

# HORIZONS



BOMA Oakland/East Bay members came together to make a difference at our annual Shoreline Cleanup, helping protect and preserve the East Bay's natural environment. Check out the full story on [page 9](#).

## **New 2026 Legal Update** **Pg. 4**

A recent California Court of Appeal ruling impacts tenancy termination notices, reinforcing the need for clear notice periods and calculation methods. Learn what this means for property owners and managers on page 4.

## **Backpack to Briefcase** **Pg. 7**

Our emerging professionals continued building their industry knowledge through Backpack to Briefcase programs focused on sustainable landscape maintenance and professional development. Learn more about the key takeaways on page 7.

## **Swing & Sip Clinic** **Pg. 8**

Members gathered at the first ever Swing & Sip to sharpen their golf skills, build confidence on the course, and connect with fellow members before the Spring Golf Tournament. Catch the highlights on page 8.

## **Exploring the Impact of AI on CRE**

Members explored how artificial intelligence is transforming commercial real estate during a sold-out luncheon featuring industry leaders and real-world applications of AI. We also took time to recognize our 2025 TOBY winners and Outstanding Members of the Year. Read more on [page 10](#).



## Leading with Humanity While Planning for What's Next

### President's Corner

By Samantha Stires, President, DIVCO West



As we move through the summer, I've found myself reflecting on the conversations and insights that came out of our June Board Retreat. It was a meaningful opportunity for our Board of Directors to step away from the day-to-day pace of programming and operations and focus on a bigger question: How do we position BOMA Oakland/East Bay to best serve our members in a commercial real estate environment that is changing rapidly?

At the retreat, we explored the evolving CRE landscape, identified areas of growth and risk, examined workforce challenges, and worked together to shape priorities for 2027 and beyond. What stood out most to me was not just the topics themselves, but the way our board members leaned in, bringing diverse perspectives, asking thoughtful questions, and contributing ideas that will directly influence the direction of our organization.

That is the value of board leadership. Our board members serve not only as stewards of the organization, but as strategic thinkers who help ensure that BOMA OEB remains aligned with its mission to represent and advance the commercial real estate industry through leadership, advocacy, information, and professional development. Their role is to listen closely to our members, understand the realities of the market, and translate those insights into meaningful programs, education, and initiatives that deliver real value.

#### **Listening to Members, Shaping What Comes Next**

One of the most important takeaways from our discussions is that our path forward must be grounded in member needs.

As an organization, we are committed to continually refining how we gather input from direct conversations to event feedback to ongoing engagement across our workgroups.

That insight helps shape everything we do, from the types of education we deliver to the programs

we prioritize. Our goal is to provide relevant, high-quality content that reflects what our members and their teams are experiencing in real time whether that's navigating market uncertainty, building stronger teams, or understanding new technologies and their impact.

We also know how we deliver that value matters. Expanding access to insights through platforms like our new website, Engineering Webinars, Backpack to Briefcase programming, our Leadership Academy and Mentorship Program (NEW!) allows us to meet members where they are, ensuring that the knowledge and connections BOMA provides remain accessible, timely, and impactful.

#### **AI Is Changing CRE, in more ways than one**

One of the recurring themes, both at our retreat and during recent industry conversations, is the growing impact of artificial intelligence.

Earlier this year, our April luncheon brought together industry experts to discuss how AI is already being used to improve building operations, enhance security, optimize data-driven decision-making, and create smarter, more efficient properties, not to mention making quick work of managing your calendars, emails and to do lists. These are not future concepts; they are happening now across our industry.

But what struck me most from the recent BOMA International conference, and from broader conversations in our field, is that AI is not just changing how we work, it is changing what we build and manage.

The cloud is not floating somewhere above us. It is powered by physical infrastructure, data centers, energy systems, cooling, security, and the buildings that house it all. As demand for AI continues to grow, so too will the need for this infrastructure, placing new demands on the built environment and creating both opportunities and challenges for commercial real estate.

For BOMA OEB, this means our role is not just to introduce new technology, but to help our members understand its implications:

- Operationally, in how buildings are managed
- Strategically, in where demand is growing
- And physically, in how assets are designed, powered, and maintained

### Leading with Humanity in the Age of AI

While technology was a major topic, one message rose above the rest: the importance of leading with humanity in the age of AI.

As AI becomes more present in our workplaces and buildings, it also brings important environmental, social, and governance considerations.

- **Environmental:** AI-driven infrastructure increases energy demand, requiring thoughtful approaches to sustainability, efficiency, and responsible resource use. Be sure to [check out](#) BOMA International's latest piece on Data Centers.
- **Social:** Automation and new technologies are reshaping roles, creating both opportunities and challenges for the workforce, and underscoring the need for ongoing education and career development.
- **Governance:** As data usage grows, so does the responsibility to ensure transparency, ethical decision-making, and accountability in how technology is applied within the operation of our buildings and our communities.

These are not abstract issues, they directly impact the people who work in our buildings and our industry every day.

And that is where leadership matters most. Technology can enhance efficiency, but it cannot replace judgment, trust, collaboration, or empathy. Those are human capabilities, and they are what will determine how successfully we navigate this next phase of our industry.

