



New Washington, D.C. BOMA offices get "green" transformation

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In keeping with BOMA International's aggressive energy efficiency campaign, sustainability was a top priority for BOMA's new office space at 1101 15th St. NW, Suite 800. From the lighting and carpeting to the paint and ceiling tiles, every effort was made to ensure that the new work space was not only modern, comfortable and productive but also easy on the environment.

Here are just a few ways that BOMA made sustainability and energy efficiency priority number one:

- * **Demolition:** To create the new office space, old office space first had to be demolished. During the demolition of the space, the construction company, Jones Lang LaSalle Construction, followed LEED requirements for removal of the construction materials in an environmentally friendly way with 50% of construction waste being diverted from landfill.

- * **Design and Construction:** BOMA worked with architecture firm VOA Associates Incorporated to ensure that wherever possible the office design followed energy efficient and environmentally friendly guidelines. VOA followed a checklist of LEED suggestions during the design and construction phases. Design features in the new offices include a fresh air system allowing all offices to receive fresh air and an automatic dimmable lighting system that adjusts the amount of light needed depending on the amount of natural light coming into the office.

- * **Materials and Equipment:** The finish materials selected for the space follow guidelines for 10% recycled content and low emissions, all part of the indoor environmental quality requirements set forth by the U.S. Green Building Council. Recycled material was used throughout the new office, including the carpeting, furniture and ceiling tiles. Old furniture was disposed of through a furniture liquidator, meaning furniture was recycled or reused rather than ending up in a landfill. The paint was low VOC and mercury and lead free, and all new equipment purchased, such as copy machines, printers and kitchen appliances, were Energy Star rated for energy efficiency.

BOMA International's chairman and chief elected officer Brenna Walraven, RPA, CPM, executive managing director, national property management, USAA Real Estate Company, likens the "green" transformation of the new offices to BOMA's mission to transform the marketplace through an aggressive push for sustainable operations in all office buildings. "The new BOMA International headquarters is a template for where we are going as an industry. It benefits owners, managers and tenants to look to strategies that not only reduce a building's carbon footprint and lower overall operating costs, but also improve occupant comfort and increase productivity," said Walraven.

To make this "green dream" a reality, BOMA received help from industry partners who understand that making energy efficiency, indoor air quality and sustainability a priority are the building blocks for any high performance building.

Beyond the sustainable improvements, the design and configuration of the new office space enhances productivity and work experience. More natural light is available throughout the

workspace and conference room areas, and BOMA now has three conference rooms, the largest of which can accommodate more than 40 people. The conference space has cutting-edge audio visual equipment, including wireless projectors and two of the conference rooms are equipped with flat panel plasma televisions. Â

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