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## **The rains of summer could be affecting your buildings**

July 19, 2013 - Connecticut

So it looks like the rains of June have followed us into July here in the Hartford area. For some, the rains provide a nice cool down from the heat waves we have been experiencing. For others, it provides a roller coaster of comfort/discomfort, as well as it wreaks havoc on anyone who is trying to schedule anything involving the outside. But it's not just people having issues, it could be affecting your buildings and properties as well.

The change in temperature (and extremes) will require keeping a close eye on HVAC systems to ensure they are delivering the right conditions, while maintaining a level of efficiency that won't break the bank. You may need to move up your start up time to make sure spaces are cool enough for the hot mornings. And of course nothing will test your systems capabilities like a 100 degree day. These conditions can be challenging, and great HVAC contractor is a MUST. Service, reliability, and response time are all critical. Thankfully, BOMA memberships are loaded with these types of service providers.

The rain and water present a whole different set of issues. Do you ever wonder if you may have a small leak somewhere in your roof? Well, a downpour of 2.5 inches in an hour will surely let you know. Of course, your roof is not the only place water issues may appear. If you have not maintained all of your drainage systems, weather they be roof drains, parking lot drainage, and even retention systems, torrential downpours will "bring your problems to the surface." Improperly sealed windows and wall components may begin to allow water to penetrate into your building. From there, we all know what can happen.

Just a few things to think about next time you are "stuck inside" on a rainy day.

As for the Greater Hartford Chapter of BOMA, we are forging ahead in spite of the weather. On June 20th, we held our second, and rather successful, I must say, "BOMA After-Hours" event. We held it at Salute, a beautiful bar/restaurant located at 100 Trumbull St. in Downtown Hartford. They treated us extremely well, providing a great spread of food, as well as a great private spot outside, but in the shade (a very welcome break from the heat). Keep your eyes open for details of our next "BOMA After-Hours" event coming up in August. It's a great chance to meet fellow BOMA members (and prospective members) in a casual setting!

Also coming up we have our Annual Gus Johnson Memorial Golf Tournament July 15th at the beautiful Country Club of Avon. This is always a spectacular event, enjoyed by many. We hope to see you out there!

We have also been quite successful in planning our programming for the balance of 2013 and are currently working on programming for 2014!

On September 10th we will have a presentation from the CT Department of Energy and Environmental Protection (DEEP) about required recycling and enforcement issues.

October 10th will be a new awards program we are holding. "The Best of the Best" which will

highlight properties in our area that stand out above others. We hope you will join us.

On November 19th we will be have a program entitled "What's Happening in Your Town," that will highlight current projects going on in 3 different area towns. We are extremely excited to be holding this event at a new venue, Goodwin College in East Hartford.

And of course, December will be our annual holiday social.

Please check in on our website at [www.bomahartford.org](http://www.bomahartford.org) for information on all of the great programs I have listed, as well as any other information you may need regarding our local and links to BOMA International.

And no need to worry about the rain, as I often say, the rain is guaranteed to stop, otherwise it won't.

Wes Nicoll is the president of BOMA Greater Hartford, and is with Griffin Land, Bloomfield, Conn.

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