Sustainable Property Rewards Initiative:  
A Corporate Strategy for Greening Commercial Property Management

**Building Audits**

The SPRI commercial property audits assessed the current efficiency level of the technologies and operational practices of four properties in the Santa Barbara area. Audits set a baseline metric for the performance of the property for future improvement and is a key first step in the development of a customized sustainable improvement strategy that provides the greatest return on investment.

**Case Studies**

The four property audits conducted by the SPRI team were developed into case studies to serve as a resource for property managers to model in the assessment and improvement of their own buildings of similar type and performance. For example, this multi-tenant commercial office building had incorporated assorted efficiency upgrades since its construction in 1981, yet holds the potential to implement low cost improvements that provide significant reductions in energy and water usage as well as operating costs.

**National Survey**

The survey identified barriers and incentives faced by property managers when considering green building upgrades. Major findings included:

1. Survey respondents are representative of Yardi Systems’ commercial client base.
2. The amount of property managed (square footage and number of units) does not significantly affect decision making drivers of property managers.
3. The most important incentive driving building improvements varies according to past upgrades.
4. Barriers, incentives, and information valued by property managers focused consistently on financial obstacles and rewards.

**Market Projections**

Yardi Systems’ U.S. clients manage over 7 billion square feet of commercial space translating to nearly one tenth of the nation’s total. As the Interactive Resource Manual (IRM) is also available industry-wide, SPRI not only has the potential to improve the sustainability of Yardi Systems’ client base, but the entire commercial building sector as well.

**Interactive Resource Manual (IRM)**

The data collected from building audits and survey allowed SPRI to target our Interactive Resource Manual (IRM) to best meet the needs of property managers when making green building improvements. Core components of the IRM include:

- Self-Auditing Toolkit
- Financial Calculators
- Informational Resources
- Environmental Benefits
- Tax Credit and Rebate Information

www.sustainablepropertyrewards.info

**Development Team**

Christian Del Maestro | Jesse Fulton
Bob Jalalpour | Lindsay Lane
Jordan Sager | Brandon Willer

**Project Advisor**

Sarah Anderson

**MARKET PROJECTIONS**

Yardi Systems’ U.S. clients manage over 7 billion square feet of commercial space, translating to nearly one tenth of the nation’s total. As the Interactive Resource Manual (IRM) is also available industry-wide, SPRI not only has the potential to improve the sustainability of Yardi Systems’ client base, but the entire commercial building sector as well.

**Energy**

SPRI survey results indicate that approximately 50% of commercial square footage managed by Yardi Systems’ client base has undergone lighting efficiency upgrades. A sensitivity analysis of modest lighting upgrades on varying proportions of the remaining unimproved space demonstrates the potential for substantial CO₂ diversion.

**Water**

Survey results indicate that approximately 36% of commercial square footage managed by Yardi Systems’ client base has undergone water efficiency upgrades. A sensitivity analysis of moderate water efficiency upgrades (flush and flow fixtures) on varying proportions of the remaining unimproved space demonstrates the potential for significant water savings.