

WRITTEN TESTIMONY OF  
**BOMA/GREATER PHOENIX**

PRESENTED TO THE  
**NATIONAL INSTITUTE OF BUILDING SCIENCES**  
FOR ITS PUBLIC HEARING OF JULY 18, 2011

REGARDING  
**COMMERCIAL BUILDING DATA NEEDS**

Dear Colleagues:

BOMA/Greater Phoenix, a Local of the Building Owners and Managers Association International, wishes to thank the National Institute of Building Science (NIBS) for the opportunity to present in the forum of a public hearing our experience and our opinions regarding Commercial Building Data Needs. Your foresight in organizing and pursuing public input on this issue reflects clearly the value NIBS brings to our industry and our nation.

BOMA/Greater Phoenix has worked diligently on the education of its membership and the improvement of performance of member buildings. During the past four years, our Local has spearheaded the implementation of an aggressive program designed by our Green Buildings Committee called the “Kilowatt Krackdown” program. This program trains, assists and encourages members to benchmark their facilities using the US EPA ENERGY STAR Portfolio Manager website. Plaques are awarded to both the highest rated and most improved facility in each of nine building categories.

Through all of our efforts, BOMA/Greater Phoenix has learned the essential nature and high value of good, comparative baseline data. For decades, the national basis of understanding building energy performance has been the Commercial Building Energy Consumption Survey (CBECS). It has served as a foundation for the US EPA ENERGY STAR program. The data in CBECS and the functional programming of ENERGY STAR have provided the cornerstone of the BOMA/Greater Phoenix sustainability programs.

It is our belief that in the private sector high performance buildings cannot evolve successfully without ENERGY STAR or an equally powerful, data-driven, nationally supported building performance program.

BOMA/Greater Phoenix urges NIBS to use all measures possible to support the restoration of the CBECS system or an equivalent national service. This is not a frill or a subsidy. This is an essential service of our Federal Government to provide critical economic data for the well being of our country. The tool must be practical, accessible, and applicable in daily work of the Building Owner and the Building Manager. It must not be merely a research tool. As ENERGY STAR has proven beyond a shadow of a doubt to BOMA/Greater Phoenix, you cannot manage

what you do not measure and without a benchmark, measurement is nearly meaningless. With continuing availability of critical building performance data and information management tools to support this, BOMA/Greater Phoenix and its counterparts across the country can continue to reduce energy consumption and, in so doing, improve our national security and economic health.

BOMA/Greater Phoenix was established in 1936. The primary purpose of BOMA is to first, provide a united body representing the commercial real estate community in related issues. Second, to maintain and increase the level of professionalism in the real estate industry; and third, keep its membership in tune with current issues concerning the real estate market, regulatory and legislative affairs, trends in marketing, or specific building maintenance needs.

Phoenix's commercial real estate industry contributes \$1.7 billion dollars to Arizona's economy. Real estate is one of the leading employers in the United States. Office building operations alone support more than 1 million jobs, while operations in Phoenix support an estimated 14,905 jobs in addition to those directly associated with office building operations. Firms in the commercial real estate industry employ building managers, asset managers, custodial staff, security staff, brokers, and accountants and retain a myriad of other services through contract, such as legal consulting, landscape maintenance, and window cleaning to name just a few.

The office building industry generates an estimated \$37.6 billion in new personal earnings for workers residing within these office market areas across the country and their respective state economies. In Phoenix, the industry generates an estimated \$569 million dollars in new personal earnings for Arizona's workers.

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