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LINKS

Our website:

www.bomasoutherncolorado.org

BOMA website:

www.boma.org

CONTACT US

admin@briargateoc.com

(719) 473-8200

MARK YOUR CALANDER

Sept 14 11:30 am

BOMA Board Meeting

Sept 23 12:30 pm

17th Annual
BOMA/IREM/IFMA Golf
Tournament

October 5 11:30

BOMA Board Meeting

October 11 11:30

BOMA Luncheon

OCTOBER BOMA LUNCHEON

DATE: Tuesday, October 11, 2011

TIME: 11:30 Registration and Lunch
12:00 Program

LOCATION: Antlers Hilton Hotel

PRICE: \$23.00 Members
\$26.00 Non-Members and Walk-Ins

SPEAKER: Attorney Terry Doherty – Will be our speaker. Please stay tuned for complete information and bio!

For questions contact Jeri McLind at 473-8200 or admin@briargateoc.com



BOMA of Southern Colorado Board Members

President	Denise Lange	Healthcare Realty	641-4109	dlange@healthcarerealty.com
Vice President	Roger Lage	USAA	533-8564	roger.lage@usaa.com
Treasurer	Ann Sebastian	Cushman & Wakefield	473-8200	ann@palmercenter.com
Principal Member	Clint Christianson	COPT	473-6400	clint.christianson@copt.com
Principal Member	Tyrone Johnson	Colo. Springs Utilities	668-8241	tyjohnson@csu.org
Associate Member	Mura Golden	MasterKlean	268-6743	mgolden@masterklean.com
Principal Member	Ben Bell	Waxie Products	632-7827	bbell@waxie.com
Associate Member	Tony Veneris	ServPro of S Colo	574-2789	tonyv.servproscs@gmail.com
Principal Member	Roy VanEsselstine	FBG Services	471-3851	rvanesselstine@fbgservices.com
Associate Member	Sarah Graves	ABM Janitorial	205-1218	sarah.graves@abm.com
Past President	Harold Martinez	Jones, Lang LaSalle	243-7471	utemountain@aol.com

EDUCATION

BOMA of Southern Colorado is offering another round of FMA/RPA and SMA/SMT classes starting in October 2011. Contact Roger Lage, 533-8564, if you have any questions or would like more information or a registration form.

**Designation Program SMT/SMA
Energy Management and Controls
Instructor: Kevin Donley; FMA/SMA/SMT**

This eight week long, one night a week class will take place at the Oracle building, 12320 Oracle Blvd., Colorado Springs, CO 80921. The class is scheduled for Wednesday evenings, beginning September 14th, 2011. Upon completion of the classroom review, you will schedule an exam with Pearson Vue.

Understanding the key maintenance and energy management aspects of building management is critical to running a cost-effective operation. From everyday preventive maintenance tasks to the challenge of developing and selling an energy plan, this course provides you with the skills to evaluate and optimize your current system, the know-how to integrate new components, and the ability to communicate your needs to management.

This course covers heating, ventilation, and air conditioning (HVAC) control systems, and teaches you to develop energy management strategies for HVAC, electronic, and lighting systems. You will learn about the components, principles, adjustment, and maintenance of system controller, auxiliary devices, electronic, pneumatic, and computer control systems. You will develop an understanding of the operation of heating, cooling, humidification, control applications, and learn about variable air volume design and building pressurization control devices. You'll develop the skills and knowledge to perform cost/benefit analysis of HVAC, electric, and lighting systems and to create an energy management program for your facility.

Topics include:

- Control system basics
- Auxiliary and electronic controls and their application to heating, cooling, humidifying, and volume control
- Computerized automatic control systems
- Factors determining energy consumption in HVAC, electronic, and lighting systems
- Preventive maintenance measures in energy management
- Energy management control system applications

Learn:

- Applying an energy management plan to your building's systems
- Evaluating new systems with a concentration on retrofitting
- Understanding of traditional and alternative energy systems
- Comprehension of programmable logic controllers (PLCs) and other resources to optimize your system
- Developing and presenting an energy system
- Developing, implementing, and managing an innovative preventive maintenance program

ACE credit recommendation: 2 semester hours, lower division baccalaureate in Facilities Systems and Management, Construction Management, or Engineering Technologies.

