



 **BOMA**TM
CHICAGO
2013 Annual Report

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WHO WE ARE

Since 1902, the Building Owners and Managers Association of Chicago (BOMA/Chicago) has been the premier trade association representing the interests of Chicago's commercial real estate industry. Membership includes 262 office, retail, institutional and public buildings and 164 companies that provide services that support operational excellence. Member buildings make up nearly 80 percent of the rentable building area in downtown Chicago and nearly 100 percent of rentable space in Class A buildings.

The mission of BOMA/Chicago is to enhance the value and impact of the commercial real estate industry and its professionals through thought leadership, advocacy, professional development, research and civic engagement.

BOMA/Chicago accomplishes this mission by advocating on behalf of our members, leading efforts to develop workable building code provisions, advance fire and life safety measures, negotiate mutually beneficial labor agreements and enhance energy efficiency and sustainability practices. We provide valuable resources that help our members advance Chicago's commercial real estate industry each and every day through continuing education and strategic partnerships that equip our members with the tools and information necessary to successfully address the challenges and opportunities of our ever-changing industry.



From left to right: Chicago buildings at night; Donna Kobzaruk, JP Morgan Chase is awarded the Board of Directors Award; Bob Six awarding the Lifetime Member Award to Tom Kennedy.



A Message from the President

Building Momentum and Continued Growth through Innovation, Technology and Adaptability

What a year this has been. Major corporations are migrating to Chicago's central business district, vacancy rates continue to decline and investment sale transactions are closing again – all signs that commercial real estate is on the rebound. As I reflect on my first year as President of BOMA/Chicago, I am proud of the contributions we have made to help advance market recovery. We have a long road to go, but our organization is committed to building this momentum and setting the stage for continued growth.

How do we do that? I believe the keys are innovation, technology and adaptability.

Research shows data-driven companies perform better and are more profitable, hence the old adage "Knowledge is Power." And with knowledge comes the ability to make better predictions and smarter decisions. This is especially true when utilizing advancements in technology to capture and share information in our 24/7, on-demand economy.

BOMA/Chicago understands the importance of embracing technology, new ways of achieving operational efficiencies and adapting to member needs in this ever-changing market. This past year our members and staff delivered some innovative programs and tapped new resources in our effort to provide greater membership value. Here are a few achievements that stand out in 2013.

New Member-Driven Database and Website Collaboration Tools.

After more than a year of effort, we migrated to a new database system for our growing membership needs and launched a new website to improve member access and collaboration. Our new systems were designed around the three core services we provide: advocacy, education and networking. Every element of those new tools was selected and configured to provide optimal member engagement in each core service area. It was all designed to give you the information you need, when you need it and in the form you want.

Our sleek new platform features an intuitive design, 24/7 self-service functionality and quick and easy access to the information you want and need. There are many outstanding features to the new site—specifically the Resource Library, Member Center and enhanced Service

Provider and Building Member Directories. Whether you need to download a scholarship application, access labor agreements or see a summary of the latest ordinance, the comprehensive online resource library has it covered. If you are looking for the date of the next Brown Bag or ways to network with CRE professionals, your personal member center page will allow you to find and register for an event with a few clicks of your mouse. The directories allow you to search by company, building or member name and provide a list of member employees, contact information and direct access to member websites.

The goal of this technology is to foster a new level of member engagement. We hope that you'll take a few minutes to check out the new features and the convenience of 24/7 access. Let us know how it works for you.

Advancement of Our Smart Grid Initiative.

After six years of championing the concept of a commercial office building smart grid designed to give buildings real-time data on electricity usage and market conditions, we reached two key milestones this year. First, through the newly formed BOMA Chicago Energy Center, LLC, we selected Automated Logic Corporation as our technology partner and Project Performance Group as our project manager for the BOMA/Chicago Smart Grid Initiative. Secondly, we began installation of smart meters, data management system software and related hardware at three pilot buildings, all three of which are expected to be generating real-time electricity usage data before year-end. At that point, the Energy Center will roll the program out to any qualified member building, officially launching the first phase of the BOMA/Chicago Smart Grid Initiative. We expect that members participating in this first phase will be able to achieve significant energy cost savings and efficiencies from the availability of real-time data delivered through our system.

In 2014, we will proceed to the second phase of this initiative by identifying a curtailment service provider and program terms that will enable buildings to monetize their energy efficiencies through participation in demand response and frequency response programs. In addition to the cost savings enabled by phase one, phase two will create new revenue generation opportunities on a scale not previously available to our buildings.

This initiative is an exclusive, customized program that has never been done for commercial buildings. It is a prime example of BOMA/Chicago's ability to muster the best talent of our industry in furtherance of a new and game-changing member benefit.

Leading Industry Professional Development.

BOMA/Chicago ranks at the top among BOMA local associations and other industry groups in offering relevant, timely and diverse education courses, workshops and seminars. Over 70 different programs are offered each year across a wide range of industry-specific, technical and professional development topics. This year, we were selected as one of three markets to pilot a new industry designation and certificate program, the High-Performance Sustainable Building Management. This BOMI program will launch nation-wide in 2014 and is the highest industry designation when coupled with an existing RPA or FMA designation. We continue to evolve our educational and professional development programming not only to meet the changing needs of our members but to guide them to new potentials as well.

These outcomes along with many other successful developments are the result of much hard work by our members, staff and professionals. Collectively, our talents, dedication and drive have done great good for the organization and the office building industry.

I look forward to continuing my term as President in 2014 and the opportunity to work with representatives from our 262 building members and 164 affiliate members – the foremost suppliers of services and products in the industry.

Very truly yours,

George Kohl
BOMA/Chicago President

ADVOCACY

Since its founding in 1902, BOMA/Chicago has been the leading advocate for Chicago’s commercial real estate industry. In fact, over the past several decades, many laws and initiatives—some landmark in nature, others lesser known—were championed or guided by BOMA/Chicago.

Here are three ways we represent commercial real estate interests in Chicago.

