed course book \$40
Location: Town Square Tower, 445 Minnesota Street, Conf. Center off of Lobby skyway

Environmental Health and Safety Issues presents best practices for developing and managing an effective environmental health and safety program. You will learn about the regulatory process and how it affects facilities. Compliance with laws and regulations is a key focus. The course will prepare you to conduct site assessments, analyze risk, and cooperate with compliance audits. The course also guides learners through the planning process to mitigate the risk from any workplace emergency, specifically addressing hazardous materials, air quality, water pollution, asbestos and lead hazards, and tank management. The management of and response to specific indoor environmental quality complaints is also addressed.

Key topic areas: regulatory overview, including OSHA and EPA regulations • hazard communication and emergency response • asbestos and lead management • office and industrial ergonomics • indoor air quality, air emissions, and pollution control • storage tanks, hazardous waste, and site assessment • audits, record keeping, and legal issues

If you're interested in signing up for a class, contact the BOMA office at 651-291-8888 or office@bomasaintpaul.org

HEPCAT COFFEE is coming to Osborn370!



Remember the days when you could grab a cup of coffee or a bite to eat before heading into the office or during a break? Well, we are so excited to bring those days back. Denise McCormick of Schafer Richardson (who manages Osborn370) finally found a coffee shop operator for the main lobby at Osborn370: HEPCAT Coffee! The owner, Terry John Zila is all about food, fashion and fun. He has appeared on [Twin Cities Live](#) and been written up in [Artful Living](#) magazine several times.

Osborn370 can't wait for him to come and bring LIFE back into the lobby. This type of coffee shop is a very needed amenity for downtown St. Paul. So spread the word and help Terry's business grow. Hope to see you at Osborn soon!

Fast facts:

Terry is living proof that it's possible to master many skills and dabble in several different career paths!

- Terry owns a catering company called Terry John Zila Catering and has a thriving wedding cake business.
- He holds a construction management degree and has built out kitchen space.
- He teaches at Cooks of Crocus Hill and Grand Fête in Hudson, WI.
- He also hosts private dining events and in-home cooking classes.
- He plans on opening Hepcat Coffee this February and will offer breakfast and lunch items as well as catering to local businesses.
- His company will be catering Osborn370's Tenant Holiday party this December!



City of St. Paul Snow Emergency Information



Ready or not, another winter season is here! So, it's crucial to stay updated on the latest rules and guidelines.

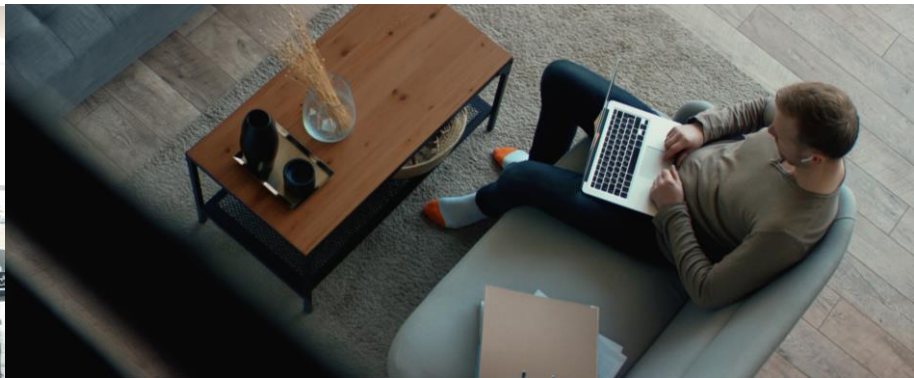
Learn about Snow Emergency parking rules and sign up for email or text alerts from the City at www.stpaul.gov/snow.

Residents, businesses and visitors can also use Saint Paul's Snow Emergency parking map to know when and where they can park vehicles at www.stpaul.gov/snowemergencyparkingmap

Service Provider Article

This month's article from ABM examines the impacts of the pandemic on work flexibility, remote/hybrid work, company culture and more. See the next page to read it! If you are interested in submitting an article for a future edition of the newsletter, please contact Samantha Davis: stpaulboma@bomastpaul.org





The New Office Environment Is All About Customer Experience

There's no doubt that corporate office environments have been forever changed by the pandemic. But the question is: how? We're in the midst of historic disruption, and it's hard to predict the long-term impacts of remote work and new standards for building wellness. In the short-term, facility managers must find ways to make the office an attractive alternative – or complement – to working remotely. And with building occupants more aware of safety and wellness, facility managers must respond to their concerns in a visible, consistent manner.

At the same time, the disruption is creating an opportunity to rethink the office environment and develop spaces that support employee wellness and productivity. To achieve both short- and long-term objectives, facility managers need to make the customer experience the central focus of their operations plan.

