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## Upcoming Events

- Trade Show & Expo – 9/20
- Building Design and Maintenance SMA – 9/26
- Electrical Systems and Illuminations SMT – 9/28

Newsletter sponsored by:



## GSP BOMA Trade Show & Expo

**DoubleTree Hotel – Downtown St. Paul**

**411 Minnesota St, St Paul, MN 55101**

**DATE:** Tuesday, September 20th

**TIME:** 10:30 AM – 11:30 AM - CEU Opportunity

11:00 AM – 1:30 PM - Trade Show & Expo

Mark your calendars! The 2022 Trade Show & Expo will be here in no time. There will also be an education component before the Trade Show & Expo where you can get one hour of free CEU.

Registration will be up soon. Keep an eye out for an email with a link to register!



# CHAIR'S REPORT – *Heide Kempf-Schwarze*



I would like to open with a note of gratitude to all our dedicated members, especially Service Partners, who participated in the golf tournament last month. While this is a sell out event each year, the blistering heat was a test for even the most diehard enthusiasts. Thank you to every one of you for your participation in a day out on the green and an evening of fellowship.

Although we take a pause from educational programming in June and July, the Association is hard at work for its members.

The Building Engagement Team and Membership Value Team will be joining forces to continue their important work to provide members with the greatest value. This work will be shaped, in part, by the conversations that Tina is having as she makes the rounds to connect with members to learn what is important to them.

The Education Committee will be meeting this month to plan 2023 educational offerings. Member feedback is crucial to this committee to ensure that programming provides more than continuing education to Building members, but also creates opportunities for networking and connection for Service Partners. We invite you to reach out to Kori De Jong and myself to share topic suggestions.

The Board will be reviewing its strategic priorities to ensure that they are in alignment with the needs of members and are reflective of how these may have changed in the past two and a half years. We invite and welcome all to share insights and experiences that will inform this important work.

Lastly, make sure to mark your calendar for the Greater Saint Paul BOMA Tradeshow on Tuesday, September 20<sup>th</sup>. The Tradeshow will open with a presentation on urban beekeeping by **Alvéole**. They will share information on how building managers can incorporate honeybees at their managed properties as a tenant amenity.

~ Heide



## Establishing A Strong Talent Pipeline: Minnesota's Workforce Development Toolkit

BOMA International's Workforce Advocacy Committee recently introduced its State Workforce Development Toolkits, providing an industry-specific, state-by-state outline of the workforce development programs, grants, education, training, and certificate courses available within commercial real estate. These resources will enable employers within the industry to fill labor shortages with qualified talent, as well as provide current and prospective employees with access to career advancement opportunities.

With Baby Boomers making up one in four employees in today's workforce, every organization will continue to be impacted by rising retirement rates. This coupled with Minnesota's 1.8% unemployment rate (as of June 2022) the lowest ever recorded by a state over a half-century, succession planning is a critical component of any business strategy.

What can you do today that will keep an employee departure from throwing your organization into chaos? Now is the time to develop employees to fill critical roles. Proactive succession planning helps companies stay ahead of inevitable turnover and strengthens the internal talent pipeline to maintain continuity and productivity.


First, identify in your business the roles that would be most disruptive if vacated. Then, identify potential successors for those roles. Don't underestimate the current talent within your own company. These are people you already know, trust, and have trained, making them ideal candidates for new positions in leadership. Once employees move into leadership roles, it is far easier to fill your entry-level positions.

Establishing a strong talent pipeline reduces hiring time by ensuring quality of candidates and potentially increasing the number of candidates, but it also makes the hiring process far more effective by proactively seeking, nurturing, and preparing to fill roles.


The programs listed within Minnesota's Workforce Development Toolkit all provide opportunities to meet new talent. However, you don't have to wait for a job opening to begin networking with candidates. Once you make that initial connection, you can build a relationship and add them to your talent pipeline.

# Establishing a Strong Talent Pipeline: Minnesota’s Workforce Development Toolkit

We are excited to have this resource available, and we hope it will be useful in developing your talent pipeline, along with all your workforce recruitment, retention, and training efforts.



## Minnesota



### Workforce Development Programs

- Apprenticeship and CTE programs are available in Minnesota via the MN Dept. of Labor, the AFL-CIO, and the MN Dept. of Education
- The Minnesota state university system has 30 colleges and 7 universities consisting of 54 campuses around the state

### Program Areas

- Facility management
- Construction management
- Property management
- Construction, electric, brick laying, etc.