Defending Commercial Office Buildings

In any given year, BOMA/Chicago works on a myriad of issues ranging from code adoption to taxation and energy costs. 2013 was a particularly challenging year for building owners, as public policy makers at all levels of government seemed to take aim at commercial office buildings. BOMA/Chicago found itself in a difficult battle against numerous initiatives which carry burdensome and expensive compliance requirements for anyone doing business in Chicago. As Illinois became the last state in the Union to adopt legislation to permit individuals to carry concealed weapons, BOMA/Chicago worked successfully with state legislators to ensure that building owners and managers retained the right to determine a concealed carry policy for their own buildings. Late in the year,

after almost two years of debating and restructuring the proposal, Chicago joined other major cities in adopting a mandatory energy benchmarking and reporting requirement. As a long-time advocate of using energy data as a management tool, BOMA/Chicago supported the benchmarking provisions, but remained opposed to mandatory public disclosure of a ‘individual building data. Arguing that mandatory disclosure will not only disadvantage older historic and marginal buildings, but will eventually lead to mandatory performance standards, BOMA/Chicago was successful in securing a one year delay in the public disclosure provisions and full reporting exemptions for certain commercial uses. Concurrent with the local benchmarking issue, BOMA/Chicago also advocated against a proposal by the Illinois State Fire Marshal

that would have overridden Chicago’s building and fire codes and required retrofitting all commercial buildings, including older and historic structures, with fire sprinklers. The proposal would also have deemed useless the costly Life Safety Evaluations already completed by many buildings under local fire code and would have required buildings to obtain more costly and burdensome evaluations under a separate state code. BOMA/Chicago led a consortium of local real estate organizations in opposition to the proposal. When the proposal was withdrawn, BOMA/Chicago turned its lobbying efforts to addressing the existing law that allowed the State Fire Marshal to override Chicago’s home rule authority. As 2013 came to a close, BOMA/Chicago was actively working to defeat or amend local proposals that would require buildings to provide free indoor bicycle parking and eliminate or relocate a number of loading zones.

Preparing For Emergencies

BOMA/Chicago continued to engage with state, federal and local partners to discuss threats and counter-measures. While day-to-day security is a year-round concern, 2013 brought several special security events to the City. Another Stanley Cup Championship for the Chicago Blackhawks meant another victory celebration that brought an estimated two million people downtown. By working closely with the Office of Emergency

Management and Communication, BOMA/Chicago helped to ensure that the event was safe, secure and a minimal disruption to member buildings. The same was true for the Chicago Marathon in October and for an unprecedented amount of movie and television filmings that took place throughout downtown in 2013. As always, BOMA/Chicago continues to bring training and resources to assist members in dealing with severe weather, natural and manmade disasters and emergencies.

Breaking Ground On The Smart Grid Initiative

2013 saw the creation of the BOMA Chicago Energy Center LLC, which successfully completed the installation of the central servers. These servers are the backbone of the Smart Grid Initiative and as of October 2013, two buildings became the first to pilot the network. This ground-breaking program will provide participating member buildings with real-time energy usage data which will greatly reduce energy costs through more effective energy management. Access to timely data will also leverage revenue opportunities in demand response programs. Once complete, the system’s aggregation of energy usage data will allow participation in sophisticated and lucrative demand response programs currently out of reach for individual buildings.



PROFESSIONAL DEVELOPMENT

BOMA/Chicago's education program is steered by an Education Committee made up of 25 members who offer a diverse and comprehensive level of knowledge and experience within in the commercial real estate industry. The committee's goal is to continue to increase the value of BOMA/Chicago membership by providing a wide variety of relevant and timely education programs designed to develop emerging leaders through senior level commercial real estate professionals. The education program made great strides in 2013, offering over 70 classes and training over 1200 members.

Highlights from 2013 include:

Designation Program

- Five Real Property Administration (RPA) and Facilities Management Administration (FMA) designation courses were held despite tuition reimbursement cut-backs.
- Ten members earned the RPA/FMA/SMA/SMT designation by third quarter.
- Conducted pilot course for new BOMI designation: HP Sustainability. This new program is the highest level designation when coupled with the RPA or FMA. It serves as a stand-alone certificate program for those who do not hold the RPA or FMA designation.

Scholarship Program

- BOMA/Chicago Foundation's second annual Full Designation Scholarship was awarded at the 2013 TOBY/Gold Circle Awards Gala to Teresa Amaro of CBRE. Amaro has completed over 50% of the program requirements within one year.
- Kristine Sorenson of CBRE was awarded the Reginald L. Ollie Inclusion and Outreach Scholarship at this year's Diversity Celebration. Sorenson is on target to complete the designation program well within the scholarship guidelines.

Personal Development

- Back by popular demand, the Memory Training and Smart Reading seminar reached capacity seating.
- A new workshop, Conflict Management, has been developed and will be ready to launch in late 2013/early 2014.

Brown Bag Seminars

This popular monthly series drew record crowds in 2013—over 75% of the programs reached maximum capacity. Brown bags are exclusive to members, offered at no charge, sponsored by affiliate members and cover industry hot topics. This year's topics included: Chicago Green Office Challenge, Roof Top Access Policies & Procedures, LEED Version 4 Updates, Benefits of Low E Coated Glass, Value Enhancement Parking Options and Non-violent Crisis Intervention.

Foundations of Real Estate Management

A 28-hour, seven session *Foundations of Real Estate Management* course was held this summer. This BOMA International course provides a thorough overview of

property management and is recommended for those who may be new to the industry, not on track to earn the RPA or FMA designation or building service providers who want to gain a better understanding of client needs. Classes are held in a variety of BOMA/Chicago member buildings to accommodate the complimentary building tours provided at each session. BOMA/Chicago is the only BOMA local to offer this feature.

University Partnerships

The partnership developed between BOMA/Chicago and National Louis University experienced continued success this year with approximately 15 BOMA/Chicago members enrolling in an undergraduate or graduate program. The partnership offers BOMA/Chicago members and their immediate families a 15% discount on tuition and the undergraduate program also provides credit for industry-related experience and RPA/FMA Designation courses. This is a substantial benefit, as members who completed their RPA/FMA can earn their undergraduate degree within two years instead of the traditional four years.



From left to right: Teresa Amaro receiving the Full Designation Scholarship from Susan Hammer at the 2013 TOBY/Gold Circle Awards Gala; Reggie Ollie awarding Kristine Sorenson with the Reginald L. Ollie Inclusion and Outreach Scholarship at the 2103 Diversity Celebration; The crowd at our 2013 Annual Meeting.

