



# Bulletin

## BUILDING OWNERS & MANAGERS ASSOCIATION

Serving the Hartford/Springfield Area

March 2011

**JoAnn Church**  
*Edens & Avant*  
President,  
Greater Hartford BOMA



As the newly elected 2011-2012 Greater Hartford President, I would like to introduce myself. My name is JoAnn Church and I am a property management professional with Edens & Avant. I have been a BOMA member for over 10 years serving on the TOBY and Program committees as well as the Board of Directors. I would like to take this opportunity to thank the BOMA members for voting me in as the new President. I would like to thank outgoing President Karen Tietjen for her two years as President, and her time and dedication to the Association during such hard economic times. The Board of Directors worked extremely hard to ensure that the members received the best educational programs and outstanding networking events.

I would like to thank the Board members who are remaining on the Board to help me continue offering the best to the BOMA members: Secretary Ron Goodin of Petra Construction, Treasurer Linda Pizzella of Konover Commercial Corporation, and Immediate Past President Karen Tietjen. The Directors who will remain are: Dave Fagone of Servus Management and Pam Bayer of Acre Group, I would like to welcome to the Board Wes Nicoll of Griffin Land as the Vice President and Steve Alexandre of Hartford Hospital Real Estate Company as a Director.

The committees are working hard to ensure the value of belonging to Greater Hartford BOMA. The Program Committee is putting together great educational meetings, and the Golf Committee has begun planning the July 11th Golf Outing; the 2<sup>nd</sup> Annual Softball Tournament between Greater Hartford BOMA and Southern CT BOMA will be planned again and other great networking events

The Membership Committee is actively working to see who is missing from our membership list. There are so many companies and individuals who would benefit greatly from being member.

Strong committees are the backbone of the Association. Involvement on a committee is fun, rewarding, and a great way to meet some of the members you might not meet at the monthly meetings. Join a committee, or two, and lend your knowledge and expertise to help form a stronger, more vital Association. Besides the Program and Membership Committees, there is the newly formed Emergency Preparedness Committee, the Golf Committee, the TOBY Committee, and the Education Committee. Contact Sharon or Maryann to get more details on these committees.

BOMA member. If you are interested in learning more about BOMA and joining this outstanding organization, contact the Executive Office at 860-243-9691 and speak with Sharon or Maryann.

**Greater Hartford BOMA**  
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**Executive Director:**  
Sharon Moran  
**Administrative Assistant:**  
Maryann Dupuis



2011  
Greater Hartford Officers, Board of Directors,  
and Committee Chairs

**Officers**

President, JoAnn Church..... Edens and Avant  
Vice President, Wesley Nicoll..... Griffin Land  
Secretary, Ronald Goodin.....Petra Construction Corp.  
Treasurer, Linda Pizzella.....The Simon Konover Company  
Immediate Past President, Karen Tietjen, RPA, FMA Albert B. Ashforth

**Board of Directors**

Steven Alexandre, RPA, FMA, CFM ..Hartford Hospital Real Estate Co.  
Pamela Bayer, RPA.....ACRE Group, LLC  
David Fagone, RPA.....Servus Mangament Corp  
Russ Stevens ..... New England Mechanical

**Committee Chairs**

TOBY Awards .....Peter Caniano  
Government Affairs.....Dale Reese, Ronald Eddy  
Gus Johnson Golf Outing.....Marty Scovill, Jen Rossi  
High-Rise.....Christopher Beeson  
Programs.....Jo Ann Church

**BOMA Hartford Office**

Sharon Moran..... Phone (860) 243-9691; Fax (860) 286-0787;  
E-Mail: smoran@ssmgt.com

**BOMA Bulletin**

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One Regency Drive, Bloomfield, CT 06002. Submit articles to Sharon  
Moran at smoran@ssmgt.com

