FALL 2026

BOMA OAKLAND/EAST BAY

HORIZONS



BOMA OEB members strike a pose during our annual Wine Tour, celebrating great wine, new connections, and a little Devil Wears Prada flair! Check out the full story on **page 9.**

Novi System & Renewal Update
Pg. 6

2027 membership renewals are officially underway! Learn what's new with this year's automatic renewal process, how to access your invoice, and the steps to complete your company's renewal. Learn more on page 6.

Backpack to Briefcase
Pg. 8

Our emerging professionals continued building their industry knowledge through Backpack to Briefcase programs focused on exterior maintenance and tenant relations. Learn more about the key takeaways on page 7.

Bid BOMA Expo: Strike Gold
Pg. 11

BOMA OEB struck gold at this year's BID BOMA Expo! From creative exhibitors to meaningful networking and our popular Wine Vault fundraiser, the evening was filled with connections, community, and plenty of fun. Catch the highlights on page 11.

Celebrating the People Behind Our Buildings

Our annual Engineer Recognition Luncheon brought together building members, industry partners, and engineering professionals for an afternoon of appreciation, networking, and celebration. The event highlighted the knowledge, dedication, and hard work of the engineers who keep our buildings running smoothly every day. Read more about this special afternoon and the people who make it possible on **page 15**!



Leading with Humanity While Planning for What's Next



President's Corner

By Samantha Stires, President, DIVCO West

As I sit down to write my final Horizons article as President of BOMA Oakland/East Bay, I find myself thinking about endings, beginnings, and the people who make this organization what it is.

It is hard to believe we are already approaching the end of the year. We have covered a lot of ground together. We have seen strong engagement at our events, delivered practical education for our members, advanced important advocacy work, invested in leadership development, launched a mentoring program, modernized our website and database, and continued asking how BOMA can evolve to serve our industry even better. We have done meaningful work, and we have done it together.

This time of year also brings membership renewals, which makes it an important moment to talk openly about the value of BOMA.

The value of BOMA is not one event, one program, or one person. It is the collective strength of an organization that helps commercial real estate professionals connect, learn, lead, and grow. It is advocacy that gives our industry a coordinated voice and influences policy that benefits the bottom line. It is education that helps us respond to changing market conditions, regulations, technology, and workforce needs. It is professional development that strengthens our skills and prepares the next generation of leaders. It is also the relationships we build across companies and disciplines, often with people we might never have met otherwise.

For employers, membership is an investment in their people. It gives team members access to practical knowledge, peer relationships, leadership opportunities, and a broader understanding of our industry. For individuals, it creates a place to learn, contribute, ask questions, test ideas, and build a network that can support and guide an entire career.

That value grows when you participate. Attend an Engineering Webinar or a Backpack to Briefcase, and bring a colleague or client to a luncheon. Introduce yourself to someone with a new-member nametag. Join a workgroup. Volunteer for an event. Share your expertise. Ask questions. Say yes to something that stretches you a little.

My own BOMA journey has unfolded over many years and through different leadership roles. In my first meeting for the then Membership Committee, whose responsibilities have now been distributed to the Stakeholder Engagement and Strategic Planning Work Groups, I was highly encouraged, AKA "Volun-told," to become the Committee Chair following the departure of the current Chair. From there, I continued to develop my leadership skills with BOMA and in my role as an Assistant Property Manager, then Property Manager, and beyond. That experience helped me find the confidence to apply to the BOMA OEB Board of Directors, where I served my initial four years, followed by a stint on the Strategic Planning Committee and now my term on the Executive Committee, which started almost three years ago and will quietly come to a close at the end of next year. Each of these stages gave me a different view of the organization and a deeper appreciation for what it takes to keep it moving forward.

BOMA has given me opportunities to grow as a leader, strategic thinker, communicator, collaborator, and listener. It has challenged me to look beyond the immediate issue in front of us and consider the long-term health of the organization and the industry. It has reminded me that leadership is not about having all the answers. It is about creating an environment for people to share ideas, make good decisions, build consensus, and accomplish something meaningful together.

Serving as President has given me a front-row seat to the impact of our Board. Board service is not just a line on a resume. Our Directors bring perspectives from across the commercial real estate community, ask difficult questions, help shape priorities, and make decisions with the organization's future in mind. This year, I have been especially proud to see our leaders lean into strategic conversations rather than simply maintaining the status quo. At our Board retreat, we challenged ourselves to examine the member experience from both Principal and Associate perspectives, identify moments where BOMA can do better, and develop practical ideas for the future. We also considered how to strengthen member engagement, support workforce development, and ensure BOMA OEB can adapt as our industry changes, continuing to add value for all of our members.

But the Board cannot do this alone.

