



# Saint Paul BOMA NEWS

July 2014 Vol. 45, No. 7

*BOMA's mission is to provide leadership to the commercial real estate industry through legislative and regulatory advocacy, education, research, and international networking.*

## 27th Annual Golf Tournament

Join the General Membership of the Greater Saint Paul Building Owners and Managers Association (BOMA) for the 27th Annual Golf Tournament. Held at 3M Tartan Park, this is the tournament that can't be missed. Each foursome will play 18 holes of the 27 hole club. With hole sponsorships completely full, you are guaranteed a great time and the chance of winning some fantastic prizes! After a fun day of golf, everyone is invited to sit down for a steak or chicken dinner followed by prize drawings. With over 200 people in attendance you can't afford to miss this fantastic opportunity to catch up with old friends and make some new ones.

We still have corporate sponsorships left. So take advantage of this great opportunity and get your company's name in front of current and potential customers, contact the BOMA office.

To register, call 651-291-8888. Credit cards are being accepted through the BOMA Office. Substitutions will be honored. If you company is interested in donating prizes or logo'd items for the prize drawing, please contact Denise Jenkins at 651-291-888 or [denise.jenkins@bomastpaul.org](mailto:denise.jenkins@bomastpaul.org).

### In this edition:

- Chair's Report.....2
- Upcoming Events .....3
- Calendar .....Back

### Events at a glance:

- BOMA Office
- Closed.....July 4th
- 27th Annual Golf Tournament..... July 21st
- Board Meeting .....July 23rd

332 Minnesota Street  
 Suite W2950  
 Saint Paul, MN 55101  
**Phone:** 651-291-8888  
**Fax:** 651-291-1031  
[office@bomastpaul.org](mailto:office@bomastpaul.org)  
[www.bomastpaul.org](http://www.bomastpaul.org)

- DATE:** Monday, July 21, 2014
- TIME:** 11:00am – 7:30pm
- LOCATION:** 3M Tartan Park  
in Lake Elmo
- COST:** \$185 – Golf and Dinner  
\$35 – Dinner Only



# Chair's REPORT



"If you build it, he will come!" This year marks the 25th anniversary of the classic movie, Field of Dreams. What will we be saying 25 years from now regarding the introduction of Light Rail Transit (LRT) in Saint Paul? Will LRT be the homerun for Saint Paul that many have predicted? So after nearly a billion dollars we have an eleven-mile route connecting the two urban centers of the metro area.

An estimated 5,445 construction, engineering, and other workers have been employed on the project. There are also numerous LRT driven development projects completed or under construction along University Avenue.

The first day of operation kicked off on June 14th with ribbon cuttings, free rides, and smiles all around. Mother Nature did her best to ruin the day. Many activities had to be cancelled and the estimated turnout was significantly lower than anticipated, but in typical fashion, Saint Paulites rose above the inclement weather and still enjoyed the opening weekend. The first week with fare paying riders went well and Metro Transit should be applauded for their never ending persistence in making this project, which took over ten years, a reality.

The renovated Union Depot (\$243 million) was also completed recently and for the first time in many decades it is a major transportation hub again. The impact of this structure and the Green Line will be magnified with the continued expansion of transit options for Saint Paul, including Bus Rapid Transit and another LRT line running from downtown to the airport (Riverview Corridor).

It is an exciting time in Saint Paul. With these initial transit related projects behind us we can turn to the next big thing; St. Paul Saints you are on deck. "Once you build it, we will come!" It may not be the same type of train that passes Midway Stadium, but the Green Line will serve the new ballpark even better.

**Bill Thurmes, Chair**  
Greater Saint Paul **BOMA** Board of Directors

## A great time was had at the June alternative transportation membership meeting.



## BOMA International's New Strategic Plan

Earlier this year, BOMA International completed its new strategic plan. The process to update the plan started in 2012. It included input from members, local leadership and national committee members. The new plan better positions BOMA International to respond to and serve the changing needs of local associations and the commercial real estate industry.

The 2014 plan includes four key goals.

**ADVOCACY:** Government and policy-setting bodies consistently adopt BOMA's positions on issues.

**INFLUENCE:** BOMA International will have an expanded sphere of influence that positions us as the preferred provider/partner.

**KNOWLEDGE:** BOMA International will become a global resource for industry knowledge.

**RESOURCE:** BOMA International will serve as a valued resource for local associations and members.

To see the entire 2014 BOMA International Strategic Plan, visit the Greater Saint Paul BOMA website. You will find the plan on the BOMA International page within the Membership section.

## Tabletop Exercise caps off a Successful 3 Part Series on Emergency Management

Regions Hospital coordinated a tabletop disaster simulation for property professionals on June 18th. An assembled group of experts including public and private entities assisted attendees in formulating action plans in the event an incident escalates to a crisis. The group drilled an exercise involving an F4 tornado going through the downtown area.

For follow up information on any of the Emergency Planning Seminars, contact Rhonda Pape at 651-238-0822. A special thank you to Amy Peterson and Regions Hospital, Julie Bauch and 180 E. 5th Street and our wonderful sponsors, American Security, Allied Barton Security and ServiceMaster Clean.

