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## Fresh eXpress!

### Progress to date

I'm rounding the three quarter mark in my first year as the BOMA Environmental Manager and there are some really exciting things to report from this quarter. The BOMA members that have received assistance from the Environmental Manager on their energy projects are starting to see the value in energy management. To date I have helped these members implement energy efficient projects that yield total energy savings of **2,271,350 kWh!** This is enough energy to power 230 homes in BC for an entire year. I'm **three-quarters of my way to my goal of 3 GWh.**

Call Lorina today to get help with your energy projects! Working with Lorina helps the association show value to BC Hydro for the



Energy Management Program.

Got some energy projects you want to get started on? Need help analyzing your project? Need information on incentives and aid with applications? Call 604-684-3916 x225 or e mail.

### Lorina's Goal:

Save 3,000,000 kWh  
(3 GWh)



Current Savings:  
2,271,426 kWh (75%)

sponsored by...



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### Energy Study eXpress Offer

BC Hydro has created a new energy study offer called Energy Study eXpress just for BOMA members. The purpose of the study is to provide a high level overview of electricity use in the facility which can then provide energy savings targets and some energy efficiency measures that can be implemented to achieve these targets. BC Hydro has chosen Stantec Consulting Ltd. to perform these audits.



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

They will be **free of charge** for all BOMA members that are eligible. Please [click here](#) for more information and to determine eligibility

## Demystifying Energy Audits



There are BC Hydro Energy Studies, ASHRAE standards, NR Can Standards, and now BOMA has a new energy study program! How are you supposed to keep it all straight? What are the differences between them all? Which one will actually suit your needs?

[Click here](#) to read an article that I worked on with Halsall Associates Ltd. to try and “demystify” all these different energy study options.

## BC Hydro Rate Changes



On March 1, 2011, BC Hydro filed its most recent application with the BCUC, seeking approval for rate increases over the next three years. Significant concerns expressed over the rate increases triggered the Premier and the Minister of Energy and Mines on behalf of the Province of BC to request a full review of BC Hydro to provide recommendations and options for minimizing the rate increase.

Following Government Review, BC Hydro’s proposed rate increases have been cut by 50%. The original increase of 32% over the next three years will be reduced to approximately 16% over three years.

For the full press release regarding rate increase [click here](#)

For the full BC Hydro Review [click here](#)

## UBC Students Audit BOMA Buildings



Earlier this summer, BOMA and UBC were featured in an article in the Vancouver Courier which showcased UBC students performing energy audits in BOMA buildings.

Eric Mazzi, a faculty member in the Master of Engineering in Clean Energy program, approached BOMA last year to see if there was interest to have

Masters Students from this program perform free energy audits for BOMA members. BOMA members are constantly striving to increase the energy performance of their buildings, so this opportunity was a great fit. The students had the opportunity to have hands-on experience with conducting energy audits of buildings and the properties received a free energy study which provides them insights into the performance of their facility.

For the full press release [click here](#)



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



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

## Upcoming Events

### [Tour of UBC CIRS Facility](#)

**Oct. 4, 2011**

1st tour; 2:00-2:30 pm

2nd tour; 2:30-3:00 pm

### [BOMA BC Centennial Gala](#)

**Oct. 20, 2011**

Reception from 6-7 pm followed by Dinner and Dancing at 8 pm

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

Spot the Energy Savings Opportunities

**Oct. 12, 2011**

### [BC Hydro Power Smart Forum](#)

## City of Vancouver Helps Green Businesses

Are you trying to find ways to make your business more green?

Do your tenants ask you questions about what they can do in their

work space to be more sustainable? The City of Vancouver would like to invite your business to reduce energy usage, lower GHG emissions, save money, improve productivity and attract new clients.

The current opportunities:

### 1. Get free advice from a Business Energy Advisor

In partnership with LiveSmart BC and VEDC, the City is offering 225 free technical energy audits (worth \$500). If your business is individually metered and spends less than \$50,000 in electricity annually you could qualify. Email [dhorn@vancouvereconomic.com](mailto:dhorn@vancouvereconomic.com) to book your appointment.

### 2. Learn to measure and reduce your energy and waste

In partnership with Metro Vancouver, the City is offering generous subsidies to 100 businesses to go through the [Climate Smart Program](#). Call 604.543.6283 ext 250 to enrol in the next session.

