

CBRE
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TOWERSQUARE'S

Eco Initiatives

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GREEN OFFICE TIP

You can show support for the environment by purchasing from local office supply and furniture manufacturers, who require less shipping aboard gas guzzling tractor trailers.



Eco Initiatives

is a bi-monthly e-newsletter produced by the Tower Square management office to bring you up to date on Tower Square's efforts to maintain an environmentally green facility. For more information contact us at 413-733-2171

Energy Saving Lighting Changes

As you have walked through Tower Square of late, you may not have detected some of the lighting changes that have been made recently. That's because the changes are subtle to the eye, but not to the electricity meter!

As part of our on going efforts at energy conservation, we have placed photo electric sensors on the lights in the perimeter of all three levels of the parking garage. The sensors automatically shut off the lights when natural light is providing sufficient illumination.

In the retail area we are currently experimenting with occupancy sensors in a beta test site in the food court rear hallway. Once the testing is complete, occupancy sensors will be installed in all retail rear hallways and mechanical rooms. That process should take about three weeks, expected to be complete by the end of July.

Soon we will be replacing 400 watt high intensity lights with 85 watt

florescent lamps, above the promenade pop-out windows, which illuminate the ceiling. That will average out to be a savings of \$17 an hour over all with little loss of light.



The original 400-watt high intensity lights giving off illumination on the ceiling above the windows seen in this photo, will be replaced by 85-watt florescent lamps, which provide an energy savings as well as good illumination.

On another Tower Square energy savings note, two new HVAC units, recently lifted by crane and placed in the 6th floor mechanical room, are expected to be on line and operational in a few days. Replacing 35-year old HVAC units, these new 5,000lb units operate with energy efficient motors.

Making a Difference With Environmental Landscaping

When planning landscaping there are strategies you can use to enhance your design, as well as save energy and resources.



Tower Square uses drip or trickle irrigation to water exterior flower beds at the main entrances and on the plaza. Trickle irrigation minimizes use of water by dripping water slowly to the plant roots and soil with a hose system.

Other landscaping ideas to consider include using plants that are native to the region. Native plants are already well adapted to your environment, and will require less care and resources than plants from other areas.

Also mulching around plants helps to save water and reduces the need for chemical soil enhancers.

Planting trees and shrubs in strategic areas can provide shade for your home in the summer and help to block cold winds during the winter months, thus helping to reduce home energy costs.

Creating extra patio areas and flower beds helps to cut down on the amount of grass you will have to maintain and water as well.

New Inkjet Cartridge Recycle Station

Did you know that as many as 400 million ink and toner cartridges are dumped into our landfills each year? As petroleum based products, they take hundreds of years to decompose.

To assist you in your environmental efforts, we have installed an ink cartridge recycling box across from the CBRE management office on the upper level next to the Post Office.

Once the box is full, Ink & Toner Solutions of Amherst will remove the empty cartridges and recycle them, refurbishing them to a "good as new" quality.

The recycled cartridges are available for purchase at a savings of 30% - 60% compared to buying new.



Find out more at:
www.inksolutionsma.com