

Green Scorecard

This Building is:
**LEED® GOLD
CERTIFIED**



50 California

50 California Street
San Francisco, CA 94111



Green Real Estate Environments Now!

MISSION STATEMENT:

To promote environmental stewardship through the implementation of sustainable ecological initiatives that benefit the company's properties, tenants, and employees, as well as the broader communities in which the company operates.

ENERGY CONSUMPTION

	Baseline (2007)	Current	Change
EPA ENERGY STAR®	84	94	+10
Energy Intensity (kBtu/sf)	165.1	119.5	-45.6
Associated Carbon Dioxide Reduction (in tons)			-272.2

SUSTAINABLE IMPROVEMENTS

- Energy Management System/Building Automation System for energy savings
- Variable frequency drives ("VFD") on mechanical equipment for energy savings
- Advanced lighting control system with occupancy sensors for energy savings
- LED lighting for energy savings
- Low mercury, high-efficiency fluorescent lighting standard
- Window film to reduce solar load
- Low flow fixtures in restrooms for water savings
- Automatic soap dispensers to reduce product consumption
- Demand response-controlled lighting standard for new construction

SUSTAINABLE OPERATIONS

- LEED-compliant cleaning procedures & cleaning supplies
- Recycling program which includes paper, glass, aluminum, plastic and cardboard
- Electronics recycling program, which includes cell phones, batteries, and other small electronics
- Twice annual e-waste collection and recycling for computers and other large electronics
- Annual waste audit to ensure effectiveness of recycling program
- Composting of restroom paper towels
- Sustainable Purchasing Policy for Management Office
- Construction standards require use of low-VOC products & recycling of demolished materials

SUSTAINABLE MEASURES

- On-line Tenant Handbook and On-line Tenant Service Request Program
- Annual Earth Hour and Earth Day events
- Participate in Spare the Air days
- Bike parking provided

EDUCATION

- ENERGY STAR® training for all Property Managers
- Shorenstein "Flip the Switch" tenant engagement program
- Bi-monthly "Green Tips" for tenants

AFFILIATIONS

- Platinum Member of United States Green Building Council ("USGBC")
- EPA ENERGY STAR® Partner
- U.S. Department of Energy's Better Buildings Challenge

