

From the President

Dear BOMA Members,

I hope you enjoy leafing through this edition of CRBOMA Capital Highlights. Between the earthquakes, Hurricanes and Tropical Storms, it's been a little crazy for Property Owners in the Capital Region! Despite the weather, we are planning some great event for the final quarter and hope for a strong finish to the year.

In December, we are partnering with BOMA International's Cornerstone Partner, *AlliedBarton*, in presenting a half day series on **Violence in the Workplace**. This is a must attend for property owners, property managers, human resource personnel and your corporate tenants. The event is free and will include a lunch. Mark your calendars now for December 13th to save the date. Details can be seen on Page 2.

The TOBY Committee is actively planning the **4th Annual TOBY Dinners Award** to be held December 1st. This year, we have expanded our format and award presentations which will include a Lifetime Honoree presentation to Jim Harris Sr., of Janitronics Inc., and a Community Spirit Award presented to the Golub Corporation! We will also be honoring this year's Corporation of the Year; Member of the Year; Allied Member of the Year and Engineer of the Year in addition to the TOBY's! So mark the date and sign up early. This is going to be the best Awards Dinner yet!

Angie Berghala, our BAE, has been working tremendously hard on implementing our new web site. Visit and Bookmark Capital Region BOMA web site at www.boma-albany.com. So many of our members asked for a comprehensive Member's Only Directory – and we are happy to present just this with an all inclusive directory of CRBOMA Members. Check it out today and let us know your feedback.

We'll see you soon at the Annual Awards Dinner. As always, if you have any news you'd like to share, please feel free to submit it with us!

Sincerely,

Sarah Jermano



A scene from the October Membership Meeting at the Colonie Town Fire Prevention & Investigation Municipal Training Tower.

Calendar of Events

- December 1 4th Annual Awards Dinner --
Desmond Hotel & Conference Center
- December 13 Workplace Violence Seminar -- 11 Corporate Woods Boulevard
- January Annual Meeting -- Wolfert's Roost Country Club
- February Green Building Matters: USGBC Presentation
- March Commercial Real Estate Leasing Panel Discussion

Dates, programs and locations are subject to change. All revisions will be posted on our web site at www.boma-albany.com.

CRBOMA Information

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Join CR-BOMA
on



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Capital Region BOMA Thanks October Membership Meeting Sponsor Albany Fire Extinguisher!

CR-BOMA held its October Membership Meeting on fire prevention for commercial office buildings that included a live fire demonstration at the Colonie Town Fire Pre-



vention & Investigation Municipal Training Tower.

CR-BOMA also thanks Chief Peter Lattanzio and the Town of Colonie Fire Services for putting on a very informative and interesting program!

CRBOMA is Proud to Present Our December Membership Meeting on Workplace Violence Prevention Sponsored by Allied Barton!

CRBOMA has partnered with the Town of Colonie Police and AlliedBarton Security Services, the industry's premier provider of highly trained security personnel to provide a workplace violence prevention seminar.

Tuesday, December 13, 2011
11 Corporate Woods Boulevard
Albany NY 12211
Registration 8:00am-8:30 am
8am-12 p.m.

A representative from the Town of Colonie Police Department will dis-

cuss topics such as responding to and surviving active shooters; practical preparedness; recognizing and preventing workplace violence; policies and procedures; and community resources.

The deadline for registration is December 6 and seating is limited. Register online at www.boma-albany.com.

Attendees will receive a complimentary eBook preview of Bill Whitmore's new book, "Potential: Workplace Violence Prevention and Your Organizational Success."

Save the Date for the 4th Annual Awards Dinner

A Celebration of the Capital Region's Real Estate Industry!

Thursday Evening, December 1, 2011

*The Desmond Hotel and Conference Center
660 Albany Shaker Road, Albany, New York*



*6:00 p.m. Cocktail Hour with musician Brian L. DiGiuseppe
7:00 p.m. Dinner and Award Ceremony*

Congratulations to Our 2011 Award Winners!

100,000-249,000 Square Feet
328 State Street, Schenectady

Renovated
80 Wolf Road, Colonie

Historic
Hedley Park Place, Troy

Suburban Office Park (Low Rise)
Century Hill Plaza, Latham

Lifetime Achievement Honoree
James Harris Sr., Janitronics Facility Services

Member of the Year
Andrew Grazulis, BBL Management Group

Allied Member of the Year
Bob Walter, Americlean

Engineer of the Year
Michael Waldbillig, Picotte Companies

The Corporation of the Year
The Galesi Group

Community Spirit of the Year
Golub Corporation, Price Chopper

**Support Your Favorite Award Winner by
Sponsoring this Year's Annual Awards!**

See sponsorship opportunities in this newsletter!