MEMBERSHIP & LABOR RELATIONS

BOMA/Chicago building and affiliate membership remained strong in 2013 with a current membership roster comprised of 262 buildings, a slight increase from last year, and 164 affiliate members. BOMA/Chicago understands the value of tapping into the brain trust of the membership, key partners and strategic alliances. That is why we are dedicated to establishing industry best practices, designing collaboration and knowledge-sharing vehicles and being the conduit that brings members, government officials and industry experts together to build and strengthen operational efficiencies and business development opportunities.

Member commitment and dedication to the organization and its mission was illustrated by record-breaking attendance and member participation in 2013 BOMA/Chicago events, educational programming and committee contributions.

Highlights of this year's successful events include:

- The Outstanding Building of the Year (TOBY) and Gold Circle Award winners were cheered on by roughly 500 members at the TOBY/Gold Circle Awards Gala held January 31 at Chicago's Union Station. All five local TOBY winners went on to win North Central Region TOBY Awards.
- A Mid-Year Market Review set the stage for a successful lunch program on June 11 at the Mid-America Club. A panel of industry experts provided strategic market insight from the brokerage and tenant representation, corporate and facilities management and transactions and capital markets perspectives.
- Back by popular demand, critically-acclaimed, Cog Hill Golf & Country Club was the site of the annual BOMA/Chicago Golf Classic on August 15. Over 300 golfers spent a sun-filled day enjoying great golf, refreshments and camaraderie with industry colleagues and friends.

- The 6th Annual Trade Show held October 2 at the Merchandise Mart brought twice as many attendees as last year and offered member-exclusive networking and knowledge about the latest industry-related products and services provided by our affiliate members. Property managers were encouraged to bring their entire team to this year's show, including a combined effort with IUOE Local 399 to increase attendance of engineers.

Labor Agreement Reached with SEIU Local 1 Security Professionals

BOMA/Chicago remains the only BOMA local association that offers collective bargaining benefits and no-cost building representation in grievance hearings – a cornerstone of our member benefits. Early this year, BOMA/Chicago's Labor Committee successfully negotiated a new three-year contract with the Service Employees International Union (SEIU) Local 1. This new contract will run from April 22, 2013 through April 24, 2016 and covers security professionals employed at BOMA/Chicago member buildings. Negotiation efforts resulted in mutually agreeable annual wage increases,

simplified wage adjustment calculations and streamlined grievance and arbitration procedures. A total of 152 building members are signatories to this agreement. Next year, BOMA/Chicago will negotiate a new three-year contract with IUOE Local 399 for building engineers.

Emerging Leaders Expand Scope

The Emerging Leaders Network, now five years old, continues to expand its presence within the organization and commercial real estate industry. We now have a strong networking base of building and affiliate members with less than ten years of industry experience. Enhanced programming has been designed to engage and develop this network, like the newly launched TOBY Judge Intern Program, creating a qualified pipeline of next generation leaders. This year's programming also included a repeat of the popular Karaoke Night competition, a well-attended panel discussion focusing on "Today's Contemporary Work Environment" and what has become a holiday tradition - the "Toys from the Top" end of year event featuring a toy drive to support Horizons for Youth.

From left to right: Property Management Team from 515 N. State Street, 2013 TOBY Earth Award Winners; Able Services team at 2013 Trade Show: Jim Hickey, Dan Murphy, Brian Staunton, John Knox, Jack O'Rourke and Dan Lawlor ; Wade Rogers, Abby Kichura, Julia Hudspeth and Rhett Ledford at 6th Annual Golf Classic.



AWARDS & RECOGNITION

The best-managed office buildings in Chicago and the men and women who work in the commercial real estate industry were honored January 31 at the TOBY/Gold Circle Awards Gala. The Great Hall at Union Station again was the venue for what proved to be a memorable and exciting evening. Emmy award-winning reporter for NBC Channel 5, Phil Rogers, was the program emcee and did an outstanding job announcing the evening's special award recipients.

Five BOMA/Chicago building members received The Outstanding Building of the Year award and five industry professionals received Gold Circle Awards to recognize their professional success and dedication to the commercial real estate industry.

2012/13 Gold Circle Award Winners:

- **Property Management Professional of the Year:** Susan Hammer, RPA, LEED Green Associate, General Manager of 330 North Wabash Avenue, a Riverview Realty Partner-managed property.
- **Emerging Leader of the Year:** Lucas Schlemmer, RPA, Assistant Property Manager at 10 South Wacker Drive, a Tishman Speyer managed property.
- **Building Engineer of the Year:** John McDonagh of U.S. Equities, chief engineer at 515 North State Street.
- **Affiliate Member of the Year:** Jim Taff, President of Premier Security.
- **Security Professional of the Year:** Ed Caspers, Operations Manager at 222 South Riverside Plaza, a Behringer Harvard-managed building.

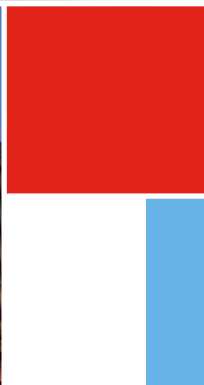
2012/13 TOBY Award Winners:

- **250,000 – 499,000 Square Feet Category:** 303 West Madison Street, managed by CBRE and owned by 303 Madison Chicago, LLC
- **500,000 – One Million Square Feet Category:** 191 North Wacker Drive, managed then by Manulife Real Estate and owned by Manulife Financial
- **Over One Million Square Feet Category:** 300 South Riverside Plaza, managed by Means Knaus Partners and owned by South Riverside Building, LLC
- **Earth Award Category:** 515 North State Street, managed by U.S. Equities Realty and owned by UBS
- **Historical Building Category:** The LaSalle Wacker, 221 North LaSalle, managed by MB Real Estate Services and owned by 221 North LaSalle Partners, LLC

2013 RPA/FMA/SMA/SMT Designation Graduates:

- Bridgette Battle, RPA
- Kelly Davies, RPA
- Zaharoula Delatolas, RPA
- Jennifer Majerus, RPA
- Christopher Hale, RPA
- Courtney Marie Hamm, RPA
- Ami Mayo, RPA
- Cathleen McCormack, RPA
- Gail Vermejan, RPA
- Christina Wold, RPA

