

BOMA INTERNATIONAL UPDATES

BOMA and Harvard University Present: "Emerging Leaders in Real Estate" March 5-10, 2006

Conducted at Harvard and led by Harvard faculty and real estate leaders, this new, four-day course cultivates skills needed to lead tomorrow's real estate organizations. Designed for managers and directors who are — or want to be — on the executive track in their companies, the program features intensive, interactive case studies and group projects. Participation is limited to 20 students.

Contact:

Office of Executive Education
1033 Massachusetts Avenue
Fourth Floor
Cambridge, MA 02138
execed@gsd.harvard.edu

2005 Experience Exchange Report (EER)

Now in its 85th year, BOMA's Experience Exchange Report (EER) continues to be the singular, most detailed and most reputable source of benchmarking data representing the office building industry. The 2005 edition, featuring 2004 data, contains operating income and expense data on over 5,000 private and public sector buildings covering almost 1 billion square feet of office space throughout North America. Also included is analysis of current real estate industry trends

Trends from the 2005 Experience Exchange Report include:

US Private Sector Office Building Market

—Net Operating Income is Up 5.0%
—Total Operating Expenses are Down 6.1%

US Government Sector Office Building Market

—Total Administrative Expenses are Down 11.0%
—Total Operating Expenses are Down 18.0%

Contact Amita Juneja BOMA International at 202-326-6345 or ajuneja@boma.org to purchase this report.

BOMA Joins Coalition to Implement Energy Efficiency Tax Incentives

BOMA International, along with several other trade associations representing a wide array of energy users, products, and services have teamed up to work toward implementation of the energy efficient commercial buildings tax incentive provisions included in the Energy Policy Act of 2005. The goals of the new coalition are to work with the Departments of Energy and Treasury to implement the new program, educate the community, and work with Congress to extend the program.

The Energy Policy Act of 2005 provides a new deduction for expenses, up to \$1.80/sf, incurred for energy efficiency retrofits placed into service between 1/1/06 and 12/31/07. Partial credit of up to \$0.60/sf is also available for each of the three energy using subsystems of the building (building envelope, lighting, and HVAC/hot water systems).

The new coalition is preparing recommendations to send to the Department of Energy (DOE) by the middle of November. DOE is in the process of preparing guidelines which it will then submit to the Treasury Department, who will promulgate the final rule. While the program goes into effect January 1, it is still unclear whether the agencies will have interim or temporary rules in place on this date.

Participants include the North American Insulation Manufacturers Association, Alliance to Save Energy, Consortium for Energy Efficiency, National Association of State Energy Officials, National Association of Electrical Distributors, American Institute of Architects, National Electrical Contractors Association, National Association of Electrical Distributors, IMARK Group, and Polyisocyanurate Insulation Manufacturers.

Contact Karen Penafiel for additional information at 202-326-6323.

2005 TOBY and Earth Awards Gala



Gifts for the attendees line the foyer.



2005 TOBY Chair Susan Rosen welcomes the attendees.



The room at The Inn at Longshore was full!



Susan Rosen presents the Corporate Honoree award to Mack-Cali's James Bell.

Southern Connecticut BOMA Officers

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Michael Jacopino
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2005 TOBY and Earth Awards Gala



Bob Hartt presents the Member of the Year Award to Pat Jurgielewicz.



James Grady (l) presents the Allied Honoree Award to Gene Kiskin of AlliedBarton Security.



Tom Izzo (l) presents the Earth Award to 707 Summer Street. Accepting is Bob Hartt of Albert B. Ashforth.



Susan Rosen presents Greenwich Plaza's award to Brian Heelan of Albert B. Ashforth.



Ken Winkley (l) presents the Suburban Office Park Award to Robert Leblanc of R.D.Scinto, Inc.



Jim Phillips of Building and Land Technology, and James Brady of Ashforth accept the award for Ridgebury Officenter from Paul Deysenroth (l-r).



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New Website Unveiled!!

Southern CT BOMA is pleased to announce their new web site www.soctboma.org. All members are encouraged to visit the site often to view upcoming programs, committees, and other information concerning the Association. As we develop the site throughout 2006, please let the Executive Office (860) 243-3977 know what you would like the site to include.

Welcome to the New 2006 Board Members!

At the annual meeting on December 8th, the membership approved the following Slate of Officers for 2006:

Vice President

Robert Hartt, *Albert B. Ashforth, Inc.*

Directors

Edward Farmer, *CB Richard Ellis*

Diane Reichert, *Equity Office Properties*

Steven Werner, *Clearwater Associates*

President Thomas Izzo presented an award to Ellen D'Arpino and Michael Jacopino for their time and commitment to the Association as their term on the Board comes to an end. Ms. D'Arpino was also Chair of the Membership Committee. Over the past 4 years, Southern Connecticut BOMA has received three Membership Awards from BOMA International for their increased membership in the Association.

As always, the Holiday Social on December 8th at General Electric's Guest House in Fairfield was a huge success. Over eighty attendees enjoyed delicious hors d'oeuvres and wonderful libations. Many thanks to all who donated a toy for the Angel Tree Foundation that GE hosts each year. Many children will have a happier holiday because of the generosity of the guests.

**Thanks to our Holiday Social Sponsor,
Tri-State High Rise Services.**



Ellen D'Arpino accepts a plaque from Tom Izzo for her continued support to the Association.



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CALENDAR OF EVENTS

January 26, 2006

State of the Market

5:30pm -8:30pm

Patrick Colwell, Cushman & Wakefield

Jeff Gage, Albert B. Ashforth, Inc.

Michael Siegel, CBRE

February 16, 2006

South Stamford's Newest Development

5:30pm -8:30pm

James Cabrera, Antares Real Estate Services

Bruce Macleod, Antares Real Estate Services

BOMI Education Course-March 10, 11, 24, 25, 2006

Design, Operation & Maintenance of

Building Systems, Part 1

200 1st Stamford Place, Stamford, CT

8am-5pm

March 16, 2006

LEED Certification

5:30pm -8:30pm

Steve Ashkin, The Askin Group

Sponsored by Premier Maintenance, Inc.

BOMI Education Course-June 9, 10, 23, 24, 2006

Design, Operation & Maintenance of

Building Systems, Part 2

200 1st Stamford Place, Stamford, CT

8am-5pm



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Special thanks to Robert Scinto of R.D. Scinto, Inc. for hosting our November 17th program at Enterprise Corporate Park in Shelton. This complex won the 2005 Suburban Office Park Award at the annual TOBY dinner in October. Over 40 members and their guests toured the buildings, seeing the 'war room', the auditorium, the fitness center, the board rooms, and other great amenities the tenants of this property have use of. After the tour the attendees enjoyed dinner and networking.