

1 Cal Plaza

A SmartScore case study



Overview:

Using SmartScore certification, Rising Realty Partners built a best-in-class smart building during the 2021 retrofit of 1 California Plaza. Today, 1 Cal Plaza, is a shining example of how landlord's can incorporate smart technologies into their retrofit projects.

Developer:

Rising Realty Partners

Location:

Los Angeles, California.

Building size:

1.05 million sq. ft.

Completion:

1985; retrofit 2021

Context

- One California Plaza (1 Cal Plaza), a 1,050,000 sq. ft., 42-storey office tower, owned and operated by Rising Realty Partners (Rising).
- 1 Cal Plaza was the first SmartScore certified building in California, achieving a SmartScore Silver rating.
- 1 Cal Plaza utilizes technology to maximize the occupier experience and create a more sustainable environment.
- Additional certifications include: LEED Platinum, LEED Zero Energy, LEED Zero Carbon, UL Verified Healthy Building for Indoor Environment, WiredScore Platinum, Fitwel and more.

How SmartScore drove value

Design value

During the significant retrofit of the building, which included integrating previously siloed systems, the design team utilized the SmartScore framework to select and prioritize what features to deploy, resulting in the team implementing the following features:

- **1CalConnect**, the building's tenant portal, provided by **Equiem**, a **WiredScore Accredited Solution**, which occupiers can use to interact with the building.
- **Fast Connectivity** anywhere in the building through **5x5 Telecom's** ultra fast internet and Connected Square Footage™ allows occupiers to work on their own office network, anywhere throughout the property at the same speed and security as in their defined office.
- Implementation of **Enertiv**, an operations platform fueled by real-time data and centered around decarbonization for commercial real estate.
- **Touchless access** through Destination Dispatch, enhancing health and wellbeing.
- **Enhanced EV Charging** throughout the building's parking structure with **Chargepoint**.

Leasing value

By achieving the SmartScore certification, the building has seen increased leasing activity as it is able to demonstrate its cutting edge digital innovation approach. Nina Desiderio, General Manager of 1 Cal Plaza, confirmed that designations such as WiredScore and SmartScore enabled Rising Realty Partners to showcase how proptech enhances the occupier experience and improves building efficiency, improving occupier satisfaction and the building's brand.

"Since our founding, we've sought to integrate cutting-edge technologies, connectivity and innovation into all of our properties because we believe they are force multipliers for our tenants' businesses," said Christopher Rising, Co-Founder & Chief Executive Officer at Rising Realty Partners. "We are grateful for [being awarded SmartScore certification], which reaffirms our belief that smarter buildings provide more impact, collaboration, and sustainability."

Delivering smart building outcomes

By implementing digital technologies as part of the retrofit, 1 Cal Plaza is delivering outcomes:

- **25% increase in energy efficiency**, compared to prior to the retrofit
- **\$75k annual savings** due to operational modification insights from proptech platforms like Enertiv
- **Increased tenant satisfaction**

SmartScore Certification in the press:

risingrp.com