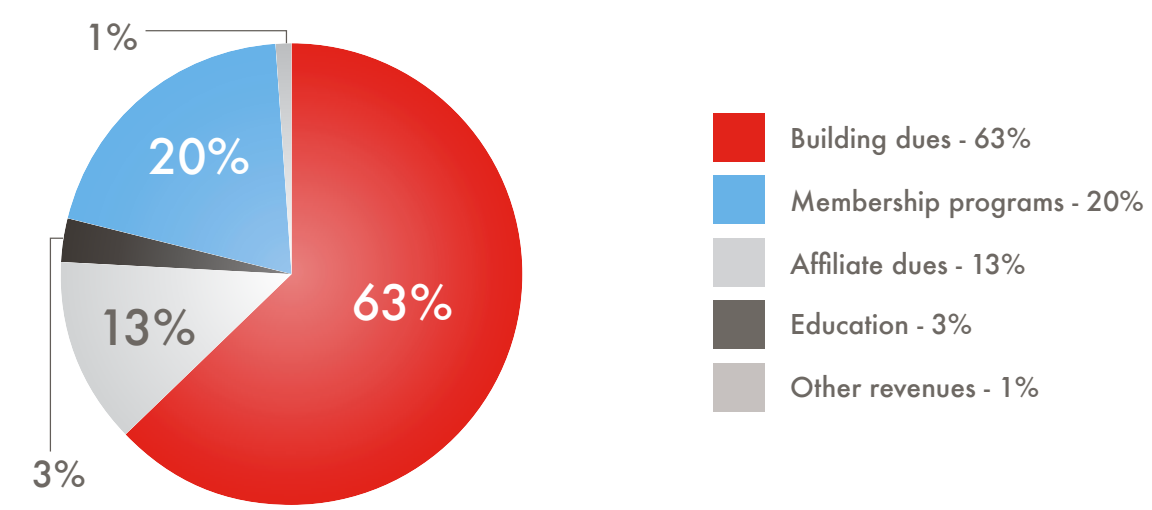
From left to right: 303 West Madison Street; 191 North Wacker Drive; 300 South Riverside Plaza; 515 North State Street; The LaSalle Wacker, 221 North LaSalle



Financials

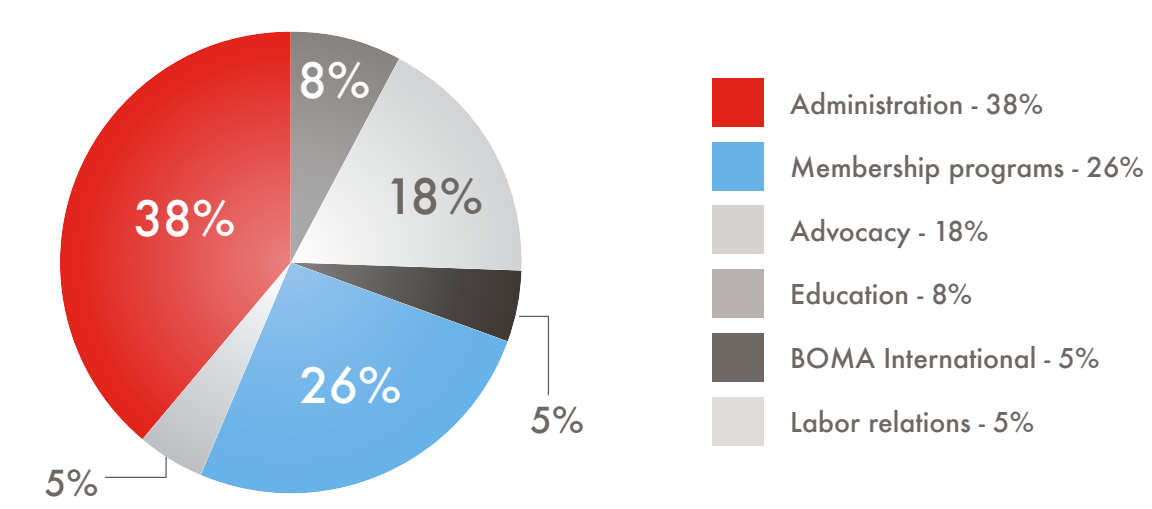
Sources of 2013 Funds

(based on year-end forecast)

