



RPA® Experience Requirement

To earn the Real Property Administrator (RPA) designation, candidates are required to demonstrate three years of verifiable property management experience. The **RPA® Experience Requirement** ensures that those who are awarded the RPA® are both well-educated and experienced professionals.

To fulfill the RPA Experience Requirement, the following conditions must be met:

- The experience must be related to a minimum property portfolio of 50,000 square feet.
- The experience must demonstrate that you have met at least 24 of the 35 criteria listed on the enclosed RPA Experience Criteria Verification Form. Criteria may be obtained through more than one employer as long as 24 different criteria are met.
- The experience must be verified by each employer listed on the application.

*Follow these instructions to apply for credit toward the **RPA Experience Requirement**:*

U.S. and Canada Applicants

Complete your employment history on the attached Employment Information Form.

Forward a copy of your completed Employment Information Form and a copy of the Experience Criteria Verification Form to each employer, supervisor, or personnel manager from whom you are requesting RPA experience credit verification.

Each employer/verifier should review the Criteria Verification Form and check all applicable criteria. Please have all employers/verifiers include their e-mail address for verification purposes. (In the event that an e-mail address is not available, please ensure that the employer/verifier includes a daytime telephone number.)

Applicants should ensure that they have received ALL completed Criteria Verification forms from each applicable employer/verifier prior to submitting their complete application to BOMI International for processing. Partial applications cannot be processed. Applications received without all related completed Criteria Verification Forms will be returned to the applicant.

For prompt consideration completed applications should be forwarded, with a PDF of the applicant's resume, to service@bomi.org. Through June 30, 2020, completed applications cannot be mailed or faxed. In addition, through June 30, 2020 BOMI is waiving the required notary signature.

YOU MUST INCLUDE YOUR RESUME FOR YOUR APPLICATION TO BE PROCESSED.

RPA® Experience Requirement Employment Information

BOMI International ID#: _____ Application Date: _____
Name: _____ E-Mail: _____
Preferred Mailing Address: _____
City, State/Province: _____ Zip/Postal Code: _____
Home Phone: _____

Employment History

List the names and addresses of all places of employment that you are submitting for RPA experience credit. Please list your current employer first and then any additional employers who are providing verification toward the full 3 years of employment and/or the 24 experience criteria. (PLEASE NOTE: When combining experience at multiple companies to meet the full 3 years* of employment and/or 24 experience criteria, a separate signed RPA Criteria Verification form must be submitted from each company.) For verification purposes, please provide your e-mail address for verification. BOMI International reserves the right to verify all information provided on this form.

1. Current Employer: _____
Name of Verifier: _____ Title: _____
Company Address: _____
City, State/Province: _____ Zip/Postal Code: _____
Phone: _____ Fax: _____
Position(s) at Company: _____
Dates Employed: _____ Number of Years at Company: _____

2. Current Employer: _____
Name of Verifier: _____ Title: _____
Company Address: _____
City, State/Province: _____ Zip/Postal Code: _____
Phone: _____ Fax: _____
Position(s) at Company: _____
Dates Employed: _____ Number of Years at Company: _____

3. Current Employer: _____
Name of Verifier: _____ Title: _____
Company Address: _____
City, State/Province: _____ Zip/Postal Code: _____
Phone: _____ Fax: _____
Position(s) at Company: _____
Dates Employed: _____ Number of Years at Company: _____

Total Number of Years of Experience
(Must Equal Three or More): _____

RPA® Experience Criteria Verification Checklist

Duplicate this form for each employer providing verification.

EMPLOYER/VERIFIER: RPA candidates must demonstrate that they have met 24 of the 35 experience criteria listed below over a three-year period. Please check all applicable criteria for the individual listed on the application. For verification purposes, please provide your e-mail address. *BOMI International reserves the right to verify all information provided on this form.*

**Employer/verifier:
check all boxes that apply**

Certifications

1. One or more industry certification programs. Approved programs include:
Facilities Management Administrator (FMA) designation from BOMI International
Systems Maintenance Administrator (SMA) designation from BOMI International
Systems Maintenance Technician (SMT) designation from BOMI International
Certified Facility Manager (CFM) from IFMA
Facility Management Professional (FMP) from IFMA
Certified Property Manager (CPM) from IREM
LEED® AP from the Canadian or US Green Building Council
CCIM (Certified Commercial Investment Member) from CCIM Institute
Real Estate Broker license

Managing the PM Function

2. Assist with or be responsible for the day-to-day operations of a commercial property, including control or supervision of building staff, job assignment, contract administration, and inspection.

Administration: Outsourcing/Supplier Management

3. For building services such as janitorial, engineering, security, etc.: assist in the writing of bid specifications and/or the analysis of bid submissions and make recommendations.
4. Handle or coordinate outside and/or in-house consulting services of architects, engineers, and other professionals on technical issues.

