



# Bulletin

DECEMBER 2008/JANUARY 2009

[www.bomasf.org](http://www.bomasf.org)

*BOMA San Francisco advances the commercial real estate industry through advocacy, professional development, and information exchange*

## An Interview with 2009 President Margot Crosman

### On the Inside

#### NEW BOMA STAFF

... 2 ...

#### BOMA'S NEW LEADERSHIP

... 4-5 ...

#### MARKETING YOUR PROPERTY DURING THE RECESSION

... 7 ...

#### EARTH AWARDS COMPETITION

... 9 ...

#### EER GOING ONLINE

... 12 ...

#### MEMBERS ON THE MOVE

... 14 ...

### **D**escribe the career path that led you to your present position.

I was in the performing arts—dancer, choreographer, director. I arrived in San Francisco in the late 70's as a founding member of the Oberlin Dance Collective (now SF's own ODC Dance). I recently had lunch in Manhattan with an old friend, the editor of *Dance Magazine*, and was thrilled when she introduced me to the staff, and they were impressed!

Like many of us, I just fell into real estate. My broker loves to point out that he actually went to school because he wanted to be in real estate. I really enjoy the variety in the backgrounds of my colleagues. One of my best friends worked for the suicide prevention hotline. Not bad preparation, eh? We're a motley lot in the best sense of the word.

### **Tell us about your BOMA involvement. Why are you involved in this association?**

I can thank Joe Murphy for that. When I worked for Northwest Asset Management Company, we all went to everything. I started RPA classes before I got my real estate license. I've always worked for

small companies. BOMA has offered me access to peers, education and training, exposure to upcoming codes and regulations, and a place to hone my leadership skills. It has replaced what the best large companies provide to their employees.



Margot Crosman, RPA, CCIM  
Unico

### **What value have you found in serving on committees and the Board?**

Inestimable. I've loved every committee I've served on and I won't bore you with the list. Here's the best story. I joined the Government Affairs Committee in 1996 when there were a number of task forces starting up. I wanted to be proactive and volunteer in order to avoid getting the worst possible

assignment. No luck. I was asked to chair Solid Waste and Recycling. Glamorous, huh?? Well... it's probably the single most influential thing in my career. I became the building manager of 100 Pine shortly thereafter and the rest is history -- recycling awards, first LEED EB multi-tenant office building in California, promoted to Director of Sustainability for Unico's nine million square feet of mixed property types. I'm so proud of what is now the Environment Committee!

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**BOMA San Francisco Salutes**



**Securitas Security Services  
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This support demonstrates their belief in the value of BOMA's advocacy, professional development and information services for commercial real estate professionals.



BOMA San Francisco has hired **John M. Bozeman** as Legislative Assistant to bolster the association's government and public affairs efforts.

John is a graduate of UC Davis with honors, majoring in Community and Regional Development. He was most recently legislative aide to Senator Carole Migden. John's experience working in the state capitol in a fast-paced office has given him great contacts, an intimate understanding of the legislative process, familiarity with constituent concerns, and solid communications, customer service and community outreach experience. All of this will serve him well in his new role with BOMA. John's prior work experience includes serving as General Securities Principal/Team Specialist at E\*TRADE Financial, and Sales Manager for a franchised health food/supplement retail outlet.

Hiring John strengthens BOMA's advocacy team, helping us to deliver more value to the BOMA membership. Be sure to say hello when you meet him. John can be reached at 415-362-8567 or johnb@boma.com.

Continued from page 1—President's Message

**What do you see as BOMA's biggest challenge over the next few years?**

We're going to have to hunker down and weather the storm just like everyone else. The good news is that associations become more valuable to their members during downturns. BOMA SF is a great association because we are, first and foremost, here for our members!

**Are you involved in other organizations?**

I am a member of Commercial Real Estate Women (CREW), Certified Commercial Investment Members (CCIM) and the United States Green Building Council (USGBC), both national and local chapters.

**What are your passions?**

Yoga. I'm an investor and teacher at Ocean Yoga in my community of Pacifica. My interest started as stress reduction for the job. . .and it is still that; but so much more!! Yoga means "union" and it is a spiritual pursuit. The mind will drag you along like a wild river (to quote the meister of NOW, Eckart Tolle). Yoga focuses and stills the mind. Ah...I just taught a beginning class at the BOMA International Winter Business Meeting in Palm Springs.