At its core, leading with humanity means:

- Listening before acting
- Staying curious and informed
- Making decisions that consider both business outcomes and people
- And ensuring that innovation benefits not just buildings, but the communities and professionals connected to them

### A Call to Action

As we look ahead, one thing is clear: the future of BOMA OEB will not be shaped by a few individuals it will be shaped by the collective insight, leadership, and engagement of our members.

In August, we will be opening applications for our Board of Directors.

If you are someone who:

- Has a passion for the CRE industry
- Wants to contribute your perspective and ideas
- Is interested in helping shape the direction of our programs, education, and strategic initiatives
- And values being part of an engaged, forward-thinking professional community

I strongly encourage you to consider applying.

Serving on the board is an opportunity to:

- Share your insights and expertise
- Participate in key strategic discussions and decisions
- Work alongside a diverse group of industry leaders
- And play a meaningful role in guiding BOMA OEB into its next chapter

### Looking Ahead

The work we began at our June Board retreat is just the starting point. Over the coming months, we will continue refining our strategic priorities, engaging our workgroups, and building out initiatives that reflect both the opportunities and challenges ahead.

Markets will shift. Technology will evolve. The landscape of our industry will continue to change. But our focus remains the same, to support our members, strengthen our industry, and build a community rooted in collaboration, professional growth, and shared purpose.

At a time of rapid transformation, I believe this is where BOMA OEB is uniquely positioned to not only respond to change, but to help shape it. And to do so with both innovation and humanity at the center of everything we do.

## Welcome to Our New Website & Member Platform

I'm so excited to share that our new member platform is live! Your BOMA OEB professional staff team has been working with NoviAMS since early April to design and implement a whole new experience for you!

This new platform enables BOMA OEB to evolve more quickly, respond to emerging industry and leadership needs, strengthen connections between learning and community, and continue enhancing the member experience over time. This is more than a website launch. It is the foundation of a connected digital member system.

This new digital member system is a connected environment where technology, education, networking, resources, and engagement work together to create a seamless and valuable member experience.

Phase one of this project focused on aligning our technology with our culture, strategy, and how our members engage with BOMA OEB today. Phase two is where the real opportunity begins. We will continue to listen, refine, and enhance our member experience as your needs evolve. Continuous improvement has always been part of our culture and now it's built into the platform itself.

For BOMA OEB members, this means meaningful upgrades designed to make engagement easier, smarter, and more connected. Here's what you'll experience, not just visually, but functionally:

- A more intuitive member dashboard through Member Compass
- Simplified event registration and membership renewal
- Easier management of company and organizational profiles
- Improved roster management for those with administrative access
- A more robust and searchable member directory
- A new payment option - ACH
- Mobile-friendly functionality and navigation



By Julie Taylor, CAE,  
Executive Director



Behind the scenes, this platform helps us better connect membership, participation, education, and engagement in ways that feel seamless rather than fragmented. That means more relevant communication, better access to resources, stronger opportunities for engagement, and less friction overall.

Most importantly, this investment strengthens our ability to better serve and support the commercial real estate community. The ability to better understand engagement trends and member needs helps us continue delivering programs, resources, and experiences that matter most to you.

And like any new system, we'll be learning too. We appreciate your patience, feedback, and partnership as we continue to build and refine this next chapter together.

Have questions? Need assistance? Have feedback to share? The BOMA OEB team is here to help and we look forward to hearing from you. Check out page 15 for some helpful tips.

## Recent Court Decision Adds Requirements to Notices to Terminate Tenancies

By [Paymon Hifai](#), Esq., Horner Law Group

A recent California Court of Appeal decision in *Eshagian v. Cepeda* (2025) 112 Cal.App.5th 433 invalidated a notice to terminate a tenancy that failed to specify when the notice period began, when it ended, and how the notice period should be calculated. In order to comply with the recent court decision, notices to terminate a tenancy should identify when the notice period begins, when it ends, and how the notice period is calculated.



### The Court Decision in *Eshagian*

In *Eshagian*, the appellate court found that the three-day notice to pay rent or quit failed to provide sufficient information for the tenant to determine when the compliance period began and ended. Since a valid unlawful detainer action depends on a landlord's strict compliance with the statutory notice requirements, the court held that the landlord's eviction lawsuit failed for not including this information, amongst other reasons.

### Why This Matters for Commercial Owners and Managers

The *Eshagian* decision appears to impose an additional requirement for notices to terminate a tenancy: identifying when the notice period begins, when it ends, and how the notice period is calculated. Although the case arose in a residential context, its reasoning is grounded in statutory notice requirements that courts often apply in commercial unlawful detainer proceedings.

Strict adherence to notice requirements is critical in unlawful detainer actions. A defective notice can be fatal to a landlord's eviction lawsuit. This recent Court of Appeal decision may therefore impose an additional drafting requirement for notices—or, at a minimum, create legal uncertainty where notices fail to clearly identify in the notice the relevant compliance period.

### Key Takeaways

- **Strict compliance with notice requirements.** A defective notice can lead to the dismissal of an eviction case even when the tenant clearly owes rent or has defaulted under the lease.
- **Review and update notices to terminate with counsel.** Commercial property owners and managers should work with counsel to review notices to terminate and service practices to reduce the risk of successful challenges to an unlawful detainer action, including revising notices to include information regarding the start and end notice period as described in the *Eshagian* decision.

