

## **600 California – LEED® EBOM Recertification; Innovation in Operations, Credit 1: Education**

Tenant Handbook, revised June 6, 2014

### **GREEN BUILDING POLICY**

#### **LEED**

Leadership in Energy and Environmental Design (LEED®) is a green building rating system administered by the U.S. Green Building Council, a non-profit organization dedicated to transforming the way buildings and communities are designed, built and operated, enabling an environmentally and socially responsible, healthy, and prosperous environment. LEED has become the world's most renowned green building rating system, with over 20,000 certified projects worldwide, establishing accepted green building practices that an increasing number of companies are choosing to incorporate into new construction projects, as well as existing building operations.

#### **Existing Buildings: Operations + Maintenance**

The LEED Existing Building Operations + Maintenance System (EBOM) helps building owners and managers implement sustainable operations and maintenance practices to reduce the environmental impact of a building over the building's life cycle. It addresses whole building operational issues such as: cleaning and chemicals used, recycling and waste management, energy efficiency, and sustainable site and exterior maintenance. Green performance has environmental, economic, and social elements that benefit all of us – including each person that works within a green facility.

In November 2009, 600 California Street building received the honor of being LEED-certified Gold through the Existing Building Operations + Maintenance rating system. Throughout the performance period of no less than one year, we measured and studied 600 California's operations and tenant behavior, adopted green operations and practices, and aligned ourselves with vendor partners who are committed to sustainable operations. These green initiatives have been implemented and we continue to adopt best practices as they emerge.



The LEED EBOM rating system requires buildings to be recertified every five years in order to maintain the integrity of the rating system and ensure buildings continue to reach the high performance set forth through LEED. This requires ongoing effort of building staff to track energy and water usage, purchasing procedures and indoor environmental quality in order to maintain the building's LEED certification, and to make corrections or adjustments whenever necessary.

#### **Tenant Engagement**

As a tenant of 600 California Street, you are encouraged to engage in sustainable behavior that benefits the overall strategy of maintaining a high-performing green building. Several examples of ways to get involved include:

- Comprehensive recycling participation
- Turning out lights, computers, equipment
- Turning off running faucets, reporting leaks
- Closing south and west exterior blinds on weekends during the cooling season
- Purchasing recycled or green products
- Opting for human-powered commuting or alternative and/or public transportation
- Purchasing and tracking Energy Star products

**Contact**

Should you have any questions about LEED certification or the Existing Building Operations + Maintenance green building rating system, please contact Reina Hugh at 415.391.3471 or [Reina.Hugh@am.jll.com](mailto:Reina.Hugh@am.jll.com).