## The BOMA Bulletin

is published quarterly.  
Scheduled 2008 issues are  
March, June, September  
and December.

Contact Tory Brubaker at  
**415/362-2662 x115** for information on

- Advertising Opportunities
- Article Submissions
- Press Releases for Members on the Move

Ads are due by the 10th of the month  
prior to publication.

# BOMA's 2009 Corporate Sponsors

We thank these Leading Companies  
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## Three New Leaders Join BOMA's Board of Directors

BOMA welcomes **Meade Boutwell**, LEED AP, Sr. Vice President, CB Richard Ellis; **Steve Levine**, Vice President, Wells Fargo Bank; and **Steven Ring**, RPA, CPM, Director of Client Solutions, Cushman & Wakefield, to its board of directors.

**Meade Boutwell** has been involved in commercial real estate in San Francisco for the past 24 years. He specializes in office leasing, with extensive experience in representation of landlords and sublessors. In total, he has leased, subleased or sold over 7 million square feet of commercial property in the San Francisco Bay Area.

As Vice President and Manager California Property Management and Facility Operations at Wells Fargo, **Steve Levine** is charged with directing the management of nearly 2000 facilities containing 14 million square feet of space, including data processing centers, high and mid-rise office buildings, cash vaults and retail branches.

**Steven Ring** joined Cushman & Wakefield in 2007 as a Director with the Client Solutions group. He brings 25 years experience in the real estate industry in the areas of asset management, property management, brokerage, leasing and construction. Currently, Mr. Ring oversees a portfolio of approximately 2.5 million square feet of real estate and heads up the Green Initiatives for the Northern California region of Cushman & Wakefield.



Meade Boutwell



Steve Levine



Steven Ring

## BOMA Thanks its 2008 Corporate Sponsors

Sponsors Treated to Lunch at  
Sens Restaurant

BOMA thanked each of its 2008 Corporate Sponsors at a special luncheon on November 20. Over 60 of our sponsors enjoyed a fabulous meal and great networking with their industry colleagues. BOMA is grateful to these leaders for their continued support of our organization. Corporate Sponsorship gives member companies increased visibility, and accessibility to key professionals in the commercial real estate industry. This annual support helps underwrite the numerous member offerings and activities planned each year.



**Jeff Hutson**, Richlen Construction; **Steven Ring**, Cushman & Wakefield; and **Paul Bensi**, Able Services



**Paige Salazar**, Terwilliger Management Co., **Liz Allio**, Universal Protection Service, and **Lisa Vogel**, RREEF



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## BOMA San Francisco Elects New Officers

**M**argot Crosman, RPA, CCIM of Unico was elected as president of BOMA San Francisco for the 2009 business year. Additionally, **Thomas Kruggel, Hines,** and **Anne Stephens, Paramount Group, Inc.,** were named president-elect and treasurer, respectively. Along with immediate past president **Stephen Austin, RPA,** of **Boston Properties,** the three will serve on BOMA San Francisco's Executive Committee, which sets policy for and provides overall direction to the organization.

As Director of Sustainability, Margot Crosman leads the green and sustainability efforts for all Unico property groups, encompassing nearly nine million square feet of premier properties in the western United States, as well as the investment, development and corporate initiatives. She also continues to serve as the General Manager of 100 Pine Street.

Tom Kruggel serves as senior vice president of operations for Hines and currently oversees the operational activities of over almost 29 million square feet of real estate projects throughout the West Region.



Margot Crosman, RPA, CCIM  
President 2009



Tom Kruggel  
President Elect

Anne Stephens is the Area Asset Manager and General Manager for Paramount Group, Inc. She is responsible for the oversight of day to day operations, financial reporting, capital projects and tenant relations at One Market Plaza.



Anne Stephens, CPM  
Treasurer



Stephen Austin, RPA  
Immediate Past President

Steve Austin is regional property manager for Boston Properties, and is responsible for the five properties that comprise Embarcadero Center.

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### Renew Your BOMA Membership Today

Count on BOMA for Continued Advocacy, Professional Development, and Information

Your 2009 membership renewal is due and payable. We urge prompt payment so your benefits will continue uninterrupted. We also urge a voluntary contribution to BOMA's local and state political action committees.

A suggested PAC contribution amount is shown on your invoice; we ask that you give whatever you feel comfortable with, because a fully funded political action committee is a critical component of BOMA's advocacy success.

