



BOMA CONNECTION

STATISTICS



Intelligent
Real Estate Solutions

Edmonton Office Vacancy Q3 - 2008

OFFICE VACANCY
(Citywide): 5.20 %

CENTRAL BUSINESS DISTRICT
(Financial & Gov't): 4.80 %

CENTRAL BUSINESS DISTRICT
Financial Vacancy: 4.00 %

- AA 2.70 %
- A 2.30 %
- B 4.10 %
- C 23.80 %

Gov't Vacancy: 5.90 %

- A 8.70 %
- B 2.30 %
- C 4.50 %

Suburban Office Vacancy
(All market areas): 6.00 %

- A 5.90 %
- B 5.50 %
- C 7.80 %

EDMONTON OFFICE SPACE
ABSORPTION YTD 2008

City Wide: 848,761 ft²

Downtown: 26,023 ft²

Suburban 822,738 ft²

2008 BOMEX CANADA NATIONAL AWARD WINNERS

The Chair of BOMA Canada, Ian M. Stewart, offers his congratulations to all national winners, 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 the property management, operations, resource conservation, environmental awareness, leasing and building design, customer service and innovation.

(Ian M. Stewart, Darcy Armstrong, Carole Lajoie) Congratulations to GWL Realty Advisors for winning two TOBY Awards! The Forestry Building won the TOBY Award in the 100,000-249,999 square feet category while Commerce Place secured the win for buildings over 1 million square feet.

Winners of BOMA Canada's 2008 National Awards may be eligible to compete in the International Awards, which will be announced at BOMA International's Annual Convention on June 28-30, 2009 in Philadelphia, Pennsylvania.

100,000 – 249,999 square feet



The Forestry Building
Edmonton, Alberta
Owner: British Columbia Investment Management Corporation (bcMCI)
Manager: GWL Realty Advisors
Architect: Bittorf – Holland – Christianson Architects

Over 1 million square feet



Commerce Place
Edmonton, Alberta
Owner: bcMCI Realty Corp.
Manager: GWL Realty Advisors
Architect: Schmidt, Feldborg, Groll, Henderson

WELCOME TO BOMA BEST

This year marks an evolution in BOMA Canada's green building certification initiatives.

The BOMA Go Green and Go Green Plus programs have been remarkably successful. We've now updated these into a streamlined certification, called BOMA BEST. Since launching Go Green and Go Green Plus in 2005, BOMA has certified over 800 commercial buildings and counts major corporations such as Cadillac Fairview, Bentall Real Estate, SNC Lavalin Profac and GWL Realty Advisors as satisfied participants.

Public Works and Government Services of Canada adopted Go Green plus as the standard for all of its existing buildings.

Provincial government agencies including Alberta Infrastructure and the Ontario Realty Corporation are also using BOMA's certification program for their buildings.

BOMA Go Green and Go Green Plus participants have seen significant and quantifiable improve-

ment in their environmental management. On average, BOMA certified buildings use 11% less energy and 18% less water than the industry standard. We estimate that the first 200 buildings certified under Go Green Plus now save a combined total of 333 million kilowatt hours (equivalent to 37,000 homes heated by electricity) and 1 million litres of water, per year.

BOMA BEST integrates Go Green and Go Green Plus to build on this success and provide an even better program for the industry. The new program features four possible levels of certification, enhanced accessibility and a simplified application procedure.

These improvements will better serve Canada's real estate industry, facilitation performance improvement and helping building owners and managers to reduce their carbon footprint. Very simply, BOMA BEST is an efficient, affordable way to make buildings more ecologically friendly and to cut costs.

Participants are fully engaged in the program, for beginning to end. They evaluate their own facilities through our online questionnaire, assess their environmental management and learn what best practices they can implement to improve performance. All buildings that achieve certification are assessed for compliance and accuracy by a third-party verifier during a site visit.

BOMA BEST currently focuses on commercial buildings, but new criteria are being developed for shopping centres, industrial and retail strip developments and multi-unit residential properties. Pilot projects will be underway in the Toronto area for shopping centres and industrial and retail strip developments in October. Watch for these new parts of the program in 2009.

Further details on the program are available at:
www.bomabest.com.



EPCOR TOWER—A SUSTAINABLE SOLUTION



Photo and article provided by:
Ursula Boraas, Colliers International

Ground has been broken on Qualico's EPCOR Tower, the first phase of Station Lands -- one of the most anticipated urban developments in Downtown Edmonton, encompassing four city blocks and 9.15 acres. Represented by Colliers International, EPCOR Tower -- a 625,000 square foot building, will be completed to a minimum LEED (Leadership in Energy and Environmental Design) Silver certification. Nearly half of the building space will be the new home for EPCOR's head office.

"At Station Lands we'll feature a full range of strategies from encouraging the use of alternative transportation by providing alternative vehicle and bicycle parking and showers to incorporating green roofs. Specifically selected technologies, fixtures and equipment will reduce water use by a minimum of 20 percent while natural preheating and pre cooling for air handling and

recapturing exhaust heat will reduce equipment size and energy consumption," says Kenneth Cantor, commercial manager for Qualico.