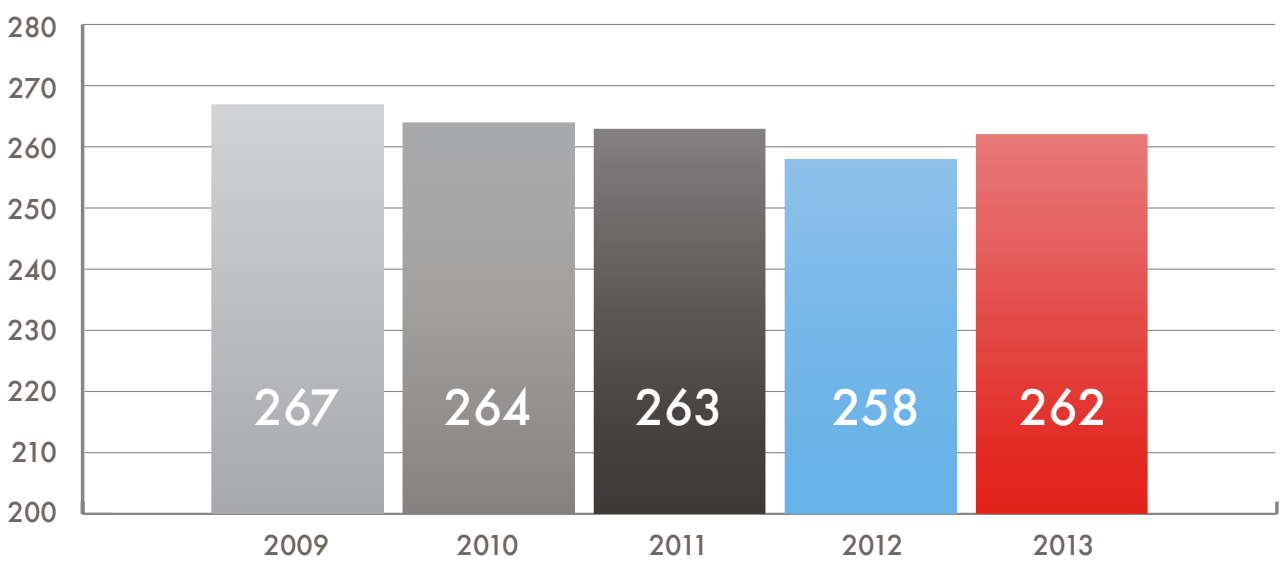


Uses of 2013 Funds

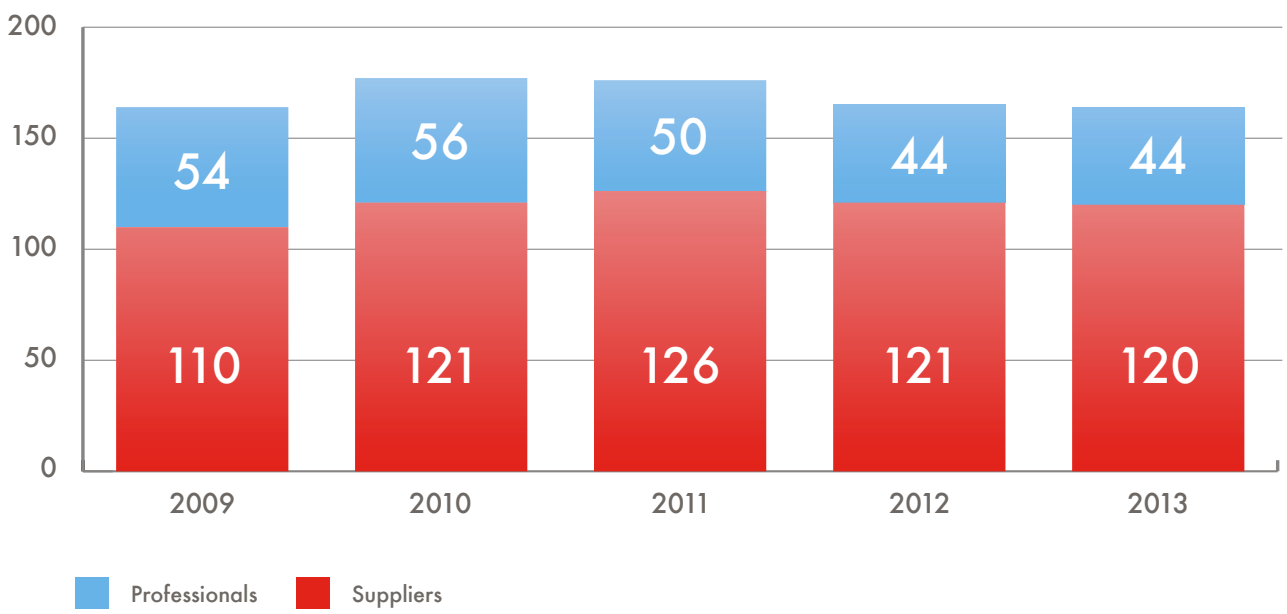
(based on year-end forecast)



Building Membership



Affiliate Membership



BOMA/Chicago by the Numbers 2013 Fast Facts

- BOMA/Chicago currently has **262** Building Members and **164** Affiliate Members.
- There is **ONE** BOMA local in the world that negotiates directly with unions as the association collective bargaining agent for our members – BOMA/Chicago!
- Building members make up **80%** of Chicago's total rentable building area and **96%** of rentable space in Class A buildings.
- BOMA/Chicago has **TWO** lobbyists in Springfield who work to promote the best interests of our members in **FOUR** major areas: Codes and Standards, Energy and Sustainability, Emergency Preparedness and Life Safety and Taxation.
- The 6th Annual Trade Show featured **72** different vendors.
- A resource-driven, intuitively designed new website was launched offering members **24/7** self-service functionality.
- **334** people have “liked” BOMA/Chicago on Facebook.
- Members contributed more than **\$850 million** in annual property taxes.
- **25** BOMA/Chicago members have enrolled in the BOMA/Chicago - National Louis University BSM and MBA degree program to further their education.
- **FIVE** BOMA/Chicago building members won local and regional TOBY Awards.

- BOMA/Chicago tracked **172** pieces of state legislation in the last session of the General Assembly.
- Members impacted **4,584** lives with blood donations raised through our LifeSource Skyscrapers for Life blood drive program.
- There are **22** different committees at BOMA/Chicago.
- Over **300** members are in the emerging leader network.
- **NINE** federal, state or local law enforcement and emergency response agencies are represented on the BOMA/Chicago Security Committee.
- BOMA/Chicago secured **400** smart meters for the Smart Grid Initiative through negotiation with ComEd.
- There are **546** total signatories to our labor agreements.
- Over **250** hours of educational programming was delivered.
- **ONE** Illinois State Senator, Kwame Raoul, attended a BOMA/Chicago Board of Director's meeting to discuss the concealed carry and pension reform legislation.
- The Elevator Speech blog receives **2100** views per month, with a total of **54,444** views.
- **10** members earned an RPA/FMA designation by third quarter.
- BOMA/Chicago has **TWO** related entities: the BOMA/Chicago Foundation and the BOMA Chicago Energy Center LLC.
- Members contributed over **66,000** pounds of food for the Greater Chicago Food Depository Holiday Food Drive.
- **FOUR** RPA designation scholarships were awarded in 2013.
- Over **2500** members attended BOMA/Chicago events and education programs.



From left to right: Michael Cornicelli, Bob Chodos, Maureen Ehrenberg, Bruce Miller and George Kohl spoke at our Mid-Year Market Review lunch program in June; Around 500 member attended the TOBY/Gold Circle Gala in Januray; Diversity & Corporate Social Responsibility Committee; Chicago lights.

