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Upcoming Events

Broker's Meeting – 9/8

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

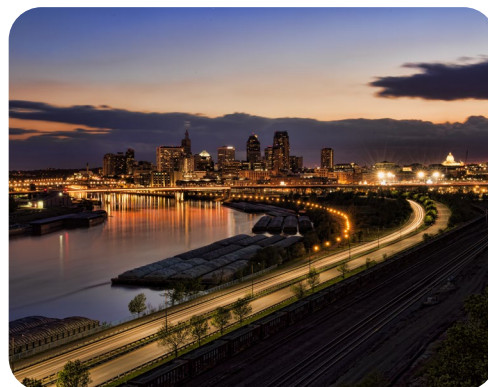
Date: Tuesday, September 21st, 2021

Time: 10:30 am – 1:00 pm

Location: DoubleTree Downtown St. Paul

[Click here to register](#)

We know the 2-year wait has been long, but the St. Paul BOMA Tradeshow and Expo is back! Come and meet with over fifty vendors who have products and services to help your property stand out in the marketplace which will enhance and help you manage your building more effectively.



Continued on next page

Tradeshow and Expo



In addition to great vendor information, you can attend the seminar and learn the latest on how to keep your building systems and computers safe from cyber criminals. Mike Johnson, Director of the University of MN Cybersecurity Program, will share the latest on actions buildings need to take to remain safe. Furthermore, you will receive 1 CEU!

And of course, an event is not complete without fun and food! You'll also be able to:

- Enjoy delicious food including, cheeseburgers, wild rice burgers, veggies and fruit...and don't forget the awesome cookies!
- Win great prizes!
- Enter the bean bag toss tournament and compete for the grand prize.
- Connect with St. Paul BOMA members.



Thank you to all the companies who have registered to exhibit!

24 Restore
 ABM
 Allied Universal
 American Security & Investigations
 Aspen Waste
 Brin Glass Service
 Doubletree by Hilton
 DuraRoof, Inc.
 EPS – Environmental Plant Services
 GardaWorld Security
 Gardner Builders
 Harris
 Horizon Roofing Inc.
 IdentiSys, Inc.
 Innovative Masonry Restoration, LLC
 Jan-Pro Twin Cities

Kraft Mechanical
 Larson Engineering, Inc.
 McCaren Designs
 Northland Mechanical Contractors
 Paramount Building Solutions
 Prescription Landscape
 RAM Construction Services
 Restoration Systems, Inc.
 SDQ, Ltd.
 S2 Services, Inc.
 Schindler Elevator
 Securitas USA
 ServiceMaster DSI
 SunControl of MN
 SwedeBro
 Viking Electric

CHAIR'S REPORT – *David Ketcham*



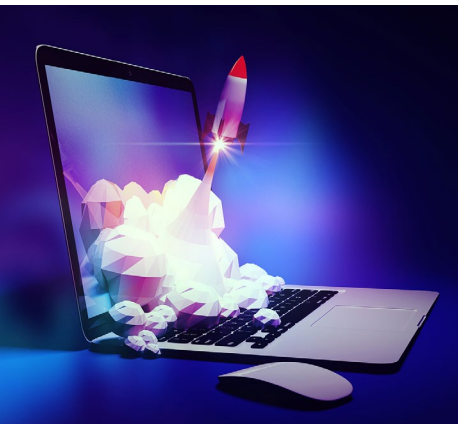
Hello everyone -

I want to dedicate this month's article to an important subject. The 2021 BOMA Tradeshow is being planned for Tuesday September 21st from 10:30 to 1pm at the Doubletree Hotel in downtown St. Paul. The Expo Committee is working hard to mix things up and keep things fresh, so you can expect a few surprises this year!

The vendors are excited, and we expect to have a full expo hall. There is one thing missing....YOU. We need the property managers and building engineers at BOMA St. Paul to support our service partners by showing up and learning about the services and expertise that our vendors can provide. BOMA is an incredibly vibrant organization. However, our organization cannot exist without engagement between managers and vendors. We need you all.

The Expo committee is also putting in great effort to ensure the safest environment possible. The tabletops will have additional spacing which will provide for a more open networking environment. The extra space will also allow us to include some games to improve the interaction between vendors and building members. Along with the prizes and delicious food, we're hoping for a great turnout. I hope to see you there!

