

BOMA ORLANDO: LEADERS IN SUSTAINABILITY

With sustainability influencing action across the country in every industry, BOMA Orlando has taken the lead as a local resource for the improvement of green measures applied to the field of commercial real estate. With over 250 members to date, BOMA Orlando represents managers of all commercial property types with a mission to advance a vibrant commercial real estate industry through advocacy, influence and knowledge.

The commercial office building industry spends approximately \$24 billion annually on energy and contributes to 18 percent of U.S. carbon dioxide emissions. Energy represents the single largest operating expense for office buildings - typically a third of variable expenses. BOMA Orlando believes that reducing energy consumption and taking other steps to “green” existing buildings helps drive ROI, keeps properties competitive with new constructions, and benefits tenants and the environment alike. As an industry leader, BOMA Orlando has taken upon the responsibility to be at the forefront of the green movement by encouraging their members to break out of the traditional mold through enhanced environmental consciousness. Following suit, BOMA Orlando members have taken significant strides to meet BOMA Orlando’s expectations.

Associate Members Go Green in their Services and Products

BOMA Orlando member ISS, a global provider of facility services, has committed substantial resources to accelerate the implementation of green cleaning practices throughout the buildings they service. To do so, ISS is utilizing environmentally friendly chemicals, processes, and equipment that aid in protecting the environment and the health and safety of their employees, customers, and the community as a whole. Through a well-designed cleaning program, ISS helps reduce harmful exposure for their workers, custodial staff, and the environment. As a LEED certified company through the US Green Building Council, ISS implements green policy through their services by sustainable cleaning systems, employing green cleaning products, the use of cleaning equipment that reduces impact on IAG as well as the proper training of maintenance personnel in the hazards, use, maintenance and disposal of cleaning chemicals. By applying these environmentally positive strategies through green cleaning, ISS has been able to reduced health effects on building occupants, reduced environmental impact of raw material resource use, reduce costs to employers and building owners, all while increasing building occupant satisfaction through increased sense of well-being and increased productivity due to the absence of malodorous chemicals.

Joseph Territo, owner of Territo Electric based in Orlando says, “We need to, as BOMA encourages, collaborate and share our best practices. The marketplace will dictate the right

solution to increasing awareness for sustainable practices.” Territo Electric itself has taken voluntary measures to save energy and is constantly looking for new approaches from industry leaders and other BOMA Orlando members. Some steps they have taken to reduce their carbon footprint is to implement waste recycling, switch lighting to LED and alternative lighting and control, cut down on disposables by utilizing glassware and silverware, and phase change material to moderate A/C usage.

CORE Roofing, one of the most highly regarded commercial roofing companies in the southeast has stepped up to the plate in increasing green awareness in their market. Renewable energy is one of the most critical issues of our time. CORE Roofing has recognized this and has contributed to positioning solar roofing as a proven renewable energy investment. They have also taken substantial initiatives to educate their consumers on Energy Efficiency and how to impact energy usage using certain types of and thickness of insulation as well as highly reflective roof membranes that also gets their consumers rebates with some utility companies such as OUC. Furthermore, certain roofing materials that CORE Roofing removes (such as EPDM, metal, and insulation) are often recycled as opposed to going directly to a landfill bound dumpster.

DeVry University’s Orlando campus prides itself on going above and beyond in achieving sustainability. Rick Baker, property manager at DeVry, said, “Our Home Office policy is to promote sustainability but we need to be reasonable about how we do this and balance budgets/capital with needs and getting green.” When he first got to DeVry three years ago, Baker evaluated the lighting, HVAC, and other crucial systems and rescheduled the HVAC System to run only on the days that we are actually open and cut down the pre-cool and shut down times every day according to the time of year and temperatures expected. Then scheduled the replacement of equipment, 50 ton HVAC Rooftop unit, and used energy efficient equipment. During this replacement DeVry also installed a classroom occupancy sensor so that we do not cool rooms that are not in use. They recently replaced all their lobby and atrium lighting to LED reducing wattage from 175 watts to 23 watts per fixture. They also stage recycling bins in all common areas to salvage recyclable goods weekly. Even measures are taken within the parking lot, checking fixture timers monthly so that they are not burning lights during the day, as it gets lighter throughout the year. Overall, just in one year DeVry’s Orlando campus has reduced their energy bill by 7% usage.

Commercial Real Estate Managers Looking to the Future

It doesn’t stop there. BOMA Orlando’s property managers are taking momentous leaps forward to meet the demands of a greener workplace. At Parkway Properties, they recently replaced the central plant at One Orlando Centre. This investment was significant relative to sustainability as they are decreasing their carbon footprint with state-of-the art chillers featuring industry-leading efficiency ratings (Energy Star certified) and wireless energy management controls employing energy saving technologies. “We took our efforts a step further by installing new cooling towers with a near ‘zero bleed’ water treatment program, significantly reducing water consumption and eliminating the chemicals used to treat the water in an open loop system. Recently having just renovated two full floors at the Citrus Center, over

35,000 SF, Parkway included in the overhaul the installation of energy efficient LED lighting and controls in both tenant suites and in common areas and establishing a new Building Standard Specification Manual specific to the Citrus Center that specifies energy efficient fixtures. Pursuing LEED-EB certification this year, Parkway Properties is looking at all avenues possible to “green up” their buildings by using more environmentally friendly practices in all maintenance activities, including chemicals used by janitorial, landscaping, window washing, installing water saving devices and more.

Only having NNN industrial buildings, East Group Properties has exceeded expectations with twelve buildings that they are currently benchmarking. Nine of these are also designated as BOMA 360 certified which evaluates buildings against industry best practices in 6 major areas: building operations and management; life safety, security and risk management; training and education; energy; environmental/sustainability; and tenant relations/community involvement. They believe it’s an important factor to educate tenants on green cleaning practices, utilizing recycled materials in their tenant improvements, recycling carpet and padding when possible, as well as ceiling tiles and reusing lighting fixtures. Further achievements include establishing a Lighting Alliance Team in 2007, creating a lighting retrofit and standardization to be instituted company-wide, changing warehouse standard lights from metal halide to T5 and T8 fluorescents, LEED Accredited Professional on staff since 2008, and developing future buildings to LEED Certified standards.

Other commercial property management companies have also come forward in adapting green measures in their buildings. CNL Commercial Real Estate currently has five buildings that they benchmark. They have initiated a number of energy saving measures through LED lighting upgrades, VFD installations on fans and pumps, and changing the lamp color which allows a 33% lamp reduction per fixture. Duke Realty also benchmarks five buildings implementing more efficient lighting, CO2 sensors, and installed on demand domestic water pump to make them more sustainable. Cushman & Wakefield, commercial real estate brokers, recently saw a change to LED lights, more energetic efficient A/C, and a complete A/C upgrade in one of their buildings to promote more sustainable technology.

BOMA Orlando’s Promotes Cost-Saving Green Measures

BOMA Orlando members are committed to the future welfare of their communities through the numerous methods they have implemented in their workplaces to promote sustainability. BOMA Orlando continues to provide green resources for their members with the expectation that their members will set goals for their buildings by ultimately reducing their carbon footprint. By executing no and low cost operation and management practices, BOMA Orlando believes that buildings may see a reduction in energy consumption alone of up to 30 percent. In addition to lowering operating costs and enhancing asset value, these measures will improve tenant comfort and satisfaction with better building temperature control and lower absenteeism and increase your tenants’ productivity, resulting in real cost savings for tenants.