Stay tuned for further programming opportunities coming this fall!



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jeff.volvovsek@districtenergy.com

**JONATHAN MARTENS**  
Customer Service Engineer  
Tel: 651.925.8257  
Fax: 651.221.0353  
Cell: 651.334.5266  
jonathan.martens@districtenergy.com

www.districtenergy.com

## BOMA Member Spotlight



### BARRY STOFFEL

Senior Project Manager  
Greiner Construction

The first 10 years of my life, I grew up in sunny, warm California where I was the normal, active child – playing outdoor sports (soccer/football) and hanging out with my friends; today I continue to lead an active life and play outdoor sports – just different kinds. In addition to the warm weather activities I enjoyed in California, I also enjoy ice fishing, snowboarding, and hockey – the Minnesota sports. In 1991, my mother moved us back to East St. Paul to be closer to her family and this is where I found my passion and love for construction.

As a young child, I remember I would run over to the homes that were just being built and the carpenters on those construction sites taught me how to make skim (surf) boards and fix broken hockey sticks I collected from the local arenas. I would cut them, sand them, and then give them away to my friends. From the first day, I was hooked on construction and seeing tangible results.

I attended St. Paul Johnson High School, attended one year at the University of Minnesota, and then transferred to Mankato State University where I received a Construction Management degree. I started my Internship at Greiner Construction in 2004, and enjoyed my job and the company so much that I never left. Now, over 10 years later, I have assisted a variety of clients in reaching their interior renovation goals, which has amounted to nearly 2,000,000 square feet.

As a natural love of construction, I decided to obtain my Real Estate License and now renovate and manage some investment properties in northeast metro of my own. Of course, this is done in my spare time, after my first real love of family.



Each month Greater Saint Paul BOMA will highlight a BOMA member. If you would like us to feature you and your company please email [denise.jenkins@bomastpaul.org](mailto:denise.jenkins@bomastpaul.org).

I married my best friend, Amy, in Cabo San Lucas and our first child, Easton, was born in 2013. We all are anxiously waiting for Baby Number 2 that is due to arrive in late July. My home is in Lino Lakes where Hunter, our 5-year old British Labrador guards the family, goes on walks and runs with us, and is a best friend to all three of us.

When I was asked “if you won the lottery today, what is the first thing you would spend it on?” my answer, without hesitation, was to donate a very large sum to the National Multiple Sclerosis Society. Sound unrealistic? Well, growing up less fortunate, I know what it’s like to struggle and what it means to be given a chance. Meshing both my love for construction and giving back, one of my most recent renovations that I was an active part of was for YouthLink, an organization with a mission of empowering youth to shape their futures by providing a safe, supportive, respectful and responsive community of excellence. Working directly with a great team of individuals, we were able to get most of the materials donated from great vendors and suppliers, and we physically renovated a space to become their new Breads and Threads Closet.

In my job, I get to meet new people every day – something I truly enjoy. My hope from this article is that others are able to feel comfortable and connect with me to introduce themselves. That is, providing I don’t come up to them and introduce myself first – I have an inviting personality.

Did I mention my favorite color is green – specifically seaweed green from the Crayola box.

## BOMA’s Market Report Goes Digital

BOMA has published a Market Report for 19 consecutive years. This survey of the downtown Saint Paul market is recognized as the authoritative source on office space occupancy, absorption, lease rates and transactions. With the publication of our twentieth edition this fall, the report will be moved to BOMA’s website. We feel this change will allow more members and the business community greater access to the information being presented this fall, and will allow us to expand the features and type of data being provided by BOMA.

As growth in the downtown area accelerates, tracking key indicators that measure changes in the central business district is important. To achieve this, the new report will include the same great information as provided in the past, plus several enhancements to the overall data set available. The new report will include,

- Downtown residential population
- Retail establishments

Growth in these two categories tends to be a precursor of an increase in office space occupancy, so tracking them provides a more complete picture of the significant trends taking place in the overall commercial market. Also, the website report will provide current transaction information. Historically, the Market Report provided activity, but it was only updated on an annual basis. With the new website format, transactions will be updated regularly.

BOMA is committed to providing members and the community with valid and reliable commercial market information. Our new report expands on the role BOMA has played in the past and will allow us to become the “go to” central source for market and demographic information to better inform both the private and public sectors regarding growth and development in downtown Saint Paul.

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## 2014 Golf Tournament Sponsors

Thank you to the following companies who signed up to sponsor the 2014 Greater Saint Paul BOMA Golf Tournament!

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- Allied Parking
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- Aspen Waste Systems
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- Brin Northwestern Glass
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- Four Seasons Energy Efficient Roofing G4S
- General Security Services Corp.
- Greiner Construction
- Harvard
- Horizon Roofing
- HumeraTech
- Impark
- KONE, Inc.
- Larsen Engineering
- MSP Commercial
- Marcus & Millichap
- Marsden Services
- McCaren Designs
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- Reliable Property Services
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- ThyssenKrupp Elevator
- TruNorth Painting
- Unilev Management Corp.
- Voss Lighting
- Weber Electric / an Egan Company
- Xcel Energy
- Yale Mechanical

## BOMA EDUCATION OFFERINGS

### SMT – Air Handling, Water Treatment & Plumbing Systems

Through this course, you will learn about climate control for human comfort, the components of HVAC systems, and the basics of water treatment and plumbing systems. You will gain the skills and knowledge to perform common water tests, maintain air-conditioning systems, maintain water services, and inspect portable fire extinguishers.

