



LA's Best Buildings: Innovation Awards Finalists



- Webinar will be recorded
- Attendee lines will be muted
- Submit questions via the chat box
- Q&A session at the end of webinar





David Hodgins, MBA, MRED, LEED AP

Executive Director

LA Better Buildings Challenge



5TH ANNUAL INNOVATION AWARDS

LA'S BEST BUILDINGS

The City's most prestigious sustainability award, the LABBC Innovation Awards recognize the leadership of property owners and managers who have achieved exceptional energy and water performance.





innovation

[in-uh-**vey**-shuh n]

[Examples](#) [Word Origin](#)

[See more synonyms for *innovation* on Thesaurus.com](#)

noun

1. something new or different introduced:
numerous innovations in the high-school curriculum.
2. the act of [innovating](#); introduction of new things or methods.



Sponsors



Collaborating Organizations



LOS ANGELES AREA
CHAMBER OF COMMERCE



YOUNG PROFESSIONALS IN ENERGY



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LOS ANGELES

The L.A. Leaders In Green Building

MARCH 27, 2018 | BY KELSI MAREE BORLAND

The fourth annual Los Angeles Better Buildings Challenge awarded four L.A. properties for cutting-edge energy and water efficiency.



**Better Buildings
CHALLENGE**
U.S. DEPARTMENT OF ENERGY
LOS ANGELES

CASE STUDY

**Brookfield
Properties**

2018
Portfolio of the Year

**Brookfield
Properties**

6699 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 Gushner
Senior Vice President, Operations
U.S. Division

Portfolio Description

Brookfield Properties is a global, best-in-class real estate operating company with industry-leading capabilities in support of all of Brookfield's real estate investment strategies. Brookfield's Los Angeles portfolio includes 6 properties covering over 9 million square feet. All 6 of Brookfield's Los Angeles properties are LEED certified, and 4 are 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.

4.9M kWh
reductions across
portfolio in 2017

93.3
Average Energy Star
Score across portfolio

Portfolio Specifications

Number of Buildings: 6
Square Feet: 9,248,770
brookfieldproperties.com

Project Background

Brookfield used the LEED certification process as a guide, and worked with a variety of internal and external stakeholders, to develop portfolio-wide and property-specific projects that reduce energy and water use.



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 Poggio
Vice President, Engineering

2017 Project Highlights

- Bank of America Plaza: implemented LED retrofits across their street, loading dock, and garage.
- The Gas Company Tower: removed a 7,000-gallon fountain and water-consuming landscaping, and replaced with water-efficient landscaping.
- Ernst & Young Plaza: relamped all back of house areas with LEDs.
- 777 Tower: installed VFDs, installed premium efficiency motors, and implemented an LED lighting retrofit.
- Wells Fargo Center: started the installation of a Lutron Quantum Lighting Control System.

Projects Completed Prior to 2017

- Bank of America Plaza: implemented a DDC retrofit, installed submeters, and installed efficient heat exchangers in Cogen plant.
- The Gas Company Tower: installed high efficiency motor.
- Figueras at Wilshire: renovated restroom with low-flow fixtures, installed high efficiency motors, and installed VFDs.
- Ernst & Young Plaza: implemented demand response, installed submeters, replaced cooling towers, and replaced flush valves.
- 777 Tower: optimized chilled water pump, condenser water pump, and cooling tower fan.
- Wells Fargo Center: replaced LEDs, installed VFDs, and installed a Siemens Apogee Building Automation System.



Stakeholder Engagement

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

Innovation

In 2015, Brookfield developed their LEED Existing Building Operations & Maintenance prototype, receiving USGBC approval in 2016. In early 2018, five of their six Downtown LA properties have been recertified through the Brookfield LEED Volume Program. Brookfield also demonstrates its leadership by working with various partners to pilot new technologies and strategies in order to encourage innovation.





Categories



Water Efficiency
Project of the Year



Energy Efficiency
Project of the Year



Portfolio
of the Year



Criteria

- Unit energy / water savings
- % energy / water savings
- Qualitative factors
 - Alignment with organization-wide commitment
 - Market context
 - Stakeholder engagement
 - “Innovation”



	Percent Savings	Unit Savings	Alignment with organization-wide commitment - Is the project part of an organization-wide program?	Market Context - Is the project raising the bar for the industry?	Stakeholder Engagement - Is the project engaging to tenants / customers?	Innovation in Technology, Execution, Financing, or Other Aspects	Total Score
Weighting Factor	Score 1 - 10	Score 1 - 10	Score 1 - 10	Score 1 - 10	Score 1 - 10	Score 1 - 10	
CommonWealth Partners - City National Plaza	Score 1 - 10	Score 1 - 10	Score 1 - 10	Score 1 - 10	Score 1 - 10	Score 1 - 10	0
NBCUniversal - 10 Universal City Plaza	Score 1 - 10	Score 1 - 10	Score 1 - 10	Score 1 - 10	Score 1 - 10	Score 1 - 10	0
Paramount Studios	Score 1 - 10	Score 1 - 10	Score 1 - 10	Score 1 - 10	Score 1 - 10	Score 1 - 10	0
The Westin Bonaventure Hotel and Suites	Score 1 - 10	Score 1 - 10	Score 1 - 10	Score 1 - 10	Score 1 - 10	Score 1 - 10	0

Please adjust each Weighting Factor (line 11) to reflect the relative importance of each criterion, then score each project on a scale of 1 - 10 (10 being best) in the cells indicated. The tool will calculate a total score for each project. We encourage you to experiment and see how the scoring changes based on the Weighting Factors.