The effectiveness of an unlawful detainer action depends on strict compliance with the underlying notice requirements – and here, the court has seemingly imposed a new requirement to such notices.

When questions arise regarding notice compliance or eviction strategy, commercial landlords should consult experienced counsel, such as [Paymon Hifai](#) of Horner Law Group, before proceeding.



Stay Up to date on CRE Advocacy

[BOMA International](#)  
[BOMA California](#)

## BOMA International Long Beach 2026

What an incredible week at the 2026 BOMA International Conference & Expo in Long Beach! Our BOMA Oakland/East Bay members returned home inspired, energized, and equipped with new ideas to strengthen our industry and the communities we serve.

Throughout the conference, our members:

- Connected with commercial real estate professionals from across the world
- Explored hundreds of innovative products, technologies, and service solutions in the Expo Hall
- Attended educational sessions covering leadership, property operations, sustainability, emerging technologies, and the future of commercial real estate
- Celebrated the achievements of industry leaders, including the appointment of Liz Despina, Newmark, to the BOMA International Executive Committee for the 2026 to 2028 term.
- Attended a moving Insight session that our Past President, Liz Despina, presented at.

One of the highlights was hosting our annual BOMA OEB Welcome Meet-Up, which brought members together to kick off the conference and reconnect with friends from across the BOMA network.

The conference reinforced what makes BOMA so valuable: sharing knowledge, building meaningful relationships, and discovering practical solutions to create smarter, safer, and more sustainable buildings. With more than 300 exhibitors showcasing the latest innovations, our members had no shortage of ideas to bring back to the East Bay.

Thank you to everyone who represented BOMA Oakland/East Bay with such enthusiasm and professionalism. A special thank you to our Associate Members who hosted us in their booths and receptions. We look forward to putting what we learned into action and continuing to move our industry forward together.



*Tamika Edwards, Julie Taylor, Arina Rossin, Karissa Obeso, Liz Marigold, Liz Despina, Alisa Orris, Samantha Stires, Sarah Macintyre, Diana Hernandez, Lucinda Alipio*



*BOMA OEB Executive Committee 2026: Karissa Obeso, Vice President, Julie Taylor, Executive Director, Tamika Edwards, Treasurer, Lucinda Alipio, Past President, Samantha Stires, President*



*The BOMA International 2026-2027 Executive Committee; BOMA OEB Represented by Liz Despina, Newmark, Sarah Macintyre, CBRE, Julie Taylor, BOMA OEB*



*BOMA OEB Members Meet Up*



Thank you to our 2026 Partners

Diamond Partner

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## Backpack to Briefcase: Sustainable Landscape Maintenance

Members gathered at The Lake Chalet for BOMA Oakland/East Bay's latest Backpack to Briefcase session, focused on sustainable landscape maintenance and efficient property operations.

Sponsored by Elite Maintenance & Tree Service, the program featured [Lauren Galanes](#), Regenerative Landscape Manager with [Gachina Landscape Management](#), who shared practical strategies for water conservation, drought-tolerant landscaping, smart irrigation systems, and soil health.

Attendees gained valuable insights into creating resilient, sustainable landscapes that enhance curb appeal while reducing resource consumption and supporting long-term operational efficiency. The session also highlighted practical approaches to meeting California's evolving sustainability goals across commercial properties.

Thank you to Lauren Galanes for sharing her expertise and to [Elite Maintenance & Tree Service](#) for sponsoring this educational program and supporting professional development opportunities for our members.

[View Slidedeck here!](#)



*Lauren Galanes (Gachina) discusses practical strategies for creating resilient, sustainable landscapes.*



*Attendees continued the conversation and made new connections during the networking reception.*

## 2026 Leadership Academy Session 2 & Mentor Program

Our second Leadership Academy session centered on the importance of communication and how adapting our styles can help us become stronger, more effective leaders. With guidance from Emily Ransone, participants explored the four primary social styles—Analytical, Amiable, Expressive, and Driver—and discussed how each one influences the way we communicate, collaborate, and lead.

Through interactive exercises, conversation, and reflection, cohort members had the chance to better understand their own communication preferences, build self-awareness, and practice adjusting their approach to connect more effectively with others.

Following the workshop, participants took part in the highly anticipated Mentor Match-Up, where they were introduced to their mentor pods and began building relationships with experienced industry professionals. These mentor connections will provide valuable guidance, support, and perspective throughout the remainder of the Leadership Academy program.



*Emily Ransone guides mentors and cohort members through an interactive workshop on understanding and adapting communication styles.*

The combination of personal development and meaningful relationship-building made for an engaging and impactful session. We're excited to see this year's cohort continue to grow as leaders, strengthen their networks, and make the most of the opportunities ahead.

## Members Tee Off at Swing & Sip: Golf Tips & Tricks

BOMA Oakland/East Bay members gathered at Skylinks at Buchanan Field this spring for Swing & Sip: Golf Tips & Tricks, a fun and interactive afternoon designed to introduce newer golfers to the game while fostering connections among industry peers.

