



Celebrating 30 Years of Leadership

PRESIDENT'S MESSAGE

Another summer has come to pass, the kids are all back to school yet the heat lingers. My first thought—How much more of this must I endure! We had a blast staying cool at the Wine Excursion last month. I enjoy viewing Temecula's scenic Wine Country and sharing wine tasting tickets with my BOMA Inland Empire friends. Leoness' Barrel Room is hands down the best dayscape for lunch. If you didn't make it this year, be on the lookout for the Wine Excursion next year in July!

I would like to thank everyone who attended the August Luncheon at the Riverside Marriott. Candy Stallings reminded all in attendance to be vigilant in our planning for the unforeseen. A question and answer session with the group was insightful in current issues being dealt with daily. Special thanks to Scott Carpenter who brought Universal's Desk Reference: Workplace Violence for all in attendance.



Thursday, September 15th is BOMAFest '16, come meet the most seasoned Property Service Providers in the Inland Empire. It's a trade show that fits into your busy day, during lunch, and provides you points of contacts for services through the years. No matter your building: Industrial, Medical, Retail, and Office buildings there's something for everyone!

As we embrace the remaining months of 2016, we plan to enjoy BOMA Inland Empire's 30th Anniversary with some fun events. October 14th will be our first group outing to Santa Anita Park, the November 10th luncheon will help fine tune the balancing act between our work and personal lives, and December 2nd is our grand finale lunch at the Mission Inn. Come enjoy, learn and celebrate!

I thank all of you for your continued participation and support of BOMA Inland Empire through the years, here's to many more. See you all at BOMAFest!

Sincerely,

Dalida G. Silverman

BOMA Inland Empire 2016 President

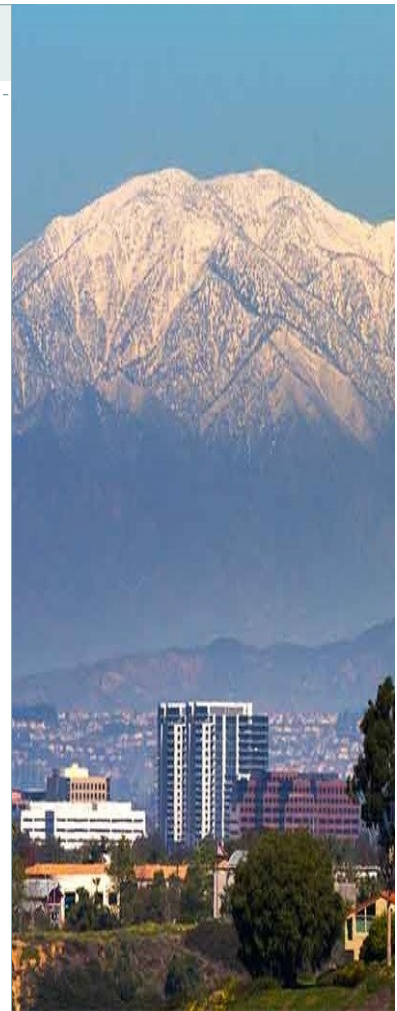
FEDERATED WITH BOMA INTERNATIONAL

The Building Owners and Managers Association (BOMA) International is a federation of 91 BOMA U.S. associations, and 18 international affiliates.

Founded in 1907, BOMA represents the owners and managers of all commercial property types including nearly 10.5 billion square feet of U.S. office space that supports 1.7 million jobs and contributes \$234.9 billion to the U.S. GDP.



Its mission is to advance a vibrant commercial real estate industry through advocacy, influence and knowledge. BOMA International is a primary source of information on building management and operations, development, leasing, building operating costs, energy consumption patterns, local and national building codes, legislation, occupancy statistics, technological developments and other industry trends. Learn more about BOMA International's 100-year history online at www.boma.org.