KEY TOPIC AREAS • HVAC systems • air cleaning devices • indoor air quality • water conditioning and treatment • plumbing • fire protection • systems • fire alarm systems

**START DATE:** Wednesday, September 24th  
**CLASS TIME:** 6:00 – 9:00pm  
**COST:** \$795 for Members,  
\$895 for Non-Members  
**LOCATION:** Ecolab, 370 Wabasha Street

### FMA – Facilities Planning and Project Management

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.

KEY TOPIC AREAS • 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

**START DATE:** Monday, September 22nd  
**CLASS TIME:** 6:00 – 9:00pm  
**COST:** \$795 for Members,  
\$905 for Non-Members  
**LOCATION:** Ecolab, 370 Wabasha Street

## Wabasha Street Block Party 2014

- WHO:** Wabasha Partners, Saint Paul Smart Trips, The Children's Museum, McNally Smith College of Music, The Musicant Group
- WHAT:** Wabasha Street Block Party
- WHERE:** Wabasha Street - Kellogg Boulevard to Exchange Street (partial street closure from 5th to 7th with main activities)
- WHEN:** Thursday, July 24 from 10 am - 2 pm (balk of programming from 11 am - 1 pm)
- WHY:** The 2nd annual Wabasha Street Block Party is the annual celebration of what Wabasha is and how it could be even better. The Block Party is a chance for everyone to experience a future of Wabasha that is more pedestrian, bike, and even more business friendly.

Building on the success of last year's Arts Walk Wabasha Block Party, this year we will expand the event, creating an experience that brings together the whole downtown, from the River to the State Capitol:

- Opening up the west side of the street to just bikes and pedestrians between 5th and 7th St.
- Expanded music and interactive activities
- Free giveaways from local businesses and organizations
- Local artist vendors
- Unique public space installations
- Opportunities to share your vision, hopes and dreams for the future of Wabasha

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## BOMA & A BREW

### Greater Saint Paul BOMA & A Brew Social Event

**DATE:** Thursday, July 31st  
**TIME:** 4:00 – 6:00pm  
**LOCATION:** 500 Jackson Street

We have heard your requests and have planned an outside event! Complimentary appetizers will be provided for all in attendance.

### Thank you to our Sponsors!



Register at [www.bomastpaul.org](http://www.bomastpaul.org)

## Looking to Become More Involved in BOMA?

If you are interested in becoming more involved in BOMA, consider joining the Energy & Environment Committee. This committee provides technical insight, issue research, and education to the Saint Paul BOMA membership in the following areas: energy consumption, indoor air quality, water quality, waste/recycling, and transit/transportation.

The members serving on the committee represent building owners, managers, and vendors. Current vendor members have backgrounds in energy (lighting, utility, engineering, energy auditing) and waste/recycling. The committee has made great efforts over the past year to develop useful resources for BOMA members regarding the committee topics, researching pressing energy and environment matters, and hosting expert speakers on relevant topics.

All BOMA members with interest in any of the primary subject matters are welcome to join the Energy & Environment Committee. For more information about this committee or how to become involved, contact Nina Axelson at [nina.axelson@districtenergy.com](mailto:nina.axelson@districtenergy.com) or 651-297-8955.

## BOMA BITS

- **Joe Hughes**, CB Richard Ellis reported that Universal Academy Charter School will take 19,000 sq. ft. at 1745 University. They will open August 2014.

## 2014 Office Market Report

The initial request for building data will be sent out right after the 4th of July. The information provided by all of the buildings in the Saint Paul CBD is vital to the creation of an accurate and valuable report. Thank you in advance for returning your updates in a timely matter!

## Greater Saint Paul BOMA Security and Superintendents Group

We will not be meeting until September. All are invited to join us at the Golf Tournament on July 21st! Enjoy your Summer!

## SAVE THE DATE

### Table Top Expo Mark your Calendars!!

**DATE:** Tuesday, September 16th  
**LOCATION:** Crowne Plaza,  
Minnesota Grand Ballroom  
**TIME:** 11:30am - 1:30pm



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Fax: 651-291-1031  
www.bomastpaul.org

**GREATER SAINT PAUL BOMA**  
First National Bank Building W2950  
332 Minnesota Street  
Saint Paul MN 55101

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## CALENDAR 2014

### JULY

- BOMA Office Closed.....July 4th
- 27th Annual Golf Tournament .....July 21st
- Board Meeting .....July 23rd

### AUGUST

- General Membership Meeting ..... August 11th

## NEW MEMBERS

**JOHN GONSER**

*Nitti Sanitation*

1725 Meadow View Road

Eagan, MN 55121

T – 651-457-4434

Email: [jgonser@nittisanitation.com](mailto:jgonser@nittisanitation.com)