



# 2011

ANNUAL REPORT

BUILDING OWNERS AND MANAGERS ASSOCIATION OF CHICAGO™



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AND BOARD OF DIRECTORS

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## WHO WE ARE

Since 1902, the Building Owners and Managers Association of Chicago (BOMA/Chicago) has represented the interests of one of Chicago's greatest assets – its vibrant and dynamic office buildings. We are the premier trade association serving this increasingly important part of Chicago's economy and culture.

Our membership includes more than 260 commercial office, institutional and public buildings. That's more than 80 percent of all commercial square footage in downtown Chicago, including nearly 100 percent of Class A buildings and 85 percent of Class B buildings. Members also include 170 allied suppliers and professionals that provide goods and services to those buildings.

BOMA/Chicago's mission 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.

## The Reality: You Need to Do More During the Uncertain Days Ahead



Even in the best of economic times, commercial real estate is a demanding industry that requires smart, dedicated and driven business people skilled in managing and preserving the real property assets of owners and investors. As 2011 comes to a close, Chicago's economy – as well as that of the entire nation – remains clouded.

And, there are no clear indicators of a sustained recovery from the recessionary forces that took hold a few years ago. Government budgets are strained, and without question there will be more belt-tightening in the years to come.

As the premiere local commercial real estate organization, BOMA/Chicago has counted on the collective strength of the men and women who lead and participate in our advocacy, education and membership activities to achieve our mission: To promote the welfare and advance the interests of the office building industry in Chicago. We've held fast to this mission since the organization was founded in 1902; we've weathered some pretty lean times before and likely will again in the future.

Today's rough and tumble economy means we'll all have to do a little more to stay on track and help ensure that BOMA/Chicago, the office building market and the City of Chicago are in the best position to charge ahead and not fall back. Unquestionably, the talent and dedication within BOMA/Chicago is there. Year after year, our volunteer leaders unselfishly give their time and resources to support BOMA/Chicago.

These two strategies should drive our efforts in 2012 and beyond:

- Continue to deliver outstanding value to members for their dues dollars.
- Explore new opportunities to partner with the public sector and other business organizations.

Reflecting on the first topic, we can state without hesitation that BOMA/Chicago provides members with services and programs that are in their best interests and, indeed, help strengthen the bottom line. For example, 2011 marks the third consecutive year we maintained member dues at the same level. This year, we offered a record number of more than 50 education courses, and we aggressively stood up to address – and in some instances influence in our favor – legislative issues deemed vital to the effective management of office properties.

Regarding the second topic, I am guardedly optimistic that the new administration in Chicago will keep seeking the advice and input from the business community when identifying solutions to projected budgetary and revenue shortfalls. It's very clear that new ideas are needed to find solutions to the financial troubles the City of Chicago faces.

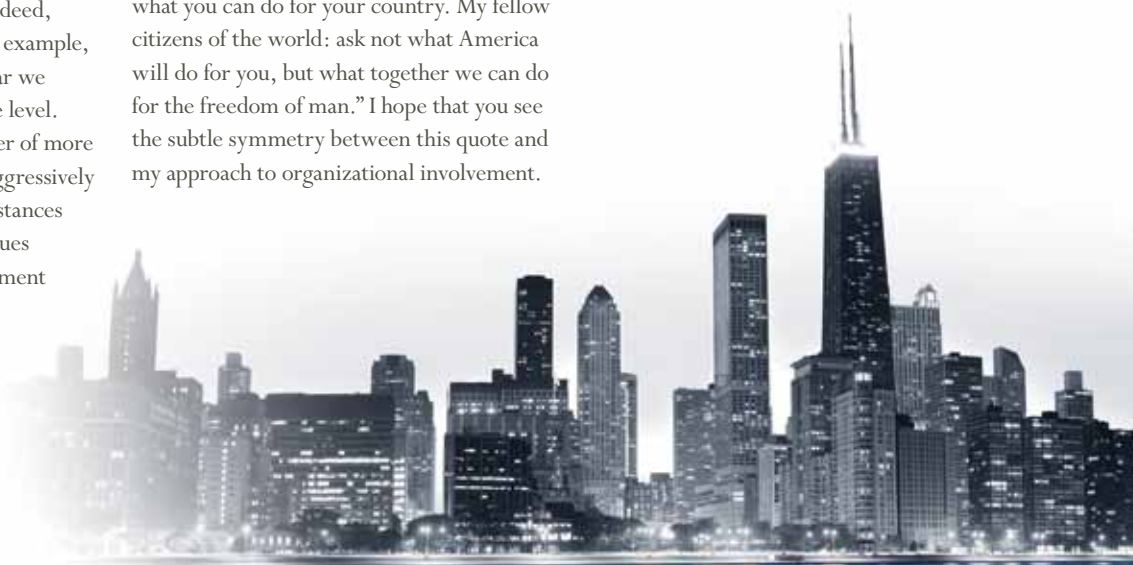
In my career in real estate, which goes back some 30 years now, I have always maintained that you only get out of an organization what you put into it. As the BOMA/Chicago President, I feel just as strongly about that statement today as when I got my start in this business.

This thought process brings to mind a famous quote from one of my favorite Presidents, John F. Kennedy, given at his Inaugural Address, January 20, 1961. "And so my fellow Americans: ask not what your country can do for you – ask what you can do for your country. My fellow citizens of the world: ask not what America will do for you, but what together we can do for the freedom of man." I hope that you see the subtle symmetry between this quote and my approach to organizational involvement.