Sponsored by Allied Universal Security, the event welcomed participants of all experience levels, from those picking up a golf club for the first time to golfers looking to refine their skills ahead of the BOMA OEB Spring Golf Tournament.

Attendees received hands-on instruction from a golf professional who guided the group through the fundamentals of the game, including swing mechanics, chipping, putting, and club selection. Following the lesson, participants had the opportunity to practice their new skills on the driving range and gain confidence in a relaxed, supportive environment.

Beyond the golf instruction, the event provided a valuable networking opportunity for members to connect with colleagues, build new relationships, and enjoy food and refreshments together.

Swing & Sip highlighted BOMA OEB's commitment to creating inclusive and engaging experiences that bring members together both professionally and socially. Whether participants were preparing for tournament play or simply trying something new, the event offered a welcoming introduction to the game and plenty of opportunities to connect with fellow commercial real estate professionals.

Thank you to Allied Universal Security for sponsoring this event and helping make the afternoon a success. We look forward to seeing many of our participants on the course at future BOMA OEB golf events.



*A quick lesson in action: Anthony Urbina (Genesis) helps Lucinda Alipio (Transwestern) refine her swing.*



*Smiles, swings, and networking with Joann Maayah (DivcoWest), Michelle Volga, and Chris Martin (Allied Universal).*



*Focused and ready: Daniel Garner (Harvest Properties) lining up his drive.*



*BOMA Oakland/East Bay members enjoyed a fun and interactive afternoon at our Swing & Sip golf clinic, building skills and connections on the range.*



*Swing, sip, and smiles all around at our golf clinic with BOMA Oakland/East Bay members.*

## Giving Back to the East Bay: Shoreline Cleanup Success

At the MLK Shoreline, BOMA Oakland/East Bay members rolled up their sleeves for a day of service alongside East Bay Parks staff, helping remove litter and debris from this vital shoreline habitat.

Through their collective efforts, volunteers helped protect local wildlife, preserve the natural beauty of the shoreline, and make a positive impact on the East Bay environment. The event served as a reminder of the power of community involvement and the difference we can make when we work together toward a common goal.

Following the cleanup, participants gathered at La Penca Azul to connect, reflect on the day's accomplishments, and enjoy time with fellow members. The event combined service, networking, and community engagement, highlighting BOMA Oakland/East Bay's commitment to giving back.

A special thank you to our sponsors who helped make this event possible: Main Event Partner [Gidel & Kocal Construction Company](#), along with [Sherwin-Williams](#) for providing buckets, [BluSky Restoration](#) for supplying gloves, and [BSM Facility Services](#) for providing grabbers. Their support helped equip our volunteers and contributed to a successful day of service.

Thank you to everyone who participated and helped make this year's Shoreline Cleanup a success. We are proud to come together as a commercial real estate community to support the Oakland and East Bay community and look forward to continuing these efforts in the future.



## Meet Sawyer Norried Outstanding Member of the Year Principal Profile

Commercial real estate is built on relationships, collaboration, and a willingness to continue learning, qualities that have defined Sawyer Norried's career and earned her recognition as BOMA Oakland/East Bay's 2025 Principal Member Outstanding Member of the Year.

For Sawyer, the most rewarding part of working in commercial real estate is the people. "I get to work with some amazing people," she shares. "Building relationships and working toward a common goal has always been a highlight of this industry." That people-first mindset has shaped both her professional success and her involvement within BOMA Oakland/East Bay.

Sawyer's introduction to commercial real estate came shortly after college when a family friend encouraged her to explore opportunities within the industry. What began as a career option quickly became a passion. Through hard work, a commitment to growth, and a willingness to take on new challenges, Sawyer steadily advanced in her career by embracing additional responsibilities and seeking opportunities to learn and develop.

Her involvement with BOMA Oakland/East Bay has been instrumental along the way. "My involvement with BOMA has had an enormous impact on my career," Sawyer says. "I've expanded my knowledge of the broader CRE industry, and the connections I've made have led to meaningful career opportunities and valuable vendor partnerships. Those relationships have played a key role in where I am today."

The influence of BOMA extends beyond professional development. Sawyer credits the organization's emphasis on relationships, education, and community as a foundation for her own leadership style. She approaches her work with a people-centered mindset, recognizing that success is rarely achieved alone.

"It takes a collective effort to accomplish the great things we achieve both within BOMA and at our



**Sawyer Norried**  
Senior Property Manager  
CBRE, Ratio Innovation Campus

properties," she explains. "BOMA's focus on relationships and professional growth has provided a strong foundation since the start of my career. Seeing individuals from different companies and specialties come together to support such a welcoming organization has shaped how I show up and lead in my own career."

As someone who has benefited greatly from industry involvement, Sawyer encourages others to take advantage of the opportunities BOMA provides. Her advice for those just entering commercial real estate or getting involved with BOMA OEB is simple but impactful: "Don't be afraid to get involved and ask questions. The return on investment is truly amazing. That being said, there are plenty of opportunities to say 'yes' and it can be overwhelming at first. Take your time and enjoy the process."

