

**2024
Winner**

**Hazard Center Office
San Diego, CA: Office**

> Built in 1989 | 284,000 SF; 15-story tower



(back row, left to right) Engineer, Brandon Petock; engineer Adan Castro; Dayporter, Julia Barrigan; Property Coordinator, Bryana Games
(front row, left to right) Senior Property Manager, Diana Castro; General Manager, David Simmons; Property Administrator, Kerry Reilly; Chief Engineer, Greg Ermisch

**AVISON
YOUNG**



About

Property management company:
Avison Young

Investor:
Principal Real Estate Investors, LLC

Headquarters
Toronto, Canada

100+ Offices **19** Countries

5,000 employees

A team effort:

- ▶ Principal Real Estate Investors, LLC started the ESG program Pillars of Responsible Property Investing (PRPI) in 2008 and have a net zero carbon commitment by 2050.
- ▶ In response to the global climate emergency, Avison Young is working to reduce their carbon emissions to net zero globally by 2040, and in their U.K.-occupied buildings by 2030. As part of the World Green Building Council's Net Zero Carbon Buildings Commitment, they are also identifying renewable solutions for their offices located in high carbon utility service districts.

Sustainability practices implemented:

- ▶ On top of having EV Charging stations available and upgraded LED lighting in the parking structure, the team at Hazard Center Office has installed digital controls on the chillers and cooling towers to help with energy efficiency. They upgraded their elevators to Destination Dispatch which directs elevators to their destination by grouping people and floors which reduces energy and has converted their irrigation to drip irrigation.
- ▶ Everyone from the property manager to the engineering, security, and janitorial teams all play a role and work together to keep the space as efficient and sustainable as possible.



At our firm, we've cultivated a unique, people-first culture. We work together to find better ways for real estate to perform at a human scale to meet our clients' needs and goals. That's why our ESG and Wellness strategy addresses our own operations and our clients' ESG needs to advance some of our world's most pressing issues.

~ Mark Rose, Chair and CEO, Avison Young

This case and the Jackson Control Sustainability Awards are made possible by Jackson Control. The IREM Foundation and IREM would like to thank Jackson Control for their support and valued partnership.

The Jackson Control Sustainability Awards recognizes exceptional performance among IREM Certified Sustainable Properties (CSP®). This award program highlights the teams of people behind sustainable building performance and encourages knowledge-sharing to help others on their sustainable property journeys. The IREM CSP certification is an attainable, affordable, and meaningful recognition program for existing industrial, office, medical office, multifamily, senior housing, retail, and self-storage (new in 2024). The program evaluates sustainability performance in five categories: energy, water, health, recycling, and purchasing.



Jackson Control Sustainability Awards 2024 Sustainability Leadership Winners

Visionary Impact Award

Physicians Realty Trust

- ▶ 3100 Lee Trevino Drive
- ▶ Carmel Medical Pavilion
- ▶ Fountain Hills Medical Campus

Sustainability Team Award

Hazard Center Office

Sustainability Innovation Award

Via

Resource Efficiency Winners

Carbon Reduction and Energy Conservation Award

Industrial – March Business Center Building 1
 Medical office – 3100 Lee Trevino Drive
 Multifamily – Summermill at Falls River
 Office – Hazard Center Office
 Retail – Stonewall Plaza
 Senior housing – Aston Gardens Pelican Pointe

Water Conservation Award

Industrial – 5415 Centerpoint Parkway
 Medical office – Carmel Medical Pavilion
 Multifamily – Lassiter at North Hills
 Office – Oakbrook Pointe
 Retail – Flemington Marketplace
 Senior housing – Atria Aquidneck Place

Top Performers

225 West Santa Clara	Atria Tarzana	Hayward C	The Lofts at 707 Tenth
250 Tradeport Road	Bay Center Offices	Indiana American 2	The Orchards
330 East Stateline Rd	Caddis Phoenix	La Plata Plaza	The Retreat
401 Teravista	Carmel Mountain - Bldg 3	Lakewood Plaza	Vadnais Heights MOB
501 Boylston St	Emblem at Christiana	Oberlin Court	Via
Atria Hacienda	Fountain Hills Medical Campus	The Arnold	
Atria Newport Plaza		The Beach Club Residences	

Special thanks to the following individuals who provided their expertise and time to the Jackson Control Sustainability Awards Selection Committee:

- ▶ Chip Crumpler, CPM®, Property Manager, Welltower, IREM Foundation Immediate Past President
- ▶ Greg Ericksen, CEO, Jackson Control
- ▶ Dee Headley, CPM®, Asset Services Director, Cushman & Wakefield, AMO®, IREM Foundation President
- ▶ Erin Hopkins, PhD, Associate Professor, Virginia Tech
- ▶ Russ Morningstar, National Systems Integration Leader, Jackson Control