# BOMA's Annual Meeting:

Members of the Year & Public Official of the Year Awards Presented

**B**OMA San Francisco's Annual Meeting & Membership Recognition Lunch was highlighted by the presentation of the 4th Annual Principal Member and Associate Member of the Year awards. These awards were implemented to recognize people who exemplify service to BOMA. The general membership was asked to nominate candidates and those nominations were reviewed by BOMA's Leadership Development Committee. Criteria used to evaluate nominees include committee involvement, attendance at events, contribution of time and talent, demonstrated leadership skills and an active role in BOMA's advocacy efforts.

Congratulations to BOMA's 2008 **Principal Member of the Year, Margot Crosman**, General Manager & Director of Sustainability, with **Unico**. Margot represents our local BOMA to the Executive Committee of BOMA California has provided invaluable guidance to the advocacy efforts of our state association. Further, by taking the lead on fundraising efforts to benefit the programs of our statewide organization, Margot has financially strengthened BOMA California, helping to ensure that it has the resources necessary to protect private property rights and to foster reasonable public policy impacting commercial real estate.

BOMA awarded the 2008 **Associate Member of the Year** award to **Debbie Shea** of **Window Solutions**. As secretary to our Government and Public Affairs Committee, Debbie has helped us record the many actions of that group, and to follow through on numerous open issues. Further, representing BOMA to the Small Business Network, in their many evening meetings, she has helped us to maintain our link to that important business ally.

BOMA also thanked **Rich Lee** for taking time to make numerous calls on behalf of BOMA's political action committee. Rich's efforts raised member awareness of the importance of our PAC's work, and helped generate significant additional donations to our political action committee.

BOMA honored **San Francisco Supervisor Sean Elsbernd** as its **Public Official of the Year** citing his pragmatic and fair-minded approach to working on issues affecting the local community. Supervisor

Elsbernd has consistently voted to support economic analysis of proposed ordinances, and he has worked closely with BOMA and other business organizations to get their input on legislation affecting us. Especially notable was the initiative that Supervisor Elsbernd wrote and advanced earlier this year, known as Proposition B. Through the passage of Prop B, Supervisor Elsbernd saved San Francisco taxpayers substantial future dollars, by expanding the vesting time for city employees to receive full healthcare benefits upon retirement—from 5 to 20 years.

Getting labor and the business community behind this effort, educating voters about it's importance to our city's future economic health, and getting Prop B passed demonstrates exactly the kind of leadership we need to see from our elected leaders.

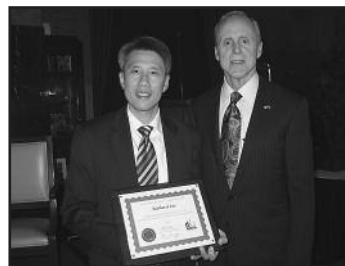
BOMA has previously provided this award to Gavin Newsom, Barbara Kaufman, Leland Yee, Lawrence Kornfield, Dean Macris, Michela Alioto-Pier, and fire marshal Barbara Schultheis.



Steve Austin congratulates Debbie Shea and Margot Crosman.



Supervisor Sean Elsbernd



Steve Austin congratulates Rich Lee.

# MARKETING MEMO:

## Marketing Your Property During the Recession

By Henry Eason, Managing Partner, Eason Communications LLC, henry@easoncom.com

**W**hen times are tough there is no better way for a property manager to stretch a marketing budget than using public relations. Here are a dozen tips your marketing manager or PR agency can use to promote your building or company cost effectively.

1. Think "stories." There are countless interesting things going on in your building that could make for useful news releases, media pitches, newsletter items, direct-mail pieces or speeches.
2. Invite influential reporters (on a one-to-one basis) to your building for a tour and lunch in your conference room or your on-site restaurant, where you can discuss newsy topics and find out what interests them.
3. Write how-to articles for business and industry trade magazines and association newsletters. Address very specific topics that you and your staff handle well.
4. Conduct consumer-oriented seminars or workshops in your conference room for select prospects on the best ways to evaluate competing lease opportunities. And invite a reporter or two to attend.
5. Develop a "multi-tasking" newsletter for tenants, prospects, networking sources, neighboring businesses, government officials and journalists. But this time...make it a publication that people actually want or need to read. And use professional design so it doesn't make you look cheap.
6. Join or regularly attend trade association events for companies in industries you wish to attract. Offer to give a talk on commercial real estate issues or serve on a panel.
7. Any time you organize your thoughts to make a speech or participate in a seminar, re-work that intellectual content into a news release or an article.
8. Develop "source" relationships with media who cover your industry. Be the "go-to" person for them when they encounter commercial property management issues.
9. Create and keep updated a "news" section on your Web site and include your news announcements, copies of your articles, speeches, high-resolution photos publications can use and the biographies and contact information of your key people.
10. Get involved with your local BOMA and take a leadership role. Offer to make speeches, write articles for its newsletter and volunteer to serve on a committee or help develop a program.
11. Create high-impact postcard mailers that target specific prospects and provide them with incentives to visit your Web site or contact you directly because your building has strong green features or is situated close to technology firms or near attractions that their employees would enjoy, etc.
12. When you spend precious dollars advertising in publications, make sure the ads go beyond vague images and branded messages and say something that will make prospects take action. And tie your ad content into your other communications programs to magnify impact.