If like me, you have a passion for commercial real estate – an industry that can be so rewarding – then I ask that you get more involved with BOMA/Chicago. Play a role in helping to strengthen the organization, and in turn the foundation of Chicago's economy. Collectively, we'll all be ready to meet head-on the challenges before us, and, more importantly, better positioned to prosper far into the future.

Very truly yours,

Robert M. Six  
2011-12 BOMA/Chicago President



## ADVOCACY EFFORTS ON BEHALF OF OUR MEMBERS

Behind-the-scenes lobbying on taxation issues. An upfront role in building awareness for emergency preparedness. Advocating for development of a commercial smart grid. In 2011, BOMA/Chicago charged ahead with these and related causes to help strengthen the office building industry and make the City of Chicago a welcoming home for businesses. Several of BOMA/Chicago's member committees – Codes, Emergency Preparedness, Energy & Sustainability, Government Affairs, Political Action, Security and Taxation – collectively contribute to advocacy, preparedness and sustainability initiatives.

### KEEPING CHICAGO COMPETITIVE

BOMA/Chicago advocates for causes that ensure public policy and fiscal decisions strengthen Chicago's competitive business environment. With new administrations in City Hall and the County Building, BOMA/Chicago took a proactive position in working with elected officials to ensure that tax codes and related regulations bolstered Chicago's stature in the national and international business marketplace.

### KEEPING CHICAGO SAFE

Should Chicago face a pending threat – a force of nature or man-made – BOMA/Chicago helps members stay prepared and informed through leadership positions with the City of Chicago Emergency Operations Center and Office of Emergency Management and Communications. Committee leaders and staff continue to work with first responders from Chicago's police and fire departments to increase awareness for the Chicago Public Private Portal (CP3) and its building database, the Facilities Incident Management System (FIMS).

Other emergency preparedness accomplishments include:

- The Security Committee held two open meetings to provide a forum for a pair of major developments of interest to buildings. On March 15, members gathered at the Chase Auditorium to hear representatives from the Chicago Police Department offer insight into the CP3 partnership program and encourage participation through the [www.preparedchicago.org](http://www.preparedchicago.org) website. On September 20, more than 200 BOMA/Chicago

members attended a meeting at the Aon Center to initiate preparation efforts for the May 2012 NATO and G8 summits, which are expected to attract thousands of protestors.

- In the days prior to the 10th anniversary of the 9/11 attacks, BOMA/Chicago was interviewed by local and national media for insight into how building security procedures and the office building management industry have changed during the past decade, citing positive examples of ongoing leadership in emergency preparedness.

### KEEPING CHICAGO GREEN

Through continued efforts by BOMA/Chicago, development of a downtown commercial smart grid took steps closer to becoming a reality in 2011. BOMA/Chicago partnered with ComEd on a pilot program that provided 35 member buildings with the capability to see the details of their electricity usage in nearly real time using secure internet connections and equipment provided at no cost. The program was a significant step forward in development of a unique commercial smart grid for BOMA/Chicago members.

## PROFESSIONAL DEVELOPMENT

BOMA/Chicago made great strides with its education program in 2011, offering more than 50 courses and workshops under the newly-launched Professional Development Center banner. The bottom-line result: Breaking registration records by reaching the 1,000-member mark.

### KNOWLEDGE = POWER

The education program is guided by the 30-member Education Committee, comprised of BOMA/Chicago members who offer a diverse and comprehensive level of industry knowledge and experience. The Committee's goal is to increase the value of BOMA/Chicago membership by providing a wide variety of relevant and timely education programs designed to develop emerging leaders and encourage ongoing professional development of senior-level commercial real estate professionals.

Key accomplishments include:

- Eight RPA and FMA designation courses were conducted and nine attendees completed the requirements to earn the RPA and/or FMA designations. An RPA course scholarship was awarded and three instructors were added to the designation course faculty.

- A 28-hour, seven-session Foundations of Real Estate Management course was held to provide an overview of property management for professionals new to the industry. The Foundations course also benefits affiliate members who want to gain a better understanding of their building owner/manager clients' businesses.

- A dozen Brown Bag Lunch Seminars were offered at no charge to members. These interactive sessions covered top industry issues, including energy efficiency incentives, building codes, green cleaning and understanding architectural drawings.

- The partnership between BOMA/Chicago and the U.S. Green Building Council (USGBC) continued to grow with an encore of the highly-attended 10-part Leadership in Energy and Environmental Design, Existing Buildings: Operations & Maintenance (LEED:EBOM) Best Practices & Lessons Learned series.

- A new category, Personal Development, was launched to help members build a broader range of business skills.

The first course centered on Memory Training. And, a new full Designation Scholarship for the RPA or FMA designation was offered by the BOMA/Chicago Foundation.

Along with guiding education initiatives in 2011, the Education Committee arranged for discounts at other industry educational events for BOMA/Chicago members and collaborated to develop key partnerships and comprehensive education programs.



# THE YEAR IN REWIND

## NOVEMBER (2010)

- Nearly 300 attend the 108th Annual Meeting November 18 at the InterContinental Hotel to hear architect William McDonough offer a “cradle-to-cradle” perspective on sustainability. Robert Six of Zeller Realty Group takes office as President.
- Dozens of BOMA/Chicago members and other properties light Chicago’s skyline purple to support Pancreatic Cancer Awareness Month.

## DECEMBER (2010)

- 150 toys are collected during the Emerging Leaders’ annual “Toys From The Top” fundraiser event on behalf of Horizons for Youth.
- 18,225 pounds of food are collected during a three-week drive to benefit the Greater Chicago Food Depository.