BOMA/Chicago 2013 Affiliate Members - 164

3MD Relocation Services, LLC	Boca Group Central, LLC	Development Solutions, Inc.	G3 Construction Group, Inc.	Jones & Cleary Roofing & Sheet Metal Co., Inc.	Midco Systems	Reputation Partners	The Elevator Consultant
A & A Maintenance	Boyer-Rosene Moving & Storage	Diversey, Inc.	Georgia Pacific	Jore	Midway Building Services, Ltd	Rex Electric, Inc. & Technologies	The Hill Group
A & R Janitorial Service, Inc.	Brickman	Donnelly & Associates, Inc.	Gibson Electric & Technology Solutions	Kastle Systems	Midwest Signature Building Services, LLC	Riggio/Boron Ltd.	The Law Offices Of Patrick C. Doody
Able Engineering Services	Burnham - The Code Group	Door Systems Kone Group	Glavin Security Specialists	Kimberly - Clark	Mobile Air, Inc.	Satori Energy	The Millard Group
ABM Janitorial	Burns & McDonnell Engineering Co., Inc.	DTZ, A UGL Company	Global Water Technology, Inc.	Klein and Hoffman, Inc.	Morrill & Associates, P.C.	SCA North American Tissue	Thermal Chicago Corporation
ABM Security Services	Canine Detection and Inspection Services	Eaton Corporation	Goby, LLC	Kone Inc.	MRSA Architects	Schindler Elevator Corporation	Thornton Tomasetti, Inc.
Access One, Inc.	Carl Walker, Inc.	ECS Midwest, LLC	Gould & Ratner	Kroeschell, Inc.	MTH Industries	Schneider Electric	ThyssenKrupp Elevator Corporation
Accruent	Carrier Corporation	Eklund's, Inc.	Greens by White, Inc.	KVCL Safety, Inc.	Murphy & Miller, Inc.	SDI (System Development. Integration)	Titan Security Services, Inc.
Ace Metal Refinishers, Inc.	Chelsea Group, Ltd	Elara Engineering	H. M. Witt & Co., Signs	Landscape Concepts Management	National International Roofing, Corp.	Securitas Security Services Usa, Inc.	Tovar Snow Professionals, Inc.
AEP Energy	Comcast Business	Emcor Services Team Mechanical	Hard Surface Finishers Inc.	Legacy Parking Company	North American Corporation	Service One, Inc.	Triangle Decorating Company, LLC
Air Comfort	ComEd	Enernoc, Inc.	Harvard Maintenance	Level 3 Communications	NxStep Floor Matting Products	Sieben Energy Associates	U.S. Messenger & Logistics, Inc.
All American Exterior Solutions	ComEd	Environ International Corporation	Holabird & Root LLC	Marks/Presto-X Pest Control	O'Keefe Lyons & Hynes, LLC	Siemens Industry, Inc.	Unisource
Allied Barton Security Services	Concierge & Event Services Worldwide	Environmental Consulting Group, Inc.	HP Products	Matting By Design	Orkin Commercial Services	Signs Now	United Building Maintenance, Inc.
Alper Services, LLC	Concierge Unlimited International (CUI)	Environmental Systems Design, Inc.	Illinois Communications	Mayer, Brown, Rowe & Maw LLP	Otis Elevator Company	Skidmore Owings & Merrill Llp	United Radio Communications, Inc.
American Technologies, Inc.	Connexion	Equity Property Tax Group	IMG Technologies	Mccloud Services	Park One, Inc.	Solomon Cordwell Buenz	Walker Restoration Consultants
Anchor Mechanical, Inc.	Continental Electrical Construction Company	Eugene Matthews Inc.	Impark	McGuire Engineers	Perry & Associates, LLC	Sonoma Construction, LLC	Waste Management - Chicago
Arrow Messenger Service	Corporate Concierge Services	Eurest Services	Independent Recycling Services, Inc.	Meckler Bulger & Tilson Marick & Pearson LLP	Phoenix Systems & Service, Inc.	Standard Parking	Western Waterproofing Co., Inc.
Automated Logic Corporation	Dearborn Engineers & Constructors, Inc.	Everlights	International Test & Balance, Inc.	Menconi Terrazzo LLC	Premier Security Corporation	Steiner Electric Company	Whelan Security Of Illinois
Bear Construction Company	Design Installation Systems, Inc.	Facility Solutions Group (FSG)	InterPark	Mertes Contracting Corporation	RCN Business Services - Illinois	Strata Contractors Ltd	Whitney, Inc.
Belfor Property Restoration		Foley & Lardner	J.C. Restoration, Inc.	Metropolitan Energy, LLC	Reed Construction	Stuart Dean Co., Inc.	WJ O'Neil Chicago LLC
Beyond Events Catering		Fujitec America, Inc.	Johnson Controls, Inc.		Republic Services	The Auburn Corporation	Zonatherm Products, Inc.

From left to right: Jim Wissinger, Diana Vargas and Paul Chismudy at the BOMA/Chicago Annual Meeting; The U.S., Chicago and Illinois State flags in the wind of our Windy City; David Fisher, Tom Glavin, Courtney Harper, Meg Six and Sandra Melton at the 2013 Diversity Celebration; Michael Cornicelli with Comcast Business team at the 6th Annual Golf Classic.



