

CASE STUDY

Figueroa at Wilshire

2018 Energy Efficiency

Project of the Year- FINALIST

Brookfield

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Our commitment to the environment is at the forefront of our business practice. Being a part of the L.A. Better Buildings Challenge further supports our contribution to the planet by utilizing resources in a responsible and sustainable way. We are grateful for such an impactful and important partnership.

Robert Cushman
Senior Vice President, Operations
U.S. Division

Property Description

Figueroa at Wilshire is a landmark structure in the downtown core. The tower features a dramatic 75-foot atria and a signature glass crown, establishing a bold architectural presence in the skyline. Figueroa at Wilshire is LEED Gold and ENERGY STAR certified.

Sustainability Goals

Brookfield's mission focuses on providing the highest quality commercial office space while bringing responsible environmental solutions and innovative energy saving strategies to their tenants and the communities where they work. Brookfield's corporate social responsibility program focuses on high-performance in existing buildings and new office developments.



12.7%
Energy Reduction
in 2017

Property Specifications

Address: 601 S Figueroa
Square Feet: 1,038,971
Brookfieldproperties.com

Project Background

As part of its ongoing operations, Level 1 and Level 2 energy audits were conducted at Figueroa at Wilshire to identify energy savings opportunities within the building's HVAC plant and lighting systems. Brookfield renovated restrooms with low-flow fixtures, rebuilt five chillers for a total capacity of 3600 tons, installed high efficiency motors, and added variable frequency drives which resulted in a 20% increase in efficiency of the central plant..



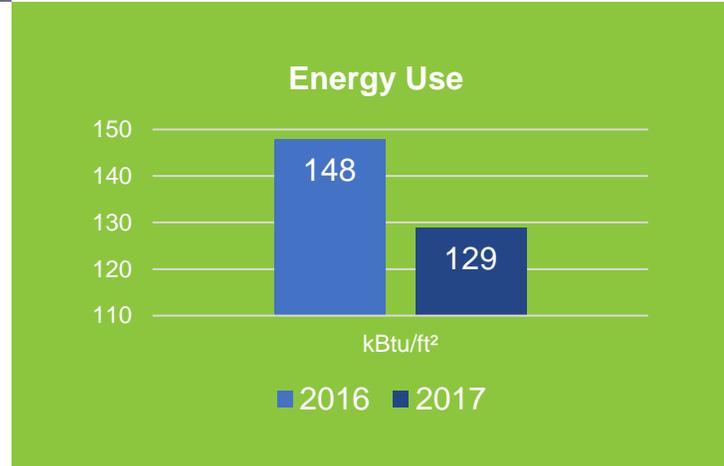
Pro Tip

“Be creative in your exploration of energy & water efficiency projects. At Brookfield, we hold weekly calls with our engineering team to discuss new technologies and educational opportunities, like lunch & learns and continuing education. We also perform annual operating assessments at every property. These assessments give us a fresh perspective on how we can calibrate and optimize set-points to save energy, keep people comfortable, and measure project savings.”

Brian Pagac
Vice President, Engineering

2017 Project Highlights

- Refurbished 10 cooling towers.
- Replaced 5 CWP & 5 CHWP motors with premium efficiency motors.
- Installed Power Link Smart Electrical Panels.
- EMS Network Riser: Installed Fiber Riser – efficiency improvement.
- Replaced 26 AHU motors with premium efficiency motors.
- Utilized the LADWP incentive program for all efficiency upgrades.
- Upgrade parking fans motors with premium efficiency motors.
- Replaced 700 fluorescent fixtures in crown lighting on top of building with 350 programmable LED lights.



Projects Completed Prior to 2017

- Renovated 20 restroom with low-flow fixtures across several floors.
- Replaced all stairwell fluorescent lighting with LED on occupancy sensors and dimmable to 10 percent.
- Retrofitted all five floors sub-level parking fluorescent lighting with dimmable LED to 10 percent on sensors & control system.
- Replaced 50 fan motors with premium high efficiency motors.
- Installed four new sand filters resulting in less pressure drop through the filters.
- Installed variable speed drives with Tran CH530 controls across 3 chillers.



Stakeholder Engagement

Brookfield conducted tenants surveys to gather feedback on property management teams, building amenities, and tenant engagement initiatives. These surveys helped Brookfield understand how to retool their environmental programming to cater to their tenants’ interests and needs. Tenants are also provided educational opportunities through Lunch & Leans, sustainability newsletters and posters.

Project Innovation

In 2015, Brookfield developed their LEED Existing Building Operations & Maintenance prototype, receiving USGBC approval in 2016. Figueroa at Wilshire was the third building in the Downtown LA portfolio to be certified. Property achieved LEED Gold in August 2017 with 67 points. Brookfield has also piloted several new technologies and strategies at Figueroa at Wilshire, creating a platform for innovation and efficiency.