Contacts:

- Minnesota Dept. of Education CTE program T: Michelle Kamenov, 651-582-8434; T: Tim Barrett, 651-582-8677; E: mde.cte@state.mn.us
- Minnesota Dept. of Labor apprenticeship inquiries T: 651-284-5090 or 800-342-5354; E: dl.apprenticeship@state.mn.us

### Impact of Commercial Real Estate Sector

<b>\$2.6 billion</b> Contributed to the state economy	<b>\$810 million</b> Generated in salaries and income	<b>17,400</b> Local jobs created	<b>115 million</b> square ft of office space represented
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### Sector Specific Certifications and Courses

#### Apprenticeship programs

- MN Dept. of Labor and Industry offers an apprenticeship program in areas such as construction, electric, brick laying, and equipment technology
- The AFL-CIO offers a Building Trades Apprenticeship program in Construction Trades

#### CTE programs

- MN Dept. of Education offers a CTE program in construction occupations, which includes courses in areas such as preconstruction, construction trades, architectural drafting, cabinet making, etc.

#### Minnesota universities and colleges

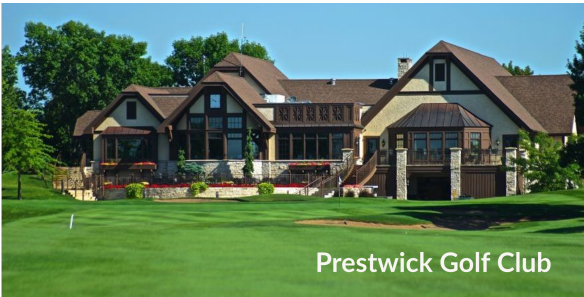
- **University of Minnesota Online**
  - Offers a Facility Management certificate program
  - 19 credits, which includes courses such as fundamentals of facility management, facility programming and design, and construction estimating
  - The cost is \$512.30 per credit for MN residents
- **University of Minnesota College of Continuing & Professional Studies**
  - Offers a bachelor's degree in Construction Management
  - Students can choose from five tracks of study including Commercial Construction, Environmental Health and Safety, and Facility Management
- **Bemidji State University**
  - Offers a Construction and Facility Management degree, including courses on construction management, construction materials and methods, etc.
- **St. Cloud State University**
  - Offers a Real Estate major or minor in which students can specialize in construction and property management

**\*\*click to enlarge document\*\***

*Note: Minnesota’s Workforce Development Toolkit will be a “living document” and regularly maintained to ensure its contents are up to date. Additionally, if you have any updates that you would like to see made, please reach out to us and we can have those adjustments made.*

# 35<sup>th</sup> Annual Golf Tournament: Sponsors

The BOMA office would like to give a huge shoutout to the amazing sponsors who helped get us through the 35<sup>th</sup> annual golf tournament! We could NOT have done it without your help and generosity. We look forward to seeing you all out on the course again next year!





35<sup>th</sup> Annual Golf Tournament: Sponsors



**MULCAHY**  
Engineered Hydronic Solutions Since 1929



**Reliable**  
PROPERTY SERVICES  
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EPOXY FLOORING



**S2 Services**



**SECURITAS**



**WESTERN**  
SPECIALTY CONTRACTORS  
MEMBER - WESTERN CONSTRUCTION GROUP - EST. 1915

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

- Paramount Building Solutions

Prescription Landscaping

Prestwick Golf Course
- Schindler Elevator

SwedeBro

Thank you to **Tommy Cherup at 24Restore** for organizing a 50/50 raffle at hole 12 in support of St. Paul BOMA.

## 35<sup>th</sup> Annual Golf Tournament: Winners

We had some great competitors out on the green at the golf tournament! They didn't let the heat affect their game and impressed us with their skill.

This year's first place team consisted of: **Adam Sauter, Ryan Olson, Andy Hammerschmidt, and Brent Christensen** (not pictured).

Our next team took a very close second. It consisted of: **Ann Stahley** (pictured below), **Ray Nobels, Forrest Brown, and Frank Peyraund**.



*Left to right: Adam Sauter, Ryan Olson, Andy Hammerschmidt, Ann Stahley*

The golf tournament was held at Prestwick Golf Course again and we can't thank the Prestwick staff enough for their great work. We would also like to thank our amazing sponsors. We would not have been able to do this without their generosity. Last, but surely not least, we would like to thank the Golf Committee for putting in the work to make this happen. Thank you! We hope everyone who attended had as much fun as we did and hope to see you all again at next year's golf tournament!

**Golf Tournament Gallery**

## Fall Educational Classes

### **Building Design & Maintenance - SMA**

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

Class Time: 6:00 – 9:00 p.m., Mondays

Cost: \$980 for Members, \$1,085 for Non-Members / Printed course book \$40

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

Building Design and Maintenance stresses that it is important for all building systems administrators to not only have an intimate knowledge of a facility's systems and components, but also understand the day-to-day and month-to-month operations that keep a building in good working order. This comprehensive course covers the basics of subjects such as building design and structural systems, foundations, walls, flooring, roofing, and landscaping. In addition, this course provides information about building maintenance and an overview of the types and uses of construction documents.

Key topic areas:

common building materials and systems in building foundations • curtain walls • windows • roofing systems • interior finishes • flooring, interior walls and ceilings • vertical transportation • grounds maintenance and inspection • the reading, scaling, interpretation, care, and use of construction documents

### **Electrical Systems and Illuminations – SM**

Start Date: Wednesday, September 28th, Seven weeks total.

