

RUSS BUILDING

SAN FRANCISCO, CA

GREEN SCORECARD

ACTIVE & NATURAL FEATURES

- Collaborative lobby
- Operable windows allow for abundant natural light and fresh air
- Tenant stairwell access
- Close to amenities including public transportation, restaurants and retail
- Secured bike parking provided
- Walkability score: 99 (www.walkscore.com)

EFFICIENCY FEATURES

- Building Automation System
- Demand response program for peak power management
- Variable frequency drives (“VFD”) on mechanical equipment
- Advanced lighting control system with occupancy sensors
- LED and high efficiency lighting utilized throughout building
- Low mercury, high-efficiency fluorescent lighting
- Inset windows for reduced solar load
- Low-flow restroom fixtures and faucet aerators
- Motion-controlled restroom faucets and fixtures

OPERATING FEATURES

- Green cleaning program
- Recycling program which includes paper, glass, aluminum, plastic and cardboard
- Electronic waste recycling program
- Low mercury lamp recycling
- Sustainable Purchasing Policy for Management Office
- Green construction standards including low-VOC products & demolition waste recycling
- Online Tenant Handbook and Tenant Service Request Program
- Annual Earth Hour and Earth Day events
- Electric Vehicle (EV) charging available
- Fuel Efficient vehicle reserved parking
- ZipCar access

ENERGY CONSUMPTION

	BASELINE (2008)	CURRENT	CHANGE
EPA ENERGY STAR® Score	85	94	9
Associated Annual Carbon Dioxide Reduction (in tons)			-372.2

EDUCATION

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

AFFILIATIONS

- 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