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BOMA of Greater L.A. Adopts 7-Point Challenge to Reduce Environmental Impact

BOMA International's L.A. Chapter Ask Members to Accept Voluntary Challenge to Decrease Energy Consumption

(Los Angeles, CA — August 19, 2008) —The Building Owners and Managers Association of Greater Los Angeles (BOMA/GLA) is making a bold call for energy efficiency by adopting BOMA International's transformational "7-Point Challenge," a new energy plan for the commercial real estate sector, for implementation in the Greater Los Angeles area.

The voluntary plan includes seven points for BOMA members to work toward, with the goal of reducing their use of resources. Steps include getting an energy audit, educating staff on proper maintenance and use of equipment, and aiming for a target of decreasing energy consumption by 30% by 2012.

Tenants who are increasingly looking for environmental responsibility on the part of building owners and managers will benefit from reduced energy consumption through better indoor air quality and improved productivity.

There are 4.8 billion commercial buildings in the U.S., totaling 71 billion square feet. The commercial building industry generates as much as 18 percent of greenhouse gas emissions in the U.S, which translates to \$24 billion a year in energy costs.

"We believe buildings can easily achieve a 30% energy reduction, and it is our responsibility as a large and influential organization to be leaders of that effort," said Joseph W. Markling, Chairman of the Board of BOMA/GLA and a member of BOMA International's Executive Committee. "BOMA's 7-Point Challenge has the exciting, large-scale potential to decrease greenhouse gas emissions significantly and save billions of dollars for our industry and the nation," he added.

Last year, Americans saved \$14 billion as a result of adopting ENERGY STAR technology, an impressive 10% improvement over the previous year.

The 7-Point plan for efficiency requests that BOMA members:

1. Continue to work towards a goal to decrease energy consumption by 30 percent across their portfolios by 2012;
2. At least once a year, benchmark energy performance and water usage through EPA's ENERGY STAR benchmarking tool (and share the results with BOMA);
3. Provide education to managers, engineers, and others involved in building operations, to ensure that equipment is properly maintained and utilized;
4. Perform an energy audit and/or retro-commissioning of every building, and implement low-risk, low-cost strategies to improve energy efficiency with high returns;
5. Extend equipment life by improving the operations and maintenance of building systems and ensure equipment is operating as designed;
6. Through leadership, positively impact their community and our planet by helping to reduce their role in global warming; and
7. Position themselves and the industry as leaders and solution providers to owners and tenants seeking environmental and operational excellence.

The implementation of the 7-Point Challenge can begin with such simple measures as making sure that unneeded lights are turned off and systems are running properly. BOMA members are encouraged to first go after the no- and low-cost changes buildings can make, and then to work up to bigger projects.

To assist with bigger improvement projects, in June, BOMA International and the Clinton Climate Initiative (CCI) introduced the new BOMA Energy Performance Contract Model to allow building owners to perform major energy retrofits to the existing building marketplace with a turnkey solution.

For more information on BOMA/GLA's 7-Point Challenge, visit www.bomagla.org.

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About BOMA Greater Los Angeles

BOMA of Greater Los Angeles is a not-for-profit trade association providing an array of services to commercial property professionals, including labor negotiations, legislative and regulatory

advocacy, and professional development. BOMA/GLA represents more than 150 million square feet of commercial real estate in Greater Los Angeles, and is federated with BOMA International. Learn more at www.bomagla.org

About BOMA International

Founded in 1907, the Building Owners and Managers Association (BOMA) International is an international federation of more than 100 local associations and affiliated organizations. The 17,000-plus members of BOMA International own or manage more than 9 billion square feet of commercial properties in North America and abroad. BOMA's mission is to enhance the human, intellectual and physical assets of the commercial real estate industry through advocacy, education, research, standards and information. On the Web at www.boma.org.