

Oakwood Worldwide
Home Services Warehouse and Distribution Center
Relocation – Renovation

- Title –Energy and Materials Savings in Extended Stay Temporary Housing
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- Proposed Project
 - Problem Statement –What opportunities are there for a regional temporary housing business to reduce energy and materials use?
 - Project Objective – Focusing on a case study of the Bay Area facilities of a worldwide temporary housing firm, measure current energy and resource use and identify changes that will enhance energy and resource conservation without diminishing quality of product. Oakwood’s Bay Area operations are undergoing modernization and consolidation.
 - Project Significance – Oakwood Home Services is typical of a number of hotel and temporary housing businesses. To the extent this project can identify ways of saving energy and materials, the implications will go far beyond the case study question.
 - Background Information – Oakwood Worldwide is a provider of temporary furnished apartments throughout the US and overseas. These apartment units are located in Oakwood properties which we control and manage as well as in third party properties (apartments) Oakwood does not control or directly manage. Oakwood Home Services provides all linens, dishes, electronic equipment as well as all housekeeping services. The apartment units that are located in the third party properties may range in number from one to many. These apartments (as are the apartments located within the Oakwood properties) are serviced by area warehouse, service-distribution centers. The centers have not always been located or designed in the most efficient manner. It is believed that by relocating the centers, Home Services will be able to reduce the miles driven by housekeeping associates as well as delivery personnel.
 - Stakeholders – along with the impact on Oakwood (cost savings where appropriate), our clients and guests will realize better service

as well. Additionally, any reduced expense can be passed on to the clients/guests through price stabilization. Finally, increased efficiency will have a positive environmental impact by reduced consumption as well as reduced production of green house gases. Clients are increasingly demanding environmentally positive operations from vendors such as Oakwood.

- Approach and available data – The project likely involves determining current impact of existing operations (laundry, lighting, heating, etc.) and transportation (baseline) and comparing these to expectations with planned relocation and renovation. Project will identify system changes can be implemented to have not only positive ROI impact but projected reduced environmental/green house gas impact, without degrading quality of product. Oakwood can provide some historical data regarding utilities (expense and in some cases consumption). Oakwood also has vehicle information. A physical tour of the existing facility and comparison to new plans will be an option as well. If suggestions can be implemented during the Tenant Improvement stage of the renovation, they will certainly be considered.
- Deliverables
 - Comparisons of 'before' and 'after' (operational standards, utility consumption and expense, vehicle use, etc)
 - Recommendations for changes to Operational Standards
 - Best Practices that can be carried forward to other locations
 - Other recommendations

Oakwood recognizes the budgetary limits placed on research projects and therefore will work with students to cover incidental costs associated with this project, i.e. travel expense from UCSB to Oakwood sites located in the San Francisco Bay area. Oakwood also appreciates the tradition of integrating students into the projects in which they become involved. Oakwood will, therefore, accept up to two student interns to work during the summer quarter (job locations, details and specific duties to be determined).