



LEED CERTIFIED PROJECT LIST



555 Mission Street, Property Manager's Office, San Francisco, CA

LEED CI Gold

555 Mission Street's Property Manager's Office is a LEED for Commercial Interiors Gold certified project, located within a LEED for Core & Shell Gold certified office tower. The project has many highlights, including its optimal location in a dense urban site well-served by public transportation. Water use is reduced by 49.64% through water efficient plumbing fixtures and fittings. Close to 26% of the selected materials contained recycled content and FSC certified wood and the project team was able to divert 70% of the construction waste from landfills. Indoor air quality was also very important for the project, including monitoring of outdoor air delivery, increased ventilation, construction IAQ management plan and low- or no-VOC emitting paints adhesives, sealants, carpets, composite wood, and furniture systems.



Atman Gaia Hotel, Anderson, CA

LEED NC Silver

The Atman Hotel, a LEED for New Construction Silver certified, is a 70,000 sf hotel on a ten-acre parcel in Anderson. The development includes 120 hotel rooms, a conference room, spa, restaurant and an outdoor green wedding space. The project has surpassed California's Title-24 standards by an estimated 20.4%. Water use is reduced by 36% through efficient plumbing fixtures and fittings. High recycled content and regionally manufactured materials were selected. Additionally, adhesives, sealants, paints and carpets used in the project are certified to meet material emissions/indoor air quality testing standards. The hotel also features a green education, green cleaning, and an integrated pest management programs.



Casa Feliz Apartments, San Jose, CA

LEED NC Gold

Casa Feliz, is a small, 0.4 acre infill, LEED for New Construction Gold certified, single-room occupancy housing unit located in San Jose. The new building replaces an existing residential building with historic ties to the community. Green features include recycled content carpets, bamboo wood flooring in common areas and FSC certified wood, and low VOC emitting adhesives and cabinets. Over 90% of the construction waste was diverted from landfills and water use is reduced by using all low flow plumbing fixtures. The project's sewer system was also in need of a replacement and upgrade to bring the storm sewer to a 100-year flood capacity. However, a green roof was installed, which brought the storm sewer capacity to a ten-year flood level. The green roof provides increased roof insulation and cooling to the top floor, reduced ambient heat reflected from the roof, increased life to the roof substrate due to the blocking of ultraviolet wavelengths of light, and provides a habitat for bees and birds.

Photo by Andre Bernard Photography



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CalPERS, Lincoln Plaza North, Sacramento, CA

LEED EBOM Gold

CalPERS, Lincoln Plaza North, is a LEED for Existing Buildings: Operations & Maintenance Gold certified six story office building in Sacramento. Completed in 1986, Lincoln Plaza North is a 486,758 square foot, pyramid-shaped six-story building spanning two square blocks. The project building includes office space, a sky lit atrium, landscaped terraces, retail space and a full service cafeteria/servery. During the course of the LEED EBOM certification process, CalPERS underwent several upgrades. Water conservation was addressed by replacing existing fixtures with new efficient types through out the project building. Additionally, an extensive retro-commissioning of the building occurred to obtain an in-depth understanding of what system types exist and how the systems are controlled. The building environment, machinery conditions and controls were reviewed and investigated for potential improvements or applicable energy saving methods.



555 12th Street, Oakland, CA

LEED EBOM Gold

555 12th Street in Oakland is a LEED EBOM Gold certified 21 story office building. Housing 616,596 square feet, 555 12th has an impressive EnergyStar rating of 93. Additional sustainable effort include the replacement of plumbing fixtures with low-flow fixtures and moderators, adoption of a Solid Waste Management Plan which has yielded an improved recycling and composting rate. Additionally, during tenant improvements, construction waste was diverted from landfill, and recycled content and low-VOC emitting materials were selected.



Head Royce Upper School, Oakland, CA

LEED NC Gold

Achieving a LEED for New Construction Gold certification, Head Royce School's Upper School Building is a new three-story, 27,000 square foot, steel/wood-framed hybrid structure located on an existing school campus in Oakland, CA. Head Royce School has embedded sustainability into its mission and every facet of the school, from energy use and operations, to its food service program, to its curriculum and the construction of its new buildings. The project surpasses California's Title-24 standards by 43.2% in cost savings, earning eight LEED points within credit EA 1: Optimize Energy Performance. In addition, 34.8% of energy costs are contributed by a 72-watt solar photovoltaic array. Water consumption is reduced by more than 36% through the use of water efficient plumbing fixtures. Adhesives, sealants, paints, composite wood and carpets used in the project meet material emissions/indoor air quality testing standards. Other green features include a sustainable living and eco-literacy program embedded into the school's curriculum, incorporation of the Food Revolution (or Great Food) Program, and a green cleaning program.