What Office Workers Want

In the wake of the pandemic, employees have grown more discerning about the environments they work in, and they feel empowered to voice their concerns and expectations. To attract and retain high-performing workers, employers need to demonstrate that they're listening.

Remote work is top of mind for most employees and working from home is here to stay - at least for the foreseeable future. It's hard to say how much workers will continue to work remotely, as executives and employees aren't exactly on the same page. While 56% of employees say they want to work from home three days a week, 68% of executives say they believe workers should be in the office three days each week. Despite the gap between the two groups, one commonality is clear: most office environments are shifting to hybrid workplaces.¹

Continued on next page

New Office Environment...Cont'd

Employees are also concerned about the health of the office. An overwhelming majority of office workers – 73% – worry about contracting COVID-19. This is 10 percentage points higher than the general population.² They are looking for more visible, consistent cleaning, better access to hand hygiene products, and social distancing between themselves and their colleagues.

Operating a More Flexible Facility

Embedding flexibility into your operations is key to creating effective hybrid environments that also support building wellness. There's no blueprint for the future workplace, and it's important to be able to adapt your plans as time unfolds and long-term trends become clearer. For example, there are concerns about the very popular open office environments and the propensity for germs to spread more widely. It is important that all the facts are evaluated. Open office floor plans may need to be modified by implementing a proactive scheduling system to manage density, installing occupancy sensors to track usage, and aligning smart cleaning technology to trigger the proper service levels. Facility managers and company leaders will need to have increased awareness as to the planning, scheduling, and logistics of workers returning to the office. Furthermore, as this hybrid model needs to be refined over time, it's important to monitor how well employees are responding to these changes to determine any long-term adaptations required for the space.



Continued on next page

New Office Environment...Cont'd



Cleaning protocols also need to become more flexible. However, fewer employees in the office or variable occupancy doesn't necessarily mean you need to reduce cleaning frequency. Cost is one factor as facility managers assess implementing consistent, highly visible cleaning protocols, especially as it relates to labor and supplies. But commercial owners and facility managers must also balance safety of their occupants and the total cost of risk. Perception is more critical than ever and high-touch spaces require servicing even with fewer employees in the office.

To support this need for a flexible, high-visibility, and consistent cleaning model, many facility managers are embracing a demand-based maintenance model as it relates to day cleaning staff. Demand-based cleaning is based on occupancy and allows you to use labor, equipment, and supplies more efficiently while meeting employee expectations for cleanliness. Day cleaning personnel are alerted to perform tasks based on utilization of the space and service level thresholds. This strategy allows the day cleaning staff to focus their time on when and where servicing is required based on real-time usage of the space. It also means that they can work more visibly. For instance, sensors can alert them to disinfect a conference room immediately after it's been used. When employees can see that spaces are being cleaned between uses, they feel more comfortable coming into the office.

Flexibility Depends on Technology

Implementing the flexible practices needed to create healthy hybrid workplaces requires data, automation, and a technology-enabled maintenance team. Facility managers can leverage IoT (Internet of Things) technology at higher levels of sophistication to gather real-time occupancy data, automate cleaning task generation, and provide assurances of work completion. Specifically:

- Sensors can be used to measure occupancy levels for variable use spaces in the facility.
- When coupled with task management systems, the occupancy data can be used to trigger service requirements for Smart Routing in real-time to drive efficiency and better alignment with facility needs.
- A mobile-enablement strategy prioritizes tasks and outcomes leveraging both QR codes and GPS tracking.

Continued on next page

New Office Environment...Cont'd

Leveraging these types of resources – along with other streams of data from robotics and additional sensors like IAQ – will contribute to improved data and analytics around monitoring occupancy levels, tracking trends, improving response times, and addressing employee wellness concerns. These resources will also make it easier to plan and operate your hybrid workplace. In the long-run, the data captured from various sensors, equipment, and mobile devices can be analyzed to inform future decision-making.

Looking Ahead

The pandemic is unpredictable and ever changing. It's important for facility managers and corporate leaders to proactively prepare in order to attract occupants to return to work and make them feel safe and comfortable. Combining technology with facility expertise allows for implementation of strategies that meet the challenges of increasing the occupancy rates and adapting to the demands of tomorrow.

