

San Antonio BOMA

HORIZONS

San Antonio Building Owners and Managers Association, Inc.

OFFICERS AND DIRECTORS

President

David Held
Mack-Cali Realty 828-6998

1st Vice President

Susan Shepard, CPM, RPA
Equity Office 349-3324

2nd Vice President

Eileen Kondoff, CPM
Cross & Company 824-9080

Secretary/Treasurer

Brenda Younts
EG & G Management Services
362-7882

General Counsel

Gay Gueringer
Richie & Gueringer, P.C. 220-1080

REGULAR DIRECTORS

John Anthis, CPM, RPA
Trammell Crow Company

Cindi Furrow
Baptist Health System

Beverly Koch, RPA
GPM Life Insurance

Susan Lillibridge
Lowe Enterprises

ALLIED DIRECTORS

Rosemary Bailey
Contract Building Services

Pam Brant
Plant Interscapes

Richey Houdek
ABM Janitorial Services

Dick Zucker
Beldon Roofing Company

IMMEDIATE PAST PRESIDENT

Susan Sweet, CPM
Rector Management

PAST PRESIDENT

Tomi Sue Beecham, RBM, RPA
Lincoln Property Company

Happy New Year!

The 2000 BOMA Christmas party was a tremendous success thanks to the large turnout and great atmosphere of Club Giraud. Over 100 guests attended the event, in spite of the chilly night air. Cheery fires burning outside made it pleasant to be on the patio which overlooks the Riverwalk.

San Antonio BOMA wishes its members, their families and friends the best of health and prosperity as we officially enter a new millennium!



Cindi Furrow puts her best foot forward with her husband, Larry.



(Left to Right) Nancy & Frank Russell with Dan & Brenda Bagwell.



Bob Cherniss and his wife, Patty, helped spread holiday cheer!



(Left to Right) Susan Shepard, Richie Houdek, Lynn Forester, Bill Hudson and Kim Speer.

President's Letter —

Looking Forward

Wow. Y2K. All the anticipation and excitement and it's already gone. I think for the large majority of us, 2000 was exciting, enjoyable and profitable. It was a year in which we all grew in some way or another, as professionals and as individuals. It's also another precious year that is now a memory. I know we have all heard our elders say it, but it's so true — "the older you get, the faster it all goes". At 41 years old, I am becoming increasingly aware of my mortality. . . how little time we all have to really live life. To make an impact. To live life to the fullest. To do it right, without regrets. One aspect of our lives we can all improve upon is our careers. It has taken me 41 years to get to where I am and frankly I'm not satisfied. I want to do better. I want to work smarter. And the clock's tickin' . . .

One of my most recent lessons in life involves San Antonio BOMA. Honestly speaking, I was somewhat hesitant and reluctant when I stepped into my first BOMA luncheon some 5 or 6 years ago. My reasons were simple and selfish. I needed to get to know more property managers. Success in my profession was a lot easier when surrounded by the best. What I found was surprising and a lot more than I really ever expected. One step at a time I got more involved. And the rewards, well, they have been very satisfying.

I am a real estate broker and the crowd I usually associate with is far different that what I found at BOMA. Yet I have

forged friendships, enjoyed myself at the functions, helped educate myself in our changing industry and have rounded out my peer group. In short, it has been a great investment of my time — an improvement in my career without taking away much time from my first priority, my family. Learn from me, actively participate in BOMA, and mix it up.

Most people at the BOMA luncheons are there in part to meet other professionals. Don't sit with your friends. Get uncomfortable. Interact. Pick a table at random and sit there. Join a committee, there is value in it. Meeting new people is enjoyable and it can make you money, which is the primary reason why we go to work in the first place, isn't it? BOMA is a great organization with great people in it. Take advantage of it. A good friend of mine, Mike Weiss, recently said something you can apply to any area of life, including my pitch here for BOMA "Do it now, before you say you should have."

Think about it. Remember, the clock's tickin'.

Lastly, I'd like us all to thank Susan Sweet for the outstanding job she did as president. Committed and hardworking, Susan gave more to BOMA than most of our members will ever know. We should all be grateful.

I look forward to a great new year. Thank you for entrusting me with the leadership of this fine organization.