BOMA/Chicago 2013 Member Buildings
262 Buildings Strong

10 North Dearborn	150 North Clinton Building	22 West Washington	33 North LaSalle Street Building	555 West Adams	Burnham Center	John Hancock Building	Rush University Medical Center
10 South LaSalle Street Building	150 North Michigan Avenue	222 North LaSalle Street	33 West Monroe Building	567 West Lake Street	Canal Center	Knight Building	Santa Fe Building
10 South Riverside Plaza	150 North Wacker Drive	222 South Riverside Plaza	304 South State Street	6 West Hubbard Street	CDW Plaza	Lutheran Center	Seventy East Lake
10 South Wacker	150 South Wacker Drive	222 West Adams Street/franklin Center	315 South Plymouth Court	600 West Chicago	Chase Tower	Marina City	Sullivan Office Center
10 West Jackson Building	155 North Wacker Drive	225 North Michigan Avenue	330 North Wabash Avenue	600 West Fulton	Chicago Board Options Exchange	Merchandise Mart	Technology Business Center
19 West Jackson	1600 South State	225 West Wacker Drive	332 South Michigan	618 South Michigan Avenue	Chicago Mercantile Exchange	Metropolitan Building	The Adlake Building
100 North LaSalle Building	161 North Clark	225 West Washington Building	333 North Michigan Avenue Building	619 South Wabash Avenue	Chicago Public Schools Central Office Building	Museum Of Science And Industry	The Chicago Board of Trade Building
100 North Riverside Plaza	168 North Clinton Building	228 South Wabash Building	333 West Wacker	623 South Wabash Avenue	Chicago Symphony Orchestra	Navy Pier	The Chicago Temple Building
100 South Wacker	17 North State Street	230 West Monroe	35 East Wacker Drive Building	624 South Michigan Avenue	Chicago Union Station Building	NBC Tower	The Cook County Building
101 East Erie Street	175 West Jackson Boulevard	231 South LaSalle	35 West Wacker Drive	625 North Michigan	Citigroup Center	North Avenue Collection Building	The Gage Building
101 North Wacker	180 North LaSalle	225 West Washington Building	350 East Cermak	633 St. Clair	Civic Opera Building	Northern Trust Bank	The Garland Building Office Condominium
117 North Clinton - MetraMarket	180 North Michigan Avenue Building	228 South Wabash Building	350 North Orleans	645 North Michigan	CNA	O'Hare Plaza I	The Harris Bank Building
1014 South Michigan Avenue	180 North Wacker Building	230 West Monroe	353 North Clark Building	65 East Wacker Place	Columbia College	O'Hare Plaza II	The LaSalle Wacker
11 East Adams	181 West Madison	231 South LaSalle	372 West Ontario	676 North Michigan Avenue	Congress Center	Old Republic Building	The Lemoyne Building
1104 South Wabash Avenue	190 South LaSalle	25 East Washington Street	39 South LaSalle Building	676 North St. Clair Building	Cumberland Centre LLC	One East Erie	The Marquette Building
111 North Canal	191 North Wacker Drive	250 South Wacker Drive Building	400 South Jefferson	680 North Lake Shore Drive	Dearborn Plaza	One East Wacker Drive	The Monadnock Building
111 South Wacker	20 North Clark	29 East Madison	401 North Michigan Avenue	700 North Michigan	DePaul University-loop Campus	One Financial Place	The Monroe Building
111 West Illinois Street	20 North Michigan	29 North Wacker Drive	444 North Michigan	72 East 11th Street	Digital Printers Square	One Illinois Center	The Rookery Building
111 West Jackson Boulevard Building	200 North LaSalle	29 South LaSalle Building	500 North Clark	731 South Plymouth Court	Dixon Building	One Magnificent Mile	The Shops at North Bridge
120 North LaSalle Street	200 South Michigan Avenue	30 North LaSalle	500 North Michigan Avenue	737 North Michigan	Eleven South LaSalle	One North Dearborn	The United Building
120 South LaSalle Building	200 South Wacker Drive Building	30 North Michigan Avenue Building	515 North State Street	8 South Michigan	Everett McKinley Dirksen U.S. Courthouse	One North Franklin	Three First National Plaza
122 South Michigan	200 West Adams	30 South Wacker	525 West Monroe	820 South Michigan Avenue	FBI Chicago Regional Office	One North LaSalle	Triangle Plaza
123 North Wacker	200 West Jackson	300 East Randolph	541 North Fairbanks	820 West Jackson	Federal Building	One North State	Two First National Plaza
125 South Wacker Drive	200 West Madison	300 North LaSalle Street	547 West Jackson Boulevard	850 West Jackson Boulevard	Federal Reserve Bank Of Chicago	One North Wacker	Two Illinois Center
1306 South Michigan Avenue	200 West Monroe Building	300 South Riverside Plaza	55 East Jackson	8501 West Higgins	General Growth Building	One Prudential Plaza	Two North LaSalle
131 South Dearborn	203 North LaSalle/loop Transportation Center	300 South Wacker	55 East Monroe Building	900 North Michigan	George W. Dunne Cook County Office Building	One South Dearborn	Two North Riverside Plaza
1312 South Michigan Avenue	205 North Michigan Avenue	300 West Adams Building	55 West Monroe	916 South Wabash Avenue	Gleacher Center	One South Wacker	Union Tower
135 South LaSalle Street	205 West Wacker Drive Building	303 East Wacker	550 North Clark	ABC, State Lake Building	Harold Washington Library Center	Orthopedic Building	United States Customhouse
1415 South Wabash Avenue	208 South LaSalle	303 West Madison	550 West Jackson Building	American Dental Association	Hyatt Center	Pepsico Chicago Plaza	University Center
142 East Ontario Building	211 West Wacker Drive Office Condominiums	311 South Wacker Drive	550 West Washington	Aon Center	Inland Steel Building	President's Plaza I	USG Building
150 East Huron Office Tower		311 West Monroe Street		AT&T Corporate Center/Franklin Center	International Tower	Ralph H. Metcalfe Federal Building	USPO Loop Station
		321 North Clark Street		AT&T HQ	James R. Thompson Center	Realtor Building	Water Tower Place
		325 North Wells Street		Bank of America Plaza	John C. Kluczynski Federal Building	Richard J. Daley Center	Willis Tower
		33 East Congress Parkway		Block Thirty Seven		Robert Morris Center	Wrigley Building
		33 North Dearborn		Brooks Building		Roosevelt University	Wrigley Global Innovation Center
						Roseland Medical Center	



From left to right: The Gardens in Grant Park; crowd at Annual Meeting; George Kohl, Larry Cohn and JD Cimo with Ed Caspers, winner of the Security Professional of the Year Award.

November (2012)

- The 110th Annual Meeting was held November 8 at the JW Marriott Hotel. Alderman Brendan Reilly of the 42nd Ward was a special guest speaker. Tom Kennedy was awarded Life Membership.
- President Obama was re-elected as President of the United States in one of the closest elections in history. The President, who launched his political career in Chicago, hosted the election rally at McCormick Place, a change from the site of the 2008 rally, held in Grant Park.
- Alderman Brendan Reilly blessed the Wolf Point complex plan after the developers of the River North project agreed to boost the amount of open space in the development and fund traffic improvements in the neighborhood. The Kennedys and Hines are planning to build three towers on the 3.9-acre parcel at the confluence of the north and south branches of the Chicago River, which would include a mixture office and residential space.

