



Seaport Hotel and Seaport World Trade Center

November 30, 2010





SEAPORT

Seaport Saves Mission Statement

In a world of limited natural resources, we are committed to reducing the carbon footprint of our operation.

Seaport has created Seaport Saves, 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.

Seaport Saves Overview



The origins of our Environmental program date back to 2005 with a request from a group.



Alternative transportation *Electric vehicle charging station*
Soap Donation *100% smoke free* *Variable frequency drives (VFD)*
Pure Allergy Friendly Rooms *Water conservation* *Ozone Laundry*
ECO-WIZ Composting *Renewable Energy purchases* *VFDs*
Compact Fluorescent Bulbs *Towel and linen reuse program*
Amenity dispensers
Bike Program *Motion sensors* *Hotel Garden* *Smart thermostats*
Capacitor bank
Pollution Fighter- Lint Catcher *Electrolyzed water*
Local produce procurement
Recycling *Green Cleaning* *