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100 First Street, San Francisco, CA

LEED EBOM Gold

100 First Plaza is a LEED EBOM Gold certified 27-story commercial office tower, located in the growing South of Market area of San Francisco at the corner of First and Mission Streets. In addition to large corporate tenants, the building includes retail services on the ground floor and has an adjacent three-level parking garage. The roof of the garage is vegetated and provides outdoor seating. Improvements were made in the building's waste collection and recycling program, water consumption, landscaping, and variable speed drive fan motors. Highlights include the replacement of urinals and toilets with water efficient models; flow restrictors were also installed in the rest room lavatories resulting in a 40% reduction in gas consumption for the domestic hot water system. Plans for the Sun Terrace include the introduction of a drip irrigation system and drought-tolerant plants.



Wells Fargo Center, Seattle, WA

LEED EBOM Gold

Wells Fargo Center (WFC) is a LEED EB:OM Gold certified, 47-story tall skyscraper in Seattle, WA, and its size totals over one million SF. The exterior façade is composed of a six-sided, steel-framed tower that features a combination of tinted continuous double-glazed glass and polished spring rose granite panels. For a building of its size, the project team was able to achieve an impressive Energy Star rating of 89 and produces close to half of the national average of greenhouse gas emissions. Additionally, the project earned all four points in the Alternative Commuting Transportation category, all three points in the Janitorial Cleaning Supplies category, and all possible point in the Reduced Mercury in Lamps category. The project team also implemented an indoor and outdoor IPM program and a high performance green cleaning program.



355 11th Street, San Francisco, CA

LEED NC Gold

The project at 355 11th Street was the major renovation of a 13,770 square foot, three-story historic turn-of-the-century industrial building in San Francisco's South of Market district. Seeking a LEED for New Construction Gold rating, the project was the first to participate in the San Francisco's Priority Permitting process. Through the adaptive reuse of the historic building, 75% of the original fabric was maintained. Additional sustainable features include the integration of a living roof and a 30 kW solar array, which will provide approximately 70% of the building's annual electricity usage.



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**Rincon Center, San Francisco, CA****LEED EBOM Gold**

Rincon Center is a LEED for Existing Building: Operations & Maintenance Gold certified commercial office building in downtown San Francisco near the Embarcadero waterfront. It occupies a full block of the street grid and consists of two buildings, Rincon One and Rincon Two, which are separated by an outdoor courtyard and share an underground parking garage. The property managers incorporated several green features into the operations and maintenance of the building, including strategies that benefit indoor environmental quality and the health of the building's occupants. Features include a green cleaning program, replacement of all plumbing fixtures (e.g., urinals, toilets, and faucet aerators) with water efficient models, and energy improvements that boosted the building's Energy Star rating. Furthermore, the building staff underwent a green training program, which included information about the products and equipment used throughout the building.

**St. Anthony Foundation, San Francisco, CA****LEED NC Gold**

The St. Anthony Foundation (SAF) project is a LEED NC Gold Certified, 43,000-square-foot, five-story building. SAF services to the homeless community in San Francisco include a free medical clinic, dining room, clothing and house-wares program and rehabilitation services. Using efficient heating and cooling systems, SAF is able to reduce the building's total annual energy use by over 30%. The use of low-flow plumbing fixtures, such as dual-flush toilets, provide a 20% reduction in water use. Carpet, paint, and adhesives used in the project are low-VOC-emitting products, reducing the offgassing of harmful chemicals into the interior environment, and many of the other building materials used in the project, such as concrete and steel, have high levels of recycled content.

**The Energy Foundation, San Francisco, CA****LEED CI Platinum**

The Energy Foundation relocated its San Francisco offices to a new 17,585 square foot office space located in the historic Bentley Reserve Building. The project has many highlights, especially in the categories of energy and indoor environmental quality, including four innovation strategies. Owner/operator support of alternative sources of energy is exemplified in their decision to purchase energy from Green-e Certified renewable sources (RECs) via a two-year purchase contract with Renewable Choice Energy. Water consumption is reduced by 51% through water efficient plumbing fixtures. Adhesives, sealants, paints and carpets used in the project are certified to meet material emissions/indoor air quality testing standards.

