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# GreenSource

THE MAGAZINE OF SUSTAINABLE DESIGN

## Fifty Fremont

San Francisco, California

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Photo courtesy Fifty Fremont

As a part of the LEED EB: O&M certification process, a series of retrofits and building upgrades were implemented to meet rising tenant expectations for high-performing, sustainable office space.

[Slide show](#)

**Gross area:** 787,000 ft<sup>2</sup> (office)  
26,000 ft<sup>2</sup> (retail)

**Date completed:** 1983

**Profile:** Fifty Fremont is a 42-story office tower that achieved LEED-EB: O&M Platinum and has continued to pursue new sustainability initiatives to evolve its existing urban office environment. It's the largest multi-tenant office building to receive the rating. The building participates in comprehensive compost and recycling program and hosts a weekly farmers market. This completes the sustainability cycle, where compost leaves via the city/county program, and returns as food source.

**Energy-saving strategy:** Fifty Fremont earned an Energy Star rating of 96 out of 100 due to installation of energy conserving infrastructure and operational commitments to use less energy. The retrofit makes the building 52 percent more energy efficient than a similar sized office building. Additional energy use is offset through the purchase of Green-e certified power. A building management system monitors and controls the building HVAC system giving constant feedback of system operation. It optimizes major building HVAC systems such as fans, boilers and chillers resulting in greater efficiency and occupant comfort. A large lighting retrofit using highly efficient low-mercury lamps and LED technology also contributes to energy savings.

### PEOPLE

**Owner** Teacher's Insurance Annuity Association of America for the Benefit of its Real Estate

**Manager** Hines

**Architect** Skidmore, Owings & Merrill LLP  
**Commissioning agent** Architectural Energy Corporation

**Interior designer** Hooks ASD

**Landscape** Hines Interests Limited Partnership

**Green janitorial supplies** Waxie Sanitary Supply

**Green cleaner** ABM Janitorial Services, Inc.

**Environmental testing and balancing agent** RSAnalysis, Inc.

**Lighting** West-Lite Supply Co.

**Integrated pest manager** Terminix

**Renewable energy** 3Degrees

**Transportation survey** Transportation Management Association of San Francisco

**Waste and recycling** Recology

### PRODUCTS

**Building management system** Johnson Controls-Metasys

**Plumbing** Sloan UpperCut Flushometers

**Chillers** Trane Centravac

**Cooling tower** Marley three cell cooling tower

**Stairwell lighting** Blinky sensor/light unit  
**Garage fans carbon monoxide sensors**  
Arjay – Enmet PG-2000  
**Electric vehicle charging stations**  
ParkPod Model 37 DWC