Our volunteers are the lifeblood of BOMA OEB. They plan programs, develop educational content, welcome members, support community initiatives, strengthen our advocacy, recruit and retain members, recognize industry excellence, share stories, and create the experiences that bring our organization to life. Our workgroup structure is specifically designed to align volunteer effort around shared goals, improve collaboration, expand opportunities to participate, and make the volunteer experience more meaningful.
To every volunteer who showed up, took on an assignment, led a meeting, recruited a speaker, welcomed a new member, worked behind the scenes, offered honest feedback, or simply asked, “How can I help?” Thank you; you are seen and appreciated.

I also want to thank our partners and member companies. Your support makes our programming possible and helps us deliver year-round value to the commercial real estate community. To our professional staff, Julie Taylor and Jessi Obeso, thank you for your steady leadership, institutional knowledge, strategic thinking, and commitment to strengthening and advancing this association.

As renewal notices arrive, I hope every member will take a moment to consider what BOMA has meant to you, your team, and your company. I also hope you will consider what BOMA could mean in the coming year if you engage just a little more deeply.

Renew because advocacy matters. Renew because our industry needs informed, connected professionals. Renew because education and leadership development make our companies stronger. Renew because relationships are built through repeated opportunities to show up for one another. Renew because BOMA’s future depends on members who believe that our shared industry is stronger when we work together.

And then, once you renew, participate. Membership opens the door, but engagement is where the real value begins.

I close now with gratitude for your trusting me to serve as your President. Thank you for challenging me, supporting me, and laughing at my jokes. Thank you for being the most welcoming and joyful local BOMA there is, and for helping BOMA Oakland/East Bay continue to evolve.

The future of BOMA OEB will be shaped not only by market forces, but by how intentionally we continue to listen, learn, and evolve to serve our members, our industry, and our community. I am proud of what we have built together, and I am genuinely excited to see where your incoming President, Karissa Obeso, the Board, our staff, and our volunteers take it next.

A Year of Progress, Partnership, and Purpose



By Julie Taylor, CAE, AAiP
Executive Director

As 2026 comes to a close, I've been reflecting on what makes BOMA Oakland/East Bay successful. Our members see the events, educational programs, and networking opportunities, but a tremendous amount of work also happens behind the scenes.

One of the things I appreciate most about my role as Executive Director is seeing how an idea shared at a workgroup meeting becomes a successful program, or how a conversation between members leads to a new opportunity. This year brought many of those moments.

A Year of Meaningful Connections
Throughout 2026, we focused on delivering programs that respond to the changing needs of commercial real estate professionals. From our CRE Market Update and How AI Is Shaping Commercial Real Estate luncheon to Backpack to Briefcase sessions, building tours, and engineering webinars, we created opportunities for members to gain practical knowledge and exchange ideas.

I was especially pleased with our continued efforts to engage building engineers through expanded education and recognition opportunities. Our Gold Rush-themed, well-known BID BOMA Expo was another highlight, bringing together 56 exhibitors and more than 165 building members. Along with our golf tournament, Wine Tour, and other events, it reinforced the importance of creating spaces where professional relationships can grow.

Investing in Our Future
One of our biggest accomplishments this year was launching our new association management system and website in June.

Anyone who's been through a major technology transition knows it involves much more than flipping a switch! Months of planning, data preparation, testing, training, and navigating the inevitable challenges, all while continuing to deliver a full calendar of programs.

The result is a more modern member experience, with improved event registration, membership management, and access to resources. I'm proud of this investment in our future and grateful for the work that made it possible.

We also continued our advocacy efforts alongside BOMA International and statewide industry partners, including supporting progress on California legislation to streamline commercial permitting.



Enjoy a few shots for my trip to Scotland & Ireland....always take time to reharge!

The People Who Make it Happen
As I look back on the year, what stands out most isn't any single accomplishment. It's the people behind them.

To our Board of Directors, thank you for your leadership, thoughtful guidance, and commitment to BOMA OEB's future.

To our workgroup leaders and volunteers, thank you for sharing your time, expertise, and creativity. I know how demanding your professional responsibilities can be, and I deeply appreciate everything you contribute to our association.

To our Annual Partners and sponsors, thank you for investing in BOMA OEB. Your support helps us deliver outstanding programs and create opportunities for our members to learn and connect.

To our members, thank you for your participation, feedback, and continued support. You help us make BOMA OEB better.

And a special thank-you to Jessi Obeso. With a small staff and a very active association, there's never a shortage of things happening! Jessi's dedication, flexibility, and commitment to our members are essential to everything we accomplish. I'm grateful to have her as my partner in making it all happen.

Looking Ahead to 2027
As we prepare for the coming year, we'll continue expanding engineer engagement, developing our mentoring initiatives, strengthening our membership, and finding new ways to enhance the member experience. The commercial real estate industry will undoubtedly continue to present challenges, but I'm confident in BOMA OEB's ability to respond because of our community's experience, commitment, and collaboration.

