

50 CALIFORNIA STREET

SAN FRANCISCO, CA

GREEN SCORECARD



ACTIVE & NATURAL FEATURES	EFFICIENCY FEATURES	OPERATING FEATURES
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- Natural views
- Outdoor landscaping and natural features
- Close to amenities including multiple modes of public transportation, restaurants and retail
- Bike parking provided
- Walkability Score: 98 (www.walkscore.com)

- Energy Management System
- Demand response program for peak power management
- Variable frequency drives (“VFD”) on mechanical equipment
- LED lighting in parking garage, lobby, elevator lobbies, hallways, mechanical rooms and restrooms
- Demand response-controlled lighting standard for new construction
- Low mercury, high-efficiency fluorescent lighting
- Window film to reduce solar load
- Low-flow restroom fixtures and faucet aerators
- Automatic soap dispensers to reduce product consumption

- Green cleaning program
- Recycling program which includes paper, glass, aluminum, plastic and cardboard
- Electronic waste recycling program
- Composting of restroom paper towels
- Sustainable Purchasing Policy for Management Office
- Green construction standards including low-VOC products & demolition waste recycling
- Native and drought-tolerant landscaping
- Online Tenant Handbook and Tenant Service Request Program
- Annual Earth Hour and Earth Day events
- Participate in Spare the Air days

ENERGY CONSUMPTION	EDUCATION	AFFILIATIONS
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	BASELINE (2008)	CURRENT	CHANGE
EPA ENERGY STAR® Score	66	91	25
Associated Annual Carbon Dioxide Reduction (in tons)			-843.6

- LEED-accredited Property Manager
- ENERGY STAR® training for all Property Managers
- “Flip the Switch” tenant engagement program
- “Green Tips” for tenants

- Platinum Member of U.S. Green Building Council
- EPA ENERGY STAR® Partner
- U.S. Department of Energy’s Better Buildings Challenge
- Green Lease Leader™



It is incumbent on those of us who operate and occupy buildings to be mindful of the broader societal impacts of our business activities.

~ Douglas W. Shorenstein



This Building is LEED Platinum