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Fresh eXpress!

I'm over halfway through my first year as the BOMA Environmental Manager and things are going really well. I've now had the opportunity to work with a number of different BOMA members on their energy efficient upgrades:

- Dodwell Realty Ltd)
- Morguard Investments Ltd
- SNC-Lavalin O&M
- Tonko Realty Advisors (BC) Ltd
- Wesgroup Properties LP
- Colliers International

To date I have helped these members implement energy efficient projects that yield total energy savings of **1,975,042 kWh!** This is enough energy to power 221 homes for an entire year. I'm nearly two thirds of my way to my goal of 3 GWh!

Every PowerSmart energy project that BOMA helps implement results in an incentive received by BOMA. For more information on BOMA's Energy & Environmental Programs and the benefits you can receive as members please contact Lorina Keery.

Got some energy projects information on incentives



you want to get started on? Need and aid with applications? Questions



about Lorina's role? Call 604-684-3916 x225 or email.

BOMA Checks out Smart Meters

In May BOMA had the opportunity to take a tour of

Lorinas Goal:

Save 3,000,000 kWh
(3 GWh)



Current Savings:
1,975,042 kWh (66%)

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



the Smart Metering Infrastructure test lab in Burnaby. We had a number of different members attend what was a very informative and educational session put on by the Project officer and Technical Solution Architect of the Smart Meter Initiative (SMI).

As most of you know under the BC Hydro SMI, the existing residential and commercial meters will be replaced with a comprehensive smart metering system. Smart meters have the capacity to transmit electrical usage data in real time. The SMI is an important step in the modernization of BC Hydro's electricity system and includes the technology and telecommunications infrastructure needed for BC Hydro to continue to manage the electricity in a reliable, safe and cost-effective manner.

BOMA realizes that there will be a number of additional benefits that will be realized by the commercial industry with the Smart Meter Initiative. We have agreed to offer future support to the SMI team in order to ensure that the value and benefits of this program is maximized for the commercial real estate industry. Len Horvath with Quantum Lighting has also written an informative editorial detailing the benefits of Smart Meters for our industry.

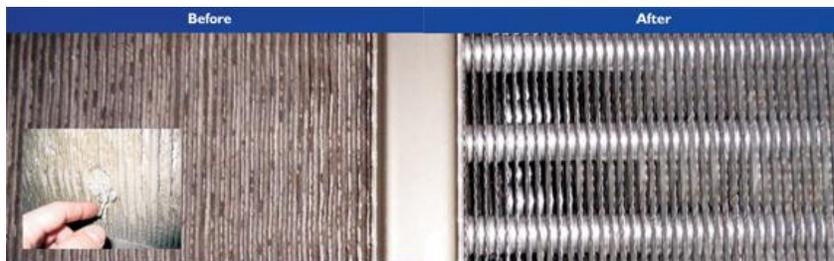
[Click here to view the editorial...](#)

New Incentives Available!

BC Hydro has now approved a **brand new incentive** for PowerSmart Partners. Do you have an AHU that needs cleaning? This opportunity may be for you!

Nalco Company has developed a patented coil cleaning program that provides a deep clean to heating and cooling coils in AHU units. BC Hydro has now completed several demonstration projects with Nalco and most completed projects have received a 50% incentive. In most of these demonstration projects the payback falls between 1-1.5 years with the incentive. **Energy savings realized from this coil cleaning program can be anywhere in the range of 100,000-400,000 kWh savings** depending on the scale of the project.

[Read more...](#)



LiveSmart Champions!



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



voice of the commercial
real estate industry

The LiveSmart Champion program has issued an open call for all businesses to develop innovative ways to conserve energy in their specific sectors. There will be an opportunity to receive a maximum of \$25,000 per applicant. The applicant must be a privately owned and operated business with less than 50 employees and the project must be implemented in a location in BC. They must have a commercial electric account and spend less than \$50,000 per year on electricity.

The program will award a maximum of 75% of the Projects total value as submitted or \$25,000, whichever is less. The applicant must be able to demonstrate the ability to fund the remainder of the project.



Do you have any tenants taking a real lead in energy efficiency in your buildings? Do you have any small commercial spaces that spend less than \$50,000 per year? You could be eligible!!

