



LEED EBOM

One Reston Crescent



Brookfield

Brookfield Overview

- Owns, develops and operates in high growth cities in North America
- 110 properties, comprising 75 million square feet
- Greater DC Region, 30 properties, comprising 7 million square feet
- 12 Buildings in Northern Virginia



**Figueroa at Wilshire,
Los Angeles**



**Bankers Hall,
Calgary**



**World Financial Center,
New York**

LEED-Certified Properties & Office Spaces

Core & Shell

- 1225 Connecticut Avenue, Washington – Platinum
- Bankers Court, Calgary – Gold

Commercial Interiors

- DC Regional Office – Gold
- LA Regional Office – Gold

Existing Building: Operations & Maintenance

- One Reston Crescent, Virginia – Gold
- 701 9th Street, Washington – Gold
- 53 & 75 State Street, Boston – Gold
- Republic Plaza, Denver - Gold



1225 Connecticut Ave., DC
LEED C&S Platinum

Properties Within LEED Certification Process

Core & Shell

- 77 K Street, Washington – Under Construction
- Bay Adelaide Center, Toronto – In CaGBC review

Existing Building: Operations & Maintenance

- 750 9th Street, Washington – In performance period
- 1200 K Street, Washington – In performance period
- Bank of America Plaza, LA – In performance period
- Landmark Square, LA - In performance period
- RBC Plaza, Minneapolis – In USGBC review
- 33 South 6th Street, Minneapolis - In USGBC review



Bay Adelaide Center,
Toronto, ON, Canada

One Reston Crescent



LEED EBOM – Gold Certified

Objectives

Sustainability

- Energy Reduction
- Water Conservation
- Recycling
- Enhanced indoor air quality
- Environmentally –friendly products

Reduced Operating Cost

Marketing

Establish Policies and Procedures



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Process & Implementation

Gap Analysis

- Audit & Presentation
- Verification of critical Prereqs

Pre-performance period

- Pursuit of credits
- Pre-performance Tasks
- Filling in the gaps
- **Policy Development**

Performance Period

- Procurement | Tracking
- Intermittent review
- On schedule

Procurement | Tracking

Submission to the GBCI



Time Period
~16 months



Sustainable Strategies & Accomplishments

Accomplishments & Quick Hits

- ENERGY STAR Rating = 93
- Earned all Green Cleaning Credits
- Mental and Physical Wellness Program
- Views of outdoors for 81% of occupied area
- ~60% on-going consumables waste diverted

Policies & Procedures

- Minimal changes to normal operations
- Developed master policies for future projects

Programs

- Healthy Buildings program - routine IAQ testing
- Existing Preventative Maintenance program
- Tracking and monitoring energy usage
- Tracking and reporting carbon emissions



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Financial Impacts

- Budgeted vs. Actual Cost
- Impact on future occupancy
- Impact on rent
- Operating expenses
- Impact on building valuations



**One Reston Crescent
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LEED EBOM = E-BOMB

- Meetings
- Document operations
- Collect data
- Format and write narratives
- Re-certification



Lessons Learned

- Tenants
- Consultants
- Vendors
- Policies and Procedures
- LEED Online



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