*David Held,
President*



San Antonio BOMA Welcomes New Members

Regular

**City of San Antonio, Public Works Dept.
Bill Washkoske and Michael Quinn
8313 Cadmus
San Antonio, TX 78214
(210) 927-7976
Sponsor: David Held**

Allied

**Grinnell Fire Protection
Vince Baker and George Boone
2438 Freedom Drive
San Antonio, TX 78217
(210) 824-6324**

Grinnell has been in the fire sprinkler business for over 150 years. The company deals in the construction, remodeling, service and inspection of fire sprinklers, fire alarms, dry chemical systems, fire extinguishers and

emergency lighting. Grinnell is the world's largest total fire protection provider.

Sponsors: Tomi Sue Beecham, Nancy Russell, Susan Sweet

Allied

**Moon Cleaning Services, Inc.
Arie Moon
2530 Melrose Canyon
San Antonio, TX
(210) 490-5407**

Moon Cleaning Services, Inc. has been providing commercial cleaning services to San Antonio businesses since 1987. The company employs 61 full-time employees who work around the clock to ensure the highest quality.

Sponsors: Rebecca Camacho, David Held, Roberta Young

BOMA Helps Property Professionals Plan for the Unexpected

Emergencies and security incidents can strike anywhere, anytime and with little to no warning. In the last year alone, downtown Fort Worth was hit by a tornado, and Calgary, Minneapolis, Philadelphia, Seattle and Washington, D.C. felt the force of protestors and rioters. To help property owners and managers prepare for potential emergencies and security incidents like these, the Building Owners and Managers Association (BOMA) International introduces its newest publication, *Are Your Tenants Safe? BOMA's Guide to Security and Emergency Planning*.

The new book combines information from BOMA's two previous guidebooks, *Security Planning Guidebook* and *Emergency Planning Guidebook: A Blueprint for Preparing Your Building's Response* and features new and updated information.

"No property should be without detailed security and emergency plans," said BOMA President Richard D. Baier, managing director of CB Richard Ellis in Kansas City, Mo. "Recent incidents have clearly shown us that you can never be too careful about planning. Depending on where your building is located, you could be at risk for any number of man-made or natural disasters. If and when an emergency



or security incident strikes, tenants and employees will be less likely to panic if a comprehensive plan is in place and they are properly trained in how to respond. Physical damage to the building and its contents can also be significantly reduced by an effective plan."

The emergency planning section of the book details the necessary steps to create a custom plan for any building, as well as instructions on how to assemble and assign tasks for emergency team members, types of emergencies to plan for, checklists and a sample fire emergency plan. The security planning section deals with potential security concerns and how to evaluate a building's security risk. It also discusses the pros and cons of outsourcing security versus an in-house security team and provides checklists for creating a comprehensive security plan. The book includes a crisis communications section that details how to deal with the media in crisis situations.

To order the *Are Your Tenants Safe? BOMA's Guide to Security and Emergency Planning*, visit <http://www.boma.org/pubs/epg.htm> or call 1-800-426-6292 and request order number 183-EMERGE-029. The member price is \$45.00.

BOMA Working with Associated General Contractors

The Building Owners and Managers Association (BOMA) International has formed a joint committee with the Associated General Contractors (AGC) of America to coordinate efforts on public policy initiatives and to develop products and services that will benefit both BOMA's membership of commercial real estate industry professionals and AGC's membership of contractors, providers and suppliers.

"BOMA and the AGC have a history of pursuing similar interests on issues such as building codes, tax policy, the Americans with Disabilities Act, quality growth, infrastructure, energy deregulation and telecommunications," said BOMA President Richard D. Baier, managing director of CB Richard Ellis in Kansas City, Mo. "It makes sense for us to form a partnership with AGC since they are the contractors constructing the buildings and we are their clients."

The AGC/BOMA Joint Alliance will go beyond the two organizations' current legislative and regulatory cooperation

as members of the "Get It Together" building codes coalition, to include tax issues, research, publications and educational opportunities, as well as state and local issues.

"Our first call of business is to maximize our current efforts by cross-selling existing BOMA and AGC products and services," Baier said. "Pegged to this is the development of a series of building and design guidebooks geared toward both contractors and property owners. This will greatly enhance our efforts to help both parties understand each other's needs and requirements during the building process."