TannerHecht Architecture



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**555 Mission St., San Francisco, CA****LEED C&S Pilot Gold**

555 Mission Street is a LEED Core & Shell Gold certified, thirty-three story office tower developed by Tishman Speyer. The building is at the center of the rapidly expanding Mission Street corridor and is adjacent to the Transbay Terminal. Through the installation of water-saving plumbing fixtures, the building is designed to achieve an estimated water savings of 41%, earning an exemplary performance credit in the LEED innovation category. In addition, the owner has agreed to enter into a two-year renewable energy contract with a Green-e rated service provider that guarantees that at least 35% of the building's electricity usage will be generated through renewable energy sources or the purchase of renewable energy credits. The project team selected construction materials with a high level of recycled content. To protect indoor air quality, the team selected materials that are low in VOCs (volatile organic compounds), and the building has a green housekeeping program.

**Emeryville Marketplace, Emeryville, CA****LEED ND Phase I Platinum**

The Marketplace is an eight-story office building with 100,000 square feet of office space and an additional 20,000 square feet of retail space. The proposed expansion would be a phased project resulting in approximately 52,000 square feet of additional retail, 305-340 new dwelling units, and adequate structured parking. The project is directly linked to and adds to existing public transit, enhances existing open space. The parking footprint of the project was greatly reduced and an extensive Transit Management Plan that includes carsharing, bikesharing, free shuttles, and improved access to existing public transit was encouraged. Enhanced pedestrian and bicycle routes tying into the existing city grid were also designed. The project has green roofs and landscaping with native plants to enhance natural habitat and open space, reduce water runoff and heat island effect.

**2100 Franklin St., Oakland, CA****LEED C&S Pilot Gold**

2100 Franklin is a LEED for Core and Shell pilot Gold certified project, surpassing its initial goal of achieving a LEED Silver rating, and the first new Class A downtown office building to be built in Oakland since 2002. The building has a total area of 183,700 square feet and is located adjacent to the existing 2101 Webster building; the two office buildings form a physically and functionally integrated development called "Center 21," creating one of Oakland's largest commercial office complexes. This infill office project is located in a dense urban site well-served by public transportation, and provides tenant guidelines that describe the building's green features and provide suggestions for further greening opportunities under the LEED for Commercial Interiors rating system. Its energy-conscious features include a high-performance building skin, variable speed fan drives/pumps, abundant natural light, and efficient mechanical, electrical, and plumbing systems.



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YMCA of Silicon Valley, San Jose, CA

LEED NC Gold

The YMCA of Silicon is a 32,000 square foot building located on a 2.5 acre parcel. It is the third YMCA nationwide to achieve LEED certification. The building includes space for the City's community services department, a community meeting room, wellness center, youth center, and a teen center. The project features a variety of green materials and design strategies, including an Energy Star-rated "cool" (reflective) roof, as well as recycled-content and low-emitting materials. Water consumption is reduced by over 30% through high-performance irrigation and efficient plumbing fixtures and the project has achieved an estimated 37.5% energy savings beyond California's Title-24 and has committed to purchase 100% energy from Green-e Certified renewable sources. Additional green features include a ChildWatch playground surface that is made of recycled tires, and the use of FSC certified wood for a minimum of 50% of the project's wood-based materials. With this new building, the YMCA is now able to serve the needs of even more youth, teens, families and active older adults.



University of California at Merced, Kolligian Library

LEED NC Gold

The LEED NC Gold certified Kolligian Library, on the UC Merced Campus in the San Joaquin Valley, includes both a West and East wing and a highly glazed four-story central connector. As much as 76.22% of the construction waste was diverted from landfill, and 28% of the materials for the project were manufactured regionally. A variety of low VOC-emitting materials were used, including sealants, adhesives, paints, flooring and composite wood. The central plant provides chilled water to the library during off peak hours, reducing the building electric demand profile. These features have helped the project achieve significant energy saving above and beyond Title 24 code.



Villa Montgomery, Redwood City, CA

LEED NC Gold

Villa Montgomery is a LEED NC Gold Certified, 61,791 square-foot affordable housing development located in Redwood City, California, 25 miles south of San Francisco. The project was developed by First Community Housing. Villa Montgomery includes 58 affordable rental units, 1,178 square feet of ground floor retail, an outdoor courtyard with tot lot, a community meeting room with kitchenette, a computer lab, and building-wide internet access. The project's green features include the remediation of a designated Brownfield site, and a 36.7% reduction in water use, through efficient plumbing fixtures. Additionally, the owner purchased Renewable Energy Certificates (RECs) to offset 100% of the building energy consumption through Green-e Certified renewable sources. Located close to downtown Redwood City, several bus stops, and a train station, a comprehensive transportation management plan was introduced. As part of this plan, tenants receive free "R-Passes" for use on San Mateo County's bus system.