Thank you for making 2026 a year of meaningful progress and strong partnerships. I look forward to everything we'll accomplish together in 2027.

Wishing you and your families a wonderful holiday season and a happy New Year!

Julie Taylor, CAE, AAiP
Executive Director, BOMA Oakland/East Bay

2027 Membership Renewals Are Here!

What's Different This Year?
This year, company memberships will follow an automatic renewal cycle. Your company membership will automatically renew unless you contact BOMA OEB staff to opt out.

Your renewal invoice will be created for you, so there's no need to start the process from scratch! Once you receive your renewal notification, simply log in to your BOMA OEB account to access your invoice and submit payment.

You can pay online by credit card or ACH, or download your invoice to pay by check.

How to Complete Your Renewal

1. Check your inbox: Look for your 2027 membership renewal notification.
2. Log in to your account: Follow the instructions in your notification to access your BOMA OEB account.
3. Access your invoice: Your renewal invoice will already be available in your account.
4. Submit payment: Pay online by credit card or ACH, or download your invoice to prepare a check.

What If Your Company Does Not Wish to Renew?
If your company does not plan to renew its BOMA OEB membership for 2027, please contact Jessi Obeso at jessi@bomaoeb.org or (510) 893-8780 for assistance with opting out of automatic renewal.

Looking Ahead to 2027
Renewing your membership helps keep your company connected to the East Bay commercial real estate community through educational programs, networking events, workgroups, professional development, and valuable industry relationships.

We appreciate your continued support and look forward to another great year of bringing our members together!

Have you checked your inbox? If you haven't received your renewal notification or have questions about the process, contact the BOMA OEB team at jessi@bomaoeb.org or (510) 893-8780.

New Door Prize Policy Now in Effect

BOMA Oakland/East Bay has implemented a new door prize policy to encourage member engagement and give our Associate Member donors more opportunities to connect with Principal Building Members and their teams.

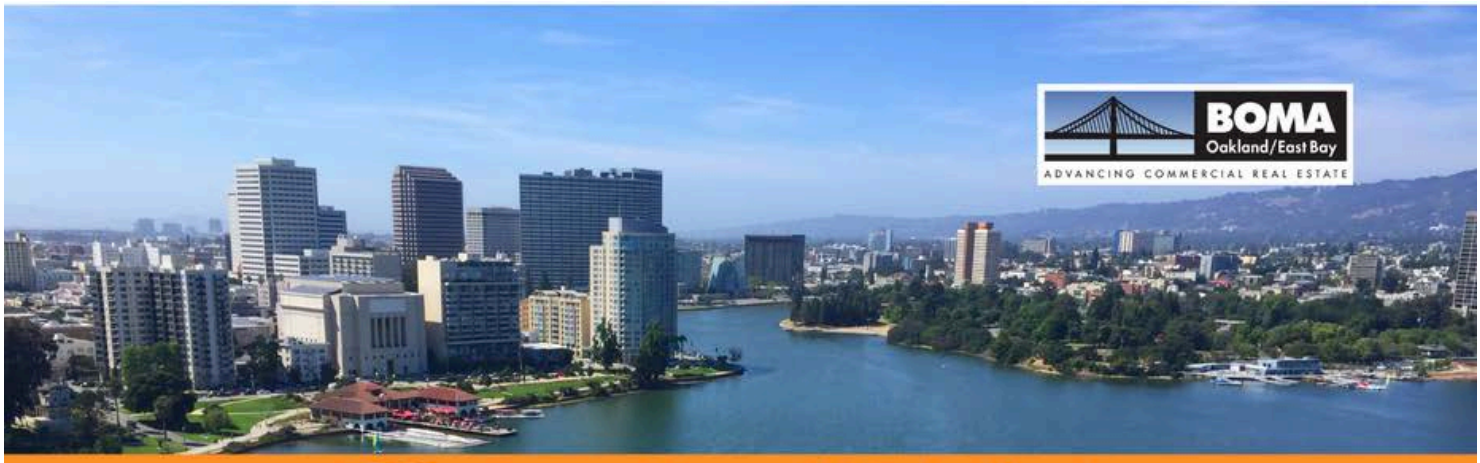
Unless otherwise specified in event materials, door prizes are limited to registered Principal Members and their building team representatives who are present at the time of the drawing. To give more attendees a chance to win, eligible participants may win a maximum of two door prizes per event.

BOMA OEB staff, current Board members, Associate and other non-Principal member representatives, sponsors, exhibitors, prize donors, and other specified individuals are not eligible to win. If an ineligible name is drawn, or a participant has already won two prizes, another name will be selected.

Some events may include special prize eligibility rules, which will be communicated in advance or at the event.

We appreciate our Associate Members who generously donate door prizes and help make our events engaging and memorable. This policy helps ensure those prizes recognize and benefit the Principal Building Members and building teams who make up our community.