**Eason Communications LLC** is a San Francisco-based marketing and public relations agency that serves a variety of companies and organizations in the real estate and built community, including BOMA San Francisco. Henry can be reached at 415-596-4965.

Feel free to forward this marketing memo to anyone who might benefit from it.

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## BOMA International Meetings in 2009

**March 23-24, 2009**

**National Issues Conference**  
Hyatt Regency on Capitol Hill  
Washington, D.C.

**June 28-30, 2009**

**Commercial Real Estate Congress and The Office Building Show**  
Pennsylvania Convention Center  
Philadelphia, PA



The BOMA SF Environment Committee is pleased to announce the



# BOMA San Francisco EARTH Awards Competition!

The BOMA San Francisco EARTH Award was created as an opportunity for BOMA members to consider the entire spectrum of programs and practices that constitute an effective "sustainability program" for office buildings including what policies and procedures should be adopted that can help move a property toward becoming "green".

We invite you to participate in the **2008 BOMA San Francisco EARTH Award** program. The application is available at [www.bomasf.org](http://www.bomasf.org). The deadline to return all applications is February 27, 2009.

The 2009 EARTH Awards are sponsored by BOMA San Francisco, with generous support from the San Francisco Department of the Environment, Golden Gate Disposal and Recycling, and PG & E. Winners will be recognized at the April 22, 2009 membership luncheon and \$20,000 in cash prizes will be distributed to the top achievers.

BOMA SF's Environment committee is hosting a **Sustainability Fair & Workshop** on Jan. 29 from 11 a.m. – 2 p.m. at the Ferry Building Port Commission Conference room. Committee members, resource providers and previous winners will be available to answer questions and mentor attendees on how to complete the application. You may stop by anytime during the 3-hour event. The event is free of charge, and refreshments will be served, a reservation is required via BOMA's website.

**Thank you to our Sustainability Fair Sponsors:** ABM, Able Services, Ashforth Pacific, CleanSource, Gardener's Guild, Golden Gate Disposal & Recycling, Hathaway Dinwiddie, Pankow Special Projects, PG&E, RetroComm Energy Strategies, Shorenstein Realty Services, The Swig Company, and Waxie Sanitary Supply. Thank you to **Equity Office Management LLC** for hosting the event in their facility.



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# Foundations in Real Estate Management

New Course Earns Rave Reviews from Students and Instructors

**B**OMA San Francisco debuted **Foundations in Real Estate Management** in October 2008, earning high marks from both students and local professionals who taught the different modules. The 5-module, 28-hour entry-level course covers the fundamentals of commercial real estate administration, management, building systems, accounting and reporting, and contract management and is reinforced by behind-the-scenes tours of outstanding buildings.

19 students participated in the first offering including employees from Ashforth Pacific, Broadway Real Estate Services, CB Richard Ellis, Cushman & Wakefield, GSA, PM Realty Group, RREEF, Shorenstein Realty Services, STG Asset Management Group, The Gordon Group, The Swig Company and Unico.

BOMA will be offering the full course again in 2009 pending confirmation of all instructors. For more information on the program, please contact the Director of Education Programs, Francine Anderson, francinea@boma.com, 415-362-2662 x112.