-David



New GSP BOMA website is live

The wait is finally over, and our new site is now live! We have a fresher, more intuitive online presence. But aside from enhanced aesthetics, we're most excited about members being able to take advantage of engagement features not offered on the previous website. [Click here to take a look.](#)

Below are some of the key features you will find:

Community Forum: This resource allows members to post questions and comments in various categories related to commercial real estate to help members share knowledge and experiences.

Social Circles: Similar to Community Forums, this feature will allow members to interact with each other through the website on a variety of nonwork-related topics, like restaurants, hobbies, travel, etc.

Committees: This feature will allow committees to post information on the site to a section devoted to that group that only specific committee members can access.

Of course, the new website still provides all the resources of the old site, including upcoming programs and meetings, registration, newsletter access and links to valuable industry related information. If you haven't already, you will receive an email message today inviting you to visit the website and set up your personal profile. In the meantime, [you can click here for more information.](#)

Important note: We are still in the process of transferring our current web URL to its new domain hosting site. [Please use the link provided in this article](#) to access our new site and NOT www.bomasaintpaul.org. We apologize for any inconvenience or confusion this may cause, but please know it is temporary! If you have any questions, please reach out to Samantha at 786-647-5042 or stpaulboma@bomastpaul.org.

[https://www.](https://www.stpaulboma.org)





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

Mark your calendars for our in-person 50th anniversary celebration with guest speakers, a documentary screening, memory wall unveiling (more details to come), scrumptious appetizers, and a cash bar. Join us for another chance to see fellow members and have a great time in Osborn370's spectacular 4th floor community room!



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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

If you are interested in signing up for a class, please contact Denise Jenkins at the BOMA office before September 8th.

September 8th Broker's Group

We are back to in-person meetings! **Clint Blaiser, Halverson & Blaiser** will be hosting the next meeting at the Northwestern Building, 275 East 4th Street. We will meet at the 7th floor conference room. Street parking is metered or there is a pay station across the street in the Farmers Market lot.



The Northwestern Building is offering historically significant and newly renovated office space for lease in downtown St. Paul. Conveniently located in Lowertown, our building was constructed in 1916-1917 and was originally the local headquarters for the Chicago, St. Paul, Minneapolis and Omaha Railroad.

Designed by Architect Charles S Frost in Classical Revival style, the building continues to convey a sense of style and substance rich in history and integrity, while embracing today's necessities of advanced technology and modern conveniences along with an active community. The entrepreneurial and creative spirit is alive in the community of Lowertown! Artists, designers, architects, engineers and other creative minds call the Northwestern Building their home. And the building? It's a place where historic preservation meets innovation; where people don't just work but thrive in their pursuits."

Call for Articles

Every month, we feature an article written by one of our service provider members and we are continuing to receive excellent submissions. This month's article about maintaining hard surfaces was provided by S2 Services/Sterling. If you are interested in submitting an article for a future edition of the newsletter, please contact Samantha Davis: stpaulboma@bomastpaul.org



See next page for the article!

Maintaining and Updating Hard Surfaces Proves Cost-Effective and Environmentally Friendly

Written by S2 Services

To the casual consumer, in today's world of shows like "Flip or Flop" and "Fixer Upper," demolishing and replacing outdated bathrooms, kitchens and other hard-surface areas likely seems the only choice for space improvement. Those who spend their careers optimizing outcomes and outlay for clients and tenants, however, know better. These professionals know that maintenance and updating is the long-term key to cost-effective facilities management. Expert facilities managers know that the more solutions they have at their disposal for maintaining and transforming office spaces without complete replacement, the better.

SaniGLAZE Solutions Transform Tile Surfaces Without Replacement and With Minimal Downtime

Oftentimes, structurally sound tile and grout surfaces are prematurely replaced because they look dated, or even worse, dirty. Decision-makers educated on the most up-to-date maintenance and rejuvenation solutions know, however, that complete replacement is rarely necessary. At a fraction of the cost of replacement, solutions like GroutGLAZE and ChromaGLAZE make old or dirty tile look modern and like-new. Hard surfaces can be completely revived by changing the color of the old surface with ChromaGLAZE or cleaning, sanitizing and updating old tile and grout with GroutGLAZE. Furthermore, unlike complete replacement of tile in bathrooms, kitchens and other heavily trafficked areas, this can be accomplished with minimal downtime and disruption to normal use.



Sterling
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Before (left) and after (right) of a bathroom that was transformed (without replacing the tile) using SaniGLAZE hard surface solutions.