Scenes from the 2010 Annual Awards Dinner



2011 TOBY Awards & Holiday Gathering

Capital Region BOMA Sponsorship and Registration Form

Deadline for Sponsorship is November 21, 2010 – Please get your form in early!

_____ * **Platinum Sponsor**

Includes a table of 8 and a full page ad in the program.
Cost: \$1,200

_____ * **Table of 8**

Cost: \$750

_____ * **Gold Sponsor**

Includes 2 dinners and a half page ad in the program.
Cost: \$500

_____ * **Individual**

Cost: \$95 pp

_____ * **Silver Sponsor**

Includes a quarter page ad in the program.
Cost: \$250

_____ * **Bronze Sponsor**

Includes a listing in the program.
Cost: \$100

_____ * **Cocktail Hour Sponsor**

Half page ad in program and signage
Cost: \$1,000

_____ * **Awards Sponsor**

Half page ad in program and signage
Cost: \$1,000

* Please send your company logo and advertisement
to crboma@caphill.com in PDF or jpg format.

Kindly remit payment to CRBOMA, 1450 Western Ave, Albany, NY 12203 before Nov. 21, 2011

Charge my MC, Visa, AMEX or Discover #: _____
Exp.: ____ / ____ Code: _____

Name: _____

Company: _____

Address: _____

City/State/Zip: _____

Phone: _____ Email: _____



*From left:
Andy Rumpfelt,
Paul Fallati,
Steve Luciano &
Jim Harris, Jr.*

Golf Day 2011

This year's Golf Outing was held at the Mohawk golf Club on Monday August 8. Although we started with periodic showers, the day turned out beautiful. We had 88 golfers enjoy a fast and fun paced round of golf.

The course was in excellent shape and The Mohawk Club did an outstanding job with food and service.

After golf we all joined for a social hour and raffle drawings, which traditionally is the highlight of the event; we had over 100 quality prizes ranging from golf items to televisions.



*From left: Corey Heritage, Nathan Pyne,
Brenda Garretson & Ron Romano*

Special thanks to our committee of Jim Harris, Jr., Steve Lucaiano, Chris Naughton, Mike Robyck, and Andy Grazulis. We also received tremendous help form Angie at Capitol Hill Management in pulling it altogether.

Our sponsors included Janitronics, Tristate High-Rise Services, Accent Commercial Furniture, and Simplex Grinnell. Many thanks to our tee sign and hole sponsors.

Partial proceeds will go to Jack's House and the Make a Wish Foundation which will be presented checks in December at the 4th Annual Awards dinner.

Plan on joining us next summer for the Golf Outing!

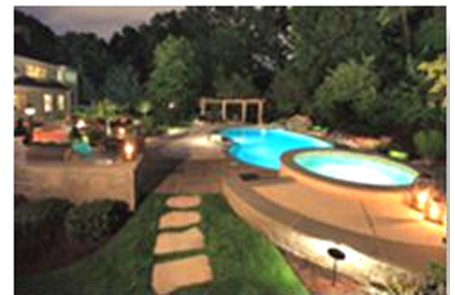
CR-BOMA Member in the News

Family-Owned Landscape Company Receives National Recognition

*By Jennifer Patterson, Times Union
October 22, 2011*

The Gallivan Corporation, a family-owned landscape design construction/management

f i r m
based in
Troy and
o w n e d
by Sean
M. Galli-
van, re-
cently re-
ceived a



Merit Award by the Professional Landscape Network (PLANET).

The award was given as part of PLANET's 2011 annual Environmental Improvement Awards, based on a residential landscape installation project at a private residence in the Capital Region.

"We are extremely honored to be recognized by PLANET as our talented team puts tremendous passion into each and every project they do," said Brendan Gallivan, president of Gallivan Corp.

The project was designed to include multiple entertaining areas, featuring a circular paver patio with a bluestone border and seating walls along a gas fire pit, an in-ground pool with an adjacent hot tub, and a concrete pool deck and bluestone coping with a natural full-color bluestone border. To add to the ambiance, the Gallivan's created a custom hemlock pergola and a chef's dream outdoor kitchen area.

This is the third nationally recognized landscape award for the Gallivan's. A formal awards ceremony will be held on Oct. 28 at the PLANET Green Industry Conference in Louisville, Ky.

Fall 2011 Legislative Update

CR-BOMA members met with OGS Deputy Executive Commissioner Joseph Rabito this summer. We discussed a number of issues important to our industry, such as state leases and BOMA's educational training program. Mr. Rabito offered to provide us with an update on the review and status of state agency leases as soon as he is able. The meeting was an opportunity for us to establish a dialog and relationship with the new leadership at OGS and we have offered to be a conduit for communication by the agency.