January

- About 500 BOMA/Chicago members and guests gathered at Chicago's Union Station January 31 for the TOBY/Gold Circle Awards Gala. NBC Chicago reporter Phil Rogers served as emcee. Five buildings captured TOBY Awards, and Gold Circle Awards were given to five outstanding members.
- The BOMA Chicago Energy Center, LLC was created to manage the BOMA/Chicago Smart Grid Initiative.
- The second Full Designation Scholarship awarded by the BOMA/Chicago Foundation was presented to Teresa Amaro of CBRE, Inc. at the TOBY/Gold Circle Awards Gala. Fourteen individuals were recognized for earning the RPA or FMA designation.

March

- All five BOMA/Chicago TOBY Award winners went on to win the North Central Region TOBY Award.
- BOMA/Chicago Codes and Energy & Sustainability Committees host focus group for members to weigh-in on mandatory bicycle parking in existing buildings.
- BOMA/Chicago delivered a research study to analyze the economic impact of our building members. This report was developed to better understand our members' economic value to the City of Chicago, as well as glean critical information on the state of Chicago's commercial real estate industry.

May

- BOMA/Chicago's Security Committee and special guest speakers from the Chicago Fire Department and Chicago Police Department hosted a member-exclusive brown bag program focused on risk management, potential liability, security concerns and other issues concerning roof access in buildings.
- Members supported the American Cancer Society's 100th Birthday by lighting up their buildings in red and blue to help the fight against cancer.
- The Elevator Speech turned 2 - BOMA/Chicago's blog has become the online voice of the office building industry with over 200 blogs from more than 30 contributing authors.

July

- Illinois became the last state in the U.S. to adopt a concealed carry law - the first concealed carry permits are not expected to be issued before the first quarter of 2014.
- BOMA/Chicago launched a new website and member database system on July 18 to increase membership value by providing a resource-driven, easy-to-use tool that members can access 24/7 to manage all membership activity including online billing, registering for an event or finding member contact information.
- A collaboration of the BOMA/Chicago Information, Education and Emerging Leader Committees launched the TOBY Judge Intern Program to develop and mentor building members with less than 10 years of industry experience while building a pipeline of senior TOBY judges.

September

- On September 11, the Chicago City Council passed the Chicago Building Energy Use Benchmarking and Disclosure Ordinance by a vote of 32-17. Under the ordinance, commercial, residential and municipal buildings over 50,000 square feet will be required to use the US Environmental Protection Agency's Energy Start Portfolio Manager tool to benchmark energy usage and subsequently report the scores and data annually to the City of Chicago. Data will need to be verified by a licensed architect, engineer or other professional recognized by the City.
- Former State's Attorney, Richard Devine, of Meckler Bulger Tilson Marick & Pearson, LLP, and current Assistant State's Attorney of Cook County, Brandon Nemec, discussed the Concealed Carry Law and its impact on commercial office buildings at an open meeting hosted by BOMA/Chicago's Security Committee on September 17.
- BOMA/Chicago was recognized as a top 5 donor by LifeSource, Chicagoland's Blood Center, for successful blood drives held by building members.

December (2012)

- Members contributed over 66,000 pounds of food during the annual holiday food drive to benefit the Greater Chicago Food Depository, more than doubling results from 2011.
- Another successful toy drive took place at what has now become a holiday tradition, the 'Toys from the Top' fundraiser led by the Emerging Leaders group December 12 at the Library atop 190 S. LaSalle. Hundreds of toys were collected to support Horizons for Youth.

February

- At the BOMA International Winter Business Meeting, BOMA/Chicago's Codes Committee was recognized with an Outstanding Government Affairs Award of Recognition.
- Automated Logic Corporation was selected as the technology partner for the BOMA/Chicago Smart Grid Initiative.
- Chicago Mayor Emanuel launched round three of the Chicago Green Office Challenge, a competition among local businesses to reduce energy, water and waste by 10 percent. The third round of the competition will run through 2013 and suggests activities that employees and property managers can undertake to green their business practices and office space.

April

- BOMA/Chicago meets with freshman Democratic legislators in Springfield to discuss concerns regarding the state's pension crisis as well as general issues including energy and taxation.
- The Labor Committee negotiated a new three-year labor agreement with the Service Employees International Union, Local 1, covering security employees in member buildings.
- The Diversity Celebration drew a record-breaking crowd to cheer on Kristine Sorenson of CBRE as Reggie Ollie awarded her with the annual Reginald L. Ollie Inclusion & Outreach Scholarship on April 17 at the Pritzker Military Library.

June

- A panel of senior industry leaders delivered a Mid-Year Market Review on June 11 at the Mid-America Club highlighting the current climate of commercial real estate in Chicago.
- The City of Chicago celebrated the 2013 Stanley Cup Champion Chicago Blackhawks on June 28 with a rally in Hutchinson Field in Grant Park following a parade along Washington Street.
- Divvy, the City of Chicago's new bike share system, launched on June 28.

August

- On August 2, Illinois State Fire Marshal withdrew his controversial proposal to update the Illinois fire safety code, which would have required the installation of fire sprinklers in all high-rise buildings and new homes.
- The 15th Annual Golf Classic Presented by Comcast Business was held August 15 on a picture-perfect day at the Cog Hill Golf and Country Club. Over 300 golfers and guests got together for a day of fun, business networking and friendly competition.
- An estimated two million people gathered along the lakefront for the 55th Annual Chicago Air & Water Show August 17-18. Because of the federal sequester budget cuts, military planes and boats did not participate.

October

- The 6th Annual BOMA/Chicago Trade Show held October 2 at the Merchandise Mart was a big success with 72 exhibitors and over 200 attendees.
- BOMA/Chicago and the Chicago Police Department worked together to provide a safe and responsive environment for participants, spectators and visitors of the 2013 Chicago Marathon October 13. Security best practices and resources were provided to members one month in advance and notifications and updates were distributed during the marathon.
- BOMA/Chicago was selected as one of three markets to pilot the new BOMI High-Performance Sustainability designation/certificate program. The program was held October 21-24, led by Susan Hammer, General Manager, 330 N. Wabash Ave.



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