View Door Prize Policy Here



Thank you To our 2026 Partners

Diamond Partner

PROGUARD SECURITY SERVICES

Platinum Partners

KASTLE SYSTEMS

ALLIED UNIVERSAL SECURITY SERVICES There for you.

Whit's PAINTING & CONSTRUCTION

Gold Partners

ABM Building Value

ELITE MAINTENANCE & TREE SERVICE

GIDEL & KOCAL Construction Company, Inc.

METRO SERVICES GROUP

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Silver Partners

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gachina landscape management

Restoration Management Company
WATER, SMOKE & ENVIRONMENTAL SPECIALISTS

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CENTURY Commercial Service
800.522.1004
www.CenturyService.com

ps pacific surfacing

WCI GC
COMMERCIAL CONSTRUCTION
EMPLOYEE OWNED

Bronze Partners

BAY AREA STONE

BluSky restoration | renovation | environmental | roofing

Hall Equities Group

PETALON LANDSCAPE MANAGEMENT

NECA Northern California Chapter

PJMB COMMERCIAL

varsity repairs. painting. color.

Backpack to Briefcase: Exterior Maintenance Best Practices

BOMA Oakland/East Bay's latest Backpack to Briefcase session took a hands-on approach to learning with an interactive walk-and-talk experience at 555 12th Street. Hosted by the Harvest Properties team and Arturo Perez of PF Building Services, attendees explored exterior maintenance best practices right where the work happens.

From the rooftop and HVAC units to the building's window cleaning areas, participants got an up-close look at key exterior systems, common maintenance considerations, and proactive strategies to protect building assets and reduce long-term repair costs.

Thank you to Ally Fitzmaurice, Brian Roberts, and Fernando Gomez of Harvest Properties, along with Arturo Perez of PF Building Services, for sharing their expertise. We also appreciate our **Partner Sponsor, Whit's Painting & Construction**, for supporting this educational opportunity.

The afternoon wrapped up with networking at Penelope's, where attendees continued the conversation and connected with fellow commercial real estate professionals. Thank you to everyone who joined us!



Thank you to our speakers from Harvest Properties and PF Building Services for sharing their expertise during our Backpack to Briefcase session!



Attendees took their learning to the rooftop, getting a closer look at exterior maintenance best practices in action at 555 12th Street!

Backpack to Briefcase: Tenant Relations





A great afternoon of learning and collaboration! Thank you to our panelists and moderator, Luis Adame of GSH Group, for sharing their insights on building strong tenant relationships

BOMA Oakland/East Bay's Backpack to Briefcase program brought commercial real estate professionals together to explore strategies for building strong tenant relationships and creating positive tenant experiences.

Speakers Josh Dion of Harvest Properties, Corey Williams of GSH Group, Arturo Perez Ochoa of PF Building Services, and Sawyer Norried of CBRE shared insights on effective communication, addressing tenant concerns, and proactively identifying opportunities to improve tenant satisfaction. The discussion highlighted how strong relationships and responsive service can support tenant retention, reduce turnover, and contribute to long-term property value.

Thank you to our speakers for sharing their experience and practical advice, and to everyone who joined us for an afternoon of learning, discussion, and networking with fellow industry professionals.

2026 Leadership Academy Session 3: Learning Through Leadership Q&A

BOMA Oakland/East Bay's Leadership Academy continued with its third session, bringing participants together for an engaging panel Q&A focused on leadership, professional growth, and navigating the commercial real estate industry.

The session featured industry professionals Sarah MacIntyre and Michelle Lane of CBRE, Eric Brown of BSM Facility Services, and Arturo Perez Ochoa of PF Building Services. Panelists shared insights from their individual career journeys, discussed the challenges and opportunities that come with leadership, and offered practical advice on professional development, relationship building, and finding success in the industry.

The interactive discussion gave participants the opportunity to ask questions, hear different perspectives, and learn from the experiences of established industry leaders. Attendees walked away with valuable takeaways and ideas to apply as they continue developing their own leadership skills and careers.

A special thank-you to Sarah, Michelle, Eric, and Arturo for sharing their time, knowledge, and experiences with this year's Leadership Academy participants!



A big thank-you to our Leadership Academy panelists for sharing their experiences, insights, and advice with this year's cohort! Your guidance helps inspire and develop the next generation of industry leaders.



Learning from industry leaders! Our Leadership Academy cohort gained valuable insights and career advice during an engaging panel Q&A.

2026 Leadership Academy Session 4: Planning an Event for 2027

The Leadership Academy's event planning session gave participants real-world experience developing a future Backpack to Briefcase event for BOMA Oakland/East Bay's 2027 calendar. This interactive workshop walked emerging professionals through the planning process, from developing an event concept and considering logistics to creating an engaging experience for fellow industry professionals.