Once you start to green your business operations, find out how to become recognized as a [Corporate Climate Leaders](#)

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## BOMA at PowerSmart Forum

BC Hydro's annual PowerSmart forum is fast approaching, October 17-19. A number of BOMA representatives will be guest speakers at three different sessions this year.

**Energy Management Training & Tools: An Overview.** Have you always wanted to learn more about e-Energy training? See what the program and content looks like? Lorina Keery will be giving an online demonstration of the program.

Time: Oct 17, 8:00 - 11:30am.

**Going Public with Energy Data: Is this the Future?** Rob Kavanagh, a director on the BOMA board will be giving the BOMA perspective on building labelling

Time: Oct 18, 10:30am – 12:00pm.

**The Evolution of Energy Markets & the Impact on Commercial Businesses.** Jim Mackenzie with Colliers will be giving insight and perspective on the impact of evolving energy markets in this industry

Time: Oct 18, 1:30-4:30

See the full schedule and register for the [Power Smart Forum](#)

Oct. 17-19

## Metro Van Zero Waste Conference

Spring 2011, date TBD



voice of the commercial  
real estate industry



## Water Audit Offer

Metro Vancouver is looking for interested candidates to participate in receiving a free water management study. For more details and eligibility requirements [click here](#)

## Success Stories

### BOMA TWM

A number of BOMA members have now signed on to be a part of the BOMA Total Waste Management program. Together with Urban Impact, BOMA members are striving to increase diversion rates and become proactive in their waste management programs.



[See a list of the new facilities participating in the BOMA TWM program](#)

### Multizone HVAC Units Retrofit

Haakon Industries, the 2011 BOMA Supplier/Contractor of the Year winner, has developed a unique solution for replacing multizone HVAC units. By using relatively simple, generic rooftop equipment, Haakon has replaced old, inefficient multizone units at two-thirds the cost of direct custom built replacement units. Along with saving on the cost of replacement, this unique solution has provided:



TOTAL BUILDING electrical consumption can be reduced by 26-33%

TOTAL BUILDING gas consumption can be reduced by 18-40%

Drastically reduced ongoing service and maintenance costs

[Click here](#) for more information on the multizone unit retrofit.

### Waste Management Deploys Clean Air Trucks



Waste Management, a long time BOMA member and sponsor, is doing their part to make the Lower Mainland more sustainable. Waste Management has recently deployed 20 new “clean air” trucks which are powered by clean-burning compressed natural gas. The contribution from Fortis BC (previously Terasen Gas) helped offset the

incremental cost of the clean air trucks.

Thanks to Waste Management for their continued support of BOMA and sustainability. For more information on the clean air trucks [click here](#)

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## BOMA BEST

### BOMA BEST featured in Canadian Business Magazine

BOMA BEST was featured in the September 12 issue of Canadian Business which focuses on the economics of Green Buildings.

Going Green is Smart Business! [Read the full publication here](#)



### Changes to Light Industrial Applicants

Reminder that there has been a change to the Light Industrial Policy and Pricing Structure.

#### Policy (effective July, 2011)

Please note if you are registering an industrial property for certification with more than one structure on the property or with structures at the same municipal (street) address may apply to the BOMA BEST program with one application provided that the structures are managed collectively as a single entity. The application fee is based on the sum of the gross square footage for all structures within that application to a max of four building sites per application.

#### Pricing (effective Sept 1)

A new pricing structure has been implemented for the light industrial category. Please refer to this pdf for all new pricing. The BOMA BEST website is still to be updated with the new pricing structure. [Click here for new pricing](#)

### BC Certified Buildings

Congratulations to the recent BOMA BEST buildings that received their certifications. Thank you for your commitment to sustainability!

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

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## e-Energy Corner

### BOMA BC's e-Energy training – a success story

BOMA's e-Energy Training offers building operators, building engineers and facility managers a course to successfully identify and



implement energy measures in their buildings. We thought we'd take an opportunity to hear about the graduates' experience with the course and how it has helped them in their jobs. In this article we feature Mike Press, Maintenance Supervisor with Cadillace Fairview Corporation Ltd.

**In your opinion what was your most successful energy project?**

I found the single largest thing that I could directly play a role in was equipment scheduling and optimization. This was one aspect in energy efficiency that I could have a direct impact on the savings. [To read more...](#)

**What were the top modules in the training program that you feel benefitted you the most?**

It was important that the course touched on the bigger picture which went into budgeting and how decisions are made. It helped me understand management's perspective on energy projects and how to sell it to them. [To read more...](#)

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

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