USGBC Recommendation: 18 GBCI continuing education hours towards the LEED Credential Maintenance Program.

Designation/Certificate: SMT[®] and SMC

**Designation Program FMA
Facilities Planning & Project Management
Instructor: Roger Lage; CFM, RPA, FMA
Director Workplace Services USAA**

This eight week long, one night a week class will take place at the USAA building, 1855 Telstar Drive, COS, CO 80920. The class is scheduled for Tuesday evenings, beginning October. Upon completion of the classroom review, you will schedule an exam with Person Vue.

This course will help you develop the skills and knowledge critical to the successful execution of any facilities project. A case study woven throughout the course's textbook presents real world examples of proper planning and selecting a project team, as well as the importance of flexibility, follow through, and attention to detail.

Topics include:

- The value of planning and organizing to plan
- Planning models
- Identifying and rating user needs
- Owned vs. leased developed facilities
- Managing the planning process
- Classifying facilities projects
- Specifications for facilities performance
- Design development and review
- Implementing projects
- Planning occupancy
- Project closeout

Learn:

- Executing post-occupancy evaluation using facilities annual reports
- Organizing and planning a successful facilities project
- Assembling a project team, including consultants
- Using guidelines to determine user needs
- Understanding the role each employee, and/or contractor, has in managing a facility

ACE credit recommendation: 2 semester hours, lower division baccalaureate in Facilities Management, Planning, or Construction Management.

Designation/Certificate: FMA®

If you are not currently enrolled in the BOMI program, there is a one time new student enrollment fee of \$175.00, and if you currently possess another BOMI designation an additional fee of \$75 is required for a second designation. The course fee for BOMA members is \$650, and for non-BOMA participants is \$775. Please complete the attached forms if applicable. These are the one time New Student Enrollment Application Form, and the required Enrollment and Course Registration Form. Make checks payable to BOMA of Southern Colorado, and return them to: BO/MA of Southern Colorado, P.O. Box 239, COS, CO 80901-0239. Deadline for registration is 8/30/2011.

NEW MEMBER BENEFIT

The BOMA of Southern Colorado Board Members just passed a new benefit for new members in 2011. BOMA will reimburse 50% of your first class (RPA or SMT) when you present a passing grade. If you take a second class the registration fee will be waived. There has never been a better time to join BOMA of Southern Colorado. Contact Jeri McLind, 473-8200, or Roger Lage, 533-8564, for more details.

ASSOCIATE MEMBERS

Please provide your logo and website link so we can update the BOMA website with your information. Email the information to admin@briargateoc.com



BOMA PREFERRED VENDOR LIST

COMPANY	CONTACT	PHONE NUMBER	FAX NUMBER	EMAIL
1-800Flooded	Steven Guthrie	538-5607	392-8384	steve@1800floodedcolorado.com
ABM Janitorial Svcs	Sarah Graves	205-1218	442-4309	sarah.graves@abm.com
American Facility Svcs	Renee Gerard	630-0419	630-0579	w.gerard@aflmaingroup.com
Berwick Electric	Doug Berwick	632-7683	471-9660	dberwick@berwickelectric.com
Brickman Group	Eric Keesen	303/356-9578	303-928-7883	eric.keesen@brickmangroup.com
Bryan Construction	Brian Burns	632-5355	632-0672	bburns@bryanconstruction.com
FBG Service Corp	Roy VanEsselstine	471-3851	471-9708	rvanesselstine@fbgservices.com
Fish Window Cleaning	Terry Jensen	559-1910	559-1911	tjenson@fishwindowcleaning.com
Gordon Sign	Peggy Anderson	633-7763	634-3550	panderson@gordonsign.com
Helios Power and Light	Michael Schlierf	287-0771	287-0771	michael80906@heliospowerandlight.com
Mathias Lock & Key	Michael Benoit	714-3460	694-2481	michael@mathiaslockandkey.com
MasterKlean Janitorial	Mura Golden	268-6743	268-1736	mgolden@masterklean.com
Pinnacle Property. Preservation	Bonnie Miller	579-5100	387-4552	profsrch@profsrch.com
Securitas Security	Mark Guilan	591-6522	591-8248	mark.guillan@securitasinc.com
Servpro of South Colo	Steve Tumbloom	574-2789	574-2841	servpro8257@msn.com
ThyssenKrupp Elevators	Ted O'Connell	548-0211	548-8002	tedoconnell@thyssenkrupp.com
Tolin Mechanical	John Robeda	246-1295	260-0927	jrobeda@tolin.com
ValleyCrest Landscape	Casey Owen	448-9500	448-9501	cowen@valleycrest.com
Waxie Products	Ben Bell	632-7827	632-7958	bbell@waxie.com
Weathercraft Roofing	John Fleming	382-8511	382-5725	john@weathercraft.net
WeatherSure Systems	Dave Homerding	219-2475	303/781-5453	daveh@weathersure.net
Weisburg Landscape	Jeff Weisburg	596-7777	622-0189	weisburg@weisburg.com
Wells & West	Greg Jones	260-9999	266-1534	greg.jones@wellsandwest.com
Western States Fire Protection	Debra Tonack	578-1822	578-1881	Debra.Tonack@wsfp.us

