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TOWERSQUARE'S

Eco Initiatives

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GREEN OFFICE TIP

UTILIZING NATURAL LIGHT

When workstations receive natural light, overhead lighting requirements are reduced.

In some instances, energy can be conserved by repositioning a desk, moving a partition or lowering cubical walls.

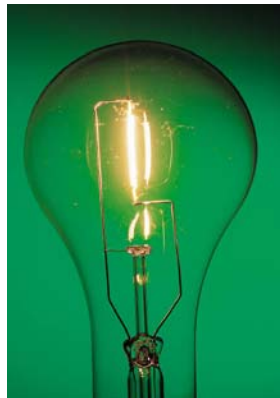


Eco Initiatives

is an e-newsletter produced regularly 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

Lighting the Way to the Future

2009 will usher in a substantial energy cost savings at Tower Square particularly in the area of lighting.



Work has now been completed to replace all of the high pressure sodium lighting in the three-

level garage, with high efficiency fluorescent lamp fixtures.

The new light fixtures and lamps will conserve more than 416-thousand kilowatt hours this year alone! That is an annual energy cost savings of over \$60-thousand.

For additional savings yet to be determined, crews will be working this quarter to install new controls which will enable them to reduce or eliminate sections of lights strategically, particularly along the perimeter of the garage on sunny days.

Evaluations are also underway to consider closing selected garage levels and reduce lighting on those levels during off peak hours from midnight to 6am.

Additionally, assessments are being made of the lighting in the garage ramp areas.

Other locations inside of Tower Square under scrutiny for 2009 include any area which consumes electricity 24-7 (i.e. lighting in rear halls, electrical closets, etc...).

Green Clean The Way to Go!

To help ensure that Tower Square is not only environmentally friendly, but also safe for the consumer, maintenance



crews are transitioning to green cleaning products, which do not contain high acid or chlorine related chemicals.

New heppa filter vacuum cleaners, which improve air quality by reducing the release of dust and irritants into the air, are being phased in along with washable and re-useable micro-fiber mops, dusters and cloths.

Tower Square Tenants Making a Sustainable Difference

Kudos to Babson Capital for being one of the first companies to be named an Uptime Institute Global Green 100 Company!

Uptime Institute is a leading think-tank and advisory to owners and operators of the world's largest enterprise data centers.

The Institute created the Global Green 100 Companies list to highlight companies with an integral commitment to and progress toward reducing their energy consumption and carbon footprint.

Babson Capital received the recognition for the work they have done in the area

of IT efficiencies. According to a company spokesperson, Babson Capital uses the least amount of IT equipment necessary, and works closely with their parent company, MassMutual, to combine their equipment at one data warehouse to reduce their energy consumption.

As one of the Global Green 100, Babson Capital will be eligible for Uptime Institute's annual Green Enterprise IT Awards – co-sponsored by the US Department of Energy—which promote and celebrate innovative strategies and proven best practices for significantly reducing enterprise IT and data center

energy consumption.

Babson Capital joins other notable companies such as General Electric, AOL, Office Depot and BMO Financial Group in receiving this recognition from Uptime Institute.

Please, let us know what your organization is doing to reduce your carbon footprint so we can share your ideas in *Eco Initiatives!*

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