**BOMA**

**Calendar of Events**

**May 4-5th**

*Middle Atlantic Region Conference*

*Ritz-Carlton, Philadelphia, PA*

**June 26-28th**

*Annual Conference and Trade Show*

*Washington, DC*

**July 11th**

*Gus Johnson Golf Tournament*

*Country Club of Avon*

*With a 100-year history, BOMA is the most influential and effective advocacy, recruitment and training organization for the U.S. commercial real estate industry.*

*BOMA/Greater Hartford represents over 120 members throughout the Greater Hartford area. The area represented by the Association is from New Haven north to Springfield, MA.*

*To find out how BOMA can build power for your organization, call the Executive Office at 860-243-9691 or visit the website at [www.bomahartford.org](http://www.bomahartford.org).*



**BOMA Bulletin Articles/  
Ads Deadline**

The following is the deadline for submissions in the next issue:

|              |                 |
|--------------|-----------------|
| <b>Issue</b> | <b>Deadline</b> |
| <b>June</b>  | <b>May 30th</b> |



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*Pictured above (l-r) Vice President Wes Nicoll, President JoAnn Church, and Board member Pamela Bayer outside of Senator Blumenthal's office after their visit with the Senator's aides.*

**2011 National Issues Conference**

This year, BOMA International requested all local BOMAs to participate in the National Issues Conference in their own state, as the Senators and Congressmen came home the week of March 21st, the time when BOMA members usually descend on Washington, DC to visit their state representatives.

On March 22nd, Greater Hartford BOMA and Southern CT BOMA members visited with Congressman Jim Himes in his Bridgeport office. Ron Goodin, Secretary of Greater Hartford BOMA and Victor DeCicco, Secretary/Treasurer of Southern CT BOMA, met with Shante Hanks, Director of Constituent Services for Congressman Himes. During the meeting, they discussed the 15-year leasehold depreciation, requesting that this be made permanent, or, at the least, continue the extension. Also discussed was the energy efficiency initiatives for retrofitting existing buildings.

On March 23rd, Greater Hartford BOMA President JoAnn Church, Vice President Wes Nicoll and Board member Pamela Bayer, met with Senator Blumenthal's aides, Dana Nester and Rich Keogh to discuss those issues.

Both meetings were very productive and the BOMA message will be taken to the Senator and the Congressman.

To learn more about the National Issues Conference, visit the BOMA International web site at  
<http://www.boma.org/EVENTS/NIC/Pages/default2.aspx>

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including wood, aluminum/vinyl siding, brick, stucco, and more. Tri-State has been providing hot water power washing to the exterior of buildings, sidewalks, parking decks, and more for many years. We use only the safest biodegradable products and conform with EPA Standards.

Choosing a qualified contractor for your building is essential. Whether failing to protect valuable assets while painting, or choosing the wrong nozzle for high pressure power washing, a poorly trained individual can cause more harm than good. Be sure to closely compare training, referrals, and insurances when choosing your contractor.

# BOMA INTERNATIONAL NEWS

## BOMA 360 PROGRAM

WASHINGTON—March 30, 2011) The Building Owners and Managers Association (BOMA) International today announced that 56 new buildings have been conferred with the BOMA 360 designation in the first quarter of 2011. The BOMA 360 Performance Program is a groundbreaking program designed to recognize commercial properties that demonstrate best practices in building operations and management. Since the program's inception in Spring 2009, more than 230 buildings have been designated, and the momentum continues to grow. Based on the newest class of designees, the program is experiencing strong growth in Colorado, Northern Virginia, Washington state and Wisconsin. Participation in California, Texas, Georgia, New York and many other markets across the United States remains strong.

According to [a recent study](#) conducted by Kingsley Associates, buildings with the BOMA 360 Performance Program® designation have higher tenant satisfaction scores in 47 out of 50 categories relating to tenant relations compared to commercial office buildings without the designation. A [survey of designees](#) that have held the designation for a year or longer also showed that BOMA 360 buildings have achieved operational savings, developed new policies and procedures to improve operational efficiencies, and successfully competed for new tenants because of their designation.

