



# BOMA AT WORK

Building Owners and Managers Association of Central Iowa

JANUARY 2006

INSIDE THIS ISSUE

## Important Information Inside:

2006 Membership Dues

Thank you  
Social Committee

SMA, FMA, RPA Test

Dessert Sponsor for  
Luncheons

## January Luncheon

### Date

Tuesday, January 24  
(reservations by January 20)

### Speaker

Amanda Carstens Steward,  
Director of the Transportation  
Management Association

### Program

I-235 Update

### Location

Embassy Club, 801 Grand, 40th Floor

### Time

11:30 a.m. – Check In  
11:50 a.m. – Luncheon and Program

### Reservations

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

## President's Message

Happy 2006 to all of you! As we embark on an exciting new year, it is important to recognize the efforts of some key individuals that made 2005 another successful year for our organization. I also want to make mention of our new Board members and upcoming business.

I would like to commend and thank John Bergman for his Presidential leadership over the past 12 months. John's charismatic personality, high standards, real estate experience and commitment to BOMA have been valuable assets to our organization. The Board welcomes his continued service and expertise as our Past President this year.

Thank you to Siobhan Workman, our outgoing Past President. Her active involvement, strong leadership skills, contributions and recommendations were greatly beneficial to the Board and our local chapter. While Siobhan concluded her tenure on the Board, she has graciously offered her support as we move forward.

Brad Nelson concluded his two-year tenure as our Allied Representative. Brad did an excellent job representing our Allied members and leading our Social Committee. The success of our social events is a direct reflection of his dedication and focus over the past 24 months. Thank you from all of us.

I want to individually recognize the members of the Social Committee: Brad Nelson, Pat Mescher, Steve Eden, Dean O'Connor, Todd Mendenhall, Jennifer Day, Joyce McMickle, Karla Stessman, Marcia Grant, Shirley Bradley and Dawn O'Connor. Thank you for your

active involvement, hard work and commitment. We truly appreciate all your efforts.

One more BIG THANK YOU to DAWN O'CONNOR, our Association Executive, the super glue to our organization. She performs all the behind-the-scene chores necessary to keep Central Iowa BOMA a top-notch organization and keeps all of us Board Members on our toes.

I welcome our new Board Members. Joe Price joins us as our Member at Large. Joe is employed with R&R Realty Group. Our new Allied Representative is Jennifer Day, co-owner of The Finishing Touches. We look forward to their involvement and input.

Looking forward, I am pleased to serve as this year's President. The Board is committed to add continued organizational value to our members with a strong emphasis on education this coming year. I encourage your comments and ideas to make our local chapter stronger and more valuable to you as a member. Also, please let us know if you would like to actively serve on the Board in future years.

Brian Mook, Dawn O'Connor and I are scheduled to attend the 2006 Winter Business Meeting and Leadership Conference on January 14th. This event provides a perfect forum to discuss and debate the most pressing issues, concerns and opportunities in the real estate industry. We will be meeting with BOMA International committees, councils, special interest groups and task forces. Look for a conference update in the February newsletter.

*- Jana Morgan*

## 2006 Membership Renewals

Just a reminder to send in your 2006 dues payment if you haven't already done so. Please contact Dawn O'Connor at 967-3895 if you need another invoice.



Call (515) 243-1280 or visit  
[www.abm.com](http://www.abm.com)  
to learn how ABM can become  
part of your team!

Building what's important.™

DESIGN/BUILD  
GENERAL CONTRACTING  
CONSTRUCTION MANAGEMENT



500 Locust Street Des Moines, IA 50309  
(515) 699-7148 • [www.grahamconstruction.com](http://www.grahamconstruction.com)



**MARSDEN**

IS YOUR BUILDING READY FOR  
A MAKE-OVER?

*Quality is not cheap ... it's priceless!*

Marsden Building Maintenance L.L.C.

(515) 245-4350 • FAX (515) 245-4380

Visit us at our website: [www.marsden.com](http://www.marsden.com)

## Jana's Quote of the Month



"The man who does  
things makes many  
mistakes, but he never  
makes the biggest  
mistake of all  
– doing nothing."

– Benjamin Franklin



### January

- 9 Board Meeting
- 15-18 Winter Business Meeting,  
Tucson, AZ
- 24 Monthly Luncheon

### February

- 13 Board Meeting
- 21 Monthly Luncheon

### March

- 13 Board Meeting
- 21 Monthly Luncheon

## Luncheon Dessert Sponsor

Would your company like to sponsor dessert at one of our monthly luncheons?



