



The BOMA San Francisco

ADVOCATE

An Update on Legislative, Regulatory, and Political Issues Affecting Commercial Real Estate

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ABM Industries

*Inquiries about the Advocate? Call Governmental Affairs Director **Ken Cleaveland** (415)362-2662x11(kenc@boma.com)*

BOMA Responds to Terrorists Attacks in New York and D.C.

The horror that was visited on the World Trade Center and the Pentagon has saddened everyone in the civilized world. It is hard to comprehend such madness in the name of God. Our hearts go out to all who suffered losses. It is sobering to recognize how vulnerable we can be in any crowded urban setting. BOMA urges all of its members to take extra precautions for your building security and to remind tenants about emergency procedures in your buildings. Here is a short list of things The Carlisle Group recommends be done in an emergency:

1. Call 911. Articulate the nature of the emergency.
2. Alert the people in danger: employees, tenants, family members.
3. Provide life safety instructions. Move all away from windows and glass.
4. Evacuate people in danger.
5. Direct emergency services.
6. Assume manual control of elevators.
7. Lock down access.
8. Monitor all access points.
9. Continue to communicate with people in danger and tenants.
10. Provide update instructions.

FBI to Address BOMA on Terrorist Threat Assessment and Practical Considerations in SF September 26th

The BOMA Luncheon program for September 26th has been changed due to the events in New York and Washington on September 11th. The luncheon will feature two speakers, one from the FBI (Larry Medford, Special Agent in Charge of the SF office) and Dr. Stephen White, Founder, Work Trauma Services. Mr. Medford will discuss the terrorism that was visited on us in New York, and give us a local threat assessment as well as what we can do to try and be as prepared as possible in such emergencies. Dr. White will discuss the psychological component of such tragedies and how we can help our tenants, our families, and ourselves cope with such events. The meeting is at the Palace Hotel, beginning at 11:30 a.m. Reservations can be made by logging on to the BOMA San Francisco website at www.bomasf.org.

Last Chance! Don't Miss BOMA Energy Forum, Sept 26th 8:30 a.m. - 11:30 a.m. at Palace Hotel

This comprehensive commercial energy seminar, sponsored by the BOMA Energy Committee, will feature a hands on practical approach to saving energy in your building, and how to get tenants and owners to participate. Special presentations on what happened in the State Legislature that will affect your energy program, plus information on

incentive programs available from the state through PG & E and local energy consulting firms, plus legal things you need to know for new leases. Added information on lighting retrofits, micro-turbines, and peak load management will round out this must attend program. Exhibits by ACC Environmental Consultants, Lighting Technology Services, Mirant California, LLC, and NRG Energy Center – San Francisco will be featured throughout the morning. Sign up online or call the BOMA Office for a faxed form. Cost: \$75 members/\$95 non-members.

**Building Codes Task Force Seminar on Office Tenant Improvement Permits
October 3rd 8:30 –11:30 a.m.**

The Building Codes Task Force has scheduled a comprehensive workshop on getting OTI permits October 3rd at the St. Francis Hotel, 8:30 – 11:30 a.m. Cost is \$75. The workshop will feature Laurence Kornfield, Chief Building Inspector, Technical Services, and Spencer Ghosh, senior inspector for the Department of Building Inspections, Captain Mario Ballard and Inspector Bill Mitchell of the San Francisco Fire Department, architects Jeffrey Feldman (IA Associates) and Gordon L'Estrange (Ottolini, Booth & Associates) and Ken Cochrane, a contractor with BCCI Construction. The program will take you through the complete process for obtaining a tenant improvement/buildout permit. It will also include all the latest information on accessibility requirements, life safety regulations, etc. It's not to be missed!

Phil Matier to Moderate Public Policy Forum October 25th on Municipal Power and Future of SFO

BOMA is proud to announce that Phil Matier, noted political columnist for the San Francisco Chronicle, will be the featured moderator for the Public Policy Forum October 25th at the Palace Hotel. This program has broad business community support with the Committee on Jobs, Coalition for Better Housing, Downtown Association, Golden Gate Restaurant Association, Hotel Council of San Francisco, Market Street Association, San Francisco Apartment Association, San Francisco Association of Realtors, Small Business Network, and Union Square Association co-hosting the event with BOMA. In November San Francisco voters will decide on one proposal to limit in-fill of the Bay without future voter approval (aimed at the expansion of the airport runway), and on two proposals regarding the establishment of a local government-run power authority. Both of these issues are very important to San Francisco's future, and warrant your participation and interest. Speakers confirmed include: Stuart Sunshine (SFO), David Lewis (Save the Bay), Ed Smeloff (San Francisco PUC), John Nimmons (John Nimmons & Associates), Jim Ross (political consultant), Frank Gallagher (Coalition for Affordable Public Services), and Ross Mirkarimi (MUD Now campaign director). The Forum is also being supported by The San Francisco Business Times and Farella Braun + Martel, LLP. It will be held from 8:30 – 11:30 a.m., prior to the October BOMA luncheon featuring Dan Walters, political commentator for the Sacramento Bee daily newspaper. Cost: \$75. Register online at www.bomasf.org. Luncheon cost is \$45.

BOMA's Recycling Brown Bag Meetings to be held at New Locations!

