



525 GOLDEN GATE

New Headquarters — San Francisco Public Utilities Commission

The San Francisco Public Utilities Commission is building a greener, more sustainable headquarters at 525 Golden Gate Avenue. Considered to be one of the greenest buildings in North America, 525 Golden Gate will be LEED Platinum Certified and represents a significant, long-term investment in San Francisco's environmental and economic future that will result in real ratepayer savings.

100% of the water demand for the building's low-flow toilets and urinals

- The "Living Machine" system treats 5,000 gallons of wastewater per day and reduces per person water consumption from 12 gallons (normal office building) to 5 gallons
- The building's rainwater harvesting system can store up to 250,000 gallons of water per year for use by the exterior irrigations systems

525 Golden Gate's carbon footprint is 50% less than similarly-sized office buildings.

- Green concrete mixture using environmentally-friendly materials
- Parking is limited to four spaces to promote alternative transportation and lower greenhouse gas emissions as part of SF's Transit First policy
- Extensive use of recycled materials throughout the building

PROJECT FACTS:

- 13-story Class A office building
- 277,500 square feet
- Houses over 900 employees
- Approximately 40% of project construction work performed by San Francisco residents

GREEN BUILDING FEATURES:

525 Golden Gate consumes 32% less energy than similarly-sized office buildings.

- An integrated, hybrid solar array and wind turbine installation can generate up to 227,000 kWh/year or 7% of the building's energy needs
- A state-of-the-art raised flooring system incorporates the building's data and ventilation infrastructure and reduces heating, cooling and ventilation energy costs by 51%
- Maximizing daylight harvesting saves electricity and minimizes artificial lighting
- Lighting and work station equipment shutoff automatically after-hours

525 Golden Gate consumes 60% less water than similarly sized buildings.

- One of the first buildings in the nation with onsite treatment of gray and black water
- An onsite "Living Machine" reclaims and treats all of the building's wastewater to satisfy

COMMONSENSE RATEPAYER SAVINGS:

Over the 100-year lifespan of the building, 525 Golden Gate will save ratepayers money.

- In total, asset/building ownership will realize future ratepayers approximately \$3.7 billion in savings over the expected useful life of the building; that's \$500 million in 2011 dollars
- In 26 years, owning 525 Golden Gate will become cheaper than renting
- Building ownership insulates ratepayers from the expensive, and often, unpredictable San Francisco office-space rental market

UNIQUE SEISMIC SAFETY FEATURES:

525 Golden Gate is one of the safest buildings in San Francisco.

- The building's core contains innovative post tension systems that allow the entire structure to move and absorb energy during a seismic event, much like a suspension bridge



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- Not only is 525 Golden Gate immediately available for occupancy after an earthquake, but because of the unique concrete shear walls running vertically through the building, any damage should be negligible

EMPLOYEE BENEFITS:

- Individual air comfort controls at workstations
- Onsite childcare center and café to support workforce needs
- Onsite bicycle parking, locker rooms and electric vehicle charge stations

PROJECT PARTNERS:

- San Francisco Public Utilities Commission
- SF Department of Public Works
- KMD Architects
- Webcor Builders

With 525 Golden Gate, we have the opportunity to live and breathe our core values and show our customers and indeed the world, best practices for water conservation and energy efficiency. For more information, visit: <http://www.sfwater.org/HQ>.

