

December 2009

Mailing Address

BOMA Newfoundland
and Labrador Inc
P O Box 841
St. John's
NL, A1C 5L7

Phone: 709-722-8765
Fax: 709-726-1549

E-mail:
mail@bomanl.com

Web Site:
www.bomanl.com

Inside this issue:

- BOMA AGM **2**
- Pandemic Report **3**
- BOMA Canada **4**
Launches new
BOMA BEST
- 2009 BOMA Can- **5**
ada National Award
Winners
- Welcome to New **6**
Members

PRESIDENT'S MESSAGE — Kim Saunders

Another successful year for BOMA Newfoundland and Labrador thanks to the hard work of your Board of Directors and the participation and support of you the members. Through the success of our first ever Industry Awards program in June we were represented at the BOMA National awards at BOMEX Montreal in Sept of this year by four member companies. Unfortunately we didn't bring home the gold this year, but hey, it was an honour to be included amongst some of the best buildings and best firms in the country. Perhaps next year!

BOMEX Montreal was a huge success. From the historic setting in old Montreal, to the top notch speakers and educational sessions, and a fabulous line up of entertainment, we were blown away by how BOMA Montreal was able to provide us with such an outstanding program during such difficult economic times. Hats off to BOMA Montreal! An inspiration to us all!

In March of this year Nada Sutic, BOMA Canada's Manager - Environmental Practices and Program Initiatives, joined us to provide valuable information on making your office buildings more energy efficient and environmentally friendly the BOMA BEST program, an event sponsored by The Department of Environment and Conservation. BOMA Canada has since rolled out modules for the

certification of **shopping centres, open-air retail and light industrial properties**. We look forward to seeing some of our local retail owners reach BOMA BEST certification. For more information on the BOMA BEST check out the web site at www.bomabest.com.

BOMA Canada also recently released the first comprehensive national report on the energy and environmental performance of BOMA BEST certified office buildings in Canada. The BOMA BEST Energy and Environmental Report (BBEER) examines data gathered through the program regarding energy and environmental performance of existing buildings, trends and targets for energy performance and trends that warrant further investigation. With more than 450 office buildings and 132 million square feet having achieved Levels 2, 3 and 4, BOMSA BEST has more energy and environmental third-party verified data for existing buildings than any other program in North America. Copies of the report can be purchased at the BOMA BEST website.

To assist Canadian commercial real estate companies in making pandemic planning an integral part of their disaster preparedness plans and policies, BOMA Canada and a Task Force of key industry leaders have been developed a Pandemic Planning Guide for Commercial Buildings

as well as a Pandemic Planning Tool Kit available at <http://www.bomacanada-pandemic.ca/> BOMA Canada has taken its Pandemic program a step further by developing a series of webinars designed to assist you in facing the future with confidence. [BOMA Canada's Pandemic Planning webinar series](#) provide **the only industry-specific training in Canada**. Learn the best ways to anticipate and combat a range of potential scenarios.

A recent visit by Ralph Dunham of Marsh Canada, strategic partner of BOMA Canada on the Pandemic Program brought home just how significant an impact the H1N1 could have on our buildings, our staff and our tenants. Make sure you and your team are properly prepared. Show tenants how proactive you are by gaining the skills and using the tools to make the most of your preparations.

BOMA Canada's pandemic planning webinars are presented in five interconnected segments. An overview gives the introduction to the process, while four more integrated modules provide further critical detail. Check it out on the BOMA Canada website.

GOLD SPONSOR HIGHLIGHT

BOMANL is proud to welcome Honeywell Building Solutions as our Sponsor for 2009!

Honeywell International is a diversified technology and manufacturing leader, serving customers worldwide with aerospace products and services; control technologies for buildings, homes and industry; automotive products; turbochargers; and specialty materials.

Whether you're flying on a plane, driving a car, heating or cooling a home, furnishing an apartment, taking medication or playing a sport, Honeywell products touch most peoples' lives everyday. We are building a world that's safer and more secure ... more comfortable and energy efficient ... more innovative and productive.





