



## The Seaport Hotel Green Initiative — Seaport Saves

Seaport Saves is a groundbreaking environmental program dedicated to increasing sustainability and conservation throughout all aspects of the organization. This philosophy allows us to continually source and execute innovative ways to improve our operation in an environmentally responsible manner. We encourage our guests, team members, and vendors to embrace and practice an environmentally sensitive lifestyle as well. It is possible to coexist in a delicate balance with the natural world while providing world class service in a luxurious setting.

### **In the News**

- >ForbesTraveler.com recently featured Seaport as one of America's Greenest Hotels.
- >Seaport received a 4 out of 5 rating from the Green Key/AAA Eco-Rating Program. Seaport is proud to be one of 3 U.S. hotels to participate in the U.S. pilot program.
- >The Massachusetts Department of Environmental Protection awarded Seaport with the 2008 Waste Wise — Innovation Award for outstanding originality.
- >Seaport awarded the Boston Green Business award in 2008 for the Bike Friendly Business program.
- >WCVB-TV Channel 5 highlighted Seaport Saves as part of its "Going Green" initiative.
- >Green Lodging News has featured Seaport's green initiatives.
- >Seaport's efforts to reduce our footprint on the environment were recognized with the Boston Green Business Award and the Massachusetts Lodging Associations - Good Earthkeeping Award in 2007.
- >Seaport won the 2009 EcoRace Recycling Challenge award for mixed-use buildings under 500,000 square feet as well as the Innovation Award for mixed-use multi-buildings from the Boston chapter of the Building Owners and Management Association.

We are proud members of Boston Green Tourism and the Green Hotels Association. Seaport has joined the US EPA WasteWise Program, a voluntary program through which organizations eliminate costly municipal solid waste.

### **Smoke-Free Since 1998**

Seaport Boston prides itself on being one of the first hotels to offer guests a completely smoke-free environment.

### **Breathe Easy**

The award-winning Seaport Hotel recently introduced 16 allergy-friendly rooms, in an effort to provide travelers with allergies or asthma peace of mind while visiting Seaport. Every surface within these guest rooms has been professionally treated to minimize irritants, contaminants and odors, allowing the rooms to be certified hypoallergenic and friendly to those with respiratory illnesses.

### **Cleaning Green**

Seaport uses cleaning fluids produced by an Electrolyzed water system. This system combines tap water, salt and electricity (both a positive and negative electrical charges) to create two cleaning products: a chemical-free sanitizer (hypochlorous acid) and a neutral cleaner (sodium hydroxide). These green cleaning fluids are currently used throughout Seaport.

### **Ozone Laundry System**

Seaport recently installed the Ozone System, which uses high voltage electricity to split oxygen atoms (O<sub>2</sub>) into a highly unstable grouping of 3 oxygen atoms called “ozone gas.” This man-made chemical transformation also happens in nature and helps to clean the atmosphere of pollutants. When ozone gas is injected into a laundry wash cycle, it acts as a powerful oxidizing, cleaning, and bleaching agent.

Ozone gas is able to better penetrate fibers, allowing for use of less chemicals and providing a faster and more intense cleaning. This leads to reductions in wash cycles and will reduce the amount of chemicals, hot water, and electricity Seaport uses.

To address indoor air pollution from airborne particles, the laundry department employs a high efficiency dust control device.

### **Environmentally-Friendly Water Treatment System**

Seaport has implemented the Grander® Technology treatment system in our pool, becoming the first hotel in the U.S. to use the chlorine-reducing solution. This system conditions water through its structure enhancing processes. The molecular structure of this water stimulates beneficial bacteria growth while simultaneously limiting the development of pathogenic populations. This enhances the swimming experience by reducing skin and eye irritation.

### **Seaport Yearly Recycle Rate of 43 Percent, 206 Tons of Material**

In partnership with Capital Paper, a division of Mass Hauling, the Seaport Hotel recycles white paper, newspaper, plastic, glass, aluminum, and cardboard. This also includes the composting of organic material.

