

# 150

## CALIFORNIA

Life Safety  
Training

Energy Star

Green Cleaning

Building Systems

Waste  
Management

LEED  
Certification



# ENERGY STAR

ENERGY STAR is a joint program of the U.S. Environmental Protection Agency and the U.S. Department of Energy helping us all save money and protect the environment through energy efficient products and practices. Commercial buildings that have earned the ENERGY STAR use on average 35% less energy than typical similar buildings and generate one-third less carbon dioxide.

150 California has been an Energy Star rated building for fourteen consecutive years . Our current rating is 81.



# WASTE MANAGEMENT

By implementing a commingled recycling program and composting program at the building in 2008, we have been able to successfully divert 79% of the building's waste from landfills (previously we were only able to divert 50% in 2007).

## COMMINGLED RECYCLING

Instead of having to sort office paper, bottles and cans into separate containers, the recycling program combines all items into the same container.



The following items can be placed in the container:

- Paper of all colors
- Post-It Notes
- Newspaper, Magazines, Catalogs
- Envelopes, File Folders
- Aluminum/Tin Beverage Cans
- Plastic Soda/Water Bottles
- Glass Bottles and Jars
- Corrugated Cardboard

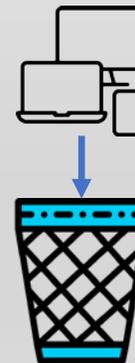


## COMPOSTING

The building provides green bins to each office for composting. Compostable materials should be disposed in this bin (i.e. soiled paper plates and cups, food waste, flowers). Hand towels in all restrooms are also composted.

## ELECTRONICS RECYCLING

150 California has an electronics recycling kiosk located in the mailroom in the basement level. The kiosk recycles toner cartridges, DVDs/CDs, Cell Phones, CFLs.



We also provide battery recycling in the garage. We also provide bi-annual free e-waste events in April and December.

**The building provides free small recycling blue bins for each desk and green composting bins for each kitchen. Please call the management office for more information at 415.974.1508.**



# Green Cleaning



Since the implementation of our Green Cleaning Program in 2006, we have been able to provide effective cleaning while minimizing health and environmental impacts.



-Restroom paper products at 150 California Street, which include the toilet paper, seat covers and hand towels, exceed the EPA Standards for Green Products.



-The building's vacuums use HEPA filters to capture 96% of particulates at .3 microns and operates with a sound level of less than 70 dBAs at operator's position.



-Adopted the use of microfiber cloths, which by virtue of its design, gathers dust and dirt more effectively.

## BUILDING SYSTEMS

Below are some of 150 California's recent initiatives for energy efficiency.



### LIGHTING MANAGEMENT

Building standard lighting are energy efficient T8 fluorescent bulbs with low mercury content.

Replaced all common area MR-16 halogen lamps with LEDs. This has resulted in a 66% reduction of electrical consumption per fixture.

Janitorial Staff is instructed to turn on lights only as they are needed in the evenings and to make sure they are turned off when they exit the space.

Occupancy sensors are installed in the entire building.



### WATER MANAGEMENT

150 California Street has reduced water usage by 168 kGals per year (or 17%) by installing flow restrictors on the lavatory and kitchen faucets to reduce the flow from 1.5 GPM to 0.5 GPM, and from 2.2 GPM to 1.5 GPM, respectively.

150 California also participated in a PG&E sponsored Retro-Commissioning Program, to improve the building's operations and maintenance (O&M) procedures to enhance overall building performance, meet the unique needs of its occupants, operates as efficiently as possible, and provides a safe, comfortable work environment.



# LEED® Certification

## LEED® Certification can give you:

- + Improved employee productivity and satisfaction
- + Reduced operating costs
- + Optimized lifecycle economic performance

Moving into a LEED Certified green building tells your employees you care about them, their health and the environment in which they work. A green building is great for recruiting, retention, PR and corporate values. When corporate and personal values align, employee satisfaction, productivity and profits increase.

The LEED (Leadership in Energy and Environmental Design) Green Building Rating System® is administered by the U.S. Green Building Council (USGBC), a nonprofit coalition of building industry leaders, and emphasizes the most comprehensive, state-of-the-art strategies for sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality and sets building code standards for numerous communities in the U.S.

## Green Building

### Benefits:

Health and  
Community

### Environmental

- + Enhances and protects ecosystems and biodiversity
- + Improves air and water quality
- + Reduces solid waste
- + Conserves natural resources

- + Enhances comfort and health
- + Improves air, thermal, and acoustic environments
- + Reduces strain on infrastructure
- + Contributes to overall quality of life

In the US, buildings account for:

- + 70% of electricity consumption
- + 39% of energy use
- + 39% of all carbon dioxide emissions
- + 40% of raw material use
- + 30% of waste output (136 million tons annually)
- + 12% of potable water consumption

We believe in the environment and we believe in the success of our tenants. Strategic Partners portfolio-wide decision to pursue LEED Certification is in the best interests of our tenant, their staff and the environment. Going green protects the environment and will reduce these numbers significantly in years to come.

For More information on LEED, please visit [www.usgbc.org](http://www.usgbc.org).