Energy Efficiency Project of the Year Finalists



Energy Efficiency Project of the Year Finalists

City National Plaza



Building Name: City National Plaza

Address: 515 S. Flower Street

Owner: CommonWealth Partners

- Comprehensive upgrades, sustained over time
- 4% EUI reduction in 2018
- 14% EUI reduction since 2004
- Increased Energy Star Score from 74 to 82



Energy Efficiency Project of the Year Finalists

Paramount Studios



Building Name: Paramount Studios
Address: 5515 Melrose Ave

- Comprehensive 10 year plan complete, planning next phase
- Installation of zero-bleed central cooling, data center virtualization
- Reduced lot-wide energy use 13%



Energy Efficiency Project of the Year Finalists

10 Universal City Plaza



Building Name: 10 Universal City Plaza
Address: 111 Universal Hollywood Drive

- Comprehensive MEP upgrades throughout the facility
- 40% EUI reduction to Central Plant
- Increased Energy Star Score from 73 to 81, while adding significant occupancy and use intensity



Energy Efficiency Project of the Year Finalists

Westin Bonaventure



Building Name: Westin Bonaventure

Address: 404 S Figueroa St

- Installation of three natural gas fired HTHW boilers eliminated dependence on offsite central plant, includes innovative waste-heat recapture system.
- Compared to the HTHW Energy Sales Agreement contract with the offsite central plant, the Hotel is expected to save \$525,000 annually by generating HTHW in-house.
- Increased Energy Star Score from 52 to 63



Water Efficiency Project of the Year Finalists



Water Efficiency Project of the Year Finalists

UCLA Cogen Plant



- Continued to expand water reclamation program
- Saved over 30 million gallons through water reclamation from laboratories and HVAC equipment
- Upgraded filtration for Cogen plant cooling saved an additional 18.5M gallons / year
- Idea / test came from a smart water system that UCLA designed



Water Efficiency Project of the Year Finalists

Westin Bonaventure



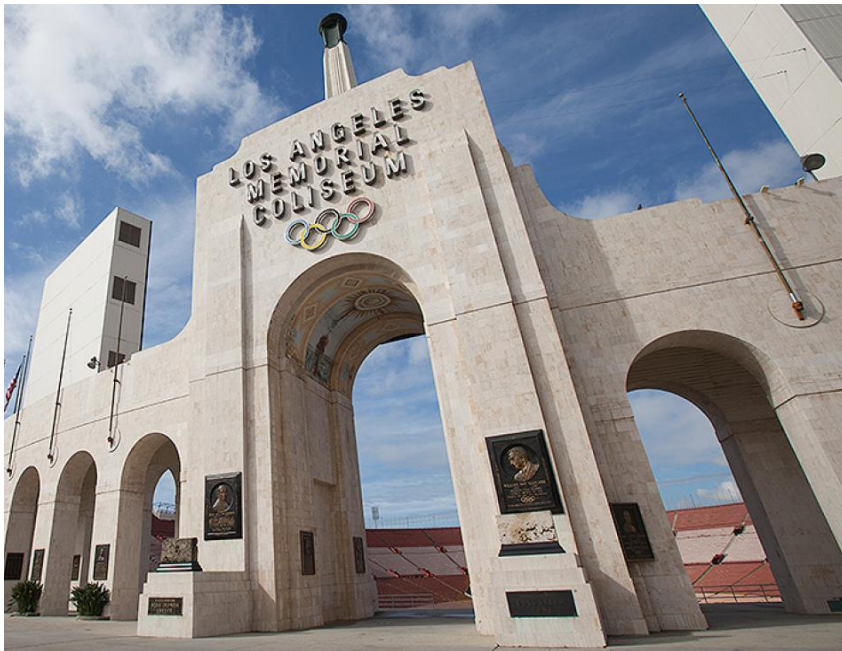
Building Name: Westin Bonaventure

Address: 404 S Figueroa St

- Undertook a Boiler "Cycle up" Project, which led to savings of 1M gallons annually.
- Boiler Blowdown Quench Water & Softener Regeneration rinse Water Reuse
- Expanded existing water-recycling system to receive boiler blow-down water for laundry
- 2.2M gallons in total annual savings in 2018 (5.3%)



Water Efficiency Project of the Year Finalists LA Coliseum



- Part of a two-year full modernization plan started in 2017
- Installed 350 water-free urinals
- Replaced >500 water closet flushometers with SLOAN 1.28 gpf flushometers;
- Replaced over 440 faucets with 0.35 gpm sensor faucets



Portfolio of the Year Finalists



Portfolio of the Year Finalists

Avalon Bay



Portfolio: AvalonBay Communities, Inc.
Number of Buildings: 16

- Internal initiative to reduce EUI 15% by 2020 relative to 2015 nationwide (280 properties)
- Over the past 5 years, 16 properties have reduced Energy Use Intensity 16% and their Water Use Intensity by 8%.



Portfolio of the Year Finalists

Brookfield Properties



Portfolio: Brookfield Properties
Number of Buildings: 8

- Lighting, HVAC and plumbing upgrades continue a long-term energy and water efficiency program
- 3% average EUI reduction in 2018
- 4% average Water Use Intensity reduction in 2018
- Average Energy Star Score = 87, up from baseline of 80



Portfolio of the Year Finalists

Equity Residential



Portfolio: Equity Residential
Number of Buildings: 11

- Lighting, HVAC and plumbing upgrades continue a long-term energy and water efficiency program
- 6% average EUI reduction in 2018
- Average Energy Star Score = 89, up from baseline of 75



Criteria

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5th Annual Innovation Awards



Wednesday, March 27th, 2019

11:30am - 1:30pm PDT

California Endowment

1000 Alameda Street, Yosemite Hall

Los Angeles, CA 90012