



1111 Broadway

Project Summary

As the first flagship building of the Oakland City Center built in 1990, 1111 Broadway serves as world headquarters for many prominent corporate tenants. This 24-story building not only features bay views, underground parking, and ground floor retail space, it also has tremendous access to major transportation corridors and BART. To reduce the carbon footprint of 1111 Broadway and enhance downtown Oakland with improved environmental stewardship, employees, tenants, and vendors embarked on a 18-month long process to become a LEED certified green building, and their efforts came to fruition in November 2009.

As a part of the certification process, a detailed energy audit was conducted to identify ways to reduce energy consumption even further, saving money in the process. Items identified included more efficient operation of the HVAC (heating, ventilation, and air conditioning) systems, and lighting upgrades. In addition, a comprehensive set of environmental management policies was adopted, addressing products and procedures used in internal and external maintenance and janitorial tasks. Other items addressed were geared towards water conservation, purchasing and waste management.

Green Building Features

Energy Savings

- Retrofit of lighting in corridors, tenant spaces and parking garage with efficient fixtures.
- Motion sensors on corridors, tenant spaces and stairwell lighting
- Photo sensors on exterior lighting
- variable frequency drives ("VFD") on mechanical equipment for energy savings
- Sensors on garage exhaust fans to reduce fan run times
- Energy Management System/Building Automation System
- High-efficiency gas boilers

Water Conservation

- Low flow fixtures in restrooms
- Irrigation control system



Commercial Renovation

1111 Broadway
Oakland, CA

**LEED- Existing
Buildings: Operation
& Maintenance
Gold Certified**

**Recognition
per City Council
Resolution 82699**

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Resource Conservation

- LEED-Compliant Cleaning Procedures and Cleaning Supplies
- Recycling and composting program which includes paper, plastic, metal, glass, and composting of wet trash
- Electronics recycling program including batteries, DVD's, printer cartridges, cell phones and other small electronics
- Monthly e-waste collection and recycling (for larger electronics) for tenants
- Annual waste audit to ensure effectiveness of recycling program
- Sustainable Purchasing Policy for Management Office
- COstruction standards require use of low-VOC products & recycling of demolished materials

Sustainability Measures

- On-line Tenant Handbook and On-line Tenant Service Request Program
- Annual Participation in Earth Hour and Earth Day
- Bicycle parking provided
- Shower facilities for bicycle riders
- Sustainable Purchasing Policy for Management Office
- Construction standards require use of low-VOC products & recycling of demolished materials

Education

- Monthly Green Tenant Tip
- BOMA BEEP certification for all Property Managers
- Energy Star Training for all Property Managers
- Educational recycling presentation for tenants

Environmental Savings At A Glance

- ENERGY STAR® score of 94, which means it is more energy-efficient than 94 percent of office buildings in the United States. The building achieves this exemplary level of energy performance using high-efficiency lighting and mechanical equipment.
- Diversion rate of over 75 percent away from landfill was achieved through composting, recycling, and reduction of waste. The recycling program offered to tenants is the most comprehensive program available.
- Uses 100% post consumer recycled paper products and is cleaned using low impact janitorial procedures.



Project Team

Property Owner:

Shorenstein Realty Services, 500 12th Street, Suite 101, Oakland, CA 94607

John Dolby Vice President,
Leasing

Stacey McCarthy, Manager, Oakland City Center

Bill Whitfield, Property Manager, 1111 Broadway, Oakland, CA

Green Building Consultant:

EnVision Realty Services, LLC Craig Sheehy, President and CEO
Folsom, California



Contact Info :
Heather Klein
Planning and Zoning Division
(510)238-3659
hklein@oaklandnet.com

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