[Visit the LiveSmart Champion Website](#)



Water Efficiency in Businesses

You may all be on board with energy efficiency in your buildings, but what about water? Did you know that the BOMA BEST buildings in BC actually have higher water use on average than BOMA BEST buildings in any other province? Water conservation is becoming an important issue for our region and is something we should consider more than we currently do.

Metro Vancouver is currently developing a program to help Lower Mainland business manage their water use and costs. They engaged BOMA BC to help with the program and solicit input from the commercial real estate industry. They are currently trying to collect information about how business currently use and value water and the barriers that might inhibit greater investment in efficiency.

They have prepared a survey online through which they can collect information and feedback from BOMA members in order to develop their program effectively. All information will be kept in strict confidence and they survey will only take 10 minutes to complete. Please encourage all suitable persons in your organization to complete the survey.

[Click here to participate in the survey](#)

Industry Success Stories

Climate Smart Helps BOMA members

On the road to becoming green, a number of BOMA members are seeing bottom-line savings. With the help of Vancouver-based social enterprise Climate Smart, businesses learn to develop in-house programs to proactively manage their carbon emissions, profiting from the realization that cutting carbon can also mean cutting costs. Different businesses see different benefits from participating in Climate Smart:



- Lower Environmental Impact
- Measuring and Building upon Existing Initiatives
- Increased Marketing Advantage
- Cost Savings from Greater Operational Efficiency

BOMA BC themselves went through the Climate Smart program in 2010 and are now working to reduce their own emissions.

[Read more about how Climate Smart has helped BOMA members](#)

Dodwell Realty Steps Up

Dodwell Realty was the first company that engaged the services of BOMA's Environmental Manager Lorina. Since September they have implemented a number of energy efficient upgrades with Lorina's assistance. Complete lighting retrofits have been or will be implemented in most of their portfolio. Each facility is realizing anywhere from a **5-12% reduction in their total electricity use**. The incentives available from BC Hydro for each of these lighting projects have **subsidized 55-77% of the total project cost!** With these kinds of incentives most of the projects have had very favourable return on investments and payed back in less than 2 years.



Dodwell has also implemented, or is reviewing for implementation: cooling tower variable speed drives, pump speed drives, exterior lighting photocells, conference room lighting sensors, washroom lighting dual sensors and lowering the wattage of other lighting where possible.

Steve Doyle, Manager of Facilities & Environmental Technologies with Dodwell describes how the BOMA Enviro Manager has helped him out. ***"Like many other companies today, there is limited time to add other items to your workload. Many staff have full portfolios with many different tasks to manage. It was a welcome relief to hear BOMA had an Environmental Manager (Lorina), to provide the much needed assistance in implementing energy savings projects. Lorina explained the support she could provide, and kept us moving forward. One of the primary benefits Lorina provided was developing a well thought-out business case for each project which makes approval much easier. Many thanks Lorina."***

Lorina's goal is to help BOMA members implement energy reduction projects

amounting to reach **3 million kWh by November**. Dodwell has already contributed a total of **830,000 kWh!** Keep up the great work!



Are you thinking about energy efficiency upgrades in your facility? Don't know how to navigate BC Hydro's programs? Don't have time to analyze the cost savings and create a business case? Lorina can provide assistance with all these items. E mail Lorina or call 604-684-3916 ext 225

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](#)

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



BOMA BEST



BOMA BEST Launches MURB Pilot

BOMA Canada has created a new module that addresses certifying Multi-Unit Residential buildings under the BOMA BEST program. They recently just launched the pilot program to trial the new MURB questionnaire. There are 3 buildings in BC participating from Dodwell Realty Ltd and Gateway Property Management Corp. Once the review from the pilot has been completed we look forward to launching this to all BOMA locals across Canada. Stay tuned for more information!

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](#)

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.

So far, the program has seen 65 graduates throughout BC, and we thought we'd take an opportunity to hear about their experience with the course and how it has helped them in their jobs. Our current interviewee prefers to stay anonymous.



How many projects have you implemented after completing the e-Energy training program?

I've upgraded all our old T12 lights to T8 lights and replaced all our old hot water tanks with new energy efficient tanks. [To read more...](#)

What were the top 3 modules in the training program that you feel benefitted you the most?

It is hard to say as I believe that all of the training was beneficial and you could learn something new from all of the modules, being an immigrant to Canada this course was especially valuable to me, and I would recommend it to all new building operators or skilled immigrants. [To read more...](#)

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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