



THE RUSS BUILDING
235 Montgomery Street
Technical Fact Sheet
June 2021

General Information:

The Russ Building is located in the heart of San Francisco's financial district at 235 Montgomery Street bounded by Pine and Bush Streets. The building is 31 stories and contains approximately 626,000 gross square feet and 509,000 square feet of office space. Construction consists of a steel frame with brick infill and terracotta facade. This building was designed by H.J. Brunner and was completed in 1927.

Typical Floor Sizes:

(Rentable Square feet)

| | |
|---------|--------|
| 3 – 16 | 26,000 |
| 17 – 22 | 10,000 |
| 23 – 31 | 6,000 |

Floor Load:

100 lbs.

Ceilings:

13'6" feet slab to slab, 10 feet to plaster ceiling. Suspended ceilings are of various heights throughout the building.

Design Module:

E-shaped building with central tower. Various space planning modules throughout.

Elevators:

5 low-rise
5 mid - rise
4 high – rise
2 freight
1 street

Floors Served:

1 – 11
1, 5, 11-16
1, 17 – 30
1 – 30
Sidewalk to Basement

Elevator Capacity:

2,500 lbs.
2,500 lbs.
2,500 lbs.
2,500 lbs.
2,000 lbs.

Five elevators feed the Lobby and low-rise floors 3 through 11, they have been modified with Motion Control IMC SCR drives.

Five elevators in the mid-rise serve the Lobby, floor 5, and floors 11 through 16. They have also been modified with Motion Control IMC SCR drives.

Six elevators make up the high-rise bank modified with Kone TMS-9000 drives; Four elevators service the lobby and floors 17 through 30, one freight elevator and one handicapped elevator that service all floors from the basement to the 30th floor.

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There is one hydro street elevator serving Bush Street and one hydro elevator at SF Soup serving lobby to mezzanine.

HVAC:

The Russ Building has roughly 3100 operable windows and a perimeter steam-heat radiator system feed from San Francisco City steam. The radiators are controlled by various control systems including DDC zone controllers, thermostats, and manual hand valves. Floors 12,14,15, and half of 16 are equipped with VAV air conditioning supplied from 2 Copeland DX chiller units per floor connected to a condenser water loop and a cooling tower located on the 16th floor roof. These floors are controlled by the building automation system and equipped with VFD Supply and exhaust fans and economizers. The north side of the 16th floor is built out with executive offices that have individual 4 pipe fan coil units with hot and chill water loops. Pumps for the system are on vfd control. Portions of the 3rd and 4th floors are air conditioned through a Trane chiller located on the 2nd floor and connected to a cooling tower on the 3rd floor roof. The Russ building also has smaller air conditioned spaces served by various other package units and stand-alone systems.

Life Safety:

The Russ Building is protected by the Honeywell XLS1000 installed in 2002. The system initiates from ionization and photo electric type smoke detectors, manual pull stations, and water flow alarms on the sprinkler system. The audible and visual alarm system sounds the alarm tone and activate strobes on the fire floor. The system will automatically activate the public address system to make announcements to the fire floor, relocating floors and receiving floors. The system also provides manual override for alarm announcements and communication. The exit stairways are equipped with an emergency phone system on floor's 5, 10, 15, 20, 25, and 30 for communication with the fire control center. The life safety system also will recall the elevators in the event of a fire for fireman use.

Electrical Service:

The Russ Building electrical system consists of two 4000 amp 277/480v services feeding two main distribution boards. One distribution board feeds the high-rise high voltage riser and 4 main transformers for the buildings low voltage 120/208v systems and distribution boards. The second main distribution board feeds the elevators, mechanical equipment and the low-rise high voltage riser. Various other tenant equipment, transformers and sub panels are distributed through the electrical system.

Emergency Electrical Distribution:

The Russ buildings emergency electrical system consists of a 600kw Detroit diesel Generator and five automatic transfer switches. These switches provide power to the main emergency panel, three elevator panels and the electric fire pump controller. This system will power the life safety system, emergency lighting, exit lights and signs, one elevator in each bank, electric fire pump, domestic water pumps and sump pumps. The diesel generator is supplied with a 2,000 gallon diesel storage tank.

Telecommunication Distribution:

Various risers feed separate building sections.

Last Updated:

Plumbing: 2005
Wiring: 1991
Heating: 2009
Roof: 2014