## JANUARY

- A two-year reconstruction of Wacker Drive in the west part of Chicago’s Central Business District begins.
- The Great Hall at Union Station is the scene of the January 20 TOBY/Gold Circle Awards Gala. Six buildings earned local TOBYs and five individuals took home Gold Circle awards.

## FEBRUARY

- A Groundhog’s Day snowstorm dumps 21.2 inches of snow on Chicago, putting the city at a near standstill for days.
- Former White House Chief of Staff Rahm Emanuel is elected Mayor of Chicago and Southside Alderman Toni Preckwinkle wins the Cook County Board President position on February 22, dramatically changing the local political landscape.
- BOMA/Chicago’s Emerging Leaders display their vocal talents at a karaoke contest at Rockit Bar & Grill.

## MARCH

- More than 50 BOMA/Chicago building members participate in Earth Hour 2011 on March 26 to demonstrate ways to conserve energy.
- 200 BOMA/Chicago members attend a St. Patrick’s Day party at D4 Irish Pub featuring the Shannon Rovers pipe and drum band.

## APRIL

- Dozens of BOMA/Chicago members attend a free Brown Bag seminar to learn about the ComEd Non-Standard Equipment Audit policy.
- Four BOMA/Chicago building members earn Regional TOBY awards.
- EVP Michael Cornicelli is a panelist at the Building Green Chicago Conference on managing energy consumption in commercial buildings.

## MAY

- BOMA/Chicago launches the Professional Development Center, a user-friendly rebrand of its educational offerings.
- The annual BOMA/Chicago Trade Show, co-located within the BuildEx® show at the Merchandise Mart, gives members an opportunity to meet, socialize and talk business.
- The weekly Tuesday e-newsletter, rebranded as The Blueprint, launches.
- Oprah Winfrey’s final show airs on May 25, ending a 25-year run at Harpo Studios.

## JUNE

- The Elevator Speech, a blog published by BOMA/Chicago, debuts June 1 with a post by Bob Six.
- Andy Shaw, President and CEO of the Better Government Association, tells a Program Lunch crowd that he is optimistic about the new administration at City Hall.
- The FBI Chicago Regional Headquarters earns an International TOBY in the Earth Award category.

## JULY

- Crowds descend upon Grant Park for the 10-day Taste of Chicago lakefront food and entertainment festival.
- BOMA/Chicago member buildings illuminate the skyline in red to honor fallen firefighters and paramedics.
- Mayor Emanuel initiates plans to make more than 100 City of Chicago buildings more energy efficient.

## AUGUST

- Music lovers take out short-term leases in Grant Park August 5-7 for Lollapalooza, which generates an estimated \$85 million in local spending.
- More than 300 golfers take part in the annual BOMA/Chicago Golf Classic at the Cog Hill Golf and Country Club, enjoying a picture perfect day on the greens and fairways.

## SEPTEMBER

- BOMA/Chicago member buildings serve as the backdrop for yet another major motion picture, “Superman: Man of Steel.”
- The Wrigley Building, arguably one of Chicago’s most iconic office towers, is sold to an investment group.
- LifeSource recognizes BOMA/Chicago and its members for donating the second-highest number of units of blood in the area during 2011.
- BOMA/Chicago, along with organizations and people throughout the country, remembers the lives lost on 9/11/01 and reflects on changes in office building security.

## OCTOBER

- More than 45,000 runners participate in the Bank of America Chicago Marathon on October 9.
- BOMA/Chicago celebrates diversity in the commercial real estate industry at the Diversity Celebration held in the Light Court at the historic Rookery. Marisol Olvera of Lincoln Property Company is awarded the 2011 Reginald L. Ollie Inclusion and Outreach Scholarship.

# MEMBERSHIP/LABOR RELATIONS

The true strength of BOMA/Chicago is embodied in its more than 260 building and 170 affiliate members – one of the largest, diverse and most vibrant membership bases among BOMA federations anywhere. Retention remained high in 2011, testimony to the value members receive. And, for the third consecutive year, annual dues remained unchanged. Activities and events for all members and for specific segments of BOMA/Chicago members are conceived, organized and marketed through several committees, including: Affiliate, Emerging Leaders, Information, Membership and Trade Show.

Key membership accomplishments in 2011 included:

- The Emerging Leaders group continued to expand its presence and focus. Five events were held, ranging from a memorable social event at Wrigley Field to a panel discussion on the state of the industry.

- On May 10-11, BOMA/Chicago held its sixth annual Trade Show, which presented affiliate members with an opportunity to market their services and products. The two-day event was held in conjunction with the BuildEx® conference and trade show. The Merchandise Mart again served as the venue. More than 70 affiliate members exhibited and 10 signed on as sponsors.

## BROKERING FAIR LABOR AGREEMENTS

The Labor Committee has a more specific mission: To negotiate fair labor agreements between building members and the labor unions representing building workers. As of year-end 2011, 155 BOMA/Chicago member buildings were signatories to the operating engineers' agreement, 203 buildings to the janitors' agreement, and 130 to the security agreement. These three contracts cover nearly 5,000 employees in the City of Chicago. Most contract terms negotiated by the Labor Committee – such as greater

flexibility in sub-contracting, work week scheduling and assignments, and comprehensive no-strike/picketing/hand billing pledges – are available only to BOMA/Chicago members.

Other labor accomplishments include:

- The Labor Committee negotiated an agreement with the International Union of Operating Engineers Local 399 for a new labor contract that runs May 16, 2011 through May 18, 2014.
- BOMA/Chicago assisted in obtaining a precedent-setting Federal arbitrator's ruling that guest services representatives were not subject to the collective bargaining agreement covering security personnel in member buildings. In partnership with our concierge services members, BOMA/Chicago used industry defense funds to subsidize the legal expenses incurred by a BOMA/Chicago building member in this case, which has wide-reaching implications for many downtown buildings.

