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## **Oakland's Kaiser Center Receives LEED Gold Certification**

San Francisco, CA – October XX, 2011 – The Swig Company, owner and manager of Kaiser Center, a 28-story office building located at 300 Lakeside Drive in Oakland CA, announced the building has earned LEED Gold certification for an Existing Building: Operations and Maintenance

“Kaiser Center is one of our largest assets and as a key building in the very important Oakland market it was an early goal of our ongoing program to lower the property’s carbon footprint and make it more energy efficient. This goal is achieved today with certification through USGBC’s LEED program but we will continue to look for ways to keep the building at the cutting edge of sustainable practices,” said Jeanne Myerson, CEO of The Swig Company.

Kaiser Center General Manager, Andrea Kirkpatrick, believes that The Swig Company has demonstrated a real commitment to environmental stewardship while simultaneously controlling the building’s energy costs.

In 2009, Swig conducted an energy analysis for the building, including a thorough site and records review. The building received an initial Energy Star rating of 74. A range of low and no cost measures, such as fan speed control, have since been implemented to create a significant reduction in energy consumption and an Energy Star rating of 94 (2011).

Oakland-based KEMA Services provided project management and consulting services to assist Kaiser Center in their efforts to achieve LEED Certification.

Important sustainable building practices have been implemented in a variety of other areas throughout Kaiser Center:

- An in-depth analysis and review of water treatment resulted in the reduction of chemical use in cooling towers. Installation of water meters to document

cooling tower operation and evaporation has enabled a return to baseline needs. These and other conservation efforts have resulted in significantly reduced water consumption.

- Responsible disposal of used lighting material (lamps, ballasts) and monitoring of the full-building lighting controls program are inherently sustainable practices.
- During building and tenant improvements, contractors remove construction materials (carpet, drywall, acoustical ceiling tile, and metal) to specialized recyclers and receipts are obtained for documentation. New construction specifies low or no VOC materials.
- A green cleaning program was successfully implemented several years ago and modification to products, equipment or practices occurs when appropriate. “As with lighting and construction debris disposal, we work with our building community to encourage proper methods for convenient and appropriate hazardous and e-waste disposal,” says Kirkpatrick.
- Sustainable practices have been integrated in the administrative management of Kaiser Center as well. Monthly reporting and accounts payable are effectively handled in an online format, dramatically reducing paper, supplies and courier fees. Where possible, office supplies produced from recyclable materials are purchased.
- Hybrid parking is an amenity at the garage facility with exclusive, convenient and highly visible parking stalls. Research continues for opportunities to further reduce energy consumption through electric vehicle recharge stations and lighting system modifications. A transition to a paperless billing system reinforces sustainable operations in the garage.

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**About The Swig Company:**

The Swig Company, LLC, headquartered in San Francisco, is a private investment company with a 75-year history of ownership, development and management of commercial real estate properties in major markets throughout the United States. Its primary investment mission is to add value to its investment portfolio through proactive and creative asset management, acquisitions, dispositions, selective development and redevelopment, and professional property management. For more information, please visit <http://www.swigco.com>