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UPCOMING EVENTS

- 9/15/16: BOMAFest '16
Mission Inn, Riverside
- 10/14/16: A Day at The Races
Santa Anita Park, Arcadia
- 11/10/16: Living Better 101
November Luncheon, Marriott Riverside, Riverside
- 12/2/16: Holiday Luncheon
Mission Inn, Riverside



California
Business
Properties
Association



CALIFORNIA BUSINESS PROPERTIES ASSOCIATION TO RECOGNIZE BOMA CALIFORNIA'S 30TH ANNIVERSARY

The California Business Properties Association Industry Awards Dinner will be held October 20, 2016 at The Fairmont Hotel in Newport Beach. The CBPA Industry Awards Dinner recognizes unwavering leadership of individuals and companies dedicated to the commercial, industrial, and retail real estate industry in California.

This year CBPA will be awarding their Champion of the Industry Awards to Steve Craig, President and CEO of the Craig Realty Group for their accom-

plishments in the retail development field. Larry Kosmont, President and CEO of the Kosmont Companies, for their accomplishments in the service development field; and Brian Plymell with Hines for their accomplishments in the office development field.

Special recognition will be given for BOMA California, celebrating its 30th Anniversary!

Contact Melissa Stevens at (916) 443-4676 or mstevens@cbpa.com to register for this event.

"Make sure everyone who works with you or for you, feels the need to tell others about the incredible experience" - Chris Murray

WHO ARE BOMA'S PRINCIPAL MEMBERS

BOMA Inland Empire's principal members are building owners, managers, developers, leasing professionals, corporate facility managers, and asset managers.

WHO ARE BOMA'S ASSOCIATE MEMBERS

BOMA Inland Empire's associate members are the providers of the products and services needed to operate commercial properties. Products and/or services include air conditioning / refrigeration, automation controls, building maintenance, energy consultants, engineering services, exterior maintenance, fire/ life/safety, restoration, parking lot maintenance, signage, security services, waterproofing, window cleaning, and so much more!

WHO ARE BOMA'S PROFESSIONAL MEMBERS

BOMA professional members include accountants, architects, designers, engineers, lawyers, and insurance services.

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27TH ANNUAL GOLF CLASSIC

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Dinner Sponsor: Parkwest Construction

Wine Tasting Sponsor: Harris & Ruth Painting

Entertainment Sponsor: Highland Commercial Roofing

Decoration Sponsor: Garden Interiors

Live Auction Sponsor: Time Warner Cable Business Class

**THANK YOU FOR SUPPORTING
BOMA INLAND EMPIRE!**

WHAT DOES BOMA INTERNATIONAL DO

- ◆ Monitors and lobbies pertinent legislative, regulatory and codes/standards issues. Learn more about BOMA's advocacy work.
- ◆ Publishes The BOMA Magazine, the official publication of BOMA International
- ◆ Produces a variety of leading industry publications, including:
 - ◇ A comprehensive suite of building measurement standards, including Office Buildings: Standard Methods of Measurement (ANSI/BOMA – Z65.1 2010)
 - ◇ The Experience Exchange Report® (EER®) - the industry benchmark for nearly 100 years, which contains income and expense data for office buildings across North America
 - ◇ The industry's green lease guide

◆ Hosts the BOMA International Annual Conference & Expo every June; conducts seminars on topics including office marketing and leasing, asset management, technology, and security and emergency preparedness planning. BOMA International sponsors a Winter Business Meeting and hosts the National Issues Conference. The Outstanding Building of the Year (TOBY) Awards are the industry's most prestigious and coveted awards in commercial real estate. The TOBY honors buildings based on community impact, tenant/employee relations programs, energy management systems, accessibility for disabled people, emergency evacuation procedures, building personnel training programs and overall quality indicators.

◆ Designates excellence in building management and operations through the BOMA 360 Performance Program, groundbreaking program designed to validate and recognize commercial properties that demonstrate best practices in all major areas of building operations and management.



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27TH ANNUAL GOLF CLASSIC PICTURES



MISSION STATEMENT

To increase the professionalism of members through quality educational programs.

