



BOMA AT WORK

Building Owners and Managers Association of Central Iowa

AUGUST 2006

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Important Information Inside:

BOMA, IFMA, IREM
Joint Luncheon Flyer

BEEP Course

Golf Outing Recap

August Luncheon

Date

Tuesday, August 15, 2006
Reservations by August 11, 2006

Speaker

TBD

Program

TBD

Location

Embassy Club, 801 Grand, 40th Floor
11:30 a.m. – Registration
12:00 a.m. – Luncheon at Embassy Club
(must have reservations)

Reservations

Reservations Required. Cost is \$20.
No Shows Will Be Billed.
Call Dawn at 967-3895.

President's Message

Howdy Ya All! I promised you an update on BOMA's International 2006 Commercial Real Estate Congress and The Office Building Show in the host city of Dallas, TX. Here are a few highlights from the conference:

- BOMA One's Strategic Plan is complete. Our Board will use this as part of the framework to develop and finalize our Chapter's strategic plan.
- BOMA International approved amending Section 168 of the Internal Revenue Service Code to provide a shorter, more realistic period for depreciation of commercial roofs to 20 years. It was 39 years.
- "Buildings" magazine, a publication of Stamats Business Media located in Cedar Rapids, IA, and BOMA International, joined an alliance to own, manage and promote the BOMA Office Building Show, beginning with the 2007 trade show in New York City.
- The conference offered a large array of top-quality education sessions. There were 35 educational seminars over the course of 3 days.
- Two well-known headliners spoke at the general sessions. Firstly, the bestselling author Malcom Gladwell presented "Blink." In Blink, Gladwell analogized the split-second intuitive judgment used in successful decision-making. Secondly, the best-selling author and economist, Richard Florida challenged us to face global economic competition or face losing economic ground. Florida's latest book is titled "The Flight of the Creative Class."
- BOMA Central Iowa was well represented with past presidents Kurt Larsen, Ray Spriggs and Steve Coleman; current board members Brian Mook, Steve Flug, Joyce McMickle and myself; our BAE; Dawn O'Connor and members; Mike

Quick, Krista Capp, Jennifer McConkey and Kris McCullough.

The board members met on the afternoon of July 10th for another strategic planning session. We are working hard to develop a collective strategy that continues to deliver maximum value to our members and our industry. The membership survey results were sent out to the membership to review. If you have any questions or comments pertaining to the survey results please e-mail me at jana.morgan@ryancompanies.com.

The golf outing at Beaver Creek was on July 13th. We had 182 golfers and lots of fun! It was hot and muggy again this year...par for the course. The weather threatened us towards the end and we moved indoors but fortunately it waited to downpour after we had eaten. Congratulations to all the winners! Thanks to all who participated!

- Jana Morgan

BOMA, IREM, IFMA Joint Luncheon

Date: Tuesday, October 24th
Location: Downtown Marriott

Presenter: Tim McCormick
Program: Never Be Average

Program Schedule:
11 - 11:30: Registration
11:30 - 12:10: Lunch
12:10 - 1pm: Program

Luncheon Cost: \$25 Members,
\$30 Non-Members
See enclosed flyer to register.

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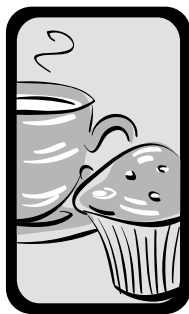
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Jana's Quote of the Month



**Success is a lousy
teacher. It seduces
smart people
into thinking
they can't lose.**

– Bill Gates



August

- 7 Board Meeting
- 15 Monthly Luncheon

September

- 8 BEEP Seminar
- 11 Board Meeting
- 19 Monthly Luncheon

October

- 9 Board Meeting
- 24 Joint Luncheon

November

- 13 Board Meeting
- 21 Monthly Luncheon
- 30 Holiday Party

December

- 11 Board Meeting

WELCOME New Members

New Federated Representatives

Grubb & Ellis/Mid-America Pacific
Representative, Ryan Haack
Representative, James Smith

Terrus Real Estate Group
Representative, Steve Zamzow

Accelerated BOMI Course Offerings

FMA Courses

Technologies for Facilities Management
October 2, 3, 4
Kansas City

Facilities Planning & Project Management
November 13, 14, 15
Kansas City

NEXT RPA, FMA, SMA, SMT EXAM

Wednesday, September 6, 2006
Century I Building
2700 Westown Parkway, Suite 330
West Des Moines

The BOMA Energy Efficiency Program (BEEP)

No- and Low-Cost Operational Adjustments to Improve Energy Performance

This beneficial class presents best practices for operations and maintenance measures to improve the energy efficiency of commercial real estate without capital expenditures. It also focuses on the financial impact of no- and low-cost adjustments and reviews how to use tools such as data loggers and metering to identify and verify improvement opportunities.

Upon successfully completing this seminar, you'll be able to:

- Identify no- and low-cost operational adjustments
- Quantify the financial returns of operations and maintenance measures

- Identify how and when to use metering and data loggers
- Describe how to make the most of your energy management and building automation systems
- Explain why and when to commission existing buildings

Friday, Sept. 8, 2006

Farm Bureau Auditorium
5400 University Ave
West Des Moines

1:00 - 3:00 PM

Free to members
Refreshments will be provided

All BEEP Seminars are approved for 2 CPD credits for RPA, FMA and SMA/SMT.



**A BIG
THANK YOU
to all who helped
make the BOMA
Golf Outing a success!**

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Dave Mahedy
Joyce McMickle, EMC Insurance
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Pat Miller, Stroh Corporation
Jana Morgan, Ryan Companies US, Inc.
Mike Quick, FBL Financial Group, Inc.

**Congratulations to the Winners
Championship Flight – 1st place**

Bret Abels
Bill Mishler
Brad Brown
Tony Dilla

Longest Putt

John Morrissey
Mike Bell

Longest Drive – Women

Tricia Matthies
Dawn O'Connor

Longest Drive – Men

Michael Wahlert
Justin Carleton

Closest to Pin

Bill Mishler
Bob Kahn

Closest 2nd Shot

Craig Hamilton
Ryan Haack

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Terrus Real Estate Group / 515-471-4302
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Association Executive - Dawn O'Connor

BOMA Central Iowa 515-967-3895
dawnocorrior@mchsi.com

BOMA Central Iowa Mission Statement

To represent and promote, in partnership with our vendors and suppliers, the interests of those engaged in the ownership and/or operation of commercial or government properties through effective leadership, advocacy, exchange of information, and professional development.

BOMA Central Iowa

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