

INTRODUCING

# BOMA 360 PERFORMANCE PROGRAM<sup>®</sup>

## Recognizing Excellence in Building Operations and Management

BOMA International is pleased to announce the development of a groundbreaking new program to recognize the industry's best practices in building management and operations – the BOMA 360 Performance Program<sup>®</sup>. This online application, which is reviewed against industry best practices, evaluates the six major areas of building operations and management and benchmarks a building's performance against industry standards. The 360 Performance Program provides a tool that real estate professionals can use to demonstrate to owners, tenants and prospective tenants that their buildings are managed to the highest standards of excellence.



Visit [www.boma.org](http://www.boma.org) for more information.



## THE BOMA 360 PERFORMANCE PROGRAM EVALUATES THE FOLLOWING OPERATIONS AND MANAGEMENT PRACTICES:

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### Building Operations and Management

- Use of the BOMA Floor Measurement Standard
- Financial Management
- Insurance
- Green Purchasing

### Life Safety/Security/Risk Management

- Emergency and Disaster Preparedness and Recovery Plan
- Automated External Defibrillators in Buildings
- Established Emergency Communication Network with Contiguous Properties and Law Enforcement
- Code Compliance – Certificate of Occupancy or Business License – federal, state and local
- Fire and Life Safety Systems Inspected and Certified Annually

- Evacuation Drills Conducted at Least Annually
- Written Security Procedures Manual
- Access Control and Surveillance Systems
- ADA Compliance Plan

### Training and Education

- Professional Designations
- Licensing
- Continuing Education/Professional Development
- Professional Development Plan
- Professional Memberships
- BOMA Education and Events
- TOBY Participation

### Energy

- ENERGY STAR® Benchmarking
- ENERGY STAR® Products for Building and Tenants

- Building Energy Management
- Energy Audit/System Commissioning/ Re-Commissioning
- 7-Point Challenge Acceptance

### Environmental/Sustainability

- Waste Management and Recycling Policies
- Indoor Air Quality
- Green Cleaning
- Exterior Maintenance Management
- Water Management
- Traffic Reduction Initiatives

### Tenant Relations/Community Involvement

- Community Impact
- Tenant Relations/Tenant Communication
- Advocacy on Industry-Related Issues

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There are four mandatory criteria that must be met to be eligible to apply for the 360 Performance Program. These are:

- Standard Operating Procedures Manual
- Preventive Maintenance Program
- Participation in the BOMA International Experience Exchange Report or IREM's Income/Expense Analysis Report. Note, IREM Survey participation will only be accepted for the initial application.
- Benchmark energy usage through EPA ENERGY STAR's Portfolio Manager

### How to Apply

Applications for the new BOMA 360 Performance Program are made via the BOMA International Web site at [www.boma.org](http://www.boma.org). Applications may be submitted at any time during the year, with designations awarded and announced quarterly. The program is open to both BOMA members and non-members. The applicant will complete an online application, which is reviewed against industry best practices, and must achieve the required number of points to

receive the BOMA 360 Performance designation. The application fees are tiered based on building square footage and range from \$750 for a building less than 100,000 sq. ft to \$1,500 for a building over 600,000 sq. ft. Non-member application fees are higher. A BOMA 360 Performance Building must re-apply every three years to maintain the building's designation.

Buildings achieving the BOMA 360 Performance designation will receive a plaque to display on their building, be recognized in a directory of BOMA 360 Performance Buildings on the BOMA International website and through press releases and other announcements, and may use the BOMA 360 Performance Program logo on their letterhead, business cards, marketing and other collateral materials.

### Special Notice for TOBY winners

The Outstanding Building of the Year (TOBY®) winners at the regional level, beginning in 2010, will be recognized as having achieved the minimum points required in as many as four of the six sections of the application.