To promote networking between members and the constant exchange of ideas.

To expand community awareness of Chapter activities through the awards program, public relations, legislative efforts and social functions.

GOLFERS



THANK YOU



27TH ANNUAL GOLF CLASSIC





THE INLAND EMPIRE OFFICE EER AND INDUSTRIAL EER BENCHMARKING RESOURCES ARE NOW AVAILABLE

The Most Comprehensive Benchmarking Data for 2017 Budgets

BOMA International's Office EER and Industrial EER are commercial real estate's most trusted income and expense benchmarking resources. With information collected from thousands of office and industrial buildings in markets across the U.S. and Canada, there is more data than any other comparable industry source.

Whether you own or manage an office property, a medical office building, a industrial building, a corporate facility or a government building, only BOMA International has the essential data you need to evaluate operational and management practices to heighten asset performance. The information found in the Office EER and Industrial EER can help you build better budgets, assess new markets, identify opportunities for cost savings, and refine operating strategies. The Office EER and Industrial EER truly are powerful business tools.

Create Your Own Customized Reports

BOMA International's advanced online database allows you to go beyond the broad national and individual market data to design reports for your state, province or region; search by multiple building parameters, such as property size or age; and access historical data to help identify market trends.

Use the Office EER to:

- Build better budgets and pro formas;
- Identify strategies to trim expenses and bolster NOI;
- Evaluate and refine operating strategies;
- Track key asset performance indicators, including taxes, utilities, repairs and maintenance, cleaning and more;
- Discover where your service contracts are over or under market averages and use the data to help rebid your contracts;
- Evaluate income and expenses in new markets;
- Communicate metrics to owners, investors and tenants more effectively

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WINE EXCURSION 2016



THANK YOU TO OUR SPONSORS:

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WINE EXCURSION



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PREPARING YOUR PROPERTY FOR SEISMIC RETROFITTING

As Californians, many of us have been waiting for “the big one” for years. In 2015 Los Angeles set the nation’s strictest earthquake regulations. 15,000 of the city’s buildings will need to be retrofitted so that they can withstand the shaking of severe earthquakes.

Seismic retrofitting involves the process of securing buildings that may not have been adequately anchored prior to current retrofitting standards. Smaller and medium-sized building owners may not have the capital to complete their projects, but there are various programs to help fund the cost depending upon where the building is located. Also, many contractors have banks behind them and can offer financing to help fund the retrofit process.

Helfrich-Associates has worked on many seismic retrofits across the state over the last 20 years. Because of this, we have the experience to needed to assist building owners with their retrofitting needs.

Our process begins with an initial assessment. Our team of geologists and soils engineers will first assess the site and determine the seismic design parameters for use by our structural engineers. We’ll then come out to your property and inspect it and find out what needs to be done to bring it in to compliance. After our initial assessment we will present a recommendation for seismic strengthening. As part of the recommendation we’ll also provide a preliminary budget for construction.

As materials technologies improve, so do our strategy options. Materials such as high-strength steel, fiber-reinforced polymers and concrete have made a huge difference in the way retrofits are completed.

There are several strategy options we can pursue, such as increasing ductility and strength, and reducing the potential collapse during the design earthquake.

One common technique for achieving these strategies is FRP jacketing. Fiber-reinforced polymer, or FRP, jacketing is when we encase connected ends of materials in a reinforced epoxy or polymer substance. Fiber-reinforced steel can also be used. Several types of shear walls (steel moment frames, wood panels, concrete, and masonry) can also be used to provide the required seismic resistance.

Because we have multiple types of engineers (soils, civil, and structural) on staff, we’re extremely knowledgeable about building codes. We’ve also been working on these types of projects for over 20 years. That means we have the ability to complete the project according to code standards.

We’ll work with the City Building Department to ensure that we perform your project to the correct specifications. We often meet with the plan check engineers to determine cost-effective methods of satisfying the intent of the building code.

