

GREEN FACT

Every ton of recycled office paper saves 380 gallons of oil.



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

CBRE & Tower Square Leading the Green Initiative

As the management company for Tower Square, and representing its owners (MassMutual), CB Richard Ellis, is committed to being the industry leader in the area of environmental sustainability.

In so doing, Tower Square's management team continues to evaluate the facility's environmental impact. We recognize our responsibility to be stewards of the environment and improve the quality of life for everyone who works at or visits Tower Square.

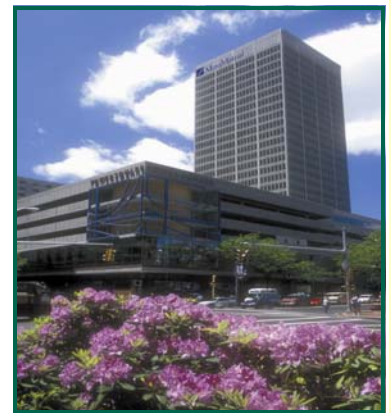
As a company, CBRE strives to observe environmental best practice in our activities, and to observe both the letter and the spirit of environmental laws and regulations.

In that vein, CBRE at Tower Square is strengthening and formalizing its own environmental commitment in a number of ways.

- Using the Energy Star benchmarking system, we check our energy consumption monthly against other facilities to see how we compare in our conservation efforts at Tower Square.
- We continually seek ways to reduce our energy, water and other resource consumption, as well as reduce waste and use renewable or recyclable materials.
- We work with the property owners to identify immediate low cost capital improvements, as well as phasing in more costly long term projects that will benefit Tower Square with a long range payback.
- We incorporate environmental best practice standards for the procurement of cleaning supplies, paper and other office equipment, and in support of

this, we work with our contractors and suppliers to ensure that they understand how they can improve their environmental standards and add value to Tower Square's environmental performance.

In addition, the CBRE management team provides advice and services to ownership, encouraging them and collaborating with them to adopt or enhance responsible environmental policies and practices.



Energy Conservation Update

In adherence to our environmental policies, Tower Square's team continues to make modifications as well as major changes to the facility.

- This month work will begin to replace the existing high pressure sodium lighting in the three-level garage, with high efficiency florescent lamp fixtures. That change alone, will take the garage kilowatt usage from over 643,000kwh a year
- to just under 227,000kwh a year. The annual energy cost savings will be more than \$60,000, while at the same time maintaining safe illumination within the garage.
- For the past eight years, each newly renovated office space at Tower Square has been and will continue to be fitted with occupancy sensors, which automatically turn off lights after a designated period of time when there is no movement in the room.

- Tower Square's entire HVAC system has been retrofitted to a state-of-the-art system, cutting the facility's kilowatt hour usage for heating and cooling in half. The old system burned 45-million kwh annually. The upgraded system now only uses 21-million kwh.
- Electric hot water heaters have been modified, cutting energy usage by 7% for an annual savings of 135,000kwh and \$19,000.

Watch for details on more of our ongoing ecological efforts at Tower Square in the next edition of *Eco Initiatives* in October.