LEGISLATIVE UPDATE

BOMA Government Affairs Committee

The Government Affairs Committee meets on the first Tuesday of the month at noon at the BOMA office. The next meeting will be Tuesday, October 4, 2011. All members are invited to participate in this committee which covers a variety of governmental issues that affect the industry. One of the primary benefits of serving on this committee is that you get advanced information about issues that impact you and your building or company. If you can't make it, you're welcome to send your chief engineer or assistant property managers.

National Preparedness Month

The Eighth Annual National Preparedness Month will kickoff this September, using the slogan "A Time to Remember. A Time to Prepare." This year's events and activities will also recognize that this September marks the tenth year anniversary of the 9/11 terrorist attacks. The October BOMA luncheon will include tours of The CELL (The Counterterrorism Education Learning Lab). The CELL is a nonprofit, nonpartisan institution that aims to educate, empower and engage individuals and organizations to help combat terrorism. Its exhibit is a dynamic, interactive experience with content developed by world-renowned experts that provides visitors with an in-depth understanding of the history of terrorism, the methods terrorists employ and the extent to which terrorism impacts societies around the world. Look for more information about signing up for tours.

LEGISLATIVE UPDATE con't

DOE Prepares to Launch Asset Rating Program for Commercial Buildings

On August 8, the U.S. Department of Energy (DOE) published a Notice of Request for Information (RFI) on their plans to develop a voluntary national asset rating program for commercial buildings. The program would establish an asset rating system for commercial buildings based on a national standard and would evaluate physical characteristics and as-built energy efficiency of these buildings. DOE is seeking comments on or before September 22, 2011. The Department plans to have an initial program design available by the end of September and will possibly begin a pilot program in early 2012.

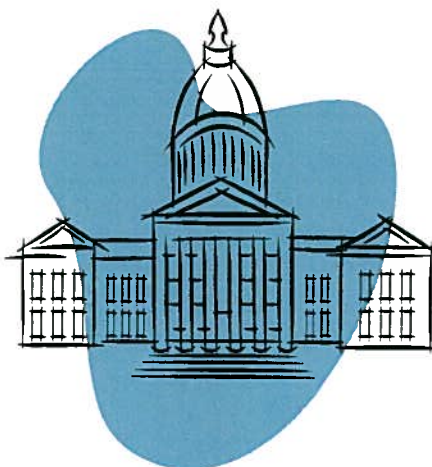
Concerns about this program include the fact that even though DOE calls it a voluntary program, it will likely be adopted by cities and states as they move to implement benchmarking and disclosure laws. It is also very unclear how the program will fit in and coordinate with the existing Operational Rating system, ENERGY STAR Portfolio Manager. BOMA International will file comments to DOE and post them on the BOMA website once final. We encourage you to provide comments, either directly to DOE or to BOMA International.