*December Breakfast & Annual General Meeting
Admirals Green (Pippy Park)*

Thursday, December 10, 2009
8:00 a.m Breakfast
8:30 a.m Presentation
9:00 a.m Annual General Meeting

Newfoundland & Labrador Lets Make 2010 a Year to TAKE CHARGE
Peter Upshall Energy Management Engineer

During this breakfast session Mr. Peter Upshall, Energy Management Engineer, with the Take Charge team will provide an overview of various Take Charge Energy Savers Programs available to owners of small and medium-sized buildings in the commercial and institutional sectors. Please join us for this informative session that will outline how you can take advantage of these programs. Directly following Mr. Peter Upshall's presentation BOMA NL will hold its Annual General meeting for 2009.

Cost \$35.00 plus HST Members
 \$40.00 plus HST Non-Members

Payable in advance by Cash, Check, Visa, or MasterCard

Are you missing feet in your building?
 We know where to find them.



Incorrectly measured floor areas in your building can mean a substantial loss of revenue over extended lease terms.

We can increase your profitability by providing you with accurate records of your rentable areas.

- Laser measured floor plans
- Area summary spreadsheets
- Certified tenant areas
- Stacking plans

tel. 709.576.8612
 fax. 709.579.5163
 email dgreening@phbgroup.com
www.phbgroup.com



All records are available in an interactive web-based format.

Sponsored by:

Honeywell

Commercial Buildings in a Pandemic: What's the Plan?

We take them for granted, but most of us enter commercial buildings just about everyday.

A workplace, government office, a mall. What if they are not prepared for a pandemic?

Toronto: Good planning is always about being as ready as you can be for a potential event. That's a lesson that BOMA Canada took seriously when it assembled a group of industry professionals to help develop their Pandemic Planning Program. The Association announced today – just in time for flu season – the addition of the Tenant Communication Template to their comprehensive Pandemic Planning website for BOMA members and other stakeholders in the Canadian commercial real estate industry.

The Pandemic Planning website (www.bomacanadapandemic.ca) was developed to help the industry locally manage building operations in the case of a pandemic, not just H1N1. The original idea for the program came right after the SARS outbreak in 2003 where the possible impact of a pandemic was clearly seen. The website offers a Pandemic Planning Guide, a Property Manager's Toolkit, plus communications templates that can be used to reach the public, tenants and staff.

"The National Industry Pandemic Planning Task Force considered a range of issues impacting property managers in developing the Pandemic Planning Program," says Cheryl Gray, Chair of the Task Force. "With the addition of the tenant communication template to the website, we believe the industry has a complete toolbox to help them prepare, and manage their operations when faced with

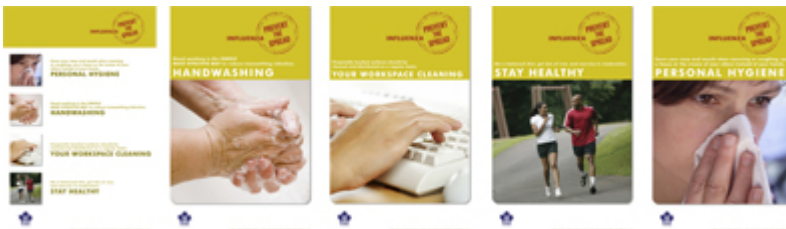
challenges such as those brought on by a pandemic. Nevertheless, while the comprehensive Guide and Toolkit are more than sufficient for pandemic planning purposes today, the Task Force is also reviewing the documents and will publish any appropriate enhancements to the Plan by the end of the year."

The Pandemic Planning Program is also offering a series of training webinars. The next webinar, will cover **Pandemic fundamentals and the current global influenza situation** and take place on October 27th, 2009 at 1:00 PM Eastern. Ralph Dunham, Senior Vice President, Risk Consulting -Business Continuity Practice of Marsh Canada will be the presenter. Please go to www.bomacanadapandemic.ca to register.

BOMA Canada is also encouraging members and the public take a FAST approach to H1N1 by:

Frequently washing your hands
Avoid sneezing or coughing on your hands, use your sleeve
Stay at home when sick
Talk to a health professional when you experience flu-like symptoms

The Building Owners and Managers Association (BOMA) of Canada is the voice of the Canadian commercial real estate industry with over 2,500 members in regional associations across Canada. On behalf of the building owners, managers, developers, facilities managers, asset managers, leasing agents, brokers, and the product and service providers to over 1.9 billion square feet of commercial real estate in Canada, BOMA Canada addresses issues of national concern, and promotes excellence in the industry through information, education, advocacy and recognition.