### **Local Produce**

Seaport purchases seasonal produce from four local farmers, two of which are completely organic. Verrill Farm, in Concord, MA, supplies fresh greens, herbs and vegetables, while Pio Angelini, in Somerville, MA, provides Seaport's berries and vegetables. Seaport also plants its own herb and vegetable garden for use in Aura's fragrant dishes. Buying foods within a 100 mile radius, whenever possible, helps reduce transportation emissions and supports local businesses. Seaport is also a member of Chefs Collaborative, a national network of chefs, producers, educators, and food lovers working to build a more sustainable food supply.

The yard waste from the campus is brought to a local composting facility and returned for use as nutrient-rich compost for our hotel garden.

### **Seaport's BioEZ Decomposing System**

Seaport is the first New England location to utilize the BioEZ system, a revolutionary two-stage biological process that quickly eliminates organic wastes using microorganisms that convert the waste into liquid. The system is currently being utilized to break down food and prep waste from Aura Restaurant, Bar and Bakery, In-room Dining and Banquets. Using this technology Seaport was able to divert 53 tons of organic waste in 2008.

### **In-Room Conservation Efforts**

>Hotel guests have the option to reuse towels and bed linens instead of having them changed daily. Since the program's inception in 2006, Seaport has saved an estimated 1.5 million gallons of water. And, less laundry translates to a huge reduction in the amount of steam and electricity needed.

>Hotel guests have the opportunity to participate in Seaport's in-room recycling program, the first initiative of its kind in Boston.

>Thermo-glass windows in guest rooms and public spaces further conserve energy by diffusing upwards of 70% of the sun's radiant energy.

>The flat screen TVs that were installed in every guest room were a part of Phillips EcoVision initiative that are RoHS compliant [severely restricting the amount of lead, cadmium, mercury, hexavalent chromium, polybrominated biphenyl (PBB) and polybrominated diphenyl ether (PBDE) flame retardants to safe levels] and use SmartPower which uses up to 50% less energy to other television sets.

>Guest room cards are 100% recycled material.

>Used soap bars are donated to The Global Soap Project. Our first donation was over 1 ton.

### **Partner with other Environmentally-Friendly Organizations**

Gilchrist & Soames, which provides Seaport's guest room amenities, pursues ecologically friendly practices in all aspects of product creation, from packaging and ingredients to sourcing and manufacturing.

In conjunction with four area hotels and Wachusett Bio-Mass, Seaport recycles its used cooking oil into biodiesel. The hotel laundry truck now runs on this biodiesel, significantly reducing CO2 emissions.

### **Renewable Energy Credits**

In 2009, Seaport purchased enough renewable energy credits to offset the electricity used to power all 426 of our guest rooms, 13 guest floors and operation of our 4 guest elevators for the entire year. This investment allows us to reduce the amount of green house gas the hotel generates while helping to promote and subsidize the renewable energy sector of our economy. These renewable energy certificates from Renewable Resources are a combination of renewable power generated from wind, solar, biomass, and hydro plants across the country.

### **Energy Conservation Reduces Electricity Usage by 1.3 KWhrs Annually**

>A "smart thermostat" system, developed by Inncom, was installed in guestrooms during the first quarter of 2006. This "smart" control allows for the conservation of electricity in conjunction with the building's heating and cooling system, reducing electricity needed by 14 percent.

>The Seaport Hotel employs a capacitor bank to assist with the load shedding of electricity within the hotel. This "smart" meter and its associated sensors monitor multiple zones during peak energy usage periods in the hotel and reduce the electricity needed by 10-20 percent.

>Motion sensors installed in housekeeping linen closets allow the lighting system to shut off when no motion is detected after 30 seconds.

### **Energy Conservation**

>Energy-conserving, compact fluorescent bulbs have been installed in all guest rooms and public space fixtures. This includes Seaport Garage and Seaport World Trade Center. A total of 2,012 fixtures were replaced throughout both buildings. These efficiency bulbs last 10 times longer than incandescent bulbs and use 82 percent less energy. This retrofit alone is estimated to save 670,000 kilowatt-hours of electricity. Seaport also recycles these compact fluorescent bulbs to ensure Mercury isn't released into the environment.