In addition, other joint projects proposed include: cooperation with the American Institute of Architects, U.S. Justice Department and/or the U.S. Access Board on the next version of the Americans with Disabilities Act (ADA) guidebook and an ADA symposium; coordination of education and information sessions at each association's respective conferences and conventions; and electronic commerce ventures.

Desiccant Technology: Provides Protection and Economic Benefits

By Mark Blythe RCGC, City Public Service

In today's "cost minded" operating environment many building owners/operators are returning to an old friend for lower utility bills and protection against possible litigation stemming from poor indoor air quality. The old friend I am referring to is not a utility savvy marketer or the brother-in-law that holds a law degree, but an old technology known as "desiccant systems". These systems have actually been used since the 1920's in industrial applications and air conditioning in many commercial buildings. Over time, with low cost power and the large economies of scale enjoyed by the electric chiller and AC unit manufacturers, desiccants faded away, being used only in niche markets such as cold storage and clean room facilities. In these buildings, humid air being circulated throughout can cause problems such as ice build up on floors and cooling coils or in the case of clean rooms may have detrimental effect on certain products.

Recent litigation surrounding "sick building syndrome", tightening EPA indoor air quality standards (ASHRAE Standard 62) which regulate acceptable levels of indoor air allergens, return or fresh air requirements coupled with rising electricity cost are making desiccant systems both economical and, (in high humidity regions) a necessary HVAC component. A desiccant system can help an owner/operator save money on monthly electricity cost and keep indoor air quality to an acceptable level even in "weather tight" structures.

Here's how it works: Desiccant equipment utilizes an absorption wheel to remove moisture (humidity) from the supply and fresh air needed to cool a building. This dry air is passed through the cooling coils and into the building through conventional HVAC systems while the absorption wheel is dried by clean economical natural gas to repeat the cycle. Because the moisture is removed before it enters the building,

mold and other potentially hazardous allergens do not have the moisture required to grow between wallboards or in dark areas. This helps to keep rooms from smelling musty while giving the occupants a more comfortable feeling. Along with fresh air benefits, desiccant systems can save money on electric cost as well. This savings can be seen both in new and existing facilities. In new applications total cooling tonnage may be reduced up to 20%, since the units do not have to cool humidity-laden air. Less cooling tonnage means lower peak demand during cooling periods when electricity is most expensive. Existing units will benefit from this reduction in moisture as well, operating less per cooling cycle saving both on equipment wear and reducing peak demand. This reduced peak demand can actually save you money all year, since these charges are set during the cooling season.

Whether designing a new system or redesigning an existing system have your HVAC designer or contractor explore the possibilities of desiccant units for your application. The cost benefits of this "old friend" may surprise you, and the comfort level coupled with the fresh air benefits will leave you feeling at ease.

News Roundup —

The Milam Building has been purchased by a Dallas investor. Diane McCall, CPM will manage the building.

People Tracks —

- **Alan Tinkle** is now managing One Technology Center for Trammell Crow Company.
- **Diane McCall** is now managing Milam Building for its new owners.
- **Dave Nielson** is now managing Energy Plaza for Trammell Crow Company.

tyco

**Fire &
Security**

**Grinnell Fire
Protection**

Vince Baker

Inspection Manager
vbaker@tycoint.com

Grinnell Fire Protection
A Division of Grinnell Corporation
2438 Freedom Drive
San Antonio, TX 78217-4423

Tel: 210-824-6324
Fax: 210-824-6497
24 Hour Emergency Service
Reg#: SCR-0009/
ACR-76243-187-B/ECR-370-A
grinnellfire.com

BOMA and IREM Collaborate to Ease and Increase Participation in Respective Data Surveys

In an effort to save time for their members and to increase participation in their respective annual income and expense surveys, BOMA and IREM have agreed to collaborate on a joint survey for 2001. The joint survey will collect office income and operating expense data for BOMA's benchmark publication, the Experience Exchange Report (EER) and for IREM's publication, the Income/Expense Analysis. The joint format will enable commercial real estate professionals — both members and non-members of either or both associations — to participate in both organizations' surveys without duplicating the time and effort needed to fill out separate questionnaires. The questionnaires will be mailed to both organizations' memberships. Participants will need only to fill out the paper survey once, then mail a copy to each organization. The survey document will also be accessible after January 1, 2001 at www.boma.org/download/research/2001eer.pdf. Instructions for submitting electronic versions of the survey to each organization will also be available on the web site.