Introducing the  
**BOMA Green Lease Guide**

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**BOMA**  
Building Operations Management Association

## WHAT DO PARTICIPANTS HAVE TO SAY ABOUT FOUNDATIONS?

### Management Company Representative

*Yes, the course was a great introduction to the industry for my new property coordinator. She has a lot of experience in other disciplines and this course was very helpful in giving her the 'big picture' in regards to property management. She also brought back some great ideas on how we can improve our systems at 388 Market Street!*

**Jacqueline Robinson, Property Manager  
PM Realty Group**

### Student Recommendation

*I found that the class was a great opportunity to learn with your peers. It was great to share experiences with people that are very new to the industry. I found that the class would be a valuable tool for anyone entering into a career in real estate and it's a great refresher course for those that have been in it for a while.*

**Jackie Jones-McWilliams  
Unico**

### Instructor Recommendation

*The Building Operations 1 & 2 course material was very comprehensive and contained useful up-to-date building systems and operating information coupled with excellent PowerPoint slides. I also feel that the ability to have the class visit a building and have the opportunity to tour with the chief engineer and property manager helped bring into perspective the written material with actual building systems/components such as domestic water service, fire sprinkler systems, HVAC system, roof system, fire alarm system and recycling.*

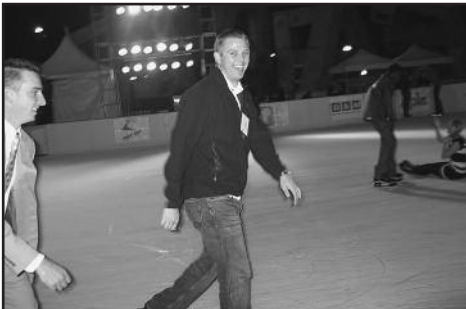
**Paul C. Richards, CPM, RPA  
Director of Property Management  
Wilson Meany Sullivan**



## Networking Mixer on Ice!

**B**OMA<sup>YP</sup>'s had the chance to network on ice skates at the final event of 2008. The mixer, sponsored by **Peacock Construction**, drew over 100 young professionals who mingled and ice skated for 3 hours. A big thank you to **Boston Properties** who generously provided exclusive use of the Holiday Ice Rink at Embarcadero Center, and to Boston Properties' Helen Han who secured fabulous door prizes and arranged the facility.

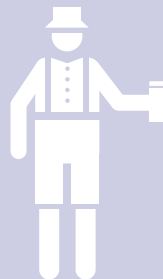
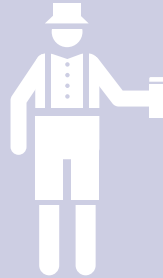
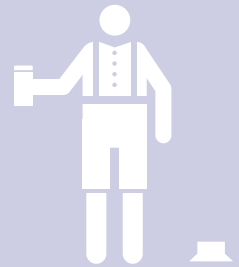
The steering committee has a great series of events planned for 2009. The complete 2009 BOMA<sup>YP</sup> event calendar is available on BOMA's homepage at [www.bomasf.org](http://www.bomasf.org). Mark your calendar for the BOMA<sup>YP</sup> St. Paddy's Day Networking Mixer on **Thursday, March 12** at the **Holding Company**. \$20 provides 2 drinks, food and a live DJ. Register online at [www.bomasf.org](http://www.bomasf.org) in the social events section.



## BOMA's Un-Oktoberfest

A Return to Schroeder's Brings a Record Crowd

Oom Pah Pah! Over 175 BOMA members celebrated the annual Un-Oktoberfest party hosted by the BOMA Associates Committee on November 7, 2008. Event chairs Event Chairs **Rennie Ediger**, **Perfection Sweeping**, and **Sonia Bastidas**, **Giampolini & Co.**, brought the party back to Schroeder's Restaurant and the venue brought in a record crowd. Mark your calendar for this year's event on November 4, 2009.



# Thanks to our Fall Seminar SPONSORS

Emergency Communications:  
Best Practices to Ensure Effective  
Crisis Management  
October 22, 2008

**Cypress Security**

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Career Success Series – Understanding  
Primary Building Systems  
October 29, 2008

**Young Electric**



Annual Building Codes Seminar  
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## 2009 Experience Exchange Report Survey is Going Fully Online

Online Survey Available NOW

**A**mong the many things your membership dues funds is the industry's best operating income and expense research, The Experience Exchange Report (EER). In 2009, the industry's best benchmarking tool will get even better! The EER will move entirely online, allowing you to access commercial office building income and expense data through a dynamic, Web-based platform. The new online EER will allow you to customize your search for data, export it to PDF and other user-friendly tools to make budgeting easy, and allow you to track trends. The 2009 EER survey will launch in January and be open through March.

