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Case History of the Month:

A Different Kind of Office Politics: Working with Bird Infestations

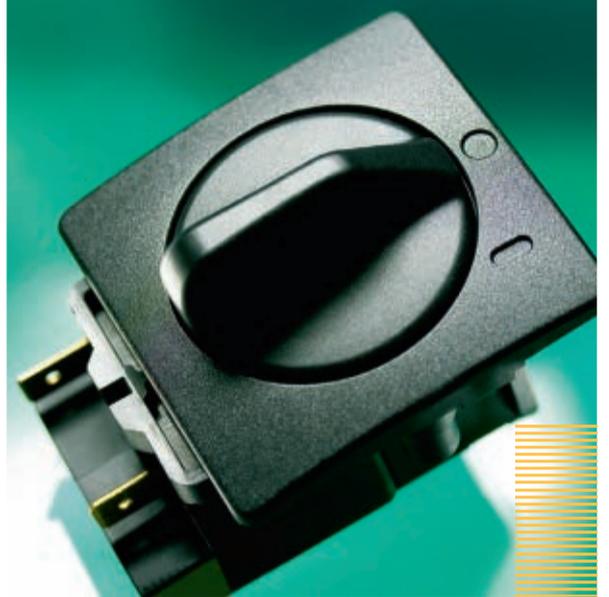
What's not frustrating about the commercial real estate market these days? The effects of the current economic slowdown are perhaps felt more strongly in real estate than any other industry. As supply and demand issues sort themselves out, owners and managers still have to deal with the day-to-day issues of running a building.

Take a task as seemingly simple as window cleaning. The owner of the Preston Commons office complex in Dallas, Texas was forced to spend triple his usual (and budgeted) cost for window cleaning each year. Not because the window cleaners were doing poor work or overcharging (neither was the case), but because of an infestation of birds!

The increased spending was only half of the problem. The accumulation of droppings had become so substantial that window cleaning crews complained about the working environment. The window cleaners weren't alone in their reluctance to service the building—painters and other trades people flat-out refused to work on the building. It's no surprise to anyone that an office building is an attractive roosting spot for a wide variety of bird species. What may be shocking is just how troublesome such an infestation can become, and how dramatically the problem can impact an operator's relationship with his community and his tenants.

Go to: newequipment.com to read the rest of this story on bird infestation. Simply click on "whitepapers."

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