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Photo by Andre Bernard Photography

Gish Apartments, San Jose, CA **LEED NC & LEED for Homes Gold Certified**

The Gish Apartments project, developed by First Community Housing, is a 58,525 square foot transit-oriented, affordable, multi-family apartment complex. The project is the first LEED for Homes Gold certified housing unit in California, and it is also Gold certified under the LEED for New Construction rating system. It is a high-density project with a concrete podium structure. Within its concrete podium is a subterranean garage and at-grade retail. Above the podium is a three-story, Type V, wood-framed, 35-unit apartment structure. Its site is a remediated Brownfield located immediately adjacent to a light rail station. Green design features include energy-efficient windows, rooftop photovoltaics, and low VOC-emitting products. The project's energy efficiency exceeds by 27.5% the requirements of ASHRAE 90.1-1999 and California's Title 24. In addition, the project incorporates a green building education and outreach program.



University of California at Merced, Sierra Terraces **LEED NC Gold**

Sierra Terraces are LEED NC Gold certified two, two-story affordable housing units with a total square footage of approximately 84,464 on a 3.3 acre campus parcel. The Sierra Terraces project includes 203 suites and is designed to accommodate 2 students per suite. Other spaces include lounge rooms, study rooms, residence advisors unit and data centers. Sierra Terraces has many highlights, especially in the categories of energy, recycled content and regionally manufacture materials. The project has surpassed California's Title-24 standards by 41.6% and 88% of construction waste was diverted from the landfill. Selected materials had a combined value of 21% recycled content earning 2 points and qualifying for an additional point under Innovation and Design Credit for Exemplary Performance in Recycled Content. Additionally, 48% of selected materials were manufacture locally earning one point and qualifying for an additional point under Innovation and Design Credit for Exemplary Performance in Regionally Manufactured.



Blue Star Corner, Oakland, CA **LEED for Homes Pilot Certified**

This project is the first multi-family attached housing development in the state of California certified by the U.S. Green Building Council's pilot LEED for Homes program. The modern townhouses range in size from 1,300 to 1,700 square feet. Blue Star Corner, at a density of 40 units per acre, is proof that density can be more functional than sprawl. The project uses sustainable elements throughout—including bamboo flooring, low-flow plumbing fixtures, Energy Star appliances, fly-ash concrete, and drought-tolerant plants.



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University of California at Merced, Science & Engineering Building **LEED NC Gold**

The 174,000-square-foot Science & Engineering Building is the fourth building at the University of California, Merced Campus to achieve a LEED Gold rating. The building provides laboratories, classrooms and office space for faculty and students whose work often requires highly sophisticated equipment, facilities and support services. The building meets these needs while achieving exemplary performance in water and energy usage, natural lighting, air quality, waste diversion and recycling, the use of locally supplied and/or recycled building materials.



San Ysidro Department of Motor Vehicles, San Ysidro, CA **LEED NC Gold**

A new 14,775 square foot Department of Motor Vehicles (DMV) field office was built in the San Ysidro neighborhood of San Diego. One of its sustainable site strategies was the installation of a high-efficiency irrigation system, which allows for a 68% reduction in potable water use for site irrigation. Inside the building, the use of low-flow faucets and toilets and waterless urinals enables a 41% reduction in potable water use.



Berkeley City College, Berkeley, CA **LEED NC Silver**

The new 165,000 square foot home for Berkeley City College (BCC) was constructed in downtown Berkeley. BCC is part of the Peralta Community College District. The project achieved a LEED Silver rating. The building is highly energy efficient; it was designed to have energy savings of 43.8% beyond California's Title-24 energy code requirements. Furthermore, it is an urban infill project near public transportation, and it features a variety of green materials and design strategies. These include an Energy Star-rated "cool" (reflective) roof, as well as recycled-content and low-emitting materials. In addition, the project achieved most of the LEED credits related to indoor environmental quality, including thermal comfort and increased ventilation effectiveness.



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**Gaia Napa Valley Hotel, American Canyon, CA****LEED NC Gold**

The new 90,000 square-foot Gaia Napa Valley Hotel, owned by Butterfly Effect, is the first hotel in the U.S. to achieve a LEED Gold rating. The hotel has a guest room lodge, a reception building, and a conference center containing meeting rooms, a kitchen, and banquet room. A stormwater management plan has been implemented to reduce the impact on the community stormwater system and improve the performance over that of pre-development conditions. Roof surface water is collected and diverted to a central lagoon and then used to irrigate courtyard landscaping. The frontage of the entire site, exclusive of the entry drive, has been reconfigured into a series of bioswales and berms with an underdrain system and additional storage capacity, so that virtually no runoff leaves the site. The project is estimated to have energy savings of 24.9% beyond ASHRAE 90.1-1999 (and California's Title 24) and it has a solar array that supplies more than 10% of the electrical demand.