The EER is the most comprehensive and reputable source for operating income and expense data for the office building industry. Your participation in the 2009 EER survey is vital to ensure that the EER contains the most comprehensive building performance data in our industry. EER data also helps BOMA advocate on behalf of the industry on the federal, state and local levels, and helps ensure that the industry is accurately characterized to the media and industry analysts.

Once again, the survey will be conducted entirely online at [www.boma.org/2009EERsurvey](http://www.boma.org/2009EERsurvey). Submission of data is absolutely free! 2009 respondents receive a complimentary Expense Performance Comparison, which highlights how the respondent building compares to its peers, but also have the opportunity to purchase access to the new online EER reports at discounted prices. For more information about the EER, please visit [www.boma.org/Research](http://www.boma.org/Research).

### **REGISTER NOW!**

Monday, February 23, 2009  
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AIA SAN FRANCISCO**

Joint Membership Luncheon featuring

**Mayor Gavin Newsom**

## Check out *BOMA SF Career Center!*

Job seekers and employers have discovered the advantages of searching online for the best jobs and for qualified candidates to fill them. But when it comes to finding professionals in the property management industry, the mass-market approach of the mega job boards may not be your best avenue.

The **BOMA SF Career Center** gives employers and job seeking professionals a better way to find one another and make that perfect career fit.

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**For Job Seekers:** Post your resume confidentially if you choose, search job listings and receive automatic email notification whenever a job matches your criteria.

To find a job or fill a position, visit <http://careers.bomasf.org> today.



<http://careers.bomasf.org>

*"The BOMA CareerCenter is an excellent resource for reaching people interested in working in property management. I posted an opening for an Administrative Assistant position at Embarcadero Center and received resumes from three qualified candidates in the first week."*

*~Stephen L. Austin, RPA, Regional Property Manager, Boston Properties*

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# Members on the Move

WAXIE Sanitary Supply is proud to welcome three new members to their Northern California division in Livermore: **Bruce Schilling**, former CEO and owner of August Supply and industry veterans **Paul Chairez** and **Francisco Miranda**, also of August Supply. Bruce Schilling will serve as a Strategic Account Executive in the Northern California marketplace. Paul Chairez and Francisco Miranda, long in industry experience, will serve WAXIE as Sanitary Maintenance Consultants and will work out of WAXIE's Livermore facility.

**Cathy Yarger** joined Waxie Sanitary Supply in May 2008 as a sales representative in the San Francisco and North Bay regions. Cathy brings over 20 years of experience selling to the commercial real estate market, 14 of those with the janitorial supply industry. **Fred Kalbrosky** joined Waxie on July 14th, bringing 20 years of professional sales background, most of it in the janitorial supply industry.

**Skyline Construction** is pleased to announce the promotion of **Craig Ellis** as vice president of operations. Skyline Construction is a San Francisco Bay Area based general contractor that focuses on high-end tenant improvements and mission-critical data centers. It has offices in San Francisco and Santa Clara and performs client projects throughout California.

In November, the Palo Alto accounting firm of Spector & Associates merged into **Burr Pilger Mayer (BPM)**. The partners merging in from Spector include founder **Jerry Spector**, **Michael Spector** and **Tami McInerney**. Also included in the merger are nine Spector employees. With the addition of Spector employees and clients, BPM now has nearly 340 employees and over \$60 million in revenue. BPM will continue to serve clients in its Palo Alto, San Francisco, Walnut Creek, San Jose and Novato offices.

**Ward Alan Emery Construction** is pleased to introduce two new members of its team. **James Harper** is taking the role of marketing coordinator and IT manager. **John McClenahan** has also joined the firm as a project manager, and brings over 12 years of related experience with him. Both will support Ward Alan Emery's reputation for superior quality construction and excellent service.

**Gardeners' Guild, Inc.**, a San Francisco Bay Area landscape management company, has announced two executive management promotions. Former Vice-

President and Chief Operating Officer, **Kevin Davis**, will be the new President and COO and **Mike Davidson**, a twenty-one year employee of Gardeners' Guild, will add vice-president to his title of CFO. The new appointments come after the departure of John Ossa, president of the company since 2002.