Last month, Governor Cuomo and Commissioner Destito announced a state agency restacking initiative that will occur in three phases over the next 18 months which is estimated to save \$9 million in 2012-13. A major restacking initiative has been launched in the Capital Region to fill vacated state-owned office space. OGS is also exploring the establishment of a centralized real estate office.

There have been many media reports about which agencies in leased space will be moved to state owned buildings. CR-BOMA has reached out to Commissioner Destito requesting a meeting to discuss the restacking plan and its impact on CR-BOMA members. In addition, we sent letters to the Senators and Assemblymembers that represent our 12 county territory in regard to the restacking plan. We have also written to the Capital Region Economic Council requesting their review of the restacking plan as it will have a significant economic impact on our area. A copy of this letter can be viewed in our "Members Only" section on our website. Below are the members of the Regional Council should you wish to contact them directly:

Capital Region Regional Co-Chairs

Michael J. Castellana, President and CEO, SEFCU

Dr. Shirley Ann Jackson, President,
Rensselaer Polytechnic Institute

Regional Representatives

Karen Astorga, President, Plumb Engineering

Joseph F. Raccuia, President & CEO,
Finch Paper LLC

Gary Dake, President, Stewart's Shops

Bill Hart, Controller, Irving Tissue Inc.

Victor R. Abate, Vice President Renewable Energy,
General Electric

Peg A. Murphy,
Corporate Secretary/Director of Human Resources,
Espey Manufacturing & Electronics Corporation

Omar Usmani, Executive Partner,
Aeon Nexus Corporation

Ann C. Moynihan, President,
Documentation Strategies Inc.

Linda Davis Pedlar, Owner,
LDP Consulting Group, Inc.

Christine Edgerly, President,
Adirondack Mechanical Services LLC

Jeff Stark, President,
Greater Capital Region Building Trades Council

George M. Philip, President, University at Albany

Karen Bilowith, President & CEO,
The Community Foundation for
the Greater Capital Region

James J. Barba, President & CEO,
Albany Medical Center

Todd Erling, Executive Director,
Hudson Valley Agribusiness Development Corporation

F. Michael Tucker, President & CEO,
Center for Economic Growth

Dennis Brobston, President,
Saratoga Economic Development Corporation

Linda Hillman, President,
Rensselaer County Regional Chamber of Commerce

Donald E. Gibson, President, CEO & Director,
The Bank of Greene County

On the state employee front, both CSEA and PEF members voted to approve their contracts which protected their members from layoffs.

News from BOMA International

Education

[BOMA Webinar: Understanding the 2010 ADA Regulations](#)

Sponsored by [KIMBERLY-CLARK PROFESSIONAL*](#)

Tuesday, November 15 at 2:00pm ET

Did you know that after **March 15, 2012**, that any alterations, renovations, tenant improvements and new construction in your building will be required to comply with the new Americans with Disabilities Act (ADA) regulations adopted by the U.S. Department of Justice in 2010? Find out what you need to know and how you should prepare, to ensure you're ADA compliant.

[Register now.](#)

BOMA/BCO Survey

[New Research Highlights American and British Outlooks on Economic Recovery, Tenant Drivers](#)

A survey of American and British property professionals wwwwed recently reveals that more American property professionals feel that the economic recovery is underway than their British counterparts (60 percent versus 47 percent respectively); however, professionals on both sides of the Atlantic agree that there are reasons to be optimistic, with more than three quarters of respondents in both countries agreeing that the economy is either already out of the recession or will be within 12 months.

[See the complete findings](#) from the survey.

[Read the press release.](#)

News

- [Real Estate and Academic Leaders to Examine the Commercial Real Estate Workplace and Workforce in 2025](#)
- [BOMA International's Online Office Measurement Standard 2010 Developed with Gemini receives AIA Recognition](#)
- [Eservus Joins BOMA International as a Supporting Partner](#)
- [Building Owners and Managers Commemorate Energy Awareness Month through Benchmarking](#)

FASB Update

The Financial Accounting Standards Board (FASB) has announced the delay in the release of the final ruling on changes to lease accounting standards. BOMA, along with hundreds of other organizations submitted comments in opposition to the exposure draft. After making some progress on addressing the issues raised by BOMA and others, the FASB and IASB reversed their earlier decision to continue straight-line expense recognition for most operating leases. [Read more.](#)

BOMA will continue to monitor FASB and provide updates and [additional resource materials](#).

BOMA Store

BOMA's new [Guide to the 2010 ADA Standards](#) is the most up-to-date and comprehensive analysis of the new ADA regulations, unmatched by anything else in the marketplace.

[Order your BOMA ADA Guide today.](#)