It's an approach that has served Sawyer well throughout her career and one that continues to inspire those around her. Through her leadership, industry engagement, and commitment to fostering meaningful relationships, Sawyer exemplifies the spirit of BOMA Oakland/East Bay and the qualities that make her a deserving recipient of this year's Outstanding Member of the Year award.

## Meet Julianne Herrera Associate Outstanding Member of the Year Profile

For Julianne "Jules" Herrera, no two days are ever the same, and that's exactly what makes her career so rewarding. Whether she's troubleshooting mechanical systems, climbing rooftops, or building relationships with industry professionals, she approaches every opportunity with energy, curiosity, and a passion for helping others.

"What gets me most excited about my job is knowing every day I get the opportunity to interact with awesome and interesting people," Jules shares. "I also love the thrill of being in the field. Climbing crazy ladders, incredible views from rooftops, and solving technical challenges make work so fun!"

Although relatively new to the commercial real estate industry, Jules has made an immediate impact. In fact, her very first day at Legacy Mechanical also marked her introduction to BOMA Oakland/East Bay, attending the annual Wine Tour before she had even settled into her new role.

"I went straight from onboarding to the BOMA OEB Wine Tour," she recalls. "I met dozens of truly amazing individuals, some of whom are now personal friends. That day immediately launched me into the CRE world and gave me a community and sense of belonging from the start."

Over the past year, Jules has become an active leader within BOMA OEB, helping launch the Engineering Webinar Series alongside fellow Education Committee members. While receiving the 2025 Associate Member of the Year award is a meaningful honor, she views it as a reflection of the team's collective effort.

"Winning Associate Member of the Year encapsulates the accomplishment of launching the Engineering Webinar Series," she says. "It was a team effort, so receiving that award represents the incredible people who made the webinars a reality and a success."

Jules credits much of her own growth to the talented technicians she works alongside every day. Their technical expertise, work ethic, and dedication



**Julianne Herrera**  
Sales Manager, Legacy Mechanical

continue to inspire her to expand her own knowledge and become a stronger leader.

To Jules, leadership is about balancing confidence with humility, supporting others, and leading by example. "A true leader leads with kindness and respect and doesn't ask others to do something they wouldn't be willing to do themselves," she says.

Those values extend into her involvement with BOMA OEB, where she embraces professional growth, industry advocacy, and community. She believes continuous learning, making decisions that strengthen the industry, and investing in meaningful relationships are all essential to long-term success.

For those just beginning their careers or getting involved with BOMA OEB, her advice is simple: "Be genuine. Dive in, get involved, and meet as many people as you can. Don't be afraid to volunteer or take on new projects. Your team will rally to support you, and some of those connections will turn into lifelong friendships."

Congratulations to Julianne "Jules" Herrera, our 2025 Associate Member of the Year. Her enthusiasm, leadership, and commitment to serving both the industry and the BOMA community continue to make a lasting impact.

## Meet Jesus Castillo Outstanding Member of the Year Engineer Profile

Keeping commercial buildings running safely and efficiently requires technical expertise, strong leadership, and a commitment to continuous learning. These qualities have defined Jesus Castillo's career and earned him recognition as BOMA Oakland/East Bay's 2025 Engineer Outstanding Member of the Year.

As a Chief Engineer, Jesus takes pride in the behind-the-scenes work that ensures safe, comfortable, and efficient building operations. His responsibilities include maintaining critical mechanical and electrical systems as well as overseeing fire life safety operations that keep buildings compliant and occupants protected.

"What I enjoy most about working behind the scenes is maintaining the mechanical and electrical equipment as well as the Fire Life Safety system throughout the building," Jesus shares. "Allowing people to work in a safe and comfortable environment while maintaining efficiency is the most important part."

One of Jesus' standout accomplishments this past year was a complex five-year electrical shutdown project. The effort required nearly a year of planning and coordination across multiple teams, including building engineering, management, security, and electrical contractors. The successful execution of the 10-hour shutdown highlighted his attention to detail, collaboration, and ability to lead under pressure.

Throughout his career, Jesus has remained committed to staying current in an ever-evolving industry. As building systems become more advanced and technology continues to shift how facilities are operated, he emphasizes the importance of continuous learning and adaptability.

"The trade is continually evolving and that motivates me to keep learning," he explains. "The mechanical and electrical systems that we deal with on a daily basis have become more sophisticated, and it's important to learn about emerging technologies and how to best manage them to continue running more efficient buildings."

Collaboration is a key part of his leadership style. Jesus believes that strong communication across teams, from junior engineers to property management, is essential for smooth operations and long-term success.



**Jesus Castillo**  
Chief Engineer  
ABM

He actively encourages idea-sharing, problem-solving, and a team-first approach to building management.

His involvement with BOMA Oakland/East Bay has further supported his professional growth, providing opportunities to connect with peers, share knowledge, and participate in ongoing education that strengthens his expertise in the field.

"It's been a very positive experience," Jesus says. "You get to meet lots of different people and share ideas pertaining to building operations. I enjoy the professional development sessions; they are always helpful and empower us to do what we do."

For Jesus, leadership means empowering others to show up as their best selves every day. He believes in leading by example, supporting his team, and creating space for others to grow in confidence and capability.