Working in teams, participants collaborated to develop their event ideas, considering the educational and networking components that would best serve the Backpack to Briefcase audience. Each group had the opportunity to put their creativity and problem-solving skills to work before presenting their concepts for consideration.

Congratulations to Team Accelerated Learners, consisting of Michelle Volga (Allied Universal), Brian Roberts (Harvest), Jaylynn Velhagen-Dizon (Rockhill), and Cristian Betancourt (Bay City Mechanical), whose event concept was selected as the winning proposal! Their idea will have the opportunity to come to life as an official BOMA OEB Backpack to Briefcase event on the 2027 calendar.



Thank you to all participants for their thoughtful ideas, teamwork, and enthusiasm. This hands-on session provided a valuable look at the work that goes into creating meaningful industry programming while giving emerging professionals the opportunity to take an active role in shaping future BOMA OEB events.

Big connections, bright futures! Our Leadership Academy cohort and their mentors came together to share knowledge, build relationships, and grow the next generation of BOMA OEB leaders!

Giving Back to the East Bay: Nourishing our Neighbors with the help of the Alameda County Food Bank

BBOMA Oakland/East Bay members came together for another meaningful day of service at the Alameda County Community Food Bank, making a significant impact in the fight against hunger across our community.

Together, our volunteers sorted and packed 34,358 pounds of food, helping provide 28,517 meals to neighbors in need. That's an incredible 194 meals per volunteer! The afternoon was a powerful reminder of what we can accomplish when we come together to support those around us.

After a rewarding day of giving back, volunteers headed to Drake's Barrel House to continue building connections with fellow commercial real estate professionals over great company and conversation.

Thank you to everyone who donated their time and energy to this effort, and to the Alameda County Community Food Bank for the important work they do to nourish our neighbors. We're proud of our BOMA OEB community for making a difference and look forward to our next opportunity to serve!



BID BOMA Expo 2026: Striking Gold Through Connections

BOMA Oakland/East Bay's BID BOMA Expo returned to Faction Brewing on August 26 for an evening of networking, creativity, and connection under this year's theme, "Strike Gold: A Legacy of Connections. A Future of Opportunity." Exhibitors brought the theme to life with creative displays, interactive activities, and plenty of opportunities for building members to discover new products, services, and industry solutions.

The expo was filled with great conversations and new connections as commercial real estate professionals came together to strengthen relationships and explore opportunities across the industry. A highlight of the evening was the return of the popular Wine Vault fundraiser benefiting the CREATE Foundation, supporting workforce development and the next generation of industry professionals.

Congratulations to our Wine Vault prize winners, Ally Fitzmaurice of Harvest Properties, who won the wine fridge, and Toby Ludwick of LBA Realty, who took home the wine wagon! Thank you to everyone who participated and helped support this important cause.

A special thank-you to our exhibitors, sponsors, volunteers, and building members for helping make BID BOMA Expo 2026 such a success. Your creativity, enthusiasm, and continued support make this longstanding event a valuable tradition for our BOMA OEB community. We look forward to making even more connections and uncovering new opportunities next year!



Thank you to all our 2026 Bid BOMA Exhibitors!



Thank you to our 2026 Wine Vault Sponsors!

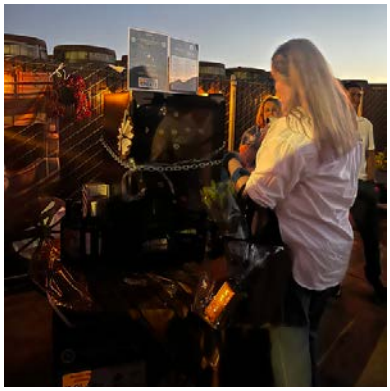


BOMA OEB members lining up to test their luck at striking gold at our Wine Vault!



Toby Ludwick, LBA Realty
Wine Wagon Winner!



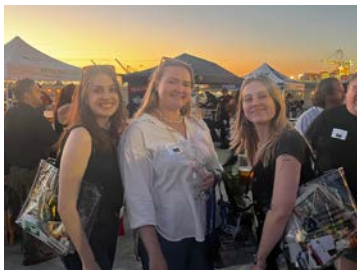


Ally Fitzmaurice, Harvest
Wine Fridge Winner!

BID BOMA Expo 2026: Striking Gold Through Connections





































Meet Joann Maayeh
Principal Profile



Joann Maayeh
Assistant Property Manager
DIVCO West, 2999 Oak

For Joann Maayeh, Assistant Property Manager at DivcoWest, no two days in commercial real estate are ever the same. From supporting tenants and coordinating vendors to navigating building operations and financials, she enjoys the variety and problem-solving that come with the role. For Joann, the most rewarding part is seeing how all these moving pieces come together to create a positive experience for tenants.

