

## CASE STUDY

# Brookfield Properties

2018  
Portfolio of the Year

## Brookfield Properties

“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

### 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](http://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 Pagac**  
Vice President, Engineering

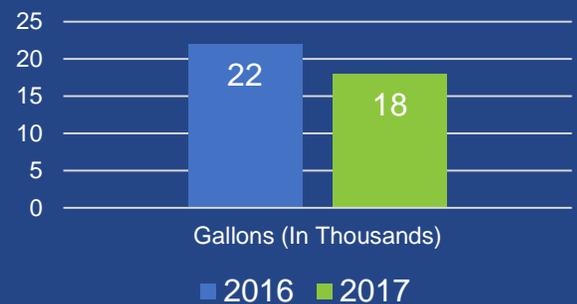
## 2017 Project Highlights

- Bank of America Plaza: implemented LED retrofits across their stairwell, 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.
- Figueroa 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.

## Water Use



## 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.

## 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.