When asked what advice he would give to someone new to the commercial real estate or engineering industry, his message is straightforward: learn your craft well, stay curious, get involved, and take advantage of opportunities to grow through education, networking, and service.

Through his dedication to operational excellence, continuous improvement, and mentorship, Jesus Castillo exemplifies the values of BOMA Oakland/East Bay. Congratulations to our 2025 Engineer Outstanding Member of the Year.

## Exploring the Impact of AI on CRE

*(Continued from page 1)*

A full house of attendees gathered at The Lake Chalet for a sold-out luncheon exploring one of the industry's most talked-about topics: artificial intelligence and its growing impact on commercial real estate.

Sponsored by ProGuard Security Services, *How AI is Shaping Commercial Real Estate* brought together an expert panel of industry leaders to discuss how AI is transforming the way buildings are operated, managed, secured, and optimized. The conversation focused on practical applications already being implemented across the industry, as well as the opportunities and challenges that lie ahead.

Panelists Julie Krouse of BioMed Realty, Michelle Lane of CBRE, Nils Welin of ProGuard Security Services, and Harry Hobbs of HLC Properties shared real-world examples of how AI is being leveraged to improve operational efficiency, enhance security programs, streamline reporting and communications, optimize building performance, and support more informed decision-making. Attendees also gained insight into emerging technologies, implementation considerations, and the importance of balancing innovation with human expertise.

The discussion highlighted that AI is no longer a future concept but a rapidly evolving tool that is already influencing property management, engineering, tenant experience, and asset operations. Panelists emphasized the importance of understanding both the benefits and limitations of AI as organizations continue to explore new ways to improve service delivery and operational effectiveness.



*Congratulations to our 2025 Outstanding Members of the Year Sawyer Norried (CBRE), Jules Herrera (Legacy Mechanical), and Jesus Castillo (ABM), pictured with Past President Lucinda Alipio (Transwestern).*

In addition to the educational program, the luncheon also provided an opportunity to recognize the 2025 TOBY winners, Treat Towers, along with the Outstanding Members of the Year. Their achievements were acknowledged as part of the event, celebrating excellence and leadership within the BOMA Oakland/East Bay community.

Beyond the program and recognitions, the luncheon offered valuable opportunities for members to network with industry peers, exchange ideas, and discuss how technological advancements are shaping the future of commercial real estate.

Thank you to our distinguished panelists for sharing their knowledge, experiences, and perspectives on this important topic. We also extend our appreciation to ProGuard Security Services for sponsoring this engaging event and helping facilitate meaningful conversations around innovation in our industry.

As technology continues to evolve, educational programs like this help ensure BOMA Oakland/East Bay members remain informed, adaptable, and prepared to navigate the changing landscape of commercial real estate.



*Industry leaders Julie Krouse, Michelle Lane, Nils Welin, and Harry Hobbs discuss the opportunities, challenges, and future of AI in commercial real estate.*



*Celebrating the Treat Towers team and their outstanding achievement in the TOBY Awards. Congratulations to Jaylynn Velhagen-Dizon, Rommy Sachtjen, and Mehak Sahota!*

## Engineers Gain Practical Compliance Insights During Fire Life Safety 5 Year Sprinkler Inspection Webinar


Building engineers and property professionals joined BOMA Oakland/East Bay's latest Engineer Webinar, Fire Life Safety: 5-Year Sprinkler Inspection, to gain a deeper understanding of one of the most important fire protection compliance requirements in commercial buildings.

Led by licensed sprinkler fitter Justin Francis, the session provided a practical overview of the often-complex 5-year fire sprinkler and standpipe inspection process. Attendees reviewed California AES 5-year report forms, explored common misconceptions surrounding the inspection, and learned the key differences between annual, quarterly, and 5-year testing requirements.

Participants also gained valuable guidance on evaluating when sprinkler heads require testing, determining whether system gauges and fire hoses are due for replacement, and preparing buildings and tenants for critical testing procedures such as FDC backflushing and PRV flow testing. The discussion helped demystify the inspection process and provided actionable takeaways that engineers can apply to their own properties.