Green roof areas or exterior balconies will be enjoyed on every floor. State-of-the-art systems are being installed to ensure the reduction of energy consumption. Triple-glazed windows will be installed which will eliminate the need for perimeter heating and also reduce the size of air handling equipment. The building will boast 14-foot ceiling heights, maximizing interior light penetration.

EPCOR Tower is beautifully positioned to anchor Edmonton's Downtown with state-of-the-art features and access to Edmonton's finest amenities. Completion is scheduled for early 2011.

CO2 REDUCTION EDMONTON

The idea of a carbon dioxide reduction plan for the City of Edmonton was originally envisioned in 1999 when city Council approved a greenhouse gas emission reduction plan for city operations. Council realized that an overall permanent reduction of Edmonton's greenhouse gas emissions could only happen if all sectors of the community work together. Carbon Dioxide Reduction Edmonton, or CO2RE, was developed by a group of over 20 local companies, non-profit organizations, institutions, and government agencies to meet this challenge.

The CO2RE program was successfully launched in the residential sector in the fall of 2004. Since that time, the focus

has remained primarily on delivering residential programs, particularly related to improving home energy efficiency. Building on the success of the residential program, CO2RE is developing new programs for the commercial sector. Potential programs include providing financial incentives for energy efficiency upgrades. That said there is also existing funding available from the federal government for energy-efficient retrofits through their eco ENERGY program. Very few Edmonton businesses have applied for this funding and there is still a great deal of funding available.

The commercial sector is responsible for over 25% of Edmonton's greenhouse gas emissions and there are

many areas that building owners and managers can help reduce energy use while saving money on their operations. Businesses that have already taken part in the BOMA Go Green Program are already familiar with many of these ideas. Staff education, lighting retrofits, and boiler adjustments are just a few of the projects with high return on investment and great potential to reduce energy use. If you are planning to renovate your building or to provide energy efficiency training for your employees, please call Bill MacKinnon, City of Edmonton, at 780-442-0259 to discuss what incentives are available to help you in your quest to Go Green.

EDUCATION

Occupational Health & Safety Series

Oct 20: WHIMIS

Oct 28: Personal Safety Equipment (PPE)

Nov 3: Overview of Substance Use (AADAC)

BOMI Courses (RPA/FMA)

Nov 6-9: Design, Operation, Maintenance of Building Systems, Part II

Feb 5-8: Fundamentals of Facilities Management

BOMI Schedule of Courses posted online www.bomaedmonton.org

UPCOMING EVENTS

Broker's Forum

Tuesday, October 21
The Fantasyland Hotel
Industrial, Retail, Office and Investment Overview

Industry Breakfast

Thursday, October 30
The Sutton Place Hotel
Presenter: Simson Maxwell

Annual General Meeting

Tuesday, November 18
The Fairmont Hotel Macdonald
Guest Speaker: Angus Watt

Industry Breakfast

Thursday, November 27

Building Tour

Tuesday, November 25

Christmas Luncheon & Charity Event

Friday, December 12
The Westin Hotel

Register online today!



BOMA Edmonton is pleased to announce that **Direct Energy** as the Major Sponsor of the BOMA Edmonton Awards Gala. The Awards Gala will take place on March 7, 2009 at The Sutton Place Hotel. Contact the BOMA Edmonton office for more sponsorship opportunities!

Thank you to the 152 golfers that attended the BOMA Edmonton Charity Golf Classic in early June. With your support, over \$2,760 was raised for the Youth Emergency Shelter Society. Nicola Crosbie of Global Television was our animated M.C. and everyone enjoyed the gifts, prizes, food ... and of course, the golf at Coloniale Golf and Country Club!



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... the voice of the commercial real estate industry ...

FIFTEEN NEW MEMBERS SINCE MARCH!

- Solutions Workplace Furnishings / Maxine Morrison
- University of Alberta / Christine Zwozdesky
- West Canadian / Jeff Robinson
- Procura Real Estate Services Limited / Randy Ferguson
- Maple Leaf Property Management / Carla Towstego-DeSousa
- Commercial Lighting Products / Andrew Mackechnie
- Capital Region Housing Corporation / Mike Leathwood
- Meadowcroft Housing Society of Edmonton / Reg Appleyard
- Enbridge Pipelines Inc / Greg Hart
- Technical Concepts / Dennis Townsend
- Shaw Contract Group / Chris Onishi
- Servpro Canada Inc / Mark Lunnin
- ERICA Janitorial Service Ltd / Araya Kidane
- Canadian Western Bank / Charmaine Moar
- Alberta's Industrial Heartland Trust Society / Pamela Bunnin

GONE 'GREEN' IN THE PAST EIGHT MONTHS!

- Commerce Place, Forestry Building, Labour Building / GWL Realty Advisors
- Commerce South Industrial Park, Commerce South Office Park, Manning Crossing, Mission Hill Plaza / Bentall Real Estate
- Provincial Building Barrhead, Provincial Building Vegreville, Provincial Building St. Paul, Provincial Building Smoky Lake, Provincial Building Westlock, Reynolds Albert Museum / Alberta Infrastructure & Transportation
- RCMP K Division HQ Edmonton, Henry Larsen Building, Greenstone Building / SNC-Lavalin Profac
- Telus Plaza / Tonko Realty Advisors
- The Waldron / Grand Central Developments



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