



Published by... **BOMA BRITISH COLUMBIA** | VOICE OF BC'S COMMERCIAL REAL ESTATE INDUSTRY



## Fresh eXpress!

Welcome to the first distribution of the new BOMA Energy eXpress (BeX) newsletter! Lorina is proud to launch BeX, a new communication tool to keep the

industry up to date on all news related to energy and sustainability. BeX will be distributed quarterly for all members, and will be focusing on pertinent news, member success stories, enhanced information about BOMA BEST, any other relevant updates.

Sign-up to receive BeX quarterly on the [BOMA Energy and Sustainability page](#) or the [Green Building Foundation webpage](#).

## BOMA Welcomes New Environmental Manager

In the summer of 2009, BOMA BC, BC Hydro and MEMPR signed an Energy Conservation and Greenhouse Gas Reduction MOU, which committed BOMA to help its members take bold actions to reduce energy consumption and GHG emissions in commercial buildings in BC. Lorina was officially hired as BOMA's new Environmental Manager in September 2010 to help BOMA reach the MOU objectives. Previously she had been working with BOMA's former Energy Manager, Peter Laforest, through a YMCA internship program. Peter has since moved onto another opportunity, and we wish him all the best in his new endeavors.



Lorina's passion for sustainable living plus her extensive education in Environmental Science allows her to manage the BOMA BEST program locally here in BC, with great enthusiasm. Her new role includes providing implementation assistance with energy reduction projects, as well as aid with incentive applications. This means that members are provided free assistance with energy reduction initiatives in their buildings. Read more about Lorina's role [here...](#)

sponsored by...



### IN THIS ISSUE...

- [New Environmental Manager](#)
- [BOMA is on Twitter](#)
- [New Conservation Rate](#)
- [BC Hydro Incentives](#)
- [Industry success stories](#)
- [Saving with Sensors](#)
- [Recycling](#)
- [BOMA BEST](#)
- [2010 BBEER Report](#)
- [SFU BOMA BEST certified](#)



Visit the [GBF web page](#) to read the most recent tweets by the BOMA Environmental Manager.



OR [follow us](#) directly on twitter.



## BOMA is on Twitter

BOMA has jumped into the world of Twitter!! Together, Lorina and Kiomi will provide you with up to date information about all things related to energy management, sustainability and green buildings in the commercial real estate industry.

**Follow us on Twitter or visit the [Green Buildings Foundation](#) webpage to see the most up to date tweets.**

## New BC Hydro Conservation Rate

BC Hydro is implementing a new Conservation Rate Structure for both Large General Service (LGS) and Medium General Service (MGS) customers, which will be effective January 1, 2011. Previously these customers were billed according to a declining block rate structure in which customers are charged a lower rate for any energy consumed over 14,800 kWh. Since BC Hydro is mandated to meet a significant portion of future demand with conservation, the rate had to be re-structured in such a way to encourage energy conservation.

[General overview](#)

### How it works...

**LGS:** A rolling baseline for each month will be established based on 3 years of previous consumption data for which you will be charged on that month's bill. If energy use that month is above the baseline, an additional charge will be applied to the bill and conversely, if energy use is below the monthly baseline, a credit will be charged to the account. The charges and credits will be priced at a higher rate, which reflects the cost of BC Hydro's new electricity supply. [Read more](#) about the new LGS rate structure...

**MGS:** Currently customers pay 8.16 ¢/kWh for the first 14,800 kWh consumed and 3.93 ¢/kWh for any additional energy consumed. Adjustments will be made January 1st to reduce the difference between the two prices (higher rate will be decreased and lower rate will increase slightly). Four additional adjustments will occur on subsequent dates. [Read more](#) about the new MGS rate structure...