*TOP: 200 members wore green and enjoyed an authentic Irish pipe band at the March 3 St. Patrick's Day celebration at D4 Irish Pub.*

*MIDDLE: BOMA/Chicago members gathered at Cog Hill Golf and Country Club August 17 for golf, networking and fun.*

*BOTTOM: Building and affiliate members learned and networked at the annual Trade Show held May 10-11 at the Merchandise Mart.*



# AWARDS

Six BOMA/Chicago building members earned the property management industry's highest award – The Outstanding Building of the Year (TOBY) – at a gala banquet held January 20 in the Great Hall at Union Station. Also honored that evening were five professionals who captured individual Gold Circle awards for demonstrating excellence in their respected fields and for contributions to BOMA/Chicago and the commercial real estate industry. More than 450 BOMA/Chicago building and affiliate members braved a cold Chicago evening to network, socialize and above all, recognize the achievements of their colleagues.

## BOMA/CHICAGO 2011 GOLD CIRCLE AWARD WINNERS

**Property Management Professional of the Year:** Betty Casties, LEED AP, senior vice president at Jones Lang LaSalle and general manager of the Hyatt Center.

**Building Engineer of the Year:** Dan Wagner, chief engineer at 555 West Monroe Street.

**Security Professional of the Year:** Donna Kobzaruk, vice president and Midwest regional security manager at JP Morgan Chase.

**Emerging Leader of the Year:** Wade Rogers, RPA, property manager at 120 South LaSalle Street.

**Affiliate Member of the Year:** Carlos Villarreal, senior vice president of commercial real estate services at Whelan Security.

## 2011 TOBY AWARD WINNERS

**250,000 – 499,000 Square Feet Category:** 303 West Madison Street, managed by CB Richard Ellis and owned by 303 Madison Chicago, LLC. The building was also honored with a regional TOBY award from the BOMA North Central Region.

**500,000 – One Million Square Feet Category:** The United Building, located at 77 West Wacker Drive, managed by Jones Lang LaSalle Americas (Illinois) LP and owned by 77 West Wacker Drive, LLC. The building was also honored with a Regional TOBY award.

**Over One Million Square Feet Category:** 111 South Wacker Drive, managed by The John Buck Company and owned by Union Investment Real Estate.

**Government Building Category:** The Ralph H. Metcalf Federal Building, located at 77 West Jackson Boulevard, owned and managed by the General Services Administration. This is the third year in a row that the building has won this award. The building was also honored with a Regional TOBY award.

**Earth Award Category:** The FBI Chicago Regional Office, located at 2111 West Roosevelt Road, managed by USAA Real Estate Company and owned by FBI Chicago Partners, LLC. In June, the FBI Chicago Regional Office was named the International "The Outstanding Building of the Year" winner in the Earth Award Category at the BOMA 2011 International Conference in Washington, D.C.

**Suburban Office Park Mid-Rise:** U.S. Cellular Plaza, located at 8420 West Bryn Mawr Avenue, managed by Parkway Realty Services and owned by PKY Fund Chicago, LLC.



303 W. Madison St. The United Building – 77 W. Wacker Dr. 111 S. Wacker Dr. The Ralph H. Metcalf Federal Building – 77 W. Jackson Blvd. FBI Chicago Regional Office – 2111 W. Roosevelt Rd. U.S. Cellular Plaza – 8420 W. Bryn Mawr Ave.

*LEFT (top): BOMA/Chicago President Bob Six kicks off the January 20 TOBY/Gold Circle Awards held in the Great Hall at Union Station.*

*LEFT (general): More than 450 attended the TOBY/Gold Circle Awards gala. Six buildings received TOBYs and five professionals took home Gold Circle awards.*

# 2011 DIVERSITY CELEBRATION

BOMA/Chicago's long-standing commitment to increasing diversity in commercial real estate took center stage the evening of October 20 at the annual Diversity Celebration. More than 180 members gathered in the historic Light Court at the Rookery for an evening of food, fun, raffle prizes, networking and, of course, bringing awareness to the cause. Marisol Olvera, assistant property manager for Lincoln Property Company, was awarded the 2011 Reginald L. Ollie Inclusion and Outreach Scholarship, which provides mentoring and covers tuition costs for courses required to earn the Real Property Administrator (RPA) designation. Twenty-three building and affiliate member companies sponsored the event, with proceeds of more than \$27,000 going to the BOMA/Chicago Foundation Ollie Scholarship Fund.



Marisol Olvera, assistant property manager at Lincoln Property Company, received the Reginald L. Ollie Inclusion and Outreach Scholarship. She is joined by Reginald L. Ollie.

