

455 MARKET

Environmental Programs/Awards

LEED® (Leadership in Energy and Environmental Design) Silver Certification



- 455 Market ownership and management submitted documents pertaining to energy and environmental programs at the Building for LEED certification from the U.S. Green Building Council (USGBC). **455 Market Building was awarded LEED Silver Certification in August, 2009.** 455 Market was the second multi-tenant building in San Francisco to attain LEED certification at the Silver level.

BOMA 360 Designation in Recognition of Excellence in Building Management



- 455 Market has been designated a BOMA 360 Performance Building in September, 2011. The BOMA 360 Performance Program is a groundbreaking building designation program that evaluates properties in six major areas: building operations and management; life safety/security/risk management; training and education; energy; environment/sustainability; and tenant relations/community involvement.

Energy Star



- In March, 2011 455 Market earned the prestigious Energy Star from the U.S. Environmental Protection Agency (EPA), for superior energy performance in a 12-month period (Jan-Dec., 2010). The Building has received Energy Star each year since 2005. In order to qualify for this award, buildings must fall within the top 25% (or rating of 75 or greater) of the most efficient buildings operating in the nation.
- 455 Market scored the impressive rating of 90 with 2010 energy performing data.

Environmental Challenge



- Cushman & Wakefield (C&W) presented a Certificate of Recognition for High Performance in GOLD category in April, 2010, to 455 Market Team for achieving significant environmental improvement and high performance in the C&W Environmental Challenge. The 455 Market Team received a "Certificate for Participation" in 2011.
 - C&W announced the Environmental Challenge in October, 2009. The firm is challenging its portfolio of managed properties in the U. S. to reduce energy and water consumption, and waste disposal by 10% by 2012, compared to a 2008 baseline.

- By taking part in the challenge and measuring energy and water consumption, and waste disposed over time, the teams are making a difference in helping the environment.

Demand Response Program

- This program works with PG&E, EnerNOC and the California Public Utilities Commission to reduce energy usage.
- The Building is called upon by EnerNOC at various times during the year to voluntarily reduce energy when demand is high.
 - Engineers lower unnecessary common-area lighting, keep indoor temperatures reasonable to reduce HVAC loads, etc.
 - Many tenants have agreed to voluntarily participate in this program. They turn off lights and equipment such as copiers not in use.
 - This program reduces the need for rolling black-outs in San Francisco and California on severe temperature days.



PG&E Retro commissioning Program (RCx)

- Retro-commissioning: a systematic investigation of a building's existing operation to identify improvements that will achieve energy and time savings and improve occupant comfort.



Retrocommissioning Services & Incentives Program

- RCx performed trend studies in 2008-2009 and it was determined that 455 Market runs efficiently and effectively with energy management and sustainability initiatives currently in place at the Building.

BOMA (Building Owners & Managers Association) EARTH and CoRY Awards



- In 2011, 455 Market was a semi-finalist for the BOMA EARTH Award.
- In 2009 and 2010, 455 Market received the BOMA EARTH Award "Recognition for Continued Excellence".
- In 2008, 455 Market received a second BOMA EARTH Award for efforts in sustainability.
- In 2007, 455 Market received the (first annual) BOMA EARTH Award given to commercial office buildings in San Francisco, that have demonstrated the most outstanding environmental commitment through their programs, leadership, policies and innovations.
- In 2005, 455 Market received the Commercial Recycler of the Year (CoRY) in recognition of 455 Market's commitment to sustainability and environmental efforts.

Janitorial Green Cleaning Program

- 455 Market adopted a Green Cleaning Program, including usage of environmentally friendly janitorial products.
- Building purchases restroom paper products that meet or exceed federal guidelines for recycled paper.



- Janitorial staff uses HEMPA filter vacuum cleaners, micro-fiber cleaning cloths and mops. The cloths are re-used after washing in the Building's Energy Star rated washer and dryer.

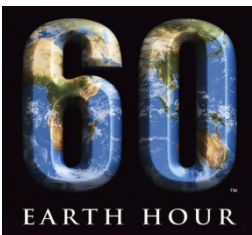
Recycling, Composting and Re-using



- 455 Market has a comprehensive recycling and composting program which includes: food waste, white and mixed paper, cardboard, glass, cans, plastics, foils, light bulbs, batteries and electronics. The Building has received awards in recognition of high "diversion rate" of recycled materials (which diverts materials from going into landfills).
- A Green Citizen kiosk has been installed in the Garage [G1] level of the Building for more expansive recycling of batteries, plastic bags, CDs, DVDs and small electronics (i.e. cell phones).
- A Goodwill bin is located on the Garage [G1] level for donation of items for re-use.
- Annually (since 2008) the Building hosts a free "RECYCLE DAY" for tenants at 455 Market. Partnering with Green Citizen (larger) electronic waste is individually picked up from each suite. Examples of electronic waste: monitors, computers, printers, fax machines, copiers, phones, media and batteries.

Energy Programs

- There is HVAC system reduction after business hours when there are no tenant requests - with an automated "Energy Management System" (EMS).
- Occupancy sensors are placed in common areas and in most suites, per Title 24. The stairwells have "Blinky's" which is sensed lighting (turns on only when senses motion) so rarely on.
- 455 Market is harvesting daylight which allows common area lighting to be dimmed when possible (i.e. Building Lobby). Tenants along the window line close window blinds to reduce the heat load (and use the "wands" for opening and closing slats), which is a remarkable energy conservation effort (one is less A/C requirements on Monday morning after the HVAC system has been turned off for the weekend).
- Janitorial staff is trained to turn on lights only as they are needed in the evenings and making sure they turn off the lights via switches when they are done cleaning the space (if not already on sensed lighting system).



Other Programs: Earth Hour

- 455 Market Building participates in Earth Hour, a global event where lights are turned off from 8:00 P.M. - 9:00 P.M. on March 29, 2008, March 28, 2009, March 27, 2010 and March 26, 2011.

Spare the Air Day Participation & Bike Racks

- 455 Market management staff advise tenants when the City hosts a "Spare the Air Day". Tenants are asked to make a concerted effort on these days to:
 - take public transportation
 - not to use aerosols
 - not to drive their vehicle or to carpool and/or ride share



- The Building's Garage houses free bike racks for tenants and their guests to ride their bicycles on these days (also available daily, Monday thru Friday).

Water



- The restrooms in the Building have automatic faucets and urinals as well as aerators, for water conservation.
- When conducting full floor tenant improvement projects, low-flow toilets are being installed.
- The evening janitorial staff use Waterbrooms to clean and maintain the exterior pavement. The Waterbroom's patented design pulls air into the water-flow - which significantly reduces water consumption by up to 75% and slashes the drying time in half. The Waterbroom is more efficient than a pressure hose - water consumption can be as little as 3 gallons of water per minute.

Tenant Volunteer Programs

Both businesses and individuals can play an active role in significantly reducing their CO2 emissions by making energy-smart choices. We ask Tenants to join 455 Market in both saving energy and reducing waste. Below are guidelines provided to Tenants.

Save energy

- Purchase Energy Star rated equipment/appliances.
- Turn off computers and other office equipment when not in use and use a power strip that can be turned off when you are done using computers, printers, wireless routers and other electronics.
- Activate the power management features on computers and monitors, printers and photocopiers.
- Turn off office lights when natural light is sufficient.
- Use window blinds to control heat load – keep blinds down to the window sill and use the wand to open/close the slats to let light in/out.
- Reduce, Reuse and Recycle.

Reduce Waste

- Where available, use designated bins for composting and recycling. Bring compostable and recycled material to the main designated area within Suite to save individual desk waste liners from being used.
- The Buildings' compost and recycle program is located on 455 Market website: www.455marketstreet.com
- Photocopy and print only when necessary.
- Use the double-sided feature on copiers (set your default on printer to this double-sided copying feature).
- Switch to an electronic filing system.
- Re-use packaging for shipping.
- Purchase recyclable and green products.
- Use washable mugs and dishes in your kitchen (versus Styrofoam and non-recyclable materials).
- Use tap water at fountains and sinks for drinking water and/or to fill recyclable containers.

LEED® and related logo is a trademark owned by the U.S. Green Building Council and is used by permission.