Joann's path into commercial real estate was unexpected. With a background in administration and customer service, she was introduced to the industry when a recruiter reached out to her on LinkedIn. She decided to take a chance on something new and quickly discovered that her existing skills translated naturally into property management. Through hands-on experience, curiosity, and a willingness to take on new responsibilities, she continued building her knowledge of property operations, tenant relations, leases, and financials, eventually growing into her current role.

Her involvement with BOMA Oakland/East Bay also became an important part of her professional development. After initially attending events occasionally, Joann decided to join a workgroup, which changed her experience with the organization.

"Once I decided to join a workgroup, that completely changed," she shares. "I quickly saw how much more you get out of BOMA when you actively participate."

Through BOMA, Joann has expanded her professional network, learned from peers with different industry experiences, and found opportunities to step outside her comfort zone. Taking on a leadership role within the Stakeholders workgroup challenged her to grow while helping create meaningful connections and resources for fellow members.

One of her biggest takeaways has been realizing that leadership doesn't require having all the answers. Sometimes, it means being willing to step up, ask questions, and learn from the people around you. Joann approaches leadership with an emphasis on accountability, dependability, and creating an environment where everyone feels valued and comfortable contributing.

For those starting out in commercial real estate or considering greater involvement with BOMA OEB, Joann encourages taking that first step.

"My advice would be to get involved early and don't be afraid to put yourself out there," she says. "Attend events, join a workgroup, and take advantage of opportunities, even when they're outside your comfort zone."
Joann's journey is a reminder that growth often begins with saying yes to something new. Through her commitment to learning, collaboration, and community, she continues to strengthen her connections and make the most of the opportunities commercial real estate has to offer.

Meet Joe Murphy
Associate Profile

For Joe Murphy of Bay City Mechanical, success is about more than winning the next opportunity. It is about building lasting relationships, solving problems, and earning the trust of the people he works with. Naturally competitive, Joe thrives on the challenge of identifying opportunities and turning them into long-term partnerships. For him, there is nothing more rewarding than delivering on a commitment, earning a customer's confidence, and knowing his team has made a meaningful difference.

One recent highlight was helping repair the waterfall at 101 Ygnacio for Tamira Twillie, someone Joe describes as his favorite veteran. The project pushed him outside his comfort zone and challenged him to learn something new. By stepping up and working through the problem, Joe was reminded that some of the most rewarding experiences come from embracing a challenge, taking initiative, and being willing to figure things out along the way.

That willingness to take ownership carries into Joe's approach to leadership. He believes the best leaders lead by example, communicate openly, and never ask someone to do something they would not be willing to do themselves. Building strong relationships with customers, partners, and teammates is central to his work, as is being someone others can depend on to solve problems and follow through on commitments. To Joe, leadership is about bringing people together, navigating challenges with integrity, and creating opportunities for his team to grow and succeed.

His involvement with BOMA Oakland/East Bay has played a significant role in his professional journey. Through BOMA, Joe has connected with incredible people, learned from others across the commercial real estate industry, and developed relationships that have helped shape his career. He considers his involvement one of the most valuable investments he has made in himself, with the connections, knowledge, and opportunities continuing to benefit him both professionally and personally.



Joe Murphy
Account Manager, Bay City Mechanical

Joe's approach to leadership and community is guided by an African proverb: "If you want to go fast, go alone. If you want to go far, go together." This philosophy reflects his belief that lasting success comes from genuine relationships, shared knowledge, and a willingness to help others grow. In his day-to-day work and through his involvement with BOMA, Joe strives to build strong industry partnerships and contribute to a community where people support one another. He sees professional growth, industry advocacy, and community as interconnected, with collaboration helping create a stronger industry and opportunities that extend beyond individual success.

For those new to BOMA OEB or commercial real estate, Joe's advice is simple: show up, be present, and work hard. He encourages newcomers to introduce themselves, volunteer, get involved, and look for ways to contribute before focusing on what they can gain. Building genuine relationships, continuing to learn, and following through on commitments can make a lasting impression. As Joe's own experience demonstrates, opportunities are important, but the relationships built along the way are often what make the biggest difference.

Annual Building Engineer Recognition Luncheon: Innovation, Education & Recognition

(Continued from page 1)

BOMA Oakland/East Bay brought together building engineers, property professionals, and industry partners for the sold-out Annual Building Engineer Recognition Luncheon at Rosewood Commons in Pleasanton on September 10.

The event kicked off with interactive vendor demonstrations, giving attendees the opportunity to explore new products, technologies, and solutions designed to improve building safety, efficiency, and performance. Guests connected directly with industry experts, asked questions, and discovered practical tools to support their day-to-day building operations.

During lunch, attendees heard from three industry leaders bringing decades of experience across engineering, commercial real estate, and building technology. Devin Abellon, P.E., Director of Engineered Solutions at Pac West Sales, Inc., shared his expertise in HVAC, plumbing, and sustainable building design. Glenn Good, BOMA Fellow and Managing Principal of Glenn Good Group, brought his extensive commercial real estate and industry leadership experience to the discussion. Kurt Brinkman, Founder and CEO of Intrepid Electronic Systems, explored the potential of artificial intelligence to transform facility monitoring, maintenance, and life safety systems while empowering building professionals to work more efficiently.