The Solid Waste Recycling Task Force (BOMA's recycling committee) has established a series of three excellent brown bag meetings on recycling topics this fall. The first will be September 25th and will focus on the city's environmental control regulations regarding keeping sidewalks clean, and the placement and maintenance of garbage containers, etc. Officers from the SF Department of Public Works' Bureau of Street Environmental Services will be presenting. There are penalties for non-compliance! It will be held at 255 California Street, 3rd Floor. The other dates to set aside for recycling brown bags are October 24th (carpet recycling) and December 4th (office furniture recycling), and both of these will be held at 44 Montgomery Street, Lower Level, Meeting Room A. All three sessions will be held at noon. There is no charge, but you must register to avoid overcrowding. Please bring your own lunch. And don't forget the new locations!

Automated External Defibrillators: Does Your Building Have Them?

About 250,000 people - 700 a day - die each year from sudden cardiac arrest. Cardiac arrest usually results from some underlying form of heart disease. Most cardiac arrests are caused by abnormal heart rhythms called ventricular fibrillation (VF). Ventricular fibrillation occurs when the heart's electrical system malfunctions, causing a chaotic rhythm that prevents the heart from pumping oxygen to the victim's brain and body.

Defibrillation is the only known therapy for VF. This technique of giving an electrical shock can restore the heart's normal rhythm if it is done within minutes after the attack. For every minute that passes without defibrillation, a victim's chances of survival decrease between seven and ten percent. After 10 minutes, very few resuscitation attempts are successful.

Traditionally, the ability to defibrillate was solely in the hands of emergency medical personnel. They were trained to interpret arrhythmias and determine when a shock was needed. Survival depended on the emergency medical services (EMS) system being contacted and arriving quickly. Unfortunately, quick EMS response is not always possible. Even the very best EMS systems experience delays from heavy traffic, secured buildings, large building complexes and

high-rises. For example, in New York City where emergency response teams fight extreme traffic, the average arrival times for emergency vehicles is about 12 minutes. Not surprisingly, the cardiac arrest survival rate is less than 2 percent.

Today a new generation of defibrillators, called automated external defibrillators (AEDs), make it possible for trained lay rescuers to deliver defibrillation. The new AEDs are safe, effective, easy to use and relatively inexpensive. Having trained lay rescuers equipped with AEDs in settings where large numbers of people congregate saves precious minutes and improves survival rates for cardiac arrest victims. In addition to high-security companies, sports arenas, large hotels, concert halls, gated communities, sprawling manufacturing plants and other remote sites, commercial office buildings can benefit from obtaining AEDs and training employees to use them as part of a public access defibrillation program. Check this all out at BOMA International's website at www.boma.org. BOMA is partnering with the American Heart Association in sponsoring the training necessary to use AED equipment.

Central Sprinkler Problems Continue to Concern Building Owners

The Central Sprinkler Company and the Consumer Product Safety Council (CPSC) recently announced a **voluntary** recall program to replace 35 million Central fire sprinklers with O-ring seals.

BOMA International has carefully reviewed the recall program and has met with senior members of Central and its parent, Tyco International Inc., regarding the details of it. BOMA officers expressed concerns with several aspects of the recall. Some of the concerns BOMA International raised include potentially long waiting periods to receive replacement products; the efficiency and adequacy of the structure created to oversee the administration of the program; unreimbursed costs in connection with participation in the program; as well as the effectiveness and reliability of the replacement sprinkler heads. Additionally, BOMA is concerned about the enforceability of any "voluntary" program. Questions: Call CSC hotline 1-866-505-8553 or Berding & Weil, BOMA counsel, 925-838-2090.

41 Buildings, Restaurants, and Hotels Entered the Commercial Recycler of the Year (CORY) Awards?

Up to \$20,000 per winner will be awarded to some lucky building personnel, restaurant workers, and hotel employees at the November 29th BOMA luncheon this year. Why? Because they entered the commercial recycler of the year contest and won for their exemplary program of recycling paper, food waste, and other items usually destined for the dump. Thanks to the Solid Waste Management Program at the City, people and businesses will, for the first time, receive cash incentives for helping recycle successfully. Here are the contenders in this year's contest: (There were a total of **42** entries: **17** buildings, **21** restaurants, and **5** hotels.)

The Office Building entries were:

Large Category (over 300,000 sq. ft.) – 13

Post Montgomery Center, 120 Kearny Street
SFSU Campus buildings, 1600 Holloway Avenue
State Compensation Insurance Fund, 1275 Market Street
1 Embarcadero Center
1 Market Plaza, Spear Tower, 55 Spear Street
Landmark Building, 1 Market Street
525 Market Street
SMG - The Moscone Center, 747 Howard Street
Bank of America Center, 555 California Street
650 California Street
USF Campus Buildings, 2130 Fulton Street
U.S. Postal Service, 1300 Evans Avenue
Unico Properties, 100 Pine Street

Medium Category (100,000 - 299,999 sq. ft.) - 3

Sutter Plaza, 1388 Sutter Street
Fremont Industrial Indemnity Bldg, 255 California St.
Pacific Eagles Holdings Company, 353 Sacramento Street

DBI Brown Bag on Sign Permit Requirements and Inspections

The San Francisco Department of Building Inspection will conduct a lunchtime workshop on sign permit requirements on October 18th. It is free and will be held from noon – 1:30 p.m., at 1660 Mission Street in Room 2001. Leo McFadden of the DBI Enforcement Division and Lois Scott of the Planning Department will be the featured presenters. Call Laurence Kornfield, Chief Building Inspector, Technical Services Division, at DBI at 415-558-6244 for details.

**BOMA URGES ALL MEMBERS TO GIVE BLOOD TO HELP OTHERS. IT IS THE GIFT OF LIFE!
CALL YOUR LOCAL RED CROSS CHAPTER OR BLOOD CENTER TODAY!**