**CalPERS Headquarters Expansion, Sacramento, CA****LEED NC Gold**

This LEED Gold certified project is a 550,000 square foot office development for the California Public Employees Retirement System. Intelligent siting, envelope design, and building orientation helped capture the benefits of "free" natural cooling and shading. Among the project's energy-related achievements, it incorporates an 87 kW array of photovoltaic panels, contributing to an energy savings of approximately 38% beyond ASHRAE 90.1-1999 and Title 24-1998. The project team implemented most of the LEED Indoor Environmental Quality strategies, including low-emitting materials, views to the outside, construction IAQ management, thermal comfort controls, and increased ventilation effectiveness. Green finish materials include bamboo flooring, recycled-content carpet, regionally manufactured materials, and FSC-certified wood doors and work surfaces. The project also diverted 90% of its construction waste from landfills.

**University of California at Merced, Classroom & Office Building****LEED NC Gold**

The Classroom and Office Building contains 60,000 assignable square feet of multi-disciplinary instructional space for students, and research office space for faculty in the social sciences, humanities, and arts. The project was able to reduce water consumption by 35% through the use of waterless urinals and low flow lavatories. In addition the building demonstrates significant saving over Title 24 through the use of occupancy sensors, photocell dimers, and exterior solar shading on all non-north facades. Other significant features include locally manufactured materials and regionally extracted materials. In addition, 90% of the construction waste was diverted from landfills.



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**University of California at Merced, Central Plant****LEED NC Gold**

UC Merced's first building to achieve LEED certification is its Central Plant, which was certified at the Gold level. The Central Plant complex has three structures: a three-story building that houses most of the university's power and infrastructure operation, a telecommunications building, and a two-million-gallon water-storage tank. The project received an Excellence in Architecture Award from the AIA's San Francisco chapter, which stated that the project "functions as a dynamic living laboratory for students studying environmental resources, while creating a luminous symbol for the new university's focus on energy research."

**Applied Biosystems, Building D, Pleasanton, CA****LEED NC Silver**

This LEED Silver certified project was the first LEED certified project in Pleasanton. It is a two-story, 95,000 square foot laboratory and commercial office building, which represents the initial phase of a larger site development with the total future build-out of the corporate campus expected to reach nearly 1,000,000 square feet. Almost half of the 80-acre site is dedicated for open space. The site was previously an industrial site and as part of its redevelopment, the soil was remediated to a level well beyond what was required; this resulted in a LEED innovation point for the project. Building orientation, sunshades, and white reflective roof surface allowed for an energy savings of almost 25% beyond Title-24-2001 requirements. Approximately 80% of the project's demolition and construction waste was diverted from landfills by recycling or salvage.

**West Valley Library, San Jose, CA****LEED NC Certified**

This project is the first LEED certified library in the world and the City of San Jose's first LEED certified building. It has also won several awards, including the 2004 Governor's Environmental and Economic Leadership Awards for Sustainable Facilities. The 20,100 square foot project incorporated a variety of green strategies, including: preserving the site's mature, existing trees; drought-tolerant landscaping; clerestory windows and skylights to bring in daylight and photo cells that turn off electrical lighting when daylighting is sufficient; as well as the recycling of more than 90% of the project's construction and demolition waste.



LEED CERTIFIED PROJECT LIST



Hayward Lumber Building Systems Plant, Santa Maria, CA **LEED NC Gold**

This 50,000 square foot, LEED Gold certified building is used for the manufacturing of FSC-certified wood trusses. Hayward Lumber is the leading supplier of FSC-certified lumber products on California's central coast. All of the electricity required to operate the facility is generated by photovoltaic panels, which cover half of the large roof area. The project also features an extensive rainwater collection system that captures rainwater from the roof and stores it in two 30,000-gallon underground cisterns.



William & Flora Hewlett Foundation, Menlo Park, CA **LEED NC Gold**

This 48,000 square foot, two-story building was the first LEED project in California to achieve Gold certification. The building includes offices, meeting and presentation rooms, kitchens, and a basement workout room. Its parking lot and paths are paved with a light-colored, recycled-content aggregate that is made with natural resins rather than petroleum-based materials. Stormwater is captured in bioswales and detention ponds on site. Large existing oak trees were retained, and plantings are native and drought-tolerant. The project achieved energy savings of 35% beyond Title 24-1998. The building features low-profile photovoltaic roof panels, as well as a thermal ice storage system for efficient cooling. Over 82% of the wood used in the project was sustainably harvested wood certified by the Forest Stewardship Council. The project also achieved all of the LEED credits related to indoor environmental quality.