



# Application for ENERGY STAR® NextGen Recognition

**89**

ENERGY STAR® Score<sup>1</sup>

**37%**

Percent Renewable Energy

**0.91** (kg CO<sub>2</sub>e/ft<sup>2</sup>)

Direct GHGi Target

**0.78** (kg CO<sub>2</sub>e/ft<sup>2</sup>)

Actual Direct GHGi

## KPMG – San Francisco HQ

**Registry Name:** KPMG – San Francisco

**Property Type:** Office

**Gross Floor Area (ft<sup>2</sup>):** 382,438

**Built:** 2002

**For Year Ending:** March 31, 2024<sup>2</sup>

**Date Application Becomes Ineligible:** xx/xx/2024

1. Score is on a scale of 1-100. Application must be submitted to EPA within 4 months of the Period Ending date. Award is not final until approval is received from EPA.  
 2. The ENERGY STAR Score is based on total source energy. A score of 75 is the minimum to be eligible for the ENERGY STAR.

Please use the [Licensed Professional's Guide to the ENERGY STAR® for Commercial Buildings](#) for reference in completing this checklist ([http://www.energystar.gov/ia/business/evaluate\\_performance/pm\\_lp\\_guide.pdf](http://www.energystar.gov/ia/business/evaluate_performance/pm_lp_guide.pdf)).

### Property & Contact Information

**Property Address**  
 KPMG – San Francisco HQ  
 55 Second Street  
 San Francisco, CA 94105

**Property Owner**  
 HInes  
 55 Second Street  
 San Francisco, CA 94105  
 415-512-5600

**Primary Contact**  
 Eric Tatro  
 560 Mission Street  
 Swt. 100  
 San Francisco, CA 94105  
 415-512-5600  
 eric\_tatro@hines.com

**Property ID:** 1140288  
**Federal ID:** 182918  
**Local ID:** 192819  
**Organizational ID:** P-0192-SN

## 1. Review of Whole Property Characteristics

### Basic Property Information

1) **Property Name for Registry:** KPMG

Yes  No

Is this the official name to be displayed in the [Registry of ENERGY STAR NextGen Certified Buildings and Plants](#)?

If "No", please specify: \_\_\_\_\_

<p><b>2) Property Type: Office</b></p> <p>Is this an accurate description of the primary use of this property?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p><b>3) Location:</b></p> <p>55 Second Street San Francisco, CA 94105</p> <p>Is this correct and complete?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p><b>4) Gross Floor Area: 382,438 ft<sup>2</sup></b></p> <p>Is value an accurate account of the gross floor area for the property?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p><b>5) Average Occupancy: 95%</b></p> <p>Is this occupancy accurate for the entire 12 month period being assessed?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p><b>6) Number of Buildings: 1</b></p> <p>Does this number accurately represent all structures?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p><b>7) Whole Property Verification:</b></p> <p>Does this application represent the entire property? If any space or energy use has been excluded from this property, please describe it in the notes section below.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p><b>Notes:</b></p>	

Indoor Environmental Quality	
<p><b>1) Outdoor Air Ventilation</b></p> <p>Does this property meet the minimum ventilation rates according to <i>ANSI/ASHRAE Standard 62.1, Ventilation for Acceptable Indoor Air Quality</i>?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p><b>2) Thermal Environmental Conditions</b></p> <p>Does this property meet the acceptable thermal environmental conditions according <i>ANSI/ASHRAE Standard 55, Thermal Environmental Conditions for Human Occupancy</i>?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p><b>3) Illumination</b></p> <p>Does this property meet the minimum illumination levels as recommended by the Illuminating Engineering Society of North America (IESNA) Lighting Handbook?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No

**Indoor Environmental Quality**

**Notes:**

**2. Review of Property Use Details**

**Bank/Financial Institution: Trans Pacific National Bank**

**1) Gross Floor Area: 5,638 ft<sup>2</sup>**

Yes  No

Does this square footage include all supporting functions such as kitchens and break rooms used by staff, storage areas, administrative areas, elevators, stairwells, atria, vent shafts, etc? Also note that existing atriums should only include the base floor area that it occupies. Interstitial (plenum) space between floors should not be included in the total. Finally gross floor area is not the same as leasable space. Leasable space is a subset of gross floor area.

