

Facts

Description:

Property efficiency scorecard

Project Owner:

International Council of Shopping Centers

Completion Date:

N/A

Objective:

Resolve issues faced by retail landlords benchmarking property efficiency in terms of controllable costs and green operating practices.

Results

Developed the first and only shopping center industry green building benchmarking system

ICSC PROPERTY EFFICIENCY SCORECARD



The ICSC (International Council of Shopping Centers) Property Efficiency Scorecard is the only benchmarking system uniquely tailored and designed by users and for users in the shopping center industry. Paladino developed the scorecard in collaboration with ICSC members from around the world.

The shopping center industry is different from other real estate asset classes due to the variety of space uses. No two centers are identical in terms of tenant mix and relative share of resource consumption between landlord and tenants. Until now, these factors have made it difficult to establish credible measurement techniques for sustainability in the industry.

The Scorecard was primarily designed to resolve issues faced by retail landlords benchmarking property efficiency in terms of controllable costs (energy, water, and waste consumption) and green operating practices.

Paladino Approach

Paladino coordinated with ICSC members to create committees to collaboratively identify benchmarking challenges and agree upon specifications for the cloud-based software. Paladino then led the development effort and pilot process. The Scorecard provides a tool for landlords to track data online, assess it against industry specific benchmarks

About Paladino

Paladino is an industry-leading green building consulting firm providing sustainability expertise over a wide range of building and business issues. We work with high aspiration organizations of all sizes to develop advanced green building strategies for both new and existing construction.

A pioneer of the green building movement and one of the original creators of the LEED green building rating system, Paladino's esteemed clients include ConAgra Foods, Starbucks, PNC Financial Services, Microsoft, Verizon Wireless, Corporate Office Properties Trust and many more. At Paladino, we help our clients create business value by optimizing human, environmental and financial performance. Our customized technical approaches center on the unique concept of abundance as a driving force for organizational transformation. To learn more, visit www.paladinoandco.com.



*Paladino's abundance framework
(people, planet, prosperity)*

and report the progress they are making to internal stakeholders such as facility managers, and external parties such as municipalities and investors

Ultimately, by benchmarking and comparing property efficiency, landlords will find new ways to improve shopping center performance. For example, the tool includes scatter plots that provide insight into the centers within a landlord's portfolio that have the greatest opportunity to improve by ranking properties in terms of resource costs and consumption.

The Scorecard initiative is truly international with input and feedback provided from ICSC members in North America, Europe, and Australia. Developers that participated on the Scorecard committee include Kimco Realty, Primaris Management, General Growth Properties, PREIT, Planigrupo, Equity One, Inc., Inland American Retail Management, LLC, Inc., Macerich, Vornado Realty Trust, The Cadillac Fairview Corporation Ltd., Oxford Properties Group, Ivanhoé Cambridge Inc., Westfield Properties, Kemper Development Company, and DDR.