



# NEWSLINE

JANUARY : TWO THOUSAND THREE

## BOMA Energy Program is Electrifying Success

It pays to be a BOMA member! Working together with BOMA's Energy Program Coordinator, Sid Pelston, BOMA of Greater Los Angeles negotiated an agreement with the California Energy Commission to pay rebates to BOMA members who made buildings energy efficient.

The result of this program will be to produce rebates during the year 2002, for 51 existing BOMA members and 53 new members of \$2.6 million.

David Thompson of Jones Lang LaSalle at 707 Wilshire Blvd. commented, "The BOMA energy rebate made the difference whether we would complete our window film project. It was a powerful demonstration of BOMA's value." Mike Toman of Ralphs Grocery, who joined BOMA to take advantage of the program, stated, "We never before had a reason to look at the benefits available through BOMA. This rebate program is an extraordinary example of membership's value." Ron Price of Insignia/ESG was able to take advantage of the program for several properties, and said, "We have completed many energy projects and used many utility rebates. This program was the most responsive and dynamic." Tom Tolan of Lowe Enterprises exclaimed, "Your program made us look really good, by coming up with rebate dollars, when everyone believed there weren't any for our projects. It pays to be a member."

Jim Nagle, Managing Director of CB Richard Ellis stated, "Your program not only produced rebates, but it led to many projects that otherwise wouldn't have happened. You helped us quantify the opportunities and then guided us through to their completion - much to the delight of my clients." Jeff Gunther of Charles Dunn Real Estate Services said, "Your program and its personnel became an invaluable resource to us in identifying and implementing opportunities to reduce

energy cost and receive very attractive rebates. It is another example of the value you bring to members."

Richard Welles, BOMA/GLA Chairman, adds his comment, "We are changing the way an association thinks and acts. We are securing opportunities for our membership that individual companies might not be able to find on their own. This will leverage our members' power to secure more favorable offers from suppliers and help our buildings reduce operating costs and increase net operating income."

In addition to structuring and securing the funding with the CEC, and acting as Program Manager for the rebate funding, Sid Pelston assisted BOMA members in identifying energy savings opportunities, securing contractors, and completing projects, including lighting retrofits, window film, variable frequency drives, carbon monoxide sensors, power factor correction, air conditioning upgrades, motor replacements, lighting voltage control, natural lighting, cool roofs, thermal storage, and carbon dioxide sensors; projected to produce approximately \$8 million in annual savings.

For information and assistance in learning of rebate opportunities, innovative energy efficiency technologies, and guidance in energy saving strategies, contact: Sid Pelston, BOMA Energy Program Coordinator, at (310) 306-4426, fax to (310) 306-7966, or email at [spelston@energyinnovation.net](mailto:spelston@energyinnovation.net). Also get information at [www.energyinnovation.net](http://www.energyinnovation.net)

## BOMA California Legislative Year-End Summary

This year was an extremely busy one for BOMA California. Over 30 bills were actively lobbied and numerous regulatory matters followed at the California Public Utilities Commission (CPUC) by Les

Spahnn, our advocate in Sacramento. Here are the highlights of this year's legislative successes.

**SB 1466 (Alarcon)**, a measure sponsored by organized labor, would hold liable any entity which awards a contract for any one of a number of specified jobs, including janitorial and security services, if the awarding party knew, or should know, the contract's terms were insufficient and would impede the contractor's ability to comply with state labor laws. BOMA Cal opposed SB 1466 because it forced the building owner or manager to become a labor detective, subjected them to

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## BOMA of Greater Los Angeles and IREM Los Angeles—Our First Date!

Joining together for the first time, the two organizations are sponsoring the IREM/BOMA 9<sup>th</sup> Annual Forecast Breakfast, January 16, 2003 at the Millennium Biltmore Hotel.

The list of speakers is a "Who's Who in Los Angeles Real Estate." It was a real coup to convince Jim Travers, President of

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