>Seaport has made a long-term commitment to an emergency demand response program with EnerNOC. This provides an opportunity for Seaport to help protect our region from electrical grid failures, stabilizes energy rates and the need to build any new power plants, by simply dialing back excess consumption during critical times of the year when demand potentially outstrips plant capacity to supply electricity.

### **Energy-Smart Roof Systems**

>All buildings on the Seaport World Trade Center campus utilize a Sarnafil Energy Smart Roof system designed to reduce atmospheric heat and conserve energy.

>The World Trade Center East Podium, one of the buildings on the campus, has a green roof that uses a non-irrigated 5-inch deep pre-vegetated mat which contains sedum plants. This eco-friendly roof offers many long-term benefits, which include reducing pollution and building energy costs and conserving natural resources.

### **Eco-Conscious Employees**

Members of Seaport's Engineering Management team have completed a six-month intensive re-education class designed specifically to enhance building operators' ability to harness energy and implement water conservation measures. Seaport's Director of Rooms and Environmental Programs Matt Moore received a Merit Award from the United States Environmental Protection Agency on Earth Day 2009. Given out by EPA since 1970; the merit awards honor individuals who have shown particular ingenuity and commitment in their efforts to preserve their region's environment.

>Seaport employees participated in the 2009 International Coastal Clean up Day.

### **Renovations & Recycling**

>Seaport's soft goods renovation, completed February 2006, replaced carpeting, drapes, linens, and wall coverings in the guest rooms. With the assistance of DuPont and Capital Paper, the renovation team recycled 55.57 tons, all 16,495 square yards, of carpet that was removed. The 436 sets of drapes and sheers, 423 desk chairs, and 846 occasional chairs were liquidated by Global FF&E of Merrimack, NH.

>To further limit unnecessary waste in the renovation, all of the wood in guestrooms — desks, nightstands, accent tables, and luggage benches, were refinished as opposed to being replaced.

>Toilets have been retrofitted from 1.6 gpf to 1.28 gpf saving an estimated 200,000 gallons of water a year. The old toilets were re-purposed in Jamaica, Nicaragua and Haiti.

### **Green Wedding Package**

Seaport's new Green Wedding Package allows brides and grooms to honor their commitment to the environment while celebrating their commitment to each other. The package features an array of environmentally sensitive elements including:

- >Customized seasonal menu showcasing a selection of hors d'oeuvres, entrees and desserts made with fresh and local organic ingredients
- >A private menu planning session with Chef Richard Rayment
- >An organic and custom designed wedding cake
- >All leftovers recycled through Seaport's BioX Decomposing System
- >Soy-based votive candles, potted plants, orchids and silk trees to decorate the ballroom of your choosing.
- >Contribution to the New England Wind Fund to offset the electricity used during the wedding.

### **Parks**

Recognizing the value of open space, the Seaport World Trade Center complex features 2.1 acres of park land throughout the campus — 11 percent of the entire property. Eastport Park and the Plaza Gardens have quickly become a valuable amenity and oasis for guests and neighbors.

### **Complimentary Bicycles for Guests**

When it comes to reducing our carbon footprint, two wheels are better than four. Seaport guests are encouraged to utilize complimentary adult and children's bicycles to tour the city green-style. Bike maps to Castle Island and the South Boston beachfront are also provided.

### **Public Transportation**

Seaport Companies encourages their employees to ride public transportation and subsidizes 50 percent of commuting costs. This is in addition to a partnership with Seaport TMA, which offers carpool and walk or bike to work programs.

### **Alternative Transportation**

In order to promote car sharing and environmentally friendly transportation options, Seaport has developed a partnership with Zipcar. Employees and guests who have Zipcar memberships now have easy access to six vehicles located in the Seaport Garage. This initiative helps to reduce green house gas emissions, free up green space typically used for parking and alleviate urban congestion.