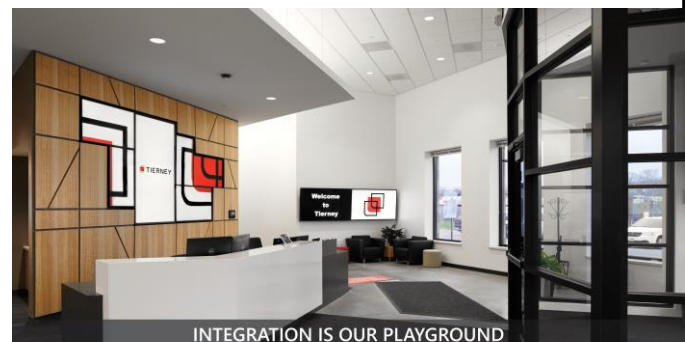
Sources:

1. [Hybrid Work Model Likely to Be New Norm in 2021](#)
2. [Survey Highlights Office Cleaning Habits](#)

Article provided by:



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Golden Valley, MN 55427
O: 612-378-0646
www.abm.com



Dental Surgery to Anchor Development at Tamarack & I-494



SAINT PAUL (Monday, November 11th, 2021) – Excavators can be seen on-site at the corner of Bielenberg Drive and Tamarack Road preparing the land for a new multi-tenant, 30,000 square foot medical office building being developed by [MSP Commercial](#). Construction began with earthwork in late September on the site located just to the east of the I-494 and will continue through next spring. [Click here for the full press release](#)

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2021 was all about GSP BOMA’S 50th Anniversary. Now that we're heading into 2022, our bombardment of anniversary messaging will subside. So in closing, we thought we'd present you with a few last commemorative articles:

- Fun with Bill Buth: [His Top 10 memories and accomplishments](#)
- "The World's Largest Game of Catch": A former St. Paul tradition where thousands of people took to the streets of downtown to enjoy food and beverage, live music, and prizes. We've provided an article right below. It's vintage and a little heard to read, but we're going for authenticity here. You can also [click here for more info](#).
- [Red Bull Bike Racing in St. Paul's skyways](#) : A concept brought to life with GSP BOMA's support



Saints promote big game of catch

From news services

The St. Paul Saints are behind a promotion that will take place during the noon hour today in downtown St. Paul.

The Saints are teaming with the Building Owners and Management Association in promoting what is being billed as the world's largest game of catch. The first 5,000 people who come to Sixth Street between Robert and Cedar streets from 11:30 a.m. to 1:30 p.m. will receive a soft baseball with which to play catch. The street will be barricaded during that time.

Saints' manager George Tsamis and players are scheduled to appear, along with St. Paul Mayor Randy Kelly.

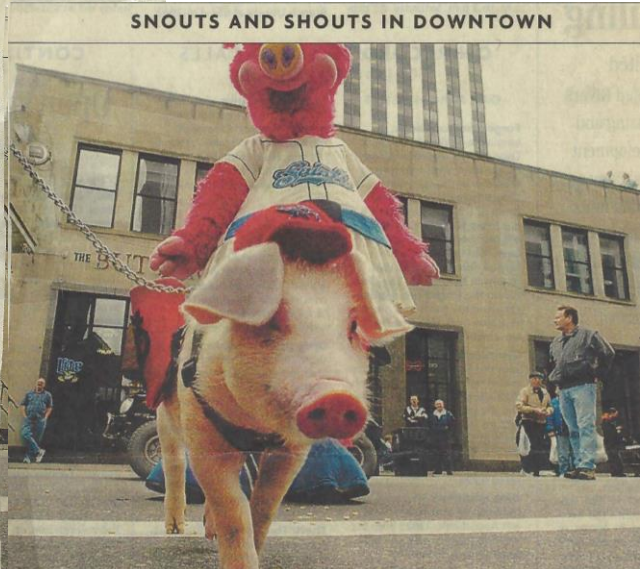
Free beverages and snacks will be provided, and local musicians Michael Looman and Andy Crowley will perform. White Castle will sell two hamburgers for \$1, with proceeds going to the St. Paul and Midway YMCAs.

Right-hander Bryan Gaal will start the Saints' season opener at 7:05 p.m. Friday against Schaumburg at Midway Stadium.

Gaal went 5-5 with a 4.62 earned-run average last season after joining the Saints in July. He started three playoff games, including the deciding game of the Northern League championship series, which St. Paul won over Schaumburg.

Before their opener, the Saints will retire the No. 14 jersey of Larry Doby, the first African-American to play in the American League.

Doby, who died in 2003, was signed in 1947 by Cleveland Indians owner Bill Veeck, father of Saints Pres. Kent Mike Veeck. Doby's children will attend the ceremony.



St. Paul Saints mascot Mudonna towers over Ham Solo, the team's new ball-carrying pig, on Thursday as downtown office workers gather for "The World's Largest Game of Catch." The Greater St. Paul Building Owners and Managers Association joined with the Saints, aiming to get 5,000 people to toss around free Softee baseballs on Sixth Street. Ham Solo is owned by Dennis Hauth of River Falls, Wis. In their home opener tonight, the Saints play the Schaumburg Flyers at Midway Stadium. **See Sports, Page 1D.**

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