Cost: \$150 for cookies or \$175 for bars/brownies

There are only 7 or 8 opportunities to sponsor in 2006. If you are interested, please contact Dawn at 967-3895. It will be on a first come, first serve basis.

If you sponsor, tent cards will be displayed at each luncheon table, as well as an acknowledgement at the luncheon and in the newsletter.



## Welcome New Members

### New Federated Representatives

Grubb & Ellis/Mid-America Pacific  
Representative, Jennifer Hilgenberg  
Representative, Jennifer McKinney

Principal Real Estate Investors  
Representative, Kris McCullough

Terrus Real Estate Group  
Representative, Sandy Bell  
Representative, Gary Lentzkow

### New Allied Members

ATC Associates, Inc.  
2509 34th St, PO Box 13247  
Des Moines, IA 50310  
Phone: 515-554-1522

Email: [ginger.thune@atcassociates.com](mailto:ginger.thune@atcassociates.com)  
Representative, Ginger Thune

Keck Parking  
401 Grand Ave, PO Box 93264  
Des Moines, IA 50393-3264  
Phone: 515-244-5325  
Fax: 515-244-5356  
Email: [todd@keckparking.com](mailto:todd@keckparking.com)  
Representative, Todd Pugh

LB&B Associates, Inc.  
210 Walnut St, Room 165  
Des Moines, IA 50309  
Phone: 515-284-4114  
Fax: 515-323-2437  
Email: [cmileur@lbbassociates.com](mailto:cmileur@lbbassociates.com)  
Representative, Clint Mileur

### New Allied Representatives

Corn States Metal Fabricators, Inc.  
Representative, Doug Golay

Halvorson Trane  
Representative, Greg Grandgeorge

J E Dunn Construction  
Representative, Dave Wharff

NEXT RPA, FMA, SMA, SMT EXAM

FEBRUARY 8, 2006

PLACE: TBD

# January 24 Luncheon Preview

2006 will be a big year for I-235 construction in the downtown area. Reconstruction of the mainline pavement between Cottage Grove Ave. and E. 15th St. will begin in early April and continue throughout the end of the year. Additionally, work will continue on the Keo interchange and the 9th St. bridge will close in late January for reconstruction.

Amanda Carstens Steward, Director of the Transportation Management Association, a Division of Downtown Community Alliance, will present more detailed information about I-235 reconstruction at the BOMA meeting on January 24. Steward is responsible for managing transportation, access, and parking downtown through the "Avoid the Rush" and "Rest Your Car" programs. We hope you can join us to learn more.

## TRIA Extension Passed by Congress

Congress cleared legislation to extend the Terrorism Risk Insurance Act (TRIA) for an additional two years. The legislation now goes to President Bush, who is expected to sign it into law before the end of 2005.

This is a significant victory for BOMA International and the real estate industry. Absent final congressional action, TRIA would have expired on December 31. Policy holders had already been notified by their insurers that the terrorism portion of their coverage would end at the end of the year, and experts predicted it would once again be difficult and costly for building owners to find other solutions.

Under the newly passed agreement (S. 467), insurer deductibles would be 17.5 percent of premiums received by the insurer in 2005 for Year 1 of the program (2006) and 20 percent of the premiums received by the insurer in 2006 for Year 2 (2007). The insurance industry's aggregate retention amount is set at \$25 billion in the first year of the program and \$27.5 billion in the second year. The two-year extension of the program would increase the financial losses that trigger federal assistance to \$50 million in 2006 and \$100 million in 2007. The trigger is \$5 million under current law.

Legislators hope that there will be no need for another extension when the new program expires on December 31, 2007.

### THANK YOU CORNER

#### Thank You to the 2005 Social Committee

- Brad Nelson, ABM Janitorial Services
- Pat Mescher, ASI-Modulex
- Shirley Bradley, Baker Electric, Inc.
- Todd Mendenhall, Cleaning Connection
- Marcia Grant-Van Til, 400 Locust, LLC
- Joyce McMickle, EMC Insurance Companies
- Dean O'Connor, Larry's Window Service, Inc.
- Jennifer Day, The Finishing Touches
- Steve Eden, The Weitz Company
- Karla Stessman, Waste Connections
- Dawn O'Connor, BOMA Central Iowa

#### Thank You to Our Holiday Party Prize Sponsors

- ABM Janitorial Services (2)
- Kimco Corporation
- Larry's Window Service, Inc.
- Marsden Building Maintenance (3)
- The Weitz Company (2)



