

Building Owners and Managers Association (BOMA) International Energy & Environmental Initiatives

BOMA Market Transformation Energy Plan and 7-Point Challenge

In July, 2007, BOMA challenged its members -- commercial real estate professionals -- to take voluntary steps to improve energy efficiency across their portfolios by 30 percent by 2012 in comparison to an average building. This challenge has been accepted by over 100 companies and organizations, representing over 2 billion square feet of office space.

BOMA's Energy Efficiency Program (BEEP) and Sustainable Operating Series (SOS)

In 2006 BOMA launched the BOMA Energy Efficiency Program (BEEP), an educational initiative that teaches important no- and low-cost building operating strategies for optimizing equipment, people and practices.

More than 14,000 industry professionals so far have benefited from BEEP. CB Richard Ellis, Cushman & Wakefield, Grubb & Ellis and other companies have instituted the program as standard training for their employees.

In 2008, BOMA launched another major educational initiative, the Sustainable Operating Series, which helps property managers address broader sustainability issues, including recycling and measuring the return on investment of green initiatives.

BOMA Energy Performance Contract (BEPC) Toolkit

In 2009, BOMA collaborated with the Clinton Climate Initiative on a groundbreaking model for energy performance contracting with the release of the BOMA Energy Performance Contract (BEPC) Toolkit. The BEPC model allows companies to perform energy efficiency retrofits by leveraging projected energy savings with energy service companies to fund loans from financial institutions. Building owners are thus able to make capital improvements without up-front cash — a highly attractive proposition. This new model looks to dramatically increase the number of energy efficiency retrofits and produce significant energy savings.

BOMA Green Lease

In 2008 BOMA released the industry's first green lease guide for commercial buildings. Leasing strategies and terms in the BOMA Green Lease Guide incentivize tenants to reduce consumption of energy, water and materials; produce less waste; recycle as much as possible; and choose energy efficient and environmentally friendly products, furnishings and office equipment. The lease also includes enforceable language, where appropriate, to ensure that the tenant complies with the building's green practices.

The Green Resource Energy and Environment Network (The G.R.E.E.N.)

An industry online network designed to:

- Highlight industry best practices
- Provide updates on the latest trends, solutions and educational opportunities
- Apprise members of important advocacy and code developments
- Identify even more industry resources
- On the web at www.boma.org/AboutBOMA/TheGREEN/