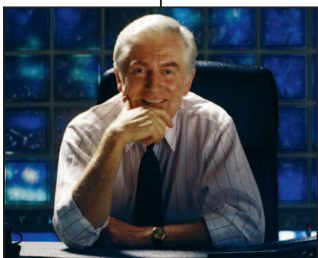
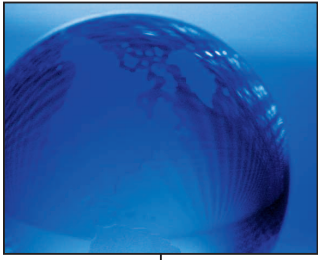


# Put the **POWER** of **Energy Savings** to Work for You!



## Important Facts About the BOMA Energy Efficiency Program (BEEP)

### Did you know...

- The commercial real estate industry spends approximately \$24 billion annually on energy costs and contributes 18% of US carbon dioxide emissions?
- Energy is the largest controllable operating expense for office buildings, typically one third of variable expenses?
- A prevalent misconception in the marketplace is that owners have to spend significant capital in order to reduce energy costs?
- A 30% reduction—which equates to savings of \$7.2 billion and 120 billion pounds less in carbon dioxide emissions (the equivalent of removing 12 million cars from US roadways)—is readily achievable simply by improving building operating standards?

### Would you like to...

- Save energy costs and lower overall occupancy costs in your buildings?
- Make your buildings more competitive, profitable and valuable?
- Improve tenant comfort and satisfaction with better building temperature control?
- Lower absenteeism and increase your tenants' productivity, resulting in real cost savings for tenants?
- Extend equipment life by improving the operations and maintenance of building systems and ensure equipment is operating as designed?
- Extend the value of financial returns beyond energy savings to improve NOI, asset value and tenant comfort?

- Implement low-risk, low-cost strategies to improve energy efficiency with high returns?
- Positively impact your community and your planet by helping to reduce your industry's role in global warming?

Then, the BOMA Energy Efficiency Program (BEEP) is precisely what you need.

### What exactly is BEEP?

The BOMA Foundation, in partnership with the US Environmental Protection Agency ENERGY STAR program, has created an innovative operational excellence program to teach you—property owners, managers and operators—how to reduce energy consumption and costs with proven no- and low-cost strategies for optimizing equipment, people and practices.

*What's more, this joint program will...*

- Develop best practices for operational excellence
- Document success through recognition of participants and properties
- Communicate those successes to our industry and stakeholders.

### Learn in the comfort of your own office!

- Each seminar takes two hours and is delivered conveniently via web-assisted audio seminars. Phone and Internet connection are needed to participate.
- The BEEP series provides information, strategies, technologies, how-to guides and resources for reducing energy and costs.



## 2007 BEEP Audio Seminar Schedule

*Class times are 2:00-4:00pm, EST*

### Thursday, March 15

Energy Efficient Audit Concepts & Economic Benefits

### Thursday, May 17

No- and Low-Cost Operational Adjustments to Improve Energy Performance

### Thursday, August 16

Valuing Energy Enhancement Projects & Financial Returns

### Thursday, October 18

Building an Energy Awareness Program

In addition, a live class will be conducted at **The BOMA International North American Commercial Real Estate Congress®** in July New York City.

*"Experience has shown that sound energy management can play a significant role in enhancing tenant comfort and asset value. BEEP offers valuable insight that can be directly applied to day-to-day practices."*

Brenna Walraven, RPA, CPM, Executive Director,  
National Property Management, USAA Realty Company

Audio Cds of the BEEP courses are also available at  
[www.shop.boma.org](http://www.shop.boma.org).

## Course Content— What You'll Learn

### Energy Efficient Audit Concepts & Economic Benefits

1. Overview of an Energy Audit and Its Benefits
2. How to Inventory Equipment and Determine the Sequence of Operations
3. The Importance of Record Management and How to Review, Compile and Create System Drawings and Records
4. Understanding Energy Loads
5. Where to Start
6. Ways to Verify Performance
7. Sharing of Best Practices

### No- and Low-Cost Operational Adjustments to Improve Energy Performance

1. Operations & Maintenance Measures and Practices to Improve Efficiency Without Capital Expenditures
2. Best Practices from Industry Leaders—Janitorial, Lighting, Maintenance & Preventative Maintenance
3. Metering and Data Loggers
4. Optimizing Energy Management Systems/BAS
5. The Importance and Timing of Re-Commissioning
6. Sharing of Best Practices

### Valuing Energy Enhancement Projects & Financial Returns

1. Overview of Key Concepts – Understanding “Value” and “Financial Returns”
2. Financial Concepts Overview – NPV, IRR, ROI, and Payback
3. How to Sell Enhancements to Owners/Asset Managers/Tenants
4. Case Studies: Lighting Retrofit, Variable Speed Drives, EMS
5. Sharing of Best Practices

### Building an Energy Awareness Program

1. Key Components and Importance of an Awareness Program for Tenants, Owners, Brokers, and Asset Managers
2. BEEP and ENERGY STAR Recognition Opportunities
3. How to Create a Communications Plan
4. How to Create a Project Case Study
5. Overview of Tools & Resources
6. Sharing of Best Practices