Action Requested: Urge Labor Regulators to Withdraw Harmful Proposed Rules

BOMA International urges you to contact the National Labor Relations Board (NLRB) and the U.S. Department of Labor (DOL) and ask that they withdraw two proposed rules that would severely limit small business' ability to properly respond and educate their employees on the pros and cons of unionization. Since 'card check' legislation failed to pass Congress, unions are attempting to establish a de facto card check through the regulatory rulemaking process. In coordination with the Coalition for a Democratic Workplace, BOMA International is urging you to **write NLRB and DOL** and tell them to withdraw these proposed rules.

BOMA Scores Green Codes Victory

Recently at the National Conference of State Legislature (NCSL)'s business meeting in San Antonio, the organization's governing body tabled a resolution calling on Congress and the Administration to ensure stakeholders had access to the latest iteration of the International Green Construction Code (IGCC). BOMA staff worked to halt or amend this measure due to its conflicts with BOMA's policy, which supports the development of model codes through a consensus process. The IGCC is slated to complete the consensus review process in 2012; the NCSL resolution was written in a way that could refer to the IGCC 2.0, a draft document.



17TH Annual BOMA/IREM/IFMA Golf Tournament

Silver Spruce Golf Course - Peterson Air Force Base - September 23, 2011

THE TOURNAMENT

Golf Tournament is a scramble format. Cost includes 18 holes of golf, golf cart, driving range and range balls, cocktails, dinner, prizes, giveaways and raffle!



Date: September 23, 2011
Registration: 12:30pm-1:30pm
Shotgun Start: 1:30pm
Cost: \$125/ person
Location: Silver Spruce Golf Course - Peterson Air Force Base

AWARDS/PRIZES

☆☆☆ **GRAND PRIZE \$1,200.00 Guaranteed Giveaway - Golf Trip**

Must be present to win, only one entry per golfer

☆☆☆ **NEW!!! Par 3 Competition, Closest to Pin Competition on EVERY Par 3 !!!**

12 WINNERS - CASH PRIZES: 1st \$150 • 2nd \$100 • 3rd \$50

☆☆☆ **BEST TEAM SCORE**, 1st, 2nd and 3rd Places

☆☆☆ **Other Contests**: Longest Drive, Birdie Box • Much More

☆☆☆ **Great Raffle Gifts**

THANKS TO OUR SPONSORS

Sponsorships are available, for more information, contact Ann Sebastian email: ann@palmercenter.com

QUESTIONS? Please contact Cheryl Fitch, 520-1234; email: Cheryl@gb85.com

17TH Annual BOMA/IREM/IFMA Golf Tournament
Silver Spruce Golf Course - Peterson Air Force Base - September 23, 2011

REGISTRATION FORM

COMPANY _____ **DRIVER'S LICENSE #** _____ **BIRTHDAY** _____

GOLFERS

1. _____

2. _____

3. _____

4. _____

NAME, DRIVER'S LICENSE # AND BIRTHDAY WILL GET YOU IN THE FRONT GATE. YOU WILL ALSO NEED INSURANCE CERT AND REGISTRATION IN YOUR CAR.

TICKET PACKETS - NEW!!! Preorder your Ticket Packets

Includes: 4 - "Par Three Competition" tickets, must purchase to be eligible for prizes
One Mulligan Ticket, Limit Two per person, extras \$5 each
6 - Raffle Tickets, extras available 6 for \$5
COST: \$20 each, Limit one per person

ORDER

GOLFERS	# Players _____	x \$125 =	\$ _____
TICKET PACKETS	# Packets _____	x \$20 =	\$ _____
LATE PAY, after 9/9/11	ADD: \$20 per player		\$ _____
TOTAL			\$ _____

PAYMENT - To help with registration, payment is requested by 9/16/11

What is your method of payment? Credit Card or Check?

_____ To pay by credit card: Link: members.ppar.com under "Member Links", see IREM Golf.

Send REGISTRATION FORM via fax 476-8163 or email to Linda Littlefield email: llittlefield@ppar.org

_____ To pay by check: mail copy of REGISTRATION FORM and make check payable to:
IREM - Chapter #53
PO Box 420
Colorado Springs, CO 80901