Operations and Maintenance

5. Support and/or coordinate implementation of a preventive maintenance program for building systems.
6. Supervise the ongoing execution of a preventive maintenance program for building systems.
7. Perform routine inspections of the property to ensure proper operation of building systems, compliance with code requirements, and to identify deficiencies and recommend actions required to further define the scope of the problem/s or a solution to correct the deficiency/s.
8. Prepare and/or administer service contracts for the property/s; for example: window cleaning, chiller maintenance, etc.

Risk Management

- 9. Prepare or assist with the preparation of and/or implement a risk management program.
- 10. Participate in the research, recommendation, and/or the authorization of appropriate levels of insurance coverage for property/s.
- 11. Investigate accidents, vandalism, or property damage, recommending action and/or submitting claims for payment to an insurance carrier.
- 12. Prepare information for and/or assist outside and/or in-house counsel on legal issues.
- 13. Manage and/or review submission of COIs by tenant and contractors.

Financial Management

- 14. Analyze or prepare monthly/quarterly property operating statements, which may include: executive summaries, variance reports, delinquency reports, and other reports, summaries, etc.
- 15. Prepare or assist with the development of annual operating and/or expense budget/s.
- 16. Perform and/or assist with cash flow analysis and/or present value analysis on the leases within a property.
- 17. Research and prepare or assist in the research and preparation of a capital expense program along with financial analysis such as life cycle costing.
- 18. Analyze actual vs. planned expense variances and assist with or establish a program to control unfavorable expense variances.
- 19. Compare the cost of major purchases to the budget and recommend appropriate actions, including possible alternatives to purchase.

Leasing

- 20. Assist the Leasing and/or Asset Manager in developing the property plan that addresses tenant mix, tenant placement in the building, match of floor plate to tenant type, and lease terms and expirations.
- 21. Develop and/or administer a comprehensive tenant relations program that addresses who contacts tenants about certain issues, frequency of contacts, and includes plans for tenant retention activities.
- 22. Be responsible for or assist with a sales, marketing, promotion, or leasing program for a property, including local market analysis.
- 23. Negotiate or assist with the negotiations of leases for the building/s.
- 24. Administer leases to ensure compliance with all terms and conditions of the lease.

Project Management

- 25. Contract and/or manage tenant improvement, moves, and remodeling projects.
- 26. Contract and/or manage major repairs or building renovations.

Health and Safety

- 27. Prepare or assist with the preparation of and/or administer an IAQ plan for the property, including assisting the tenant/s by providing information on how to maintain good IAQ within the leased space.
- 28. Prepare and/or assist in the preparation of and/or the administration of a hazardous material plan, ensuring that inventories are kept current and shared with the appropriate authorities and that tenants, staff, contractors, etc. adhere to the practices and procedures spelled out in the plan.
- 29. Provide building-specific training/awareness to tenants and/or tenant coordinators related to emergency response to: fire, bomb threats, natural disasters, environmental hazards, bioterrorism, pandemic preparedness, etc.

Sustainability/High Performance

- 30. Prepare and/or support an environmental stewardship program for a building/s, which includes a tenant environmental awareness program, tenant energy awareness program, recycling and waste management plan, water conservation program, or work with an environmental professional to obtain an environmental certification of an existing building(s) such as LEED® (EB), Green Globes™, BOMA BEST (Canada only), or other recognized and industry-accepted rating systems.
- 31. Conduct or work with an energy manager to conduct energy audits and develop an energy-reduction program.
- 32. Implement an energy-reduction program, which may include equipment replacement and/or retrofits, implementation of an energy-tracking system, and tenant energy-awareness program.
- 33. Where regulations/deregulation permits: analyze properties utilities utilization, determine energy purchase options and recommend the purchase of energy types such as: natural gas, propane, heating oil, electricity, chilled water, hot water, steam, wind, solar, etc.
- 34. Work with the project/design team in the certification of a new or existing building under an industry-recognized third-party program such as LEED®, Green Globes™, BOMA 360, or other industry-recognized program that includes all aspects of operations and/or design, construction, and commissioning.

Building Automation

- 35. Coordinate the installation and/or implementation and/or management of building voice and data communication system/s, including but not limited to rooftop usage, shared services, service room security, etc.

Company Name: _____
(please print)

RPA Candidate's Name/Title: _____
(please print)

RPA Candidate's Signature: _____ Date: _____

Verifier's Name/Title: _____
(please print)

Verifier's Statement: I, (name) _____ hereby verify that the length of employment reflected on page 1 is accurate and that (number) _____ of 35 criteria are checked on this form, accurately reflecting the named RPA Candidate's responsibilities at the company I represent here. Please contact BOMI International by calling 800.235.2664 for clarification on any of the criteria.

Do you recommend this person for an RPA designation? Yes No

Verifier's Signature: _____ Date: _____

Verifier's Phone Number (for authentication): _____ E-mail Address: _____



Comments by applicant – special comments, extraordinary circumstances:

Please be sure that the verifier of your application has included their daytime phone number and e-mail address for authentication.