The luncheon also celebrated the building engineers whose expertise, dedication, and problem-solving keep our properties safe, efficient, comfortable, and operating smoothly every day. Their work is essential to the success of our industry, and this annual event provides a meaningful opportunity to recognize the professionals behind the scenes who make it all possible.

Thank you to our speakers, vendors, and attendees for making this year's luncheon a success. A special thank-you to our **Partner Sponsor, Metro Services Group**, for supporting this educational event and helping us celebrate the building engineers who keep our industry moving forward!



Kurt Brinkman, Intrepid Electronic System



Devin Abellon, Pac West Sales, Inc.



Glenn Good, Glenn Good Group



Cheers to the building engineers we celebrated at our Annual Engineer Luncheon! Thank you for keeping our buildings safe, efficient, and running smoothly!

Engineers Explore Elevator Emergency Communications and Fire Life Safety Best Practices

BOMA Oakland/East Bay's 2026 Engineer Webinar Series continued with an informative session focused on elevator emergency communications, building systems, and Fire Life Safety preparedness. The complimentary educational program provided building engineers with practical knowledge to help strengthen system reliability, support emergency response, and maintain compliance.

Industry experts Don Holloway, Chief Manager of Field Services at Kings III Emergency Communications, and Tyler Sincock, Operations Manager at SI Testing, shared their expertise on the technologies and maintenance practices that play an important role in building safety. With extensive experience in elevator emergency communications, electrical testing, and maintenance, both speakers offered valuable perspectives on evaluating existing systems and addressing day-to-day operational challenges.

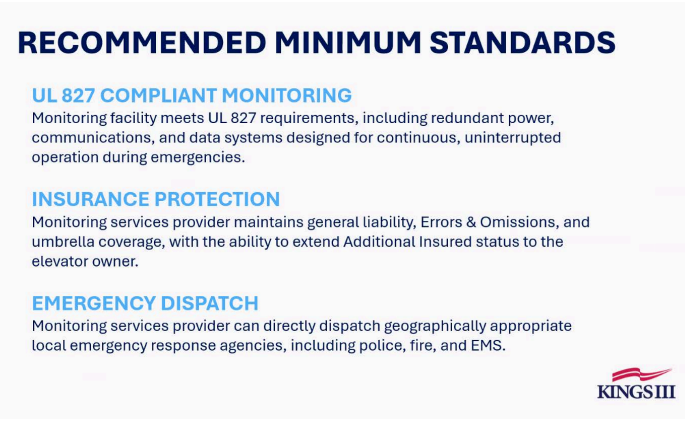
Attendees explored factors that influence the reliability of elevator emergency communication systems, key testing and maintenance considerations, and common communication technologies. The discussion emphasized the importance of routine testing, proactive maintenance, and informed decision-making to help ensure systems perform as expected when emergencies arise.

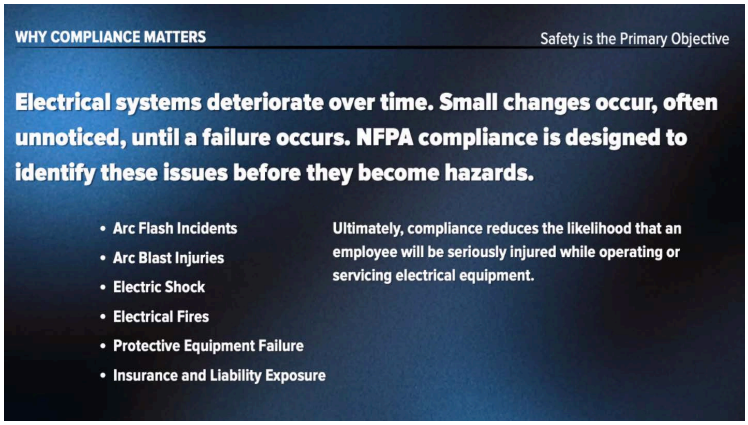
Thank you to Don and Tyler for sharing their knowledge and helping our building engineers strengthen their understanding of Fire Life Safety best practices. BOMA OEB appreciates our speakers and participants for supporting continued education and safer, more reliable building operations across our industry!

Watch Now!

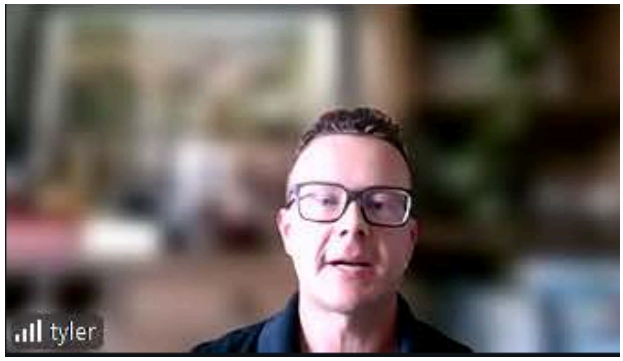
🎥 Missed this session?
You can still catch up by watching the recording here.