**NOTE:** This use detail was changed during the year ending 3/31/2011. The value above represents a time-weighted average of the values over this timeframe. The following table outlines the history of the changes resulting in the value displayed above:

Timeframe	Value
4/1/2023 – 1/10/2024	2,198 ft <sup>2</sup>
1/11/2023 –3/31/2024	6,900 ft <sup>2</sup>

**2) Weekly Operating Hours: 54 Hours**

Yes  No

Is this the total number of hours per week that the Bank/Financial space is 75% occupied? This number should exclude hours when the property is occupied only by maintenance, security, or other support personnel. For properties with a schedule that varies during the year, "operating hours/week" refers to the total weekly hours for the schedule most often followed. Bank/Financial space operation time averages 65 hours per week, rather than 40 hours per week.

**3) Workers on Main Shift: 12**

Yes  No

Is this the number of employees present during the main shift? Note, this is not the total number of employees or visitors who are in a building during an entire 24 hour period. For example, if there are two daily 8 hour shifts of 100 workers each, the Workers on Main Shift value is 100.

**4) Number of PCs: 12**

Yes  No

Is this the number of personal computers in the Bank/Financial center?

**5) Percent Cooled: 50% or more**

Yes  No

Is this the percentage of the total floor space within the property that is served by mechanical cooling equipment?

**NOTE:** This use detail was changed during the year ending 3/31/2011. The value above represents the most recent value during this timeframe. The following table outlines the history of the changes resulting in the value displayed above:

Timeframe	Value
4/1/2023 – 1/10/2024	Less than 50%
1/11/2023 – 3/31/2024	50% or More

**6) Percent Heated: Less than 50%**

Yes  No

Is this the percentage of the total floor space within the property that is served by mechanical heating equipment?

**Notes:**

### 3. Review of Energy Consumption

Data Overview			
<b>Site Energy Use Summary</b>		<b>National Median Comparison</b>	
Electricity - Grid Purchase (kBtu)	18,278,251 (100%)	National Median Site EUI	79
Natural Gas (kBtu)	0 (0%)	National Median Source EUI	265
0		% Diff from National Median Source EUI	-40%
Total Energy (kBtu)	18,278,251		
<b>Energy Intensity</b>		<b>Emissions</b> (based on site energy use)	
Site (kBtu/ft <sup>2</sup> /yr)	48	Total (Location-Based) Greenhouse Gas Emissions (Metric Tons CO <sub>2</sub> e/year)	1,661
Source (kBtu/ft <sup>2</sup> /yr)	160		
<b>Renewable Energy</b>		<b>Power Generation Plant or Distribution Utility:</b> City & County of San Francisco	
Percentage of total energy use	37%		
Source(s)	Onsite Solar		
<b>Direct GHGi</b>			
Target (kg CO <sub>2</sub> e/ft <sup>2</sup> )	0.91		
Actual (kg CO <sub>2</sub> e/ft <sup>2</sup> )	0.78		
Note: All values are annualized to a 12-month period. Source Energy includes energy used in generation and transmission to enable an equitable assessment.			

### Summary of All Associated Energy Meters

The following meters are associated with the property, meaning that they are added together to get the total energy use for the property. Please see additional tables in this checklist for the exact meter consumption values. **Note: please review all meter entries, making note of any unusual entries, and, if they are correct, provide a manual note to explain.**

Meter Name	Fuel Type	Start Date	End Date	Associated With
Onsite Solar	Electric	03/02/2024	In Use	KPMG; Trans Pacific National Bank
Natural Gas #1	Natural Gas	01/02/2024	In Use	KPMG

**Total Energy Use**  Yes  No

Do the meters shown above account for the total energy use of this property during the reporting period of this application?

**Additional Fuels**  Yes  No

Do the meters above include all fuel *types* at the property? That is, no additional fuels such as district steam, generator fuel oil have been excluded.

**On-Site Solar and Wind Energy**  Yes  No

Are all on-site solar and wind installations reported in this list (if present)? All on-site systems must be reported.

**Notes:**

### Summary of Associated IT Energy Meters

The following IT energy meters are associated with Data Centers on the property, meaning that they are added together to get the total IT energy use for the property. Please see additional tables in this checklist for the exact meter consumption values. **Note: please review all meter entries, making note of any unusual entries, and, if they are correct, provide a manual note to explain.**

Meter Name	Fuel Type	Start Date	End Date	Associated With
Uninterruptible Power Supply (UPS) Output Meter	Uninterruptible Power Supply (UPS) Output Meter	03/02/2024	In Use	Data Center Use

**Total IT Energy Use**  Yes  No

Do the IT energy meters shown above account for the total IT energy use of this property during the reporting period of this application?

**Notes:**

**Summary of Additional Meters**

None of the following meters are associated with the property meaning that they are not added together to account for the total energy use of the property.