Sponsored by:

Honeywell

BOMA Canada launches new BOMA BEST Energy and Environmental Report

Nada Sutic, Manager, Environmental Initiatives, BOMA Canada



The Building Owners and Managers Association of Canada (BOMA Canada) is pleased to announce the launch of its new BOMA BEST Energy and Environmental Report (BBEER). The report is based on the extraordinary success of BOMA's Building Environmental Standards (BEST) program, with 1300 buildings across Canada having achieved certification since 2005. The BBEER summarizes the energy and environmental data for 450 office buildings at BOMA BEST Levels 2, 3 and 4 (70%, 80% and 90% scores overall).

As a result of this widespread adoption of the leading environmental certification for existing buildings, BOMA Canada has compiled more energy and environmental third-party verified data – representing more than 132 million square feet of space – than any other program in North America for the 2005 to 2009 time period.

The purpose of the BBEER is to examine the data gathered from February 2005 to June 2009 to provide a snapshot for the Canadian commercial real estate industry and its stakeholders regarding the energy and environmental performance of existing office buildings; the energy and environmental trends in office buildings as well as targets for energy performance as well as any areas or trends that warrant further investigation by BOMA Canada or other similarly interested organizations.

The report's key findings indicate a steady increase in BOMA BEST scores each year showing that the program plays a significant role in improving the performance of Can-

ada's commercial building stock. BOMA BEST levels provide a meaningful representation of annual energy consumption intensity, where buildings at the highest level of certification – BOMA BEST Level 4 – have the lowest average annual energy intensity of 19 equivalent kilowatt hours per square foot (ekWh/sqft). The overall average for BOMA BEST certified buildings is 31.5ekWh/sqft, which is 11-25% lower than other reported averages. The BBEER report also provides values by building size, age and region. In addition, the report identifies the percentage of buildings that have implemented retrofits, energy or water efficient features and have strong environmental management practices and policies in place.

The new BOMA BEST Energy and Environmental Report can be ordered online at www.bomabest.com. In keeping with its commitment to environmental responsibility, BOMA has made arrangements for each copy ordered to be printed on-demand by local printers to reduce waste and carbon emissions.

BOMA BEST is a national program launched by BOMA Canada in 2005 to address an industry need for realistic standards for energy and environmental performance of existing buildings based on accurate and independently verified information. BOMA BEST has evolved from simply identifying best practices to providing common standards, online educational and assessment tools, independent data audits and a four-level certification program. More than 1200 buildings in Canada have current BOMA BEST certifications. Visit www.bomabest.com to learn more.

2009 BOMA Canada National Awards Winners

The Chair of BOMA Canada, Ian M. Stewart, offered his congratulations to all finalists, each of whom has already been an award winner at the local level, "BOMA Canada's national awards program recognizes the very best of the dynamic Canadian commercial real estate industry," Stewart said. "These awards acknowledge the special efforts made by those in the industry whose leadership and hard work set new benchmarks and define the shape of things to come."

The Office Building of the Year (TOBY) Awards salute the stars of the commercial real estate industry, recognizing excellence in property management, operations, resource conservation, environmental awareness, leasing and building design, customer service and innovation.

The **Earth Award** is BOMA Canada's recognition of excellence in resource preservation and environmentally sound commercial building management. The BOMA Canada Earth Award for 2009 is presented to a building that has made significant efforts to address environmental issues faced by both older and newer buildings.

BOMA Canada's **Pinnacle Awards** recognize companies that represent a standard of excellence to which all BOMA members and their employees should aspire. The Pinnacle Awards recognize innovation, teamwork, outstanding service and commitment to clients.

The **Chairman Award** is bestowed on an individual for longstanding leadership and/or for a particular achievement in servicing our association and our members, it represents a record of dedication, of excellence, and of significant contribution to BOMA Canada and the commercial real estate industry.