Continued on next page

Maintaining and Updating Hard Surfaces Proves Cost-Effective and Environmentally Friendly...*Cont'd*

SoyStep Epoxy Flooring Performs Well in Wet and High-Use Areas

Another option savvy contractors, architects, designers and facility managers should use to save money and time while remaining environmentally conscious is SoyStep Epoxy. This high-value, resin-based epoxy flooring system is environmentally friendly because it is made with bio-renewable soy oil and most importantly, is phthalate free. SoyPoxy can be installed directly over most concrete, tile, linoleum, wood and previously painted floors in a matter of days. SoyPoxy is customizable in any color combination, giving it a truly high-end look. SoyPoxy is durable, chemical-resistant, waterproof and easy to clean. These characteristics make SoyPoxy an ideal and cost-effective upgrade for heavy-use floors in facilities like hospitals, universities, military buildings, warehouses, food and beverage facilities and pharmaceutical plants. Installing SoyPoxy is a quick, low maintenance and environmentally friendly way to update commercial kitchens, pool decks and other high-traffic areas.



Before (left) and after (right) a SoyPoxy installation over existing tile in an office bathroom

Well-Maintained Surfaces Last Longest

The most forward-thinking facilities managers understand that the best way to maximize any asset is to maintain it. This is especially true when it comes to carpet – the most pervasive and abused surface in almost any business space. Frequent carpet replacement is neither cost-effective, nor environmentally sound. For this reason, it is important to hire trained technicians to provide regular, expert carpet cleanings.

Quality carpet that is cleaned regularly by experts using modern techniques can look new for decades. Similarly, regular cleaning and polishing of surfaces like terrazzo, concrete and marble can maintain or bring-back the original look.

About S2 Services

S2 Services is committed to providing unprecedented floorcare service to industrial and commercial clients throughout the Midwest. We are the exclusive provider of SaniGLAZE and SoyPoxy to the Minneapolis/St. Paul area and specialize in updating, cleaning and maintaining all forms of solid surfaces, from tile to concrete to terrazzo and beyond. S2 Services is a certified female-owned business intent on working with our customers to update and maintain their commercial spaces in cost-efficient and environmentally friendly ways. **Please contact Robert Gonzalez at (630) 697-6751 to discuss how you can update your facility.**

Fun for Tenants at Osborn370!

Even as we cruise toward the end of 2021, many professionals are still working remotely or on a hybrid schedule. However, traffic in downtown St. Paul has increased significantly and those who are frequenting their offices again are able to enjoy music, food, and networking through various tenant engagement events. **Osborn370** is one of the buildings that has been able to welcome their tenants back with free community-building events thanks to support from the **Downtown St. Paul Alliance**. Two notable events that have taken place so far are the **370 Sets** and **Tenant Appreciation Fiesta themed luncheon**. It's exciting to see vibrancy returning to downtown and we hope it continues despite the uncertainty of the pandemic. Below are highlights from the buzz that's been taking place at **Osborn370**:

370 Sets – Live music and free drinks every Thursday at the Ecolab Plaza from 4 – 6 pm through the end of the summer.

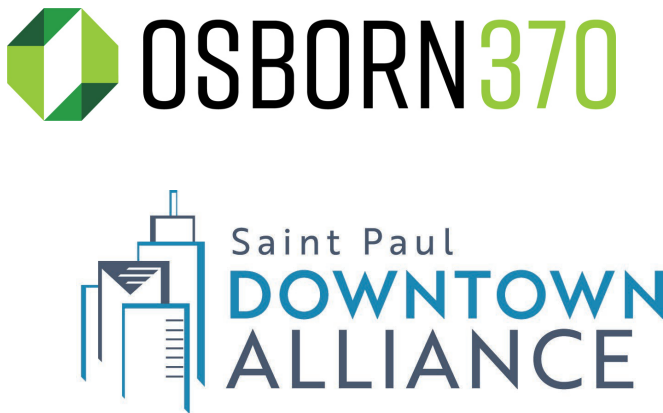


Fun for Tenants at Osborn370!

Tenant Appreciation Fiesta Luncheon – A Mexican themed lunch held on the back patio of Osborn370 on Wednesday August 4th .



If you're feeling like you need to get out and add a little more fun to your week, check out the [#WelcomeBackStPL Events Calendar](#) to see what else is coming up!



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www.bomastpaul.org**New Member!****DURAROOF**Your Project. **Our People.** Problem Solved.**Isabelle Schwarz****Dura-Roof, Inc.****8906 Autumn Oaks Drive****Rockford, MN 55127****T: 612-590-9028****Email:****ischwarz@duraroofusa.com**

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