We’re Californians just like you, and that means we’re sensitive to the risk earthquakes pose to our local communities. A seismic retrofit is a high-priority project for us, so we’re ready to evaluate your seismic retrofitting as soon as we’re contacted.

Ready to get started on your seismic retrofit? Just send us your building information. We’ll research your building and do a site visit – once we’ve done an assessment we can start with a recommendation.

Need help figuring out how to get started with compliance? We can help!

Steve Helfrich

Steve Helfrich is a licensed civil engineer with over 35 years of experience. His professional experience includes residential, commercial, and industrial project design and construction. As a design engineer, he has worked on projects in California, Nevada, Arizona, Texas, Saudi Arabia, Gulf of Mexico, Iraq, Kuwait, Trinidad, and Zaire.



BOMAFest 2016

Vendor Appreciation Trade Show

Thursday, September 15th

11:30 A.M. – 1:30 P.M.



Tabletop setup 10:30 A.M. - 11:15 A.M.

****NEW LOCATION****

Mission Inn, Grand Parisian Ballroom

3649 Mission Inn, Riverside, CA 92501



Company Name: _____

Member Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Cell: _____ Phone: _____ Fax: _____

E-Mail: _____

Guests also attending: Name: _____

Company: _____



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Table Top & Lunch for 1 Member- \$190. each \$ _____
 _____ Property Manager Attending - \$ 48. each \$ _____
 _____ Building Engineer Attending with Paid PM - \$ 0. each \$ _____
 Table Top & Lunch for 1 Non-Member- \$445. each \$ _____
Total \$ _____

**Kindly RSVP by Thursday, September 8th*

Card Holder's name: _____

Account Number: _____ Expiration Date: _____ 3 digit _____

Networking & Lunch provided in a relaxed setting

2016 EVENTS AND ACTIVITIES CALENDAR

January	February	March
Luncheon: Thursday, January 14 11:30 AM - John Husing, Economist Marriott, Riverside  Lunch Sponsor: Board meeting to follow BOMA International Winter Business Meeting: Jan. 31 - Feb. 3 Washington, DC	Luncheon: Thursday, February 11 11:30 AM - Matthew Hargrove, BOMA California Marriott, Riverside  Lunch Sponsor: Board Meeting to follow	Luncheon: Thursday, March 10 11:30 AM - Property Manager Lineup Marriott, Riverside  Lunch Sponsor: Board Meeting to follow BOMA CAL Board Meeting March 2 Oakland Industry Wide Legislative Meeting: March 17 TBD
April	May	June
Golf Classic: Friday, April 15 Annual Charity Golf Classic Superheroes Eagle Glen, Corona Charity: Cystic Fibrosis Foundation	Dark	Quakes Baseball Game: Friday, June 3 7:05 PM - Rancho Cucamonga vs. Lake Elsinore LoanMart Field, Rancho Cucamonga Board Meeting: Thursday, June 16 BOMA CAL Board Meeting June 8 Sacramento BOMA International Conference & Expo June 25-28 Washington, DC
July	August	September
Wine Excursion: Friday, July 15 Bus tour through Temecula Valley Wine Country	Luncheon: Thursday, August 11 11:30 AM - Candy Stalling, Violence in the Workplace Marriott, Riverside  Lunch Sponsor: Board Meeting to follow	Luncheon: Thursday, September 15 11:30 AM - BOMAFest 2016 Vendor Appreciation & Trade Show Mission Inn, Riverside
October	November	December
A Day At The Races: Friday, October 14 Santa Anita Park, Arcadia BOMA CAL Board Meeting Oct. 21 Newport Beach	Luncheon: Thursday, November 10 11:30 AM - Connie Larson, Living Better 101 Marriott, Riverside  Lunch Sponsor: Board Meeting to follow	Holiday Luncheon: Friday, December 2 11:30 AM - Mission Inn, Riverside
Check out our website www.bomaie.org		



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