



Business Case Study:

Thomas Properties Group

Background

- Type of Business: Property manager
- Location: Sacramento, Calif.
- Size: 1001 I Street Sacramento: 950,000 square feet; 7 employees
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Summary

Thomas Properties Group LLC is a full service real estate operating company and institutional investment manager. In response to the 2001 energy crisis, Thomas Properties developed an innovative janitorial cleaning program for its 1001 I Street Sacramento building. Changes in the work schedule, janitorial equipment and cleaning procedures resulted in large energy cost savings for the firm – approximately \$50,000, or 4.5 percent annually, as well as a 9 percent reduction in energy consumption per year.

Referenced in Business Guides:

- #1, “Reduce Energy Use in Commercial Facilities Through Conservation Measures and Efficiency Improvements”

Plan

Thomas Properties chose to target janitor cleaning schedules and outside and emergency lighting to reduce energy usage. The janitorial service, Metro Maintenance and Thomas Properties operational staff, worked together to come up with the new cleaning schedule.

Programs: Conservation

✓ Lighting:

- Turned off 70 percent of exterior lighting that did not impact safety.

- Reduced all corridor lighting in half by delamping, affecting approximately 2 percent of the building’s area.
- Set all lights to turn off at 6 p.m. except emergency lights.
- Sent notes to tenants requesting their help in reducing energy consumption. Management placed friendly reminders at light switches requesting tenants to reduce lighting.
- In the tenanted space, the tenants (Cal EPA employees) reduced their lighting by only using partial lighting in their space, (switched lighting). This affected 75 percent of the building.

✓ **Work schedule:** Changed janitor cleaning schedule. Previously, the janitors started cleaning at 6 p.m. and had 13 floors fully lit while they cleaned until 2 a.m. With the new program, the janitors start cleaning at 11:30 a.m., and vacuumed with silent vacuums, removed recyclables and dusted until 5 p.m. From 5 to 6 p.m. they removed wet garbage; from 6 to 8 p.m. they cleaned restrooms using core lighting only. The janitorial service was in favor of this new schedule. It allowed the employees to work during the day and have weekends off.

Budget and Finance

All programs were no-cost conservation measures.

Results

The new cleaning schedule reduced energy use approximately 9 percent and saved Thomas Property approximately \$50,000 annually (4.5 percent). The lighting program reduced energy use approximately 1 percent and saved \$3,000 annually. Other benefits of the new cleaning schedule included: weekends off for janitorial staff and 70 percent fewer complaints from tenants about the quality of the cleaning service. Thomas Properties will maintain the program for years.