**MECHANICAL CORPORATION**

*Your Total Mechanical Contractor*

- Design Build Projects
- Maintenance Contracts
- Boilers & Burners
- Sheet Metal Fabrication & Installation
- Temperature Controls
- Air Conditioning & Heating
- Refrigeration
- Plumbing
- Architectural Sheet Metal

(515) 243-5500 24 Hour Service

**BAKER ELECTRIC**

**CONNECT WITH BAKER.**

111 NW JACKSON / ONE MICHIGAN SQUARE / PHOENIX 200-4774  
AND 200-2226 / WWW.BAKERELECTRIC.COM

**ServiceMASTER Clean®**

**CALL US FOR YOUR COMMERCIAL CARPET AND FURNITURE CLEANING NEEDS**

**255-5118**

THE CONDITION OF YOUR OFFICE REFLECTS THE CONDITION OF YOUR COMPANY...

HOW'S YOUR REFLECTION?

**EXCEED**

SERVICES CORPORATION

CONTACT INFO: TEL 515.255.7002  
EMAIL: JOE@EXCEEDSERVICES.COM  
WWW.EXCEEDSERVICES.COM



**KIMCO Corporation**  
Facility Services

515.244.4288  
www.kimcocorp.com

"Caring for buildings and the people in them."

## 2006 BOARD OF DIRECTORS

### President - Jana Morgan

Ryan Companies US, Inc. / 515-267-3857  
jana.morgan@ryancompanies.com

### V.P. Programs - Brian Mook

Continental Western Group / 515-278-3232  
bmook@cwings.com

### V.P. Education - Gary Haverkamp

Magnum Resources / 515-362-3501  
ghaverkamp@magnumri.com

### V.P. Secretary/Treasurer - Steve Flug

Farm Bureau, Inc. / 515-225-5602  
sflug@fbfs.com

### V.P. Membership - Joyce McMickle

EMC Insurance Companies / 515-280-2676  
joyce.r.mcmickle@emcins.com

### Member-at-Large - Joe Price

R&R Realty Group / 515-223-4901  
price.joe@rrrealty.com

### Allied Representative - Jennifer Day

The Finishing Touches / 515-979-6402  
jjenday@aol.com

### Past President - John Bergman

Terrus Real Estate Group / 515-471-4302  
john.bergman@terrus.com

### Association Executive - Dawn O'Connor

BOMA Central Iowa 515-967-3895  
dawnocannon@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

PO Box 250  
Des Moines, IA 50301  
(515) 967-3895  
Fax (515) 967-8889  
<http://www.bomaiowa.org>

## BOMA International

<http://www.boma.org>

Visit BOMA Central Iowa at  
<http://www.bomaiowa.org>



**Securitas Security Services USA, Inc.**  
•Health Care Security•Industrial and Manufacturing•  
•Special Events •Construction•Logistics•  
•Temporary Security Services •

[www.securitasinc.com](http://www.securitasinc.com)  
**(515) 221-2766**  
1501 42<sup>nd</sup> Street, Suite 555  
West Des Moines, IA 50309

PROTECTING THE FUTURE OF AMERICA SINCE 1950

**GENERAL CONTRACTOR  
DESIGN-BUILDER  
CONSTRUCTION MANAGER**

515.246.4700 / [WWW.WEITZ.COM](http://WWW.WEITZ.COM)

**WEITZ** BUILD IN  
GOOD COMPANY.

OVER 30 YEARS OF QUALITY SERVICE!



**LARRY'S  
WINDOW  
SERVICE, INC.**

1519 Illinois Street  
PO Box 1471  
Des Moines, Iowa 50306  
Ph. (515) 244-0560  
Fax (515) 244-1732

■ HIGHRISE,  
COMMERCIAL &  
RESIDENTIAL  
WINDOW CLEANING  
■ PRESSURE  
CLEANING  
■ GLASS  
RESTORATION &  
SCRATCH REMOVAL



Delivering  
complete  
mechanical and  
building  
technology  
solutions.....

**Baker  
GROUP**

Design / Build  
Piping / Plumbing  
Heating & AC  
Sheet Metal  
Temperature Controls  
Security / Access Controls  
Fire Alarm Systems  
System Integration  
CCTV & Digital Recording  
Service & Support

SERVING CENTRAL IOWA SINCE 1962  
4224 Hubbard Avenue  
Des Moines, Iowa 50317-4508  
515.262.4000 • Fax 515.268.1525  
[www.thebakergroup.com](http://www.thebakergroup.com)



**BOMA Central Iowa**  
Building Owners and Managers  
Association of Central Iowa

PO Box 250  
Des Moines, IA 50301