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

Cost: \$860 for Members, \$960 for Non-Members / Printed course book \$40

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

Electrical Systems and Illumination is about understanding the electrical systems and illumination in buildings and facilities. Specifically, the chapters in this text address the fundamentals of electricity, electric circuits and circuit protection, lighting systems, power distribution, motors and motor maintenance, electrical system installation, and electrical safety practices.

Key topic areas:

sources of electricity • electrical safety • electrical circuits • electric meters • cables, terminations, and conduits • light sources, fixtures, and maintenance • electric motor basics and maintenance



# Member Adventures

**Alicia Schaupp** from **Innovative Masonry Restoration LLC** submitted a photo from one of her favorite spots at her family’s cabin in Spooner, WI (*bottom image*). What a beautiful place to sit back, relax, and watch the sunrise & sunset.

The 2nd photo (*right*) is from when their Project Manager went on a site visit at Des Moines East High School. He was welcomed by a parade of hot air balloons. What an awesome way to start the day!





## Member Adventures

During the second week of May (2022) my good friend Lowell & I took a journey to the American Southwest. While we were there we hiked through Zion Canyon, Bryce Canyon, Antelope Canyon, walked to the edge to view Horseshoe Bend and hiked the Grand Canyon.

Each area had its unique terrain and vistas. There were mountains, canyons (of course), hoodoos, and spires as well as rivers, pools, and water from the rocks. Colors were amazing with greens, reds & orange, blues, and browns with each shadow or angle of the sun producing a new variance to astound.

We were able to take a helicopter ride over the Grand Canyon to get a bird's eye view. It is hard to describe. Though photos may give an impression, they cannot begin to reveal the magnitude of the Canyon and its rugged splendor. It was a moment in my life which won't soon be forgotten.

~ **E.M. "John" Johnson, Swedebro**





Member Adventures





## Call for Member Adventures

**We would like to highlight the travels and excursions that our members embark on!**

Everyone's traveled somewhere cool, and we want to highlight those amazing experiences. The "Member Adventures" section is a space to share stories and pictures from your favorite destinations. Whether it's an epic hike, an exquisite meal, a hole in the wall taco joint, or a stunning view from thousands of feet in the air, we want to see it!

If you would like to submit your story & photos, please email  
[stpaulboma@bomastpaul.org](mailto:stpaulboma@bomastpaul.org).

## Call For Articles

Every month, we feature an article written by one of our service provider members. This month we have an article about the history & remodeling of Court International by **Christine Bonovsky** of **Suntide Commerical Realty**.



If you are interested in submitting an article for a future edition of the newsletter, please email [stpaulboma@bomastpaul.org](mailto:stpaulboma@bomastpaul.org).

# 100-Year-Old Court International Gets A Facelift



For those who live or work in St. Paul, **Court International** is a familiar landmark. The 4-story office building sits at the intersection of Hwy 280 & I-94, and is recognizable by its iconic central tower, solar panels, and LED lights that adorn the rooftop.

**Suntide Commercial Realty** has been managing Court for over 30 years, and their in-house construction team has spent the last few months making a major upgrade to the building's interior atrium – no minor feat for a building that is well over 100 years old

## The History of Court

The story of Court International starts back in 1915 when the building was erected as a warehouse for the Overland Stoves Company. Back then, most of the Midway neighborhood was made up of large industrial properties due to the expansive space between Minneapolis and St. Paul.

The International Harvester Company purchased the property shortly thereafter, and for 50 years used it for the sale and distribution of tractors, trucks, and other farm equipment. They also constructed the neighboring Case building, which, by use of track, allowed for the back-and-forth transport of tractors for sale and storage.

In the early 1990s, investors realized the potential of converting Court into an office building. In addition to the construction of office suites, the interior was hollowed out to create a massive 4-story atrium lit by skylights. The natural light and landscaping all worked in tandem to give the interior offices a breathtaking view.

# 100-Year-Old Court International Gets A Facelift

## Remodeling the Atrium

Now in 2022, Court is going through a major renovation once again.

“Upgrading Court is an ongoing process,” says **Barb Schuba**, Suntide’s CCO/CFO. “Suntide constructed a fitness center, bike storage, and a new coffee shop. We continue to look for opportunities to add value for our clients and to keep the property attractive for new tenants.”

The remodeled atrium will be more spacious, offer more seating options for tenants and guests, and feature energy efficient lighting. Along with a bright new color scheme, the ceiling was opened in the central corridor to make it easier to find the property’s on-site restaurant, entryways and exits.

“We appreciate our tenants’ patience with this process,” continues Barb. “We had to cordon off portions of the atrium while they were being worked on. But I think in the end everyone is going to be pleased with the result.”

The remodel is expected to be completed in mid-September of this year. For a tour of Court International including its current office vacancies, contact Jeff Hart at 612-747-7794 or Kevin Peck at 612-834-2250.





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