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TOWERSQUARE'S

# Eco Initiatives

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## GREEN OFFICE TIP

Programming computers and copiers for low power "sleep mode", decreases the consumption of a 100 Watt monitor to only 15 Watts. Hibernation mode decreases consumption to 8 Watts.



## 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

## Tower Square Recycling Efforts: Environmental Impact

In our efforts to observe environmental best practices, CBRE continues to see the benefits of Tower Square's recycling program, which



Each ball of cardboard pictured here weighs 900 pounds and is comprised of approximately 200 boxes.

was one of the first of its kind in Springfield some 25 years ago.

Since re-instating the cardboard recycling program a year and a half ago, we are now bailing more than four tons of cardboard every

month, which is then shipped out to be recycled.

Tower Square personnel spend about one hundred hours a month preparing the paper recyclables. Approximately half of that time is for the cardboard preparation, at a cost of about \$1,000 a month for cardboard prep alone.

"We made a conscious decision to work toward protecting the environment, even if it costs us more initially, it will be a savings in the long run," commented Tower Square Operations Manager Ken Allard.

Tower Square's tenant recycling efforts have reduced landfill contributions by 113 tons since 2007. Currently each month we send 28 tons of trash to the landfill, 5 tons of paper to the recycling center and 4 tons of cardboard to a recycling facility.

Likewise, CBRE is working closely with contractors to make sure that construction waste is recycled when at all possible.

Steel is separated and sent to the scrap yard as enough is accumulated.

Items such as ceiling tiles are sent back to the manufacturer, to be made into new tiles, once again offsetting a considerable amount of space in the landfill.



This 17-thousand square feet of ceiling tile earmarked for recycling, will off-set two tons of space in the landfill.



Tower Square Operations Manager Ken Allard inspects the bailing machine, which is used daily to compress and bail the facility's cardboard for recycling.

## Eco Upgrades & Improvements

CBRE is continually looking for ways to upgrade Tower Square to create a more eco-friendly facility.

Recently the engineering staff lowered the temperature of the facility's hot water system to provide comfortable and safe temperatures for hand washing, while at the same time conserving energy.

This new operation heats the water during the off-peak time of day, but due to the size of the water tanks is able to maintain the desirable temperatures

during peak hours. The energy savings of heating at the off peak rate is more than seven percent, which translates to 135,000kwh or \$19,000 per year.

By mid-October fifty percent of the office tower restrooms are expected to be fitted with electric hand dryers. Use of the hand dryers rather than paper towels will save about four tons of waste at the landfill each year, as well as provide for a cleaner and healthier environment within the building.