

Oyster Point Marina Plaza

South San Francisco, CA

LEED-EB Gold 2010

LEED Facts

Oyster Point Marina Plaza
South San Francisco, CA

LEED for Existing Buildings:
Operations and Maintenance
Certification Awarded
January 2010

GOLD 53 Points*

	Points
Sustainable Sites	5/12
Water Efficiency	4/10
Energy & Atmosphere	17/30
Materials & Resources	6/14
Indoor Environmental Quality	14/19
Innovation in Operations	7/7

* Out of possible 92

PROJECT BACKGROUND

Oyster Point Marina Plaza is situated on the San Francisco Bay with spectacular water views. The two building, five-story project provides 464,500 rentable square feet of the highest quality office space in the San Francisco Peninsula. This prestigious facility is conveniently located within close proximity to San Francisco International Airport and downtown San Francisco.

The Project was designed by Avanesian & Associates. Building 400, completed in 1983, contains 234,480 Gross Enclosed square feet of Class A office space which includes fitness/exercise/spa facilities, on-site dry cleaners, and a complete dine-in café. Building 395, completed in 1985, contains 234,480 Gross Enclosed square feet of Class A office space which also includes fitness/exercise/spa facilities, on-site dry cleaners, and a carry-out snack shop.

Oyster Point Marina Plaza offers the largest floorplates (approximately 45,000 square feet) in the marketplace. They can accommodate large and small tenants alike, dividing down to 700 rentable square feet.

South San Francisco, as a city, has much to offer its citizens in the way of fine residential areas, places of recreation in the form of parks, swimming pools, and beautiful waterfront marina. More than 2,800 firms and businesses also call South San Francisco home, including many biotech companies, such as Genentech, giving the city the designation of "Birthplace of Biotechnology".

A GREENER MARKET

For the past nine years under the stewardship of Cushman & Wakefield, Oyster Point Marina Plaza has maintained occupancy levels of above 90% mark. This longstanding accomplishment is now being challenged by six newly constructed office projects, bringing 1.1 million square feet of Class A office space to the South San Francisco suburban office market.

OPERATING EXPENSE UPGRADES

Controls Upgrade to DDC (2001-09)
Total Accumulated Cost = \$48,565

Automation Upgrades and System Integration (2000-07)
Total Accumulated Cost = \$195,471

HVAC Equipment Upgrades/ Replacement (2001-09)
Total Accumulated Cost = \$136,579

In 2008, as a part of the property's market re-positioning program, Kashiwa Fudosan America and Cushman & Wakefield, started to seek the Leadership in Energy and Environmental Design (LEED) Certification through the US Green Building Council in order to compete with these newly constructed buildings.

Oyster Point Marina Plaza has benefitted from strong ownership throughout its long history and a long term commitment to necessary capital and operating expense upgrades to extend and upgrade life cycles for original building equipment and fixtures.

NO- COST and LOW- COST

Approach

Given the existing infrastructure of the Building and the programs implemented throughout the years, the initial gap assessment of the property showed no significant investment was required in order to achieve LEED-EB Silver. The following approaches were taken to accomplish and surpass this initial achievement:

- Implemented no- and low-cost energy conservation measures, including an internal audit of heating, ventilating and air conditioning (HVAC) operations. Review tenant requests for weeknight and weekend HVAC.
- Provided training and education programs for on-site managers and staff on topics such as energy management, utility costs, green cleaning, sustainable purchases and integrated pest control.

Implementation & Results

As a result, Oyster Point Marina Plaza was able to:

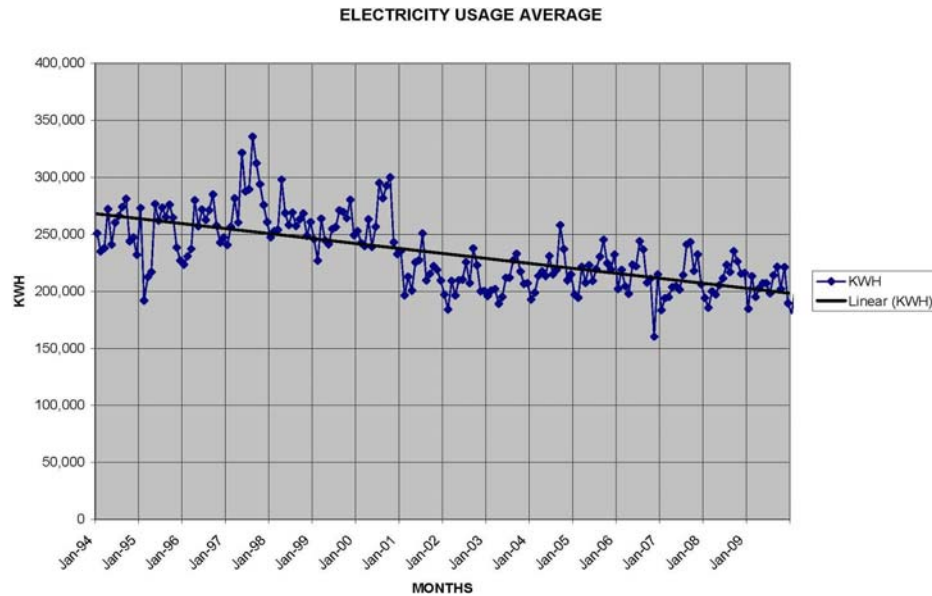
- Reduce water consumption (approximately 60% reduce in total consumption from 2008 to 2009) by:
 - Replacing conventional toilets and urinals with low water consumption toilets and flushers with automatic flushers

HIGHLIGHTS:

- Water consumption savings of 60% from 2008 to 2009
- 40% of waste diverted from landfill; 70% from all construction debris
- Achieved average Energy Star Rating of 96 since year 2002 for both buildings

- Replaced all lavatory sink aerators with water efficient low flow
- Implementing a Green Cleaning Program which reduced the amount of water consumed while cleaning
- From 1999 through 2009 average energy cost reduction on an annual level of approximately 948 KWH:
 - Programming the Building Automated System to run HVAC equipment more efficiently i.e. changed start equipment sequence to initiate equipment in different phases per heat load demands
 - Standard as part of tenant improvements to install motion sensor light switches
 - Implemented cleaning procedures to turn off all lights earlier in the evening
 - Educating occupants to be conscious of energy consumption waste
 - Reduce light pollution and energy consumption by cycling and lighting sweeps controlled through the energy management system
 - Converting analog systems to Direct Digital Controls (Includes VFD's and Belimo Damper Controls)
- Continue achieving an average Energy Star rating of 96 (395 Building – 97; 400 Building – 96) since 2002.

- Increase recycling volumes:
 - Continue reduction of rubbish volume going to land fills by maintaining a single stream recycling program.
 - Implemented a Sustainable Purchase Program. In this program only environmentally, recyclable products can be purchased i.e. Low mercury light bulbs, 100% recycled paper towels, environmentally friendly hand sanitizer. Also, the majority of the construction material purchased is recyclable or environmentally safe i.e. carpet, wall paper...



- Reduce chemical contamination by:
 - Implementing an Integrated Pest Control System (IPM). In this system the Pest Control Company proactively monitors areas of concern and treats them with organic pesticides, when needed
 - Implementing a Green Cleaning Program. In this program the cleaning company only uses environmentally friendly products.
- Increase Indoor Air Quality (IAQ), as a result of ASHRAE Level I & II Audits, by installing MERV 15 air filters in all outside air intakes.

LEED Certification Budget	
Item	Actual Cost
- USGBC registration fee	\$ 450
- USGBC certification fee	\$ 11,724
- Water efficiency retrofit	\$ 1,160
- Xeriscape; climate controlled irrigation controllers and adaptive plant material	\$245,000
- Consultant	<u>\$ 45,000</u>
Total Investment	\$303,334

LEED Gold-EB Certification

In January 2010, Oyster Point Marina Plaza achieved the LEED-EB GOLD certification from the U.S. Green Building Council (USGBC) in the Existing Buildings: Operations & Maintenance category.

Green buildings can boost real estate owners' bottom line by attracting and retaining quality tenants and improving the environment. Green buildings are the future and are not a passing trend. The LEED-EB - Gold Certification will help Oyster Point Marina Plaza retain its leadership in the market.

“Building operations are nearly 40% of the solution to the global climate change challenge. While climate change is a global problem, innovative companies like Oyster Point Marina Plaza are addressing it through local solutions.”

- Rick Fedrizzi, President, CEO & Founding Chair, U.S. Green Building Council.