



BOMA HAWAII

Building Owners and Managers Association

**REPORT OF THE
SUMMIT MEETING ON SUSTAINABILITY
IN COMMERCIAL REAL ESTATE**

**A CONSENSUS REVIEW OF THE ACTIVITIES OF
BOMA HAWAI'I SUSTAINABILITY WEEK
FOR COMMERCIAL REAL ESTATE**

MAY 5 – 9, 2008

HONOLULU, HAWAI'I

BOMA HAWAI'I SUSTAINABILITY SUMMIT 2008

TABLE OF CONTENTS

Executive Summary	3
Action Items.....	4
Brainstorming Results.....	6
Technical Ideas	6
Policy Ideas.....	6
Financial Ideas	6
Sustainability Week Events	8
Platinum Sponsors	10

BOMA HAWAI'I SUSTAINABILITY SUMMIT 2008

EXECUTIVE SUMMARY

BOMA Hawai'i offered Sustainability Week for Commercial Real Estate to business, government, and residents of the Islands in an effort to inform and educate the Commercial Real Estate Industry on the methods and advantages of adopting sustainable practices.

At the conclusion of the week-long event, BOMA Hawai'i, with the support of Hawaiian Electric company (HECO) and the Platinum Sponsors of the Week, hosted a summit meeting of participants to brainstorm ideas coming out of the week, and to develop a list of action items that would advance sustainability in the Commercial Real Estate Industry. The objectives of the summit included the following:

- Bringing together Hawai'i leaders in real estate and sustainability for meaningful dialog
- Facilitating the formulation of a list of action items to promote and accelerate adoption of sustainable operations practices in commercial real estate

Participants in the summit included leaders from other real estate associations, technical associations, property managements companies and vendors to the industry. This report represents the work of that summit meeting, including a consensus list of seven action items on sustainability.

Key among the action items was consensus that Sustainability Week 2009 should be a joint effort of multiple associations that play a role in commercial real estate, and that those same associations form a steering committee to see that the recommended action items are implemented over the coming months.

Respectfully Submitted By:



George Benda
Chair, BOMA Hawai'i Sustainability Week for Commercial Real Estate
Member, Board of Directors, BOMA Hawai'i
Chairman and CEO, Chelsea Group, Ltd.

ACTION ITEMS

1. Develop a “Road Map” of green initiatives for building owners and managers
 - a. The document should be in a short and easy to follow format
 - b. It should build on Hawai‘i Green Business’s “green business office and retail checklist”
 - c. Participating associations should distribute widely to building owners and managers and the general public
 - d. Promotion should also include the BOMA Hawai‘i Energy Efficiency Program booklet
2. Establish a task force of building engineers and other engineering and technical professionals from the associations to review and recommend guidance for building operating parameters for sustainability specific to Hawai‘i
 - a. The task force should encourage discussion of practical implementation of sustainability measures in building operations
 - b. The guidance produced should be simple and clear statements of good practice on such issues as temperature and humidity, control methods, and performance expectations
 - c. The guidance should be used to educate property managers, leasing agents, tenants and the public on expectations of what environmental conditions should be expected in a commercial building
3. Initiate an industry working group on establishing standard lease, vendor, and related language for integrating sustainability into commercial real estate business practices
 - a. The working group should build on national efforts to develop standard leasing and vendor contract language related to sustainability, adapting it to local needs in Hawai‘i
 - b. The working group should, if possible, include representatives of all aspects of the real estate industry in relevant discussions
4. Encourage State and counties to adopt the current model energy codes (IEEE 2006)
 - a. Develop a collaborative effort among government relations committees of the participating associations to present consolidated information and encouragement to governmental leaders
5. To educate members and public set up a Sustainability Initiatives award program
 - a. The program should celebrate progress on sustainability at participating sites and in the industry as a whole
 - b. The program should be used to help develop case studies for educational purposes