The survey will collect year 2000 data. Both benchmarking publications summarizing the survey results will be published in mid-2001. "A joint survey instrument was requested by the members of both organizations, many of whom we share in common," said BOMA President Richard D. Baier, managing director of CB Richard Ellis in Kansas City, Mo. "This survey will save our members a tremendous amount of time, which will increase participation in both surveys. This will, in turn, increase the member value of both of our publications because they will reflect a greater share of the industry."

Participants who submit completed questionnaires for BOMA's EER will receive a complimentary Expense Performance Comparison, which compares each building a participant submits with similar buildings based on location, square footage and building age. Participating BOMA members will receive a discount off the member price and may purchase the EER for \$55 (book) and \$225 (CD-ROM).

CGRAM ROOFING
THE ROOFING EXPERTS

- 48 Hour Leak Response
- All Types of Commercial Roofing
- Preventive Maintenance
- Complete Sheet Metal Shop

CGRAM ROOFING
5171 Casa Bella • San Antonio, Texas 78249
(210) 694-7815 • Fax: (210) 694-5584
Web: www.cramroofing.com

Whosit?



Can you identify this tiny tot? The first person to call the BOMA office at (830) 981-5223 with a correct guess will win a free BOMA luncheon!

Congratulations to Kelly DeFonté for spotting Riverview Towers in last month's wheresit photo. Good luck to all on this month's contest!

Walking the Property

The nation's largest office building is the Pentagon in Washington D.C., with 3.7 million square feet of offices, 17.5 miles of corridors, 691 water fountains, 284 restrooms and 23,000 employees. Despite its size it has been called the most efficient office building in the world. It only takes 7 minutes to walk between any two points in the building. (Source: U.S. Department of Defense)

Address Service Requested

2001 Committee Chairpersons:

Ambassador	Dick Zucker & Bob Cherniss
Awards	Susan Sweet
BOMA OPEN	Richey Houdek & Susan Shepard
Community Service	Kelly DeFonte & Rebecca Camacho
Education	Billy Pitts
Finance	Brenda Younts
Government Affairs	Tomi Sue Beecham
Medical Office Building Forum	Cindi Furrow
Membership	Susan Shepard
Newsletter	Greg Lillibridge & Pam Brant
Program	Eileen Kondoff
Public Relations	Robert Steele
Social	Sandra Harms
TOBY	Kim Speer
Trade Show	Marcy Barber
2002 Regional Conference	Mel Trachta & Kim Speer

Executive Vice President Lynn Forester
Texas Management Solutions, Inc.
(830) 981-5223
Fax: (830) 981-5188



is produced monthly for
San Antonio BOMA, Inc. by:



210-340-5454
email: inkspot@onr.com

Mark Your Calendar —

January

- 18** Membership Luncheon,
Oak Hills Country Club, 11:45 a.m.
- 23** Board of Directors Meeting, 12:00 p.m.
GPM Tower Conference Room
- 26-30** Winter Business Meeting, Washington, D.C.

February

- TBD** Committee Thank-You Party
- TBD** RPA Course, "Design, Operation & Maintenance
of Building Systems I"
- 15** Membership Luncheon,
Oak Hills Country Club, 11:45 a.m.
- 22** BOMI Ethics Course, 8:00 a.m. - 12:00 p.m.,
CPA Education Foundation classroom
- 27** Board of Directors Meeting, 12:00 p.m.
GPM Tower Conference Room

January Luncheon —

Join us at the Oak Hills Country Club, Thursday, January 18, 2001 for our monthly membership luncheon. We will feature the installation of the 2001 Officers and will present gifts of appreciation to some very deserving members!

Attention Members

If you pre-paid for the annual luncheons with your dues payment, you must still make a reservation to attend. This ensures that everyone has a hot meal and a place to sit!