**Unico**, a real estate investment and operating company, has promoted **Margot Crosman** to Director of Sustainability. Ms. Crosman will lead the green and sustainability efforts for all Unico property groups, encompassing nearly nine million square feet of premier properties in the western United States, as well as the investment, development and corporate initiatives. Ms. Crosman will continue to serve as the General Manager of 100 Pine Street in San Francisco, where under her leadership the building has been awarded the first LEED® for Existing Buildings (LEED-EB) certification for a multi-tenant office building in the state of California.

**The Pyramid Center** is pleased to announce the appointment of **Peggy Sheehan** as assistant property manager. Owned by AEGON U.S.A. and managed by Cushman & Wakefield, The Pyramid Center is comprised of the internationally prominent Transamerica Pyramid, 505 and 545 Sansome Street. Sheehan has worked within the San Francisco offices of Cushman & Wakefield since 2007 as commercial property administrator. Under her new role she will assist with tenant relations and retention, project planning, management of the buildings and assistance with environmental projects.

**Pleasanton Corporate Commons (PCC)** has received Silver certification in the Leadership in Energy and Environmental Design Existing Buildings (LEED-EB) program, sponsored by the U.S. Green Building Council (USGBC), the nation's leading non-profit authority for green buildings. This is the first multi-tenant campus to achieve silver certification in Northern California. The four-building, 600,000-square-foot office campus, situated on a 28-acre site at the corner of I-580 and I-680, is managed by **Hines** and advised by the US real estate business of UBS Global Asset Management. The property was certified LEED-EB Silver based upon its submission of documented best practices, which meet and exceed high-performance and environmental requirements.

**Dome Construction Corporation**, a leading healthcare builder and a firm dedicated to sustainability, played a

# Members on the Move

significant role in the newly opened 74,000-square-foot Marin Health and Wellness Campus. The project involved the renovation of the 35-plus year-old tilt-up buildings and the overall 235,000 square-foot campus. Water-efficient landscaping and plumbing fixtures were installed as well as photovoltaic panels on the roof to provide supplemental electric power. Each building also features a thermal recovery system for hot water.

BOMA Past President **Kirsten Walraven** and her family welcomed a new baby daughter on October 27, 2008. Mackenzie Brooke Young joins her older sister Tianna (10) and older brother Addison (3 ½). Congratulations!

**Sandra Boyle, Glenborough**, has been appointed to the BOMA California Board of Directors. The other representatives from BOMA San Francisco are **Manny Fishman, Cooley Godward Kronish; Thomas Gille CAC Real Estate Management Co., Inc.; and Bruce Schilling, WAXIE Sanitary Supply.**

**Andrea Davis**, formerly District Manager at the Federal Reserve Bank of San Francisco, has been hired by the San Francisco Department of Emergency Management as their regional exercise planner. Andrea chaired BOMA's Emergency Management Committee in 2008 and will continue to work with the association in our emergency management activities.

**Pete Fletcher** of **Siemens Building Technologies** has earned the Leadership in Energy and Environmental Design Accredited Professional (LEED® AP) designation awarded by the U.S. Green Building Council (USBBC). As a LEED AP, Pete will be able to assist clients through the LEED certification process, from startup to final verification of a project's green measures, as well as helping clients navigate the evolving green building regulatory requirements. The

## *In memoriam*

Architect **Lewis Goldhammer** died November 11, 2008. Lew was a long-time member of BOMA San Francisco and served as Treasurer of the Associates committee for many years. As an architect, he specialized in design, interior space planning, and seismic retrofitting of historic San Francisco buildings.

LEED rating system administered by the USGBC is the nationally recognized benchmark for design, construction and operation of high-performance green buildings.

At the BOMA International Winter Meeting, **BOMA San Francisco** was recognized for excellence in several areas. The association was awarded "Best Government Affairs Committee" recognition for the work of BOMA-SF-PAC; we were recognized as the largest contributor to BOMA International's PAC (approximate 26% of all donations they received in 2008); BOMA San Francisco showed one of the largest percentages of growth in number of members contributing to the Experience Exchange Report in 2008; and we received recognition for positive membership growth in '08.

## 9th Annual PAC at The Park

**Opening Night  
Party & Game**

**Wednesday, April 8**

**Patio Party 4-7 pm**

**China Basin Landing  
Giants vs. Brewers**

**Game time 7:15 p.m.**

**Fireworks show  
after the game.**

**This is a great opportunity to  
generate revenue for BOMA's PAC  
while socializing with  
colleagues, clients,  
family and friends**

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**Thanks to RREEF/McCarthy Cook & Co.  
for providing the venue**

**Registration Begins March 2009**

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