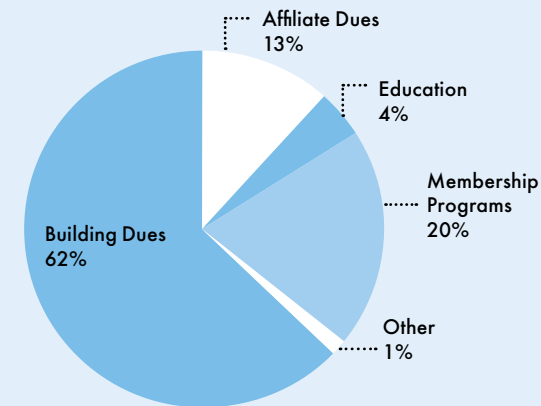
## BOMA/CHICAGO 2011 AFFILIATE MEMBERS

- 360FACILITY
- 3MD RELOCATION SERVICES, LLC
- A & A MAINTENANCE
- A & R JANITORIAL SERVICE, INC.
- ABLE ENGINEERING SERVICES
- ABM JANITORIAL
- ABM SECURITY SERVICES
- ACE METAL REFINISHERS, INC.
- AECOM
- AIR COMFORT
- ALL AMERICAN EXTERIOR SOLUTIONS
- ALLIED WASTE SERVICES
- ALLIEDBARTON SECURITY SERVICES
- ANAGNOS DOOR CO., INC.
- ANCHOR MECHANICAL, INC.
- ANDERSON ELEVATOR COMPANY
- ANDERSON PEST CONTROL
- ANGUS SYSTEMS
- ARROW MESSENGER SERVICE
- AUTOMATED LOGIC CORPORATION
- AUTOMATIC SYSTEMS
- B & D EQUITY PROPERTY TAX GROUP
- BEAR CONSTRUCTION COMPANY
- BELFOR PROPERTY RESTORATION
- BLUESTAR ENERGY SOLUTIONS
- BOCA GROUP CENTRAL, LLC
- BOYER-ROSENE MOVING & STORAGE
- BULLEY & ANDREWS MASONRY RESTORATION
- BURNHAM - THE CODE GROUP
- BURNS & MCDONNELL ENGINEERING CO., INC.
- CARL WALKER, INC.
- CARRIER CORPORATION
- COMCAST BUSINESS CLASS
- COMED
- CONCIERGE & EVENT SERVICES WORLDWIDE
- CONCIERGE UNLIMITED INTERNATIONAL (CUI)
- CONTINENTAL ELECTRICAL CONSTRUCTION COMPANY
- CONVERGINT TECHNOLOGIES, LLC
- CORPORATE CONCIERGE SERVICES
- CORT
- CPS PARKING
- DEARBORN ENGINEERS & CONSTRUCTORS, INC.
- DEPALMA GROUP ARCHITECTS
- DESIGN INSTALLATION SYSTEMS, INC.
- DEVELOPMENT SOLUTIONS, INC.
- DIVERSEY, INC.
- DONNELLY & ASSOCIATES, INC.
- DOOR SYSTEMS KONE GROUP
- EATON CORPORATION
- EKLUND'S, INC.
- ELARA ENGINEERING
- ENERGYCONNECT, INC.
- ENERNOC, INC.
- ENVIRON INTERNATIONAL CORPORATION
- ENVIRONMENTAL SYSTEMS DESIGN, INC.
- EUGENE MATTHEWS, INC.
- ALLIED WASTE SERVICES
- EVERLIGHTS
- FACILITY SOLUTIONS GROUP (FSG)
- FLOORING RESOURCES CORPORATION
- FOLEY & LARDNER
- FUJITEC AMERICA, INC.
- GEORGIA PACIFIC
- GLAVIN SECURITY SPECIALISTS
- GLOBAL WATER TECHNOLOGY, INC.
- GOBY, LLC
- GOULD & RATNER
- GRAYBAR SERVICES, INC.
- GREENS BY WHITE, INC.
- H. M. WITT & CO., SIGNS
- HARD SURFACE FINISHERS, INC.
- HARRIS CONSULTING ENGINEERS, INC.
- HARVARD MAINTENANCE, INC.
- HOLABIRD & ROOT, LLC
- HP PRODUCTS
- HYGIENEERING, INC.
- ILLINOIS COMMUNICATIONS
- IMG TECHNOLOGIES
- IMPARK
- INDEPENDENT RECYCLING SERVICES, INC.
- INTERPARK
- INTERWEST DISTRIBUTION COMPANY
- J.C. RESTORATION, INC.
- JMB INSURANCE
- JOHNSON CONTROLS, INC.
- JONES & CLEARY ROOFING & SHEET METAL CO., INC.
- JORE
- JOYCE BROS.
- KASTLE SYSTEMS
- KIMBERLY - CLARK

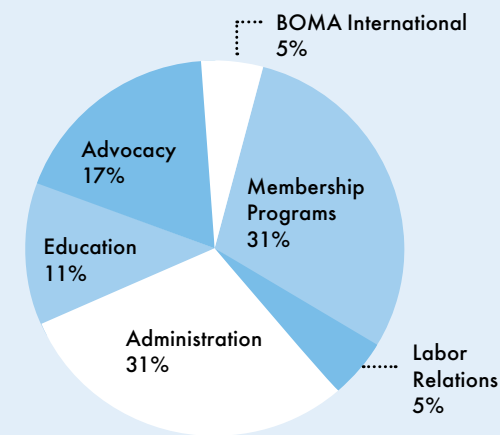
- KLEIN AND HOFFMAN, INC.
- KONE INC.
- KROESCHELL, INC.
- KVCL SAFETY, INC.
- LEOPARDO COMPANIES, INC.
- LUTRON ELECTRONICS
- MARKS PEST CONTROL COMPANY
- MATTING BY DESIGN
- MAYER, BROWN, ROWE & MAW LLP
- MBB ENTERPRISES OF CHICAGO, INC.
- MCGUIRE ENGINEERS
- MECKLER BULGER & TILSON MARICK & PEARSON LLP
- MERTES CONTRACTING CORPORATION
- METROPOLITAN ENERGY, LLC
- MIDCO SYSTEMS
- MIDWAY BUILDING SERVICES, LTD
- MIDWEST SIGNATURE BUILDING SERVICES, LLC
- MOBILE AIR, INC.
- MORRILL & ASSOCIATES, P.C.
- MRSA ARCHITECTS
- NALCO COMPANY
- NATIONAL BUILDING RESOURCES
- NATIONAL INTERNATIONAL ROOFING, CORP.
- NORTH AMERICAN CORPORATION
- NXSTEP FLOOR MATTING PRODUCTS
- O'KEEFE LYONS & HYNES, LLC
- ORKIN COMMERCIAL SERVICES
- OTIS ELEVATOR COMPANY
- PARK ONE, INC.
- PENTEGRA SYSTEMS
- PERRY & ASSOCIATES, LLC
- PHOENIX SYSTEMS & SERVICE, INC.
- PREMIER SECURITY CORPORATION
- QUALITY FIRE PROTECTION CONSULTANTS INC.
- REALOGIC ANALYTICS, INC.
- REED CONSTRUCTION
- REPUTATION PARTNERS, LLC
- REX ELECTRIC, INC. & TECHNOLOGIES
- RIGGIO/BORON LTD.
- SATORI ENERGY
- SCHINDLER ELEVATOR CORPORATION
- SCHNEIDER ELECTRIC
- SDI (SYSTEM DEVELOPMENT.INTEGRATION)
- SECURITAS
- SERVICE ONE, INC.

