

In December of 2007, **Environmental Defense Fund** moved to downtown San Francisco, establishing our new West Coast office in a professional and functional green work environment. Our move to the Financial District enhances our work with our corporate, NGO and other partners and reflects our conviction that market-based approaches can solve global environmental challenges. Defying the norm of green construction, we adhered to a tight budget while meeting state-of-the-art sustainable design standards. Our new office sets an example for other NGOs and Bay Area businesses, encouraging them to create healthy, energy efficient work environments.

123 MISSION STREET: MORE THAN JUST AN ADDRESS

The leadership we've exhibited at 123 Mission Street hopefully will inspire others to build sustainably. Our new green facility reflects our determination to put our mission into action. And we're not finished yet. Our goal is to have our new West Coast office certified sustainable by the U.S. Green Building Council as a LEED (Leadership in Energy and Environmental Design) "Gold" project.



ENVIRONMENTAL DEFENSE FUND

TURNING GREEN

INTO GOLD

Please share this brochure – you can find it at www.environmentaldefense.org/California.

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Environmental Defense Fund, a leading national nonprofit organization, represents more than 500,000 supporters. Since 1967, Environmental Defense Fund has linked science, economics, law and innovative private-sector partnerships to create breakthrough solutions to the most serious environmental problems.

www.environmentaldefense.org

Totally chlorine free 100% recycled (50% post consumer) paper
Photography: César Rubio, Morgan Cowin
Graphics: popovichgraphics.com

SAN FRANCISCO



LETTING THE SUN SHINE IN

Maximizing aesthetics and natural light was a high priority in our office design. Magnificent bay and city views inspire our employees in their mission. They also promote energy efficiency with:

- full picture windows on all outside offices to maximize the view and natural light;
- floor-to-ceiling glass office fronts with a sliding door design made from recycled aluminum, allowing sunlight to permeate the interior office space;
- low walled cubicles inside the main floor to increase visibility and foster collegial interaction;
- lights equipped with occupancy sensors and which automatically adjust to the level of daylight to minimize energy use.



REDUCING OUR CARBON FOOTPRINT

The building materials used in the construction of the Environmental Defense Fund San Francisco office come from renewable materials from previous tenants, recycled hardware and other sustainable material purchased from local vendors, in most cases from within a radius of 500 miles. Our work space includes:

- easily renewable bamboo flooring and kitchen countertops made with 100 percent post-consumer recycled paper (PaperStone);
- sustainable PVC-free furniture with a veneer finish mounted on boards made of compressed, formaldehyde-free recycled sawdust and wood chips;
- non-toxic linoleum flooring made with linseed oil, rosins, jute, limestone and ecologically-responsible pigments;
- carpet tiles made of 29% recycled material with 100% recycled backing and a non-adhesive installation;
- low-toxicity paints and finishes and drywall built from recycled metal studs and gypsum board;
- ceiling tiles that were reused from prior occupants with open areas to minimize use of construction materials.



SAVING ENERGY THROUGH SMART DESIGN

When creating an energy efficient work space, the small details can make a big difference. Employees and guests use less energy than they would in traditional offices because Environmental Defense Fund's new home:

- uses only Energy Star appliances and computer equipment;
- is equipped with low-flow water facilities: faucets, shower and dishwasher;
- has an automatic lighting system that turns off at 6 p.m. every day unless lighting is needed by staff;
- is within two blocks of train, bus, ferry terminals and carpool meeting stations;
- includes an on-site bike rack and an on-site shower to encourage bike commuting.



CREATING "GREEN" AT AN AFFORDABLE PRICE

We built a sustainable environment while adhering to our budget. Our project came in at just 4 percent above non-green construction costs, yet our contractors were environmentally meticulous in their work. Contractors:

- recycled 95% of the construction waste generated;
- removed windows and used portable air scrubbers throughout construction to provide a cleaner environment for workers;
- provided a two-week "flush out" period prior to occupancy to improve indoor air quality;
- carefully monitored the electrical load for the lowest possible overall use.

