1000032568, San Francisco, CA

255 California

LEED O+M: Existing Buildings (v2009)

GOLD, AWARDED FEB 2014

SUSTAINABLE SITES — AWARDED: 18 / 26

SSc1	LEED certified design and construction	0 / 4
SSc2	Building exterior and hardscape Mgmt plan	1 / 1
SSc3	Integrated pest Mgmt, erosion control, and landscape Mgmt plan	1 / 1
SSc4	Alternative commuting transportation	15 / 15
SSc5	Site development - protect or restore open habitat	0 / 1
SSc6	Stormwater quantity control	0 / 1
SSc7.1	Heat island effect - nonroof	1 / 1
SSc7.2	Heat island effect - roof	0 / 1
SSc8	Light pollution reduction	0 / 1

WATER EFFICIENCY — AWARDED: 7 / 14

WEc1	Water performance measurement	2 / 2
WEc2	Additional indoor plumbing fixture and fitting efficiency	4 / 5
WEc3	Water efficient landscaping	0 / 5
WEc4	Cooling tower water Mgmt	1 / 2

ENERGY & ATMOSPHERE — AWARDED: 17 / 35

EAc1	Optimize energy efficiency performance	12 / 18
EAc2.1	Existing building commissioning - investigation and analysis	2 / 2
EAc2.2	Existing building commissioning - implementation	2 / 2
EAc2.3	Existing building commissioning - ongoing commissioning	0 / 2
EAc3.1	Performance measurement - building automation system	0 / 1
EAc3.2	Performance measurement - system-level metering	0 / 2
EAc4	On-site and off-site renewable energy	0 / 6
EAc5	Enhanced refrigerant Mgmt	0 / 1
EAc6	Emissions reduction reporting	1 / 1

MATERIAL & RESOURCES — AWARDED: 5 / 10

MRc1	Sustainable purchasing - ongoing consumables	0 / 1
MRc2.1	Sustainable purchasing - electric-powered equipment	0 / 1
MRc2.2	Sustainable purchasing - furniture	0 / 1
MRc3	Sustainable purchasing - facility alterations and additions	0 / 1
MRc4	Sustainable purchasing - reduced mercury in lamps	1 / 1
MRc5	Sustainable purchasing - food	0 / 1
MRc6	Solid waste Mgmt - waste stream audit	1 / 1
MRc7	Solid waste Mgmt - ongoing consumables	1 / 1
MRc8	Solid waste Mgmt - durable goods	1 / 1

MATERIAL & RESOURCES — CONTINUED

MRc9	Solid waste Mgmt - facility alterations and additions	1 / 1

INDOOR ENVIRONMENTAL QUALITY — AWARDED: 8 / 15

EQc1.1	IAQ best Mgmt practices - IAQ Mgmt program	1 / 1
EQc1.2	IAQ best Mgmt practices - outdoor air delivery monitoring	0 / 1
EQc1.3	IAQ best Mgmt practices - increased ventilation	1 / 1
EQc1.4	IAQ best Mgmt practices - reduce particulates in air distribution	0 / 1
EQc1.5	IAQ best Mgmt practices - IAQ Mgmt for facility additions and alterations	0 / 1
EQc2.1	Occupant comfort - occupant survey	0 / 1
EQc2.2	Controllability of systems - lighting	1 / 1
EQc2.3	Occupant comfort - thermal comfort monitoring	0 / 1
EQc2.4	Daylight and views	0 / 1
EQc3.1	Green cleaning - high performance green cleaning program	1 / 1
EQc3.2	Green cleaning - custodial effectiveness assessment	1 / 1
EQc3.3	Green cleaning - purchase of sustainable cleaning products and materials	1 / 1
EQc3.4	Green cleaning - sustainable cleaning equipment	1 / 1
EQc3.5	Green cleaning - indoor chemical and pollutant source control	0 / 1
EQc3.6	Green cleaning - indoor integrated pest Mgmt	1 / 1

INNOVATION — AWARDED: 5 / 6

IOc1	Innovation in operations	3 / 4
IOc2	LEED Accredited Professional	1 / 1
IOc3	Documenting sustainable building cost impacts	1 / 1

REGIONAL PRIORITY — AWARDED: 2 / 4

EAc1	Optimize energy efficiency performance	0 / 1
MRc7	Solid waste Mgmt - ongoing consumables	1 / 1
SSc4	Alternative commuting transportation	1 / 1
WEc2	Additional indoor plumbing fixture and fitting efficiency	0 / 1

TOTAL 62 / 110

40-49 Points	50-59 Points	60-79 Points	80+ Points
CERTIFIED	SILVER	GOLD	PLATINUM