Meter Name	Fuel Type	Start Date	End Date	Associated With
Electric Sub	Electric	01/20/2024	In Use	Trans Pacific National Bank
Electric Sub-2	Electric	01/20/2024	In Use	None

**Sub (or Ancillary) Meter Energy Use**  Yes  No

Are the meters in this list all sub-meters or other ancillary meters that do not need to be added to the total energy for the reporting period of this application?

**Notes:**

**Electric Meter: Onsite Solar (kWh)**

**Associated With:** KPMG; Trans Pacific National Bank

Start Date	End Date	Energy Use (kWh)
03/02/2024	03/31/2024	9,415.00
02/01/2024	02/28/2024	7,827.00
01/01/2024	01/31/2024	8,626.00
12/01/2023	12/31/2023	10,295.00
11/01/2023	11/30/2023	8,945.00
10/01/2023	10/31/2023	9,544.00
09/01/2023	09/30/2023	9,026.00
08/01/2023	08/31/2023	9,384.00
07/01/2023	07/31/2023	8,510.00

06/01/2023	06/30/2023	7,917.00
05/01/2023	05/31/2023	7,125.00
04/01/2023	04/30/2023	6,197.00
<b>Total Consumption (kWh):</b>		<b>102,811.00</b>
<b>Total Consumption (kBtu):</b>		<b>102,811.00</b>

**Total Energy Consumption for this Meter**  Yes  No

Do the fuel consumption totals shown above include consumption of all energy tracked through this meter that affect energy calculations for the reporting period of this application (i.e., do the entries match the utility bills received by the property)?

**Notes:**

**Natural Gas Meter: Natural Gas #1**

**Associated With:** KPMG; Trans Pacific National Bank

Start Date	End Date	Energy Use (kBtu)
03/02/2024	03/31/2024	9,415.00
02/01/2024	02/28/2024	7,827.00
01/01/2024	01/31/2024	8,626.00
12/01/2023	12/31/2023	10,295.00
11/01/2023	11/30/2023	8,945.00
10/01/2023	10/31/2023	9,544.00
09/01/2023	09/30/2023	9,026.00
08/01/2023	08/31/2023	9,384.00
07/01/2023	07/31/2023	8,510.00
06/01/2023	06/30/2023	7,917.00
05/01/2023	05/31/2023	7,125.00
04/01/2023	04/30/2023	6,197.00
<b>Total Consumption (kWh):</b>		<b>102,811.00</b>
<b>Total Consumption (kBtu):</b>		<b>102,811.00</b>

**Total Energy Consumption for this Meter**  Yes  No

Do the fuel consumption totals shown above include consumption of all energy tracked through this meter that affect energy calculations

for the reporting period of this application (i.e., do the entries match the utility bills received by the property)?

### 4. Signature & Stamp of Verifying Licensed Professional

\_\_\_\_\_ (Name) visited this site on \_\_\_\_\_ (Date). Based on the conditions observed at the time of the visit to this property, I verify that the information contained within this application is accurate and in accordance with the Licensed Professional Guide.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**Licensed Professional**  
License: M23405 in CA  
License: BD-193899 in AZ

Clark Bisel  
405 Howard Street, Suite 500  
San Francisco, CA 94105  
415-398-3833  
cbisel@licensedprof.com



**NOTE:** When applying for the ENERGY STAR, the signature of the Verifying Professional must match the stamp.

**Professional Engineer Stamp**

### 5. Signatory Agreement

I hereby nominate the above described property for award of the ENERGY STAR NexGen. I have provided a copy of the Licensed Professionals Guide to the ENERGY STAR NextGen for Commercial Buildings to our Licensed Professional for reference. As documented by the above checklist, the aforementioned property meets the conditions necessary to qualify as ENERGY STAR NextGen. I am submitting this application within four months of the Period Ending Date (March 31, 2024) used to generate the application. I will assist EPA, if requested, in verifying any data included in this application. Furthermore, I agree to associate the ENERGY STAR NextGen logo only with the aforementioned property and to adhere to the ENERGY STAR Identity Guidelines.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signatory Name: Ryan Drucker  
Property Owner: Hines 55 Second Street LP

The government estimates the average time needed to fill out this form is 5 hours (includes the time for entering energy data, Licensed Professional facility inspection, and notarizing) and welcomes suggestions for reducing this level of effort. Send comments (referencing OMB control number) to the Director, Collection Strategies Division, U.S., EPA (2822T), 1200 Pennsylvania Ave., NW, Washington, D.C. 2