Elevator Emergency Comm Slide Deck NFPA 70B Compliance Slide Deck









A couple of snapshot from our Engineer Webinar Series: Don Holloway (Kings III) and Tyler Sincock (SI Testing) led a valuable conversation on elevator emergency communications, building systems, and Fire Life Safety preparedness, sharing key insights on this essential topic for building operations and property management teams.

A Historic Oakland Icon, Up Close: BOMA OEB's Tour & Toast at Henry J Kaiser Center for the Arts



BOMA Oakland/East Bay members gathered at the Henry J. Kaiser Center for the Arts on October 1 for a sold-out Fall Tour & Toast, offering a unique opportunity to explore one of Oakland's most historic landmarks. The afternoon combined an inside look at the building's nearly century-long history with insights into the challenges and opportunities of preserving and reimagining a historic property.



Led by James Sherwin and Adam Griffin, attendees toured several notable spaces throughout the center, including the Lakeview Club, North Stage Ballroom, Calvin Simmons Theatre, the Henry J. Underground Basement, and Henry J. Kaiser Arena. Along the way, members learned more about the building's history, the complexities of historic preservation and code compliance, and the ongoing work involved in evolving the property for its next chapter.



Following the tour, members continued the afternoon with networking at Mad Oak Bar 'N' Yard, connecting with fellow commercial real estate professionals and sharing conversations inspired by the experience.

A special thank you to James Sherwin and Adam Griffin for sharing their knowledge and providing a behind-the-scenes look at this remarkable Oakland landmark. We also extend our appreciation to our **Partner Sponsor, Kastle Systems**, for helping make this educational experience possible, and to everyone who joined us for an afternoon of discovery, learning, and connection.



Good company, great conversations, and a little history! Our BOMA OEB crew wrapped up a behind-the-scenes look at the Henry J. Kaiser Center with a fun evening of networking and toasting! 🥂

The Pour, the Glamour & the Connections: BOMA OEB Wears Prada



Partner Sponsor ProGuard
Miles Taylor, Julia Sakaberg & Rob Davis



BOMA Oakland/East Bay members traded the office for wine country for this year's Annual Wine Tour, featuring a stylish The Devil Wears Prada theme. Members enjoyed an unforgettable afternoon visiting McGrail Family Vineyard and Longevity Winery, combining standout wines, networking, and plenty of fashion-inspired fun.

From the red-carpet arrival and photo opportunities to a fabulous lunch and meaningful conversations, attendees embraced the theme and made the most of this annual tradition. The afternoon offered a chance to step away from the day-to-day and connect with fellow commercial real estate professionals in a relaxed and memorable setting.

A special thank-you to our **Partner Sponsor, ProGuard Security Services**, for helping make the event possible, and to everyone who joined us for an afternoon of great wine, new connections, and Devil Wears Prada flair.

Until next year, BOMA OEB members, keep it chic!













Members on the Move



Arina Rossin, Assistant Property Manager

Arina Rossin recently joined CBRE as an Assistant Property Manager, pivoting her career focus into the industrial sector. While her previous property management experience lies entirely within commercial buildings, Arina is thrilled to take on this new challenge and expand her skill set into industrial operations. Outside of her daily role, Arina is highly involved in the local real estate community, currently serving as the Education Workgroup Coordinator for BOMA Oakland/East Bay.



Linda Miller, General Manager

Linda Miller recently joined Transwestern as General Manager, overseeing a commercial real estate portfolio in the East Bay. Prior to joining Transwestern, Linda served as a General Manager before spending the last 12 years in business development, building strong client relationships, and supporting strategic growth throughout the commercial real estate industry. Her experience in both operations and business development provides a unique perspective focused on delivering value to clients and fostering strong tenant relationships. Linda looks forward to working with an innovative ownership team committed to investing in and enhancing their properties.

BOMA OEB x BSP: 2026 Back-to-School Drive

BOMA Oakland/East Bay partnered with BSP (Building Skills Partnership) for this year's Back-to-School Drive, helping local students and families prepare for the upcoming school year.

Through the generosity and support of our BOMA OEB community, volunteers came together to sort and prepare backpacks filled with school supplies. In total, 58 backpacks were distributed to students and families, helping provide the tools they need for a successful start to the school year.

A special thank-you to BSP for partnering with us on this meaningful effort, and to everyone who donated supplies, volunteered their time, and helped make a difference. We're grateful for the opportunity to give back and support our local community!











Upcoming 2027 Events



BOMA Oakland/East Bay

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