## BC Hydro Incentives

Golden Properties Ltd. is a privately-owned real estate and investment company that is taking the extra step to make their office buildings more energy efficient and sustainable. They recently signed off on an elevator modernization project in their 27 floor office tower located at 1177 West Hastings Street, Vancouver. Through BC Hydro's Custom Power Smart Partners Program, they were able to obtain an incentive of **40% of the incremental cost increase** to upgrade from an industry-standard motor drive to an **ultra-efficient motor drive with energy regeneration capabilities** by showing that the efficiency



**BOMA Energy Training**  
for BUILDING OPERATORS

Enabling building operations personnel to understand basic energy principles, and identify energy and implement energy saving measures in their buildings. [For more...](#)

## Upcoming Events

### [Green Infrastructure Workshop](#)

**Feb. 24 and 25, 2011**

Lorina will be speaking at this event so come out to show your support. You can receive 15% discount. Quote F15-901 when registering.

### [Dollars to \\$ense Workshop \(Victoria\)](#)

**Feb. 15, 2011**

### [BOMA Seminar](#)

**February 2011, date TBD**

Mass Notification: Alerting your Tenants in an Emergency

### [Metro Van Zero Waste Conference](#)

**Spring 2011, date TBD**

upgrade would result in annual additional **annual energy savings of 50,000 kWh**. This was BC Hydro's first incentive awarded for an elevator upgrade, and shows the opportunity for property owners and managers to work with Hydro to find innovative ways to reduce electricity consumption. Congratulations Golden Properties for setting a great example!



Are you considering an elevator upgrade? Depending on the type of project and systems, you may be eligible for an incentive. Contact [Lorina](#), the BOMA Environmental Manager for more information or aid with incentive applications.

---

## Industry Success Stories

### Saving with Sensors

A Vancouver clean tech company helps Harbour Centre Complex Ltd. save energy by “turning it off”. Energex’s Occupancy Control Technology actively turns off lights and turns down the temperature throughout the day when rooms become unoccupied. Recently the controls technology was piloted in the Harbour Centre Complex resulting in a **reduction in HVAC demand 23.5 of the time%**. [For more on sensors and Harbour Centre](#)

### Save Money by Recycling

Since the BOMA Total Waste Management (TWM) program was developed in partnership with Urban Impact, they have been busy developing recycling solutions for BOMA members and clients. Steve Caulfield from Urban Impact was designated to handle the BOMA accounts and works closely with clients to ensure that the proposed recycling program meets all the needs of the facility. A large focus of this program is to ensure that clients understand how cost effective recycling can actually be. Read about a revenue generating recycling program that Urban Impact developed for Kirk Integrated Marketing [here](#)



Eager to hear how Urban Impact can help you recycle in your buildings? Contact Steve Caulfield today.

604-830-1834

[steve@urbanimpact.com](mailto:steve@urbanimpact.com)

**Congratulations to the following companies that have signed onto the**

BOMA TWM program! [View list of TWM participants](#)



**Do you have any success stories or case studies you would like to showcase in upcoming BeX issues?**

[Email Lorina](#)

## BOMA BEST

### 2010 BBEER Report Available

A new BOMA BEST Energy and Environmental Report (BBEER) report is available for view on the BOMA BEST website. This second edition presents data for approximately 300 office buildings having achieved Levels 2, 3, and 4.

See the [Quick Facts](#) for some highlights.

### SFU Burnaby Campus Fully BOMA BEST Certified

In 2007, SFU was the first University Campus in BC to fully certify its Burnaby campus under the BOMA Go Green Program. Now that the Go Green program has since evolved into BOMA BEST, SFU has committed to **recertifying their campus under the BOMA BEST standard**, making them the first in BC. In their commitment to greening their campus they enrolled two of their buildings in the BC Hydro Continuous Optimization program. Upon implementation of various energy conservation measures they were able to **save \$31,000 and \$130,500 annually** in both these buildings respectively. As a result of the success of this program SFU was the western regional winner for **CAUBO's Quality and Productive (Q&P) award**. They were also given a **Power Smart Leader Award** at BC Hydro's 2010 Power Smart Excellence Awards. [Read more](#) about SFU reducing their energy consumption...



[See a list of recently certified buildings.](#)

**Thanks for reading the BOMA Energy eXpress. Stay tuned for the next issue!**

return to [top](#)



BOMA Energy eXpress is published for the purpose of keeping Association members up-to-date on key matters of interest.  
BOMA British Columbia © 2010