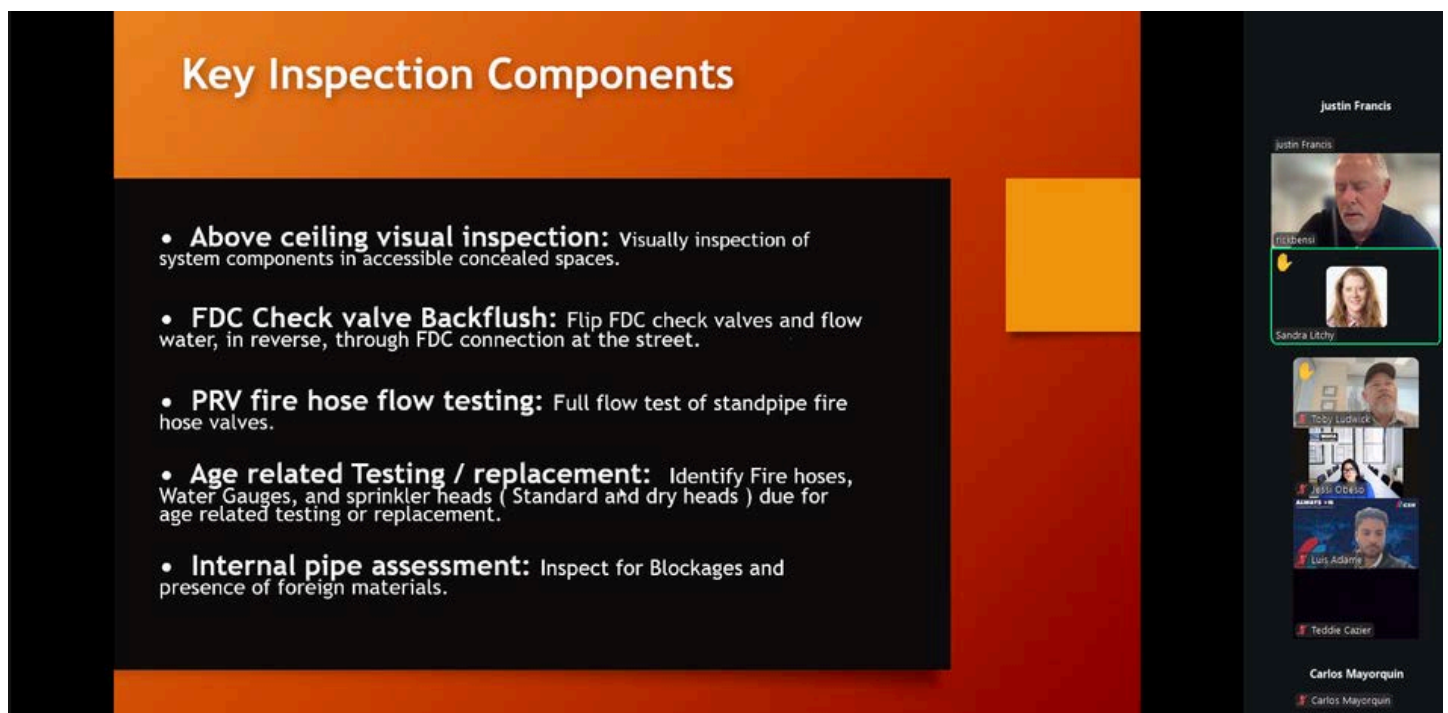
As part of BOMA Oakland/East Bay's complimentary Engineer Webinar Series, this educational session reinforced the importance of proactive planning, regulatory compliance, and ongoing professional development for building operations teams.

Thank you to Justin Francis for sharing his extensive industry knowledge and practical expertise. His insights helped attendees better understand fire life safety requirements and equipped them with tools to approach future inspections with greater confidence and preparedness.

 Missed this session?

You can still catch up by watching the recording here.

[Watch Now!](#)



**Key Inspection Components**

- **Above ceiling visual inspection:** Visually inspection of system components in accessible concealed spaces.
- **FDC Check valve Backflush:** Flip FDC check valves and flow water, in reverse, through FDC connection at the street.
- **PRV fire hose flow testing:** Full flow test of standpipe fire hose valves.
- **Age related Testing / replacement:** Identify Fire hoses, Water Gauges, and sprinkler heads ( Standard and dry heads ) due for age related testing or replacement.
- **Internal pipe assessment:** Inspect for Blockages and presence of foreign materials.

Participant list (from top to bottom): Justin Francis, Justin Francis, Rick Bendi, Sandra Litchy, Toby Ludwick, Jessi Obispo, Luis Adams, Teddie Cazier, Carlos Mayorquin, Carlos Mayorquin.

*A snapshot from our Engineer Webinar Series: Tom Murray (FLS Instructor) and Sam Holeman (Battalion One) led a valuable conversation on Fire Life Safety, sharing key insights on this essential topic for building operations and property management teams.*

## Disco Fever Hits the Fairway at the 2026 Walter Finch Spring Golf Tournament

BOMA Oakland/East Bay members brought the energy, enthusiasm, and a touch of retro flair to the sold-out 2026 Walter Finch Spring Golf Tournament at Callippe Preserve. This year's theme, Disco on the Fairway, transformed the course into a vibrant celebration of networking, friendly competition, and community spirit.

The day began with breakfast, warm-up activities on the driving range, and a putting contest before golfers headed to their starting holes for a shotgun start. Throughout the course, participants enjoyed themed sponsor activations, food and beverage stations, contests, and plenty of opportunities to connect with fellow commercial real estate professionals.

From bold outfits and spirited competition to memorable conversations on the course, the tournament showcased the strong relationships and sense of community that define BOMA Oakland/East Bay. The lively atmosphere continued into the afternoon reception, where attendees gathered to celebrate the day's accomplishments, recognize contest winners, and enjoy the awards presentation.

A special highlight of the event was the charity hole benefiting the Commercial Real Estate Alliance for Tomorrow's Employees (CREATE). Through mulligan sales, raffle opportunities, and participant generosity, attendees helped support workforce development initiatives that introduce diverse talent to careers in commercial real estate.