BOMA HAWAI‘I SUSTAINABILITY SUMMIT 2008

- c. The program should incorporate and encourage cooperation between building owners and managers and vendors
 - d. The program should build on and cooperate with the State awards program, rather than invent something new
 - e. The program should incorporate events and promotion to make the public aware of industry efforts and further promote sustainability in the community
6. Develop an outreach program for implementation by the associations to educate and promote sustainability among tenants in commercial properties
- a. Define and provide a “Road Map” of green initiatives that can be applied by tenants in commercial buildings to make their space and activities more sustainable
 - b. Develop a model award program that individual commercial property managers can implement to encourage tenants in their building to move forward on sustainable practices
 - c. Develop an industry model for encouraging tenant organizations to share ideas and suggestions with building owners and managers on sustainability efforts their own organizations may have initiated
7. Coordinate the resources of various associations to optimize the value and avoid duplication of effort in promotion of sustainability in the commercial real estate industry
- a. Coordinate Sustainability week so all of the industry associations participate
 - b. Form a committee of president-elects of associations to steer and monitor the implementation of these action items for the industry

BRAINSTORMING RESULTS

TECHNICAL IDEAS

1. Develop case studies of technologies and programs for greening
2. Encourage bike rack and shower approach for commuters
3. Promote green cleaning through development of base standards for vendor and tenant agreement
4. Develop “cheat sheet” “Road Map” of instant winner green initiatives
5. Develop guidance for building operations to maintain good temperature and other indoor conditions, how to keep controls in tune
6. Promote the HECO retrocommissioning rebate to the industry
7. Directory of sustainability resources for implementation of projects for commercial real estate – on line, look at existing efforts
8. Encourage use of ASHRAE’s new technical documents on energy and green

POLICY IDEAS

1. Education of end users and management of buildings
2. Coordinate Sustainability week so all of the industry associations participate
3. Educate tenants on how to contribute
4. Encourage city to consider bike paths and showers for commuters instead of new roads
5. Encourage building policies on green cleaning
6. Encourage adoption of the principles of the BOMA 7 Point Program
7. Operate buildings 30% better than average (Energy Star)
8. IREM is in the policy direction with education
9. Educate owners about ways to realize return in transaction from longer term payback items
10. Look at how Hawai'i clean energy initiative can bring benefit to commercial real estate

FINANCIAL IDEAS

1. Encourage Hawai'i corporations to demand green from the industry
2. Encourage, offer legislation for city and state to incentivize green
3. Educate the industry on rebates and other incentives
4. CCIM is looking at transactions and market issues

BOMA HAWAI'I SUSTAINABILITY SUMMIT 2008

5. Encourage leasing and buy/sell transaction property condition assessments (PCA) to include sustainability
6. Encourage owners to look at longer term payback items and ways to recover their investments upon disposition of properties

BOMA HAWAI‘I SUSTAINABILITY SUMMIT 2008

SUSTAINABILITY WEEK EVENTS

HIGHLIGHTS

- Seven significant learning opportunities
- Five great lunches
- Over 200 participants

EVENTS

- **Monday May 5, 2008:**
 - LEED-NC Exam Prep Class, all day
 - Presented by Charlie Popeck, Green Ideas
 - Hawai‘i Prince Hotel
- **Monday May 5, 2008:**
 - “Green Roofs: Architectural Experience and Opportunities”
 - Presented by Bernie Wonneberger of WJE
 - Sponsored by WJE
 - Davies Pacific Center, 11:30 – 1:30
- **Tuesday May 6, 2008:**
 - BOMA Membership Luncheon
 - “Making your Operations More Sustainable”
 - Presented by Charlie Popeck of Green Ideas
 - Hawai‘i Prince Hotel, 11:30 – 1:30
- **Wednesday May 6, 2008:**
 - Green Boutique specialty trade show
 - Ali‘i Place, 11:30-1:30
- **Wednesday May 6, 2008:**
 - “Practical Sustainability in Existing Buildings”
 - Presented by George Benda, Chelsea Group
 - Ali‘i Place, 11:30-1:30

BOMA HAWAI‘I SUSTAINABILITY SUMMIT 2008

- **Thursday May 7, 2008:**
 - LEED-EB Exam Prep Class, all day
 - Presented by Charlie Popeck, Green Ideas
 - Hawai‘i Prince Hotel
- **Thursday May 7, 2008:**
 - “Industry Trends in Sustainability”
 - Presented by Nestor Longboy, CBRE
 - Bishop Square, Pauahi Tower, 11:30-1:30
- **Friday May 8, 2008:**
 - Summit Meeting on Sustainability in Commercial Real Estate
 - Facilitated by George Benda, Chelsea Group
 - HECO Training Center, Bishop Square ASB Tower, 11:30 – 1:30

BOMA HAWAI'I SUSTAINABILITY SUMMIT 2008

PLATINUM SPONSORS



Premium
Incorporated