"As the economic recovery starts to gain footing, the BOMA 360 designation is proving to be a valuable tool for property professionals looking to enhance commercial building asset values," noted BOMA International Chair Ray H. Mackey, Jr., RPA, CPM, CCIM, partner and chief operating officer, Stream Realty Partners, L.P. "By earning the BOMA 360 designation, these new designees have proven that they have the critical operations and management best practices in place that are necessary to thrive in today's marketplace."

The BOMA 360 Performance Program evaluates properties on six major areas of building management: building operations and management; life safety/security/risk management; training and education; energy; environment/sustainability; and tenant relations/community involvement. The comprehensive nature of the BOMA 360 Performance Program means that every aspect of building performance is assessed, and scores are based on how buildings meet an extensive checklist of best practices. To learn more about this program, go to [www.boma.org](http://www.boma.org)

### The White House Blog

### Better Buildings Initiative

The President announced an ambitious initiative to make American businesses more efficient as part of his plan to ensure that America wins the future by out-innovating, out-educating, and out-building the competition.

In his State of the Union, the President laid out his vision for winning the future by investing in innovative clean energy technologies and doubling the share of electricity from clean energy sources by 2035. Alongside that effort, the President is proposing new efforts to improve energy efficiency in commercial buildings across the country. The "Better Buildings Initiative," outlined today at Penn State University, will achieve a 20 percent improvement over the next decade, saving companies and business owners tens of billions of dollars a year.

The plan will spur innovation by reforming tax and other incentives to retrofit, creating a new competitive grant program for states and localities that streamline their regulations to attract retrofit investment, and challenging the private sector to invest in building upgrades through a new "Better Buildings Challenge."

The President has asked President Clinton, who has been a champion for this kind of energy innovation, to co-lead the private sector engagement along with the President's Council on Jobs and Competitiveness, headed by Jeff Immelt, the CEO of General Electric.

### Just Released – BOMA's New Preventive Maintenance Guidebook

Cutting costs and improving the operating efficiency of a commercial building over the long term is a goal owners and managers have been striving to achieve for years. BOMA International brings you one step closer with [Preventive Maintenance: Best Practices to Maintain Efficient and Sustainable Buildings](#), an update of BOMA's 2003 Preventive Maintenance Guidebook.

You'll learn:

- How to establish a preventive maintenance program
- What predictive maintenance is and how it can save money
- Principles of capital planning and sample analysis
- How to identify and tag equipment and systems
- Staff requirements to operate a property and perform preventive maintenance
- Expected useful life of building systems

[And more...](#)

Order BOMA's [Preventive Maintenance Guidebook](#) today.



# 2011 MAC TOBY Celebration

The Middle Atlantic Conference of the Building Owners and Managers Association

## REGISTRATION FORM:

Wednesday, May 4, 2011  
6:00 PM – 10:00 PM  
The Ritz-Carlton Philadelphia  
10 Avenue of the Arts, Philadelphia, PA 19101

The cost is: \$165.00 per person

Please make reservations for \_\_\_\_\_ persons. Responses due by: **April 27, 2011**

Name: \_\_\_\_\_

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Telephone: \_\_\_\_\_ E-Mail \_\_\_\_\_

Guest Names:

\_\_\_\_\_  
\_\_\_\_\_

Total Enclosed: \$ \_\_\_\_\_

\* All dinner reservation fees must be paid for by check payable to: MAC ~ sorry, credit cards are not accepted.

**RESERVATIONS: Hotel Room Reservations** are to be made directly with the Ritz-Carlton Philadelphia. Please call 800-241-3333 using "Middle Atlantic Conference of BOMA" to receive the conference room rate of \$229.00 plus applicable taxes.

For our files, please complete the following after your hotel reservations have been made.

ARRIVAL DATE: \_\_\_\_\_ DEPARTURE DATE: \_\_\_\_\_

The cutoff date for MAC reduced rate is April 11, 2011 or earlier if the MAC block sells out.

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