Congratulations to 2009 TOBY Award Winners:

Under 100,000 square feet:

Hunt Club Crossing, Ottawa, Ontario

100,000 – 249,999 square feet:

Manulife Place, Vancouver, British Columbia

250,000 – 499,999 square feet:

2001 University Montréal, Québec

500,000 – 1 million square feet:

E-Commerce Place, Montréal, Québec

Over 1 million square feet:

Constitution Square, Ottawa, Ontario

Renovated: The Cadillac Fairview Tower, Toronto, Ontario

Industrial: Kennedy/Kenway Business Park, Mississauga, Ontario

Historical: Pembroke Courthouse, Pembroke, Ontario

Corporate: Robert S. K. Welch Courthouse, St. Catharines, Ontario

Government: Red River Road Government Building, Thunder Bay, Ontario

Suburban – Low Rise: Crestwood Corporate Centre Richmond, British Columbia

Suburban – Mid Rise : Centre de la Cité Pointe-Claire Pointe-Claire, Québec

EARTH AWARD: Gulf Canada Square, Calgary Alberta

PINNACLE AWARDS :

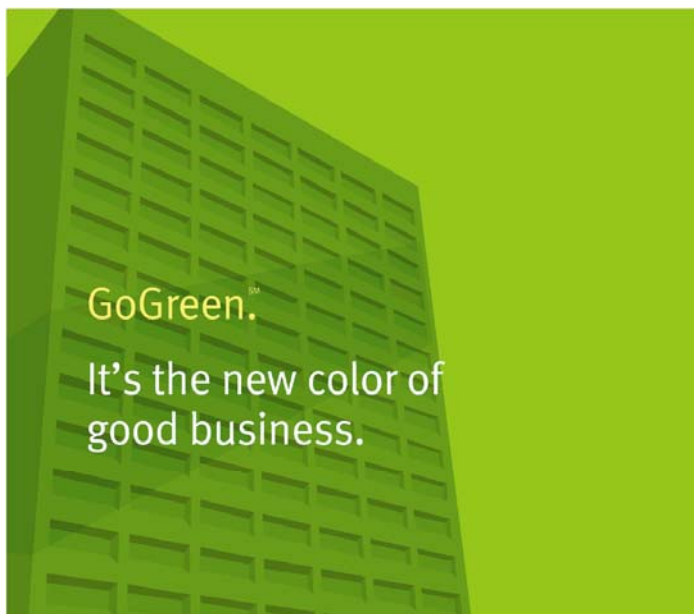
Above & Beyond- Allen Maintenance Ltd., Ottawa, Ontario

Customer Service - Bentall LP, Calgary, Alberta

Innovation - Bentall LP, Toronto, Ontario

Chairman's Award: Chuck Stradling, Toronto Ontario

Winners of this BOMA Canada's National Awards may be eligible to compete in the International Awards, which will be announced at BOMA International's Annual Convention, June 26-29, 2010, in Long Beach, California



Green cleaning can mean healthier buildings and occupants. Recognizing that you're busy and your time is at a premium, we've made switching to green cleaning as simple as a phone call. We're dedicated to making the world a better place and making the decision to go green easy.

Visit www.gogreenwithclean.com for more information.



Welcome
New
Members!
QuadraTec Inc

Get money back with Energy Savers Rebates

Make smart energy choices in your home and get money back with takeCHARGE Energy Savers Rebate Programs.

From insulation, to programmable thermostats, to ENERGY STAR[®] windows, you can save energy and save money!

To learn more about takeCHARGE Energy Savers Rebate Programs, visit takechargenl.ca, or your local building supply store.



Sponsored by:



Mission Statement
To actively represent our industry through education, advocacy, exchange of ideas and the fostering of relationships amongst professionals who own, manage or support commercial real estate in Newfoundland and Labrador.

We're on the web!
www.bomanl.com

BOARD OF DIRECTORS

President
Kim Saunders
Eastport Properties

Executive Director
David Kirkland

Vice-President
Wayne Purchase
Martek Morgan Finch

Director
Angela Nossereau
Fortis Properties Corporation

Director
Deanne Lee
Power Vac Disaster Kleenup

Secretary/Treasurer
Tom McCaughey
ServiceMaster Clean

Director
Dana Penney
Pinnacle Engineering Ltd.

Director
Joanne Hayes
Altus Group Inc.



Advertising Opportunities

The BOMA NL Newsletter is published four times per year.

Advertising space is available at the following rates:

	Members	Non-Members	
Business Card	\$25.00	\$75.00	per issue
1/4 Page	\$50.00	\$100.00	per issue
1/2 Page	\$75.00	\$125.00	per issue