- SHAW CONTRACT
- SIEMENS INDUSTRY, INC.
- SIGNS NOW
- SITESTUFF
- SOLOMON CORDWELL BUENZ
- SOS SECURITY, INC.
- STANDARD PARKING
- STRATA CONTRACTORS LTD
- STUART DEAN CO., INC.
- SYSKA HENNESSY GROUP
- THE CORNERSTONE ENERGY GROUP, INC.
- THE HILL GROUP
- THE LAW OFFICES OF PATRICK C. DOODY
- THE MILLARD GROUP
- THE STONE AND METAL GROUP, LLC
- THERMAL CHICAGO CORPORATION
- THORNTON TOMASETTI
- THYSSENKRUPP ELEVATOR CORPORATION
- TITAN SECURITY SERVICES, INC.
- TORQUE
- TOUCHCOM, INC.
- TOVAR SNOW PROFESSIONALS, INC.
- TRANE COMPANY
- TRIANGLE DECORATING COMPANY, LLC
- U.S. MESSENGER & LOGISTICS, INC.
- UGL SERVICES, INC.
- UNISOURCE
- UNITED BUILDING MAINTENANCE, INC.
- UNITED RADIO COMMUNICATIONS, INC.
- USA WIRELESS/DIRECT TV
- VICTOR CONSTRUCTION
- VOA ASSOCIATES, INC.
- WALKER RESTORATION CONSULTANTS
- WASTE MANAGEMENT - CHICAGO
- WESTERN WATERPROOFING CO., INC.
- WHELAN SECURITY OF ILLINOIS

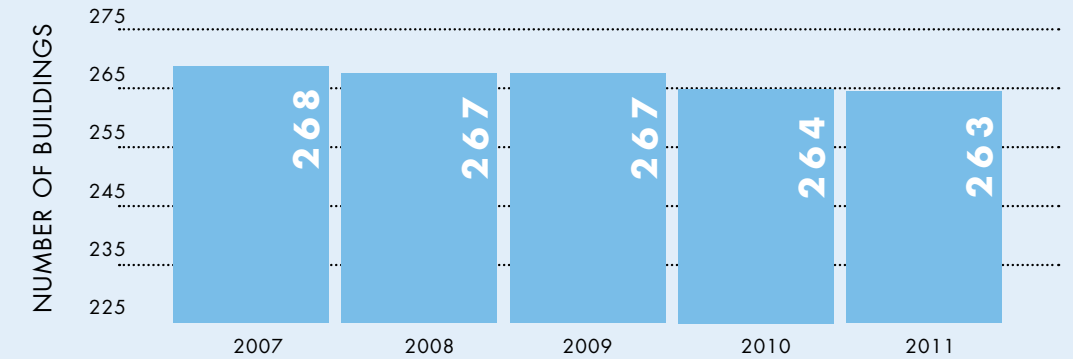
## SOURCES OF 2011 REVENUES (BASED ON YEAR-END FORECAST)



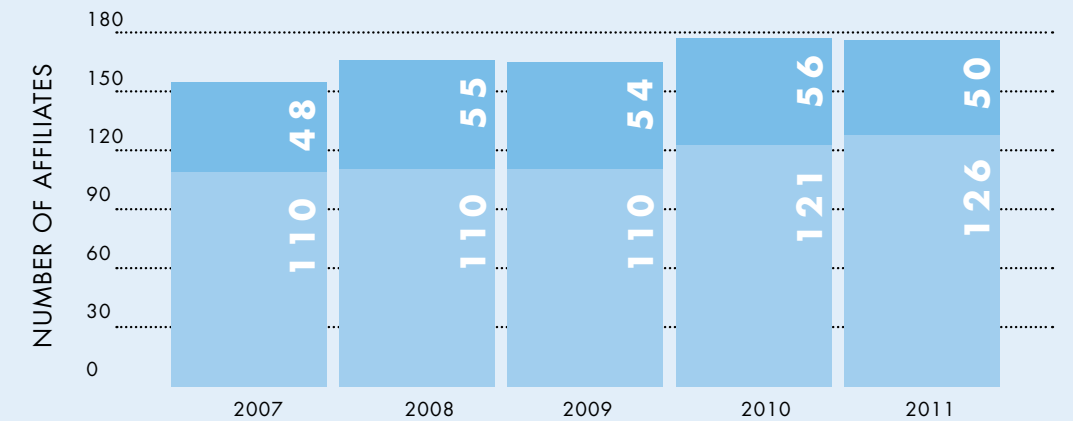
## USES OF 2011 EXPENSES (BASED ON YEAR-END FORECAST)



