



BOMA

Anchorage



September
2010

President's Message:

All ten of the nation's ten largest hotels can be found in Las Vegas. These glittering palaces are a testament to the fact that **some people enjoy playing the odds.**

I recently came across an article detailing the odds of certain events. It was an eye-opening experience. It sent me scrambling to check the odds of other occurrences. For instance, according to Golf Digest, the chance of an amateur golfer making a hole-in-one works out to about 1 in 12,750. A PGA Tour pro has a 1 in 3,756 chance of scoring an ace. Practice can make dreams come true.

If you're an amateur golfer who dreams of hitting two holes-in-one in one round, you should be informed that Golf Digest reported that the "odds of an amateur making two holes-in-one in a round are 9,222,500 to 1."

Long odds indeed.

If you prefer alleys to fairways, you might be interested to know that the United States Bowling Congress estimates that the average male league bowler has a 1 in 11,500 chance of rolling a perfect game.

The odds against a high school varsity basketball player taking the court in an NBA game are projected to be 11,759 to one. The odds of finding a four-leaf clover on the first try are said to be 10,000 to one. I am told that the odds of getting a royal flush in poker on the first five cards dealt are 649,740 to 1.

The odds of getting informative luncheons, educational seminars, advocacy updates, networking opportunities, and a great Office Market Survey are, however, 100% in your favor if you are a BOMA Anchorage member.

BOMA Anchorage has doubled its membership in the past 4 years and continues to grow as business professionals recognize the value of BOMA Membership. We currently have over 150 members in BOMA Anchorage! Take advantage of your membership in BOMA and also encourage your business associates to join. Now is a good time to be a member of BOMA.

The ODDS ARE WITH YOU!!!

Ken Bauer
BOMA Anchorage President
Alaska Energy Savers



Welcome New Members!

David Beck
Chinook Fire Protection

Mark Eliason
**Eliason Holding
Company**

John Fortner
Meridian Systems

Patrick Holmes
Juneau I, LLC

Jesse Martin
Industrial Roofing

Rock Reber
CRL Services

Dick Wells
Automated Laundry

3 Minute Speaker

Thanks to Duane Heyman from Corporate Programs at UAA for his presentation at the August luncheon!



If you would like to be a 3 Minute Speaker at an upcoming luncheon and have the opportunity to showcase your business, please let us know. Call us at 343-2662 or send us an email at boma@cgprop.com.

Advocacy Issues:

The Municipal Building Board has completed its work on the **2009 Building Code** plus other related Codes, has incorporated local amendments and forwarded the entire package to the Assembly for approval. The goal is that these codes all be implemented by **January 1, 2011**.

Current requirement that Municipal buildings and leased private buildings by the MOA be LEED certified was determined to be unenforceable. Therefore, the Board passed a resolution requesting that the Assembly give greater clarification and enforcement guidance to the Building Department. BOMA members should review this ordinance and take advantage of this opportunity to discuss this issue with Assembly members. **BOMA members need to get involved NOW before this ordinance is readopted.**

Another significant cost to building owners is the 2009 International Energy Conservation Code. Costs impacts are so significant that even the Building Department is requesting a 6 month grace period to educate the public to the significant cost implications of this Code. For example, any project including tenant improvements over 5000 square feet will require controls which automatically turn off all lights when spaces are unoccupied. In addition, light fixtures may need to be replaced to reduce power consumption to meet this Code. As you can well imagine, this will affect light levels and choice of fixtures significantly. Specifically, incandescent light fixtures will not be able to meet these requirements.

Calendar of Events:

Friday, September 10th Luncheon

Denali: The Alaska Gas Pipeline

Scott Jepsen/The Denali Project

11:30 AM Monthly BOMA Luncheon/Downtown Hilton Hotel

Friday, October 8th Luncheon

Candidates for Governor Debate

11:30 AM Monthly BOMA Luncheon/Downtown Hilton Hotel

October, exact date TBA

Building Maintenance Seminar & Fall Fling

Friday, November 5th Luncheon

National Issues & Lobbying Affecting the Industry

Jason Todd/Director of Federal Affairs

BOMA International

11:30 AM Monthly BOMA Luncheon/Downtown Hilton Hotel

Detailed Information on Federal Issues

Jason Todd/Director of Federal Affairs

BOMA International

1:00 – 3:00 PM, immediately following BOMA Luncheon

Annual Golf Tournament:

*Sunny skies set the stage for the **25th Annual BOMA Anchorage Golf Tournament**, and 36 teams enjoyed a terrific day of golf, fun and friendship. There were seasoned golfers and brave novices (golf scores ranged from 57—95), and all reports are that everyone had a great time. Special thanks to the Golf Committee--Andrew Romerdahl/Pfeffer Development, Darin Floyd/Wells Fargo Bank, Aaron Lautaret/Bruin Enterprises, Mike Liebing/Otis Elevator and Eric Walters/CRL Services. **Over \$7500 was raised for Special Olympics Alaska** with an additional donation from Chuck Kim of Q-1 Corporation. Thank you to all the sponsors, the golfers and the volunteers who made this 25th Anniversary Tournament a wonderful success. See you next year for the 26th tournament!*

Great Event!



Education Corner:

The **BOMA 360 Performance Program** provides a tool that real estate professionals can use to demonstrate to owners, tenants and prospective tenants that their buildings are managed to the highest standards of excellence. A **FREE webinar** to explain the program is being offered by BOMA International. Go to www.boma.org and check on the homepage for the link to register. You will need your BOMA International ID number. If you do not remember your number, contact BAE Judy Dwiggins at judy@dondwiggins.com and she will email your number.

FREE WEBINAR! EVERYTHING YOU EVER WANTED TO KNOW ABOUT BOMA 360 September 28, 2:00 – 3:30 PM EASTERN TIME

Want to know how your best-in-class building can stand out in a demanding marketplace? Wondering if the **BOMA 360 Performance Program** is right for your building? These questions and more will be answered during the free BOMA 360 Tutorial Webinar.

The **BOMA 360 Performance Program** is a groundbreaking building designation program designed to validate and recognize commercial properties that demonstrate best practices in all major areas of building operations and management. In this informative, risk-free Webinar, you'll learn:

- Why BOMA developed this program, and the benefits of participation.
- How designees are using the program to demonstrate value to owners, tenants and the entire property management team.
- The requirements for the designation, and step-by-step instructions for completing the easy-to-use online application. Recent updates and changes to the program.
- PLUS...ample time for Q & A. Now is the time to get all your questions answered.

Upcoming BOMA Anchorage Seminar:

BOMA Anchorage will host a Building Maintenance Best Practices Seminar in October. Some 12 different aspects of building maintenance from HVAC and Plumbing to Janitorial and Emergency Systems will be covered in this fast paced, mini-session format. Property Managers should definitely attend this seminar! Our Fall Fling will immediately follow the seminar. Details and registration information will be sent within the next few weeks. Stay tuned!



BOMA Board Elections:

Consider becoming a Director on the BOMA Anchorage Board of Directors! The Board sets the agenda for BOMA Anchorage and works hard at representing the interests of building owners and related professions in the Anchorage community. Nomination forms will be emailed within the next week. This is a great opportunity to get more involved with BOMA and to become part of a fun loving Board! If you have questions, please contact us!

**Andrew Romerdahl, Election Chairman
646-4644**