The annual tournament also serves as a tribute to Walter Finch, a dedicated BOMA leader, friend, and advocate whose lasting impact continues to be felt throughout the industry. For more than a decade, BOMA Oakland/East Bay has proudly dedicated its spring golf tournament to Walter's memory, honoring his commitment to excellence and service.

Thank you to our sponsors, volunteers, and participants who helped make this year's tournament another tremendous success. From the first drive to the final putt, Disco on the Fairway delivered a day filled with connection, camaraderie, and unforgettable memories.

Until next year, keep the groove alive!



*CREATE was in full swing at our Spring Golf Tournament! Thank you to everyone who stopped by to connect, learn more about the program, and support the future of CRE.*



*And they're off! Golfers hit the course for the shotgun start of the 2026 Walter Finch Spring Golf Tournament.*

# Disco Fever Hits the Fairway at the 2026 Walter Finch Spring Golf Tournament



## Exploring the Future of Sustainable Buildings at the Zero Net Energy Center

Attendees recently stepped into the future of energy-efficient building operations during BOMA Oakland/East Bay's Tour & Toast event at the Alameda County Electrical JATC's Zero Net Energy Center in San Leandro.

Sponsored by [Whit's Painting](#), the event offered property managers, building engineers, and commercial real estate professionals an up-close look at innovative solar technology, building automation systems, and sustainable design strategies. Participants learned how these technologies can reduce energy consumption, improve building performance, and support long-term sustainability goals.

The tour also highlighted the Alameda County Electrical JATC's role in developing the next generation of skilled professionals for the clean energy and building operations industries.

Following the tour, attendees gathered for networking and refreshments, continuing conversations about energy efficiency, workforce development, and the future of commercial real estate.

A special thank you to the Alameda County Electrical JATC team and [Jason Bates](#) for leading an informative and engaging tour and sharing their expertise with our members. Thank you as well to Whit's Painting for sponsoring this educational event and helping make the experience possible.



*Behind the scenes at the Alameda Food Bank, supporting our community one step at a time.*



*A behind-the-scenes look at Almanac Brewery and the craft behind every pour.*



*Wrapping up the day at Almanac Brewery—Eric Brown (BSM), Arturo Perez (PF Building Services), and Daniel Garner (Harvest) enjoying the moment.*



*BOMA OEB members gaining insight into the history, redevelopment, and future vision of the Zero Net Energy Center with Jason Bates (Alameda County JATC).*



*Strategic planning in action as board members work together to identify opportunities, challenges, and priorities for the years ahead.*



*Board members Karissa Obeso (CushWake), Liz Marigold (Newmark), and Joe Murphy (Bay City Mechanical) exchange ideas and perspectives during a collaborative retreat exercise.*



*Allison Davis (TMG Partners) presents key takeaways from her group's strategic planning discussion to fellow board members.*

## Board of Directors Focuses on the Future at Strategic Shaping Retreat

The BOMA Oakland/East Bay Board of Directors recently gathered for its annual Strategic Shaping Retreat, providing an opportunity to reflect on the organization's progress, strengthen connections, and plan for the future of the association and the members we serve.

Throughout the retreat, board members participated in thoughtful discussions, collaborative exercises, and forward-looking conversations focused on key priorities, emerging opportunities, and long-term strategies that will help guide BOMA OEB's continued growth and impact. The retreat served as a valuable forum for exploring ways to enhance member engagement, strengthen industry partnerships, and ensure the organization remains responsive to the evolving needs of the commercial real estate community.

In addition to strategic planning, the retreat provided dedicated time for board members to align around shared goals and identify new opportunities to deliver meaningful programs, educational resources, advocacy efforts, and networking experiences for members throughout the East Bay.

A special thank you to our Board of Directors for their leadership, engagement, and commitment to shaping the future of BOMA Oakland/East Bay. Their passion, expertise, and dedication continue to strengthen our organization and position it for long-term success.

We are excited to build on the momentum generated during the retreat and look forward to putting these ideas into action as we continue supporting our members and advancing the commercial real estate industry throughout the East Bay.



## BOMA Oakland/East Bay Website Tips & Support

As noted earlier in this issue, our new site features improved navigation, easier access to event information and registration, and a more intuitive layout for exploring membership resources, industry updates, and organizational news.

As part of this update, we've also added a new set of helpful FAQ resources to guide members through key platform features, including:

- [How to Log In to Your BOMA OEB Account for the First Time](#)
- [How to Update Your BOMA Member Profile Information](#)
- [How to Register for Events](#)
- [Accessing Your Member Benefits - How to Navigate the BOMA Oakland/East Bay Member Directory](#)

This enhancement reflects our ongoing commitment to improving communication, accessibility, and engagement for our commercial real estate community.

We encourage members to explore the new site and take advantage of the improved tools and features designed to better support your experience with BOMA OEB.

[Access the new website here!](#)

## Upcoming Events



July:

16 – BOMA Gives Back Food Bank  
BSP School Supply Drive

August:

6 – Backpack to Briefcase: Exterior Maintenance  
18 – Engineer Webinar: FLS Elevators & Bldg Systems  
26 – Bid BOMA Expo

September:

10 – Engineer Recognition Luncheon  
24 – Backpack to Briefcase: Tenant Relations

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