## BUILDING MEMBERSHIP



## AFFILIATE MEMBERSHIP



■ = PROFESSIONALS  
■ = SUPPLIERS



BUILDING OWNERS AND MANAGERS ASSOCIATION OF CHICAGO™  
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## BOMA/CHICAGO 2011 MEMBER BUILDINGS – 263 BUILDINGS STRONG

10 NORTH DEARBORN	203 NORTH LASALLE/LOOP TRANSPORTATION CENTER	444 NORTH MICHIGAN	CHICAGO PUBLIC SCHOOLS CENTRAL OFFICE BUILDING	ONE NORTH WACKER DRIVE
10 SOUTH LASALLE STREET BUILDING	205 NORTH MICHIGAN AVENUE	500 NORTH MICHIGAN AVENUE	CHICAGO SYMPHONY ORCHESTRA	ONE PRUDENTIAL PLAZA
10 SOUTH RIVERSIDE PLAZA	205 WEST WACKER DRIVE BUILDING	500 WEST MONROE	CHICAGO UNION STATION BUILDING	ONE SOUTH DEARBORN
10 SOUTH WACKER DRIVE	208 SOUTH LASALLE	501 NORTH CLARK	CITICORP PLAZA	ONE SOUTH WACKER DRIVE
10 WEST JACKSON BUILDING	209 WEST JACKSON BUILDING	515 NORTH STATE STREET, LP	CITIGROUP CENTER	ORTHOPEDIC BUILDING
100 NORTH LASALLE BUILDING	211 EAST ONTARIO	525 WEST MONROE	CITY HALL	PEPSICO CHICAGO PLAZA
100 NORTH RIVERSIDE PLAZA	22 WEST WASHINGTON	541 NORTH FAIRBANKS	CIVIC OPERA BUILDING	PRESIDENT'S PLAZA I
100 SOUTH WACKER DRIVE	222 NORTH LASALLE STREET	547 WEST JACKSON BOULEVARD	CNA	PRESIDENT'S PLAZA II
100 WEST MONROE	222 SOUTH RIVERSIDE PLAZA	55 EAST JACKSON	COLUMBIA COLLEGE	RALPH H. METCALFE FEDERAL BUILDING
101 EAST ERIE STREET	222 WEST ADAMS STREET/FRANKLIN CENTER	55 EAST MONROE BUILDING	CONGRESS CENTER	REALTOR BUILDING
101 NORTH WACKER DRIVE	225 NORTH MICHIGAN AVENUE	55 WEST MONROE	CUMBERLAND CENTRE LLC	RICHARD J. DALEY CENTER
1014 SOUTH MICHIGAN AVENUE	225 WEST WACKER DRIVE	55 WEST WACKER DRIVE	DEARBORN PLAZA	RIVER CENTER
11 EAST ADAMS	225 WEST WASHINGTON BUILDING	550 WEST JACKSON BUILDING	DEPAUL UNIVERSITY-LOOP CAMPUS	ROBERT MORRIS CENTER
1104 SOUTH WABASH AVENUE	228 SOUTH WABASH BUILDING	550 WEST WASHINGTON	DIGITAL PRINTERS SQUARE	ROOSEVELT UNIVERSITY
111 SOUTH WACKER DRIVE	230 WEST MONROE	555 WEST ADAMS	DIXON BUILDING	ROSELAND MEDICAL CENTER
111 WEST ILLINOIS STREET	231 SOUTH LASALLE	567 WEST LAKE STREET	DONNELLEY BIOLOGICAL SCIENCES LEARNING CENTER	RUSH UNIVERSITY MEDICAL CENTER
111 WEST JACKSON BOULEVARD BUILDING	25 EAST WASHINGTON STREET	6 WEST HUBBARD STREET	ELEVEN SOUTH LASALLE	SANTA FE BUILDING
120 NORTH LASALLE STREET	250 SOUTH WACKER DRIVE BUILDING	600 WEST CHICAGO	EVERETT MCKINLEY DIRKSEN U.S. COURTHOUSE	SEVENTY EAST LAKE
120 SOUTH LASALLE BUILDING	29 EAST MADISON	600 WEST FULTON	FBI CHICAGO REGIONAL OFFICE	SULLIVAN OFFICE CENTER
122 SOUTH MICHIGAN	29 NORTH WACKER DRIVE	618 SOUTH MICHIGAN AVENUE	FEDERAL BUILDING	TECHNOLOGY BUSINESS CENTER
123 NORTH WACKER	29 SOUTH LASALLE BUILDING	619 SOUTH WABASH AVENUE	FEDERAL RESERVE BANK OF CHICAGO	THE ADLACE BUILDING
125 SOUTH WACKER DRIVE	30 EAST ADAMS BUILDING	623 SOUTH WABASH AVENUE	GENERAL GROWTH BUILDING	THE CHICAGO BOARD OF TRADE BUILDING
1306 SOUTH MICHIGAN AVENUE	30 NORTH LASALLE	624 SOUTH MICHIGAN AVENUE	GEORGE W. DUNNE COOK COUNTY OFFICE BUILDING	THE CHICAGO TEMPLE BUILDING
131 SOUTH DEARBORN	30 NORTH MICHIGAN AVENUE BUILDING	625 NORTH MICHIGAN	GLEACHER CENTER	THE COOK COUNTY BUILDING
1312 SOUTH MICHIGAN AVENUE	30 SOUTH WACKER DRIVE	633 ST. CLAIR	HAROLD WASHINGTON LIBRARY CENTER	THE GAGE BUILDING
135 SOUTH LASALLE STREET	300 EAST RANDOLPH	645 NORTH MICHIGAN	HYATT CENTER	THE GARLAND BUILDING OFFICE CONDOMINIUM
1415 SOUTH WABASH AVENUE	300 NORTH LASALLE STREET	65 EAST WACKER PLACE	ILLINOIS INSTITUTE OF TECHNOLOGY	THE HARRIS BANK BUILDING
142 EAST ONTARIO BUILDING	300 SOUTH RIVERSIDE PLAZA	676 NORTH MICHIGAN AVENUE	INLAND STEEL BUILDING	THE LASALLE WACKER
150 EAST HURON OFFICE TOWER	300 SOUTH WACKER DRIVE	676 NORTH ST. CLAIR BUILDING	INTERNATIONAL TOWER	THE LEMOYNE BUILDING
150 NORTH CLINTON BUILDING	300 WEST ADAMS BUILDING	680 NORTH LAKE SHORE DRIVE	JAMES R. THOMPSON CENTER	THE MARQUETTE BUILDING
150 NORTH MICHIGAN AVENUE	303 EAST WACKER DRIVE	72 EAST 11TH STREET	JOHN C. KLUCZYNSKI FEDERAL BUILDING	THE MONROE BUILDING
150 NORTH WACKER DRIVE	303 WEST MADISON	731 SOUTH PLYMOUTH COURT	JOHN HANCOCK BUILDING	THE ROOKERY BUILDING
150 SOUTH WACKER DRIVE	311 SOUTH WACKER DRIVE	737 NORTH MICHIGAN	KNIGHT BUILDING	THE SHOPS AT NORTH BRIDGE
155 NORTH WACKER DRIVE	311 WEST MONROE STREET	8 SOUTH MICHIGAN	LUTHERAN CENTER	THE UNITED BUILDING
1600 SOUTH STATE	321 NORTH CLARK STREET	820 SOUTH MICHIGAN AVENUE	MARINA CITY	THREE FIRST NATIONAL PLAZA
161 NORTH CLARK	325 NORTH WELLS STREET	820 WEST JACKSON	MCCORMICK PLACE	TRIANGLE PLAZA
168 NORTH CLINTON BUILDING	33 EAST CONGRESS PARKWAY	850 WEST JACKSON BOULEVARD	MERCHANDISE MART	TWO FIRST NATIONAL PLAZA
17 NORTH STATE STREET	33 NORTH DEARBORN	8501 WEST HIGGINS	METROPOLITAN BUILDING	TWO ILLINOIS CENTER
175 WEST JACKSON BOULEVARD	33 NORTH LASALLE STREET BUILDING	900 NORTH MICHIGAN	NBC TOWER	TWO NORTH LASALLE
180 NORTH LASALLE	33 WEST MONROE BUILDING	916 SOUTH WABASH AVENUE	NORTH AVENUE COLLECTION BUILDING	TWO NORTH RIVERSIDE PLAZA
180 NORTH MICHIGAN AVENUE BUILDING	330 NORTH WABASH AVENUE	ABC, STATE LAKE BUILDING	NORTHERN TRUST BANK	UNION TOWER
180 NORTH WACKER BUILDING	332 SOUTH MICHIGAN	AMERICAN DENTAL ASSOCIATION	O'HARE PLAZA I	UNITED STATES CUSTOMHOUSE
181 WEST MADISON	333 NORTH MICHIGAN AVENUE BUILDING	AON CENTER	O'HARE PLAZA II	UNITED STATES RAILROAD RETIREMENT BOARD BUILDING
190 SOUTH LASALLE	333 WEST WACKER DRIVE	AT&T CORPORATE CENTER/FRANKLIN CENTER	OLD REPUBLIC BUILDING	UNITED STATES SOCIAL SECURITY ADMINISTRATION BUILDING
191 NORTH WACKER DRIVE	35 EAST WACKER DRIVE BUILDING	AT&T HQ	ONE EAST ERIE	UNIVERSITY CENTER
20 NORTH CLARK	35 WEST WACKER DRIVE	BANK OF AMERICA PLAZA	ONE EAST WACKER DRIVE	USG BUILDING
20 NORTH MICHIGAN	350 EAST CERMAK	BROOKS BUILDING	ONE FINANCIAL PLACE	USPO LOOP STATION
200 SOUTH MICHIGAN AVENUE	350 WEST MART CENTER	BURNHAM CENTER	ONE ILLINOIS CENTER	WATER TOWER PLACE
200 SOUTH WACKER DRIVE BUILDING	353 NORTH CLARK BUILDING	CANAL CENTER	ONE MAGNIFICENT MILE	WILLIS TOWER
200 WEST ADAMS	360 NORTH MICHIGAN AVENUE	CDW PLAZA	ONE NORTH DEARBORN	WRIGLEY BUILDING
200 WEST JACKSON	372 WEST ONTARIO	CHARLES M. HARPER CENTER	ONE NORTH FRANKLIN	WRIGLEY GLOBAL INNOVATION CENTER
200 WEST MADISON	39 SOUTH LASALLE BUILDING	CHASE TOWER	ONE NORTH LASALLE	
200 WEST MONROE BUILDING	401 NORTH MICHIGAN AVENUE	CHICAGO PLACE	ONE NORTH STATE	