



Benchmarking – A Reality Check from Commercial Real Estate

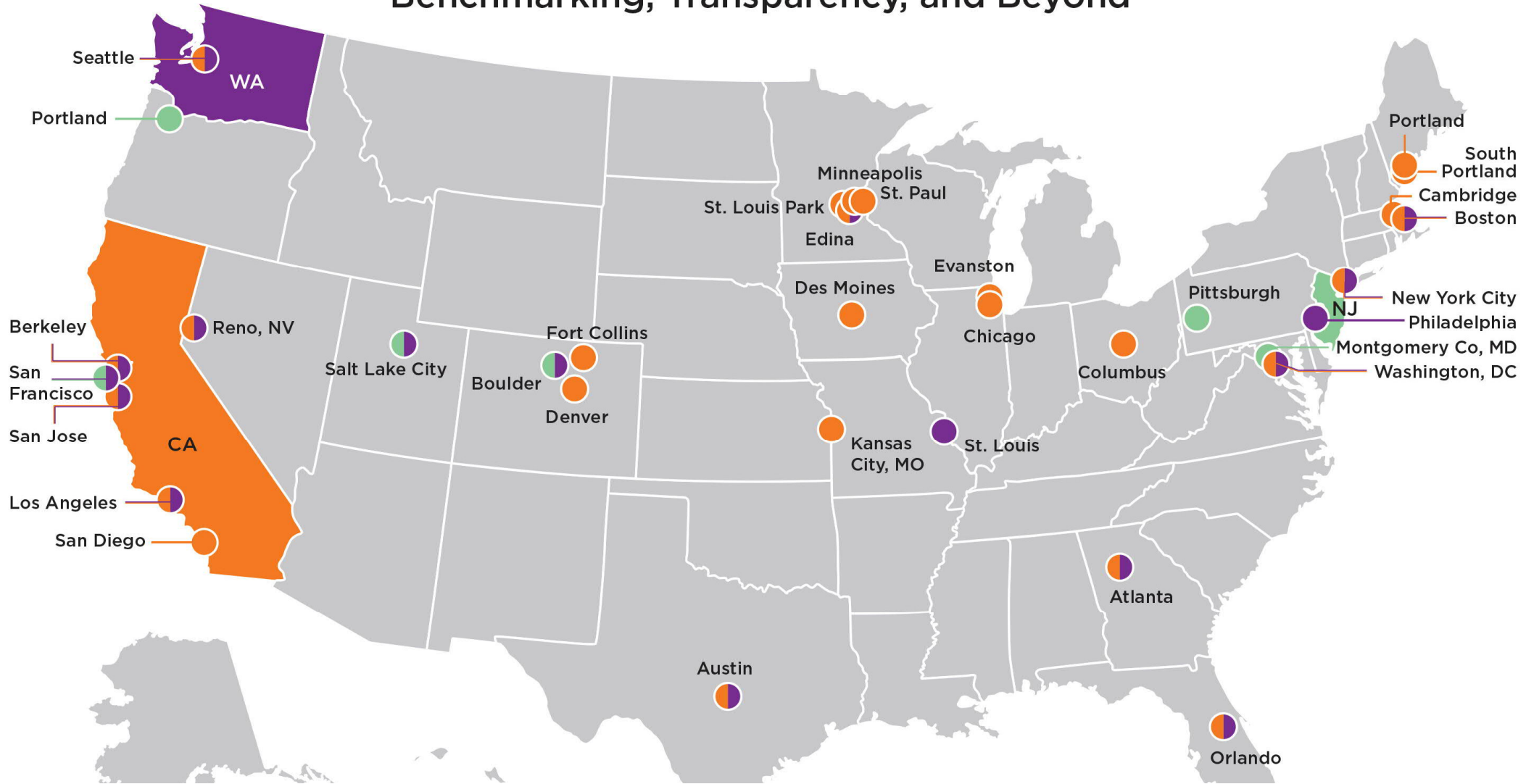
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U.S. City, County, and State Policies for Existing Buildings: Benchmarking, Transparency, and Beyond



Case Study One – Office Building

Location: San Francisco, CA

Size: 365,466 SF

Ordinances: San Francisco ECB, CA AB 802

Building Type: Multi-tenant office

Lease Types: Modified Gross, NNN

Meter Configuration: Electricity master-metered, Gas master-metered

First Floor Tenants: Two retail and one bank – all NNN with tenant controlled/paid energy meters

Case Study One – Office Building

Challenges:

NNN first floor tenants

Opportunities:

Full-building benchmarking

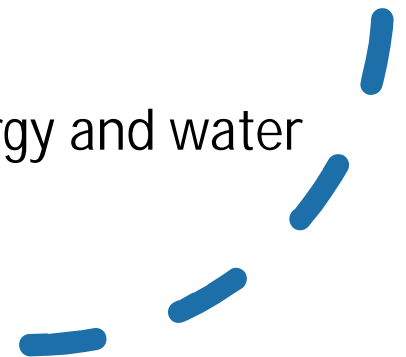
LEED Gold certification (ECB Audit/RCx exemption)

3 consecutive ENERGY STAR labels (ECB Audit/RCx exemption)

Outcomes:

Automated meter readings

Tenant collaboration/sharing of energy and water data



Case Study Two – Multifamily Building

Location: Santa Clara, CA

Size: 454,890 SF

Ordinance: CA AB 802

Building Type: Garden-style low-rise
multifamily

Lease Types: Residential NNN

Meter Configuration: Tenants individually
metered, and common area/exterior under
landlord control



Case Study Two – Multifamily Building

Challenges:

Data access

Two different utility companies:

PG&E – Natural Gas

Santa Clara – Electricity

Common areas already benchmarked

Opportunities:

Full-building benchmarking

ENERGY STAR label for multifamily

GRESB reporting with full building data

Investor interest and engagement

Tenant attraction/retention

Outcomes:

Automated meter readings for PG&E aggregated gas data

Manual meter downloads for Santa Clara aggregated electricity data



Case Study Three – Industrial Distribution

Location: Los Angeles, CA

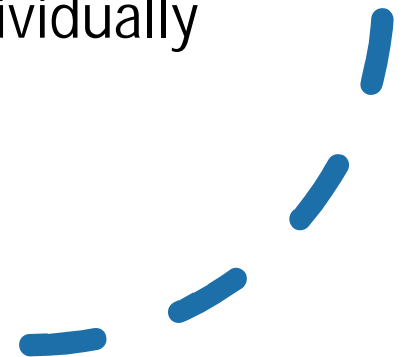
Size: 1,506,115 SF

Ordinances: LA EBEWE, CA AB 802

Building Type: Low rise industrial distribution center

Lease Types: NNN

Meter Configuration: Tenants individually metered for electricity and water



Case Study Three – Industrial Distribution

Challenges:

Data access

Below aggregated data meter threshold

Tenant authorization

LA EBEWE registration fee

LA EBEWE fine

Opportunities:

Compliance only

Outcomes:

Automated meter readings for LA DPW





Q&A



Thank you!

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