



555 12TH STREET

Project Summary

This 20-story high Oakland City Center building, completed in 2002, was the first in Storenstein Properties' commercial real estate portfolio to attain LEED Gold certification. Initial assessment began in late Spring 2008 and official designation as LEED was finally awarded in late October 2009.

555 12th Street offers 468,000 sq. ft of Class A office space and 19,000 sq. ft. of retail. It manages to achieve exemplary energy saving performances using high-efficiency lighting and mechanical equipment. To reduce energy consumption and to save money as well, continuous monitoring and energy audit are conducted. Environmental management policies are also adopted to address products and procedures used in internal and external maintenance and janitorial tasks.

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

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



Commercial Renovation

555 12th Street
Oakland, CA

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

**Recognition
per City Council
Resolution 82698**

555 12TH STREET

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

Water Efficiency

- Low-flow fixtures in restrooms
- Irrigation control system

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.
- A diversion rate of over 80 percent away from landfill was achieved through composting of food scraps and soiled paper.
- Over 40 percent of the purchases in the building (by dollar volume) had greenattributes, such as paper with recycled content and ENERGY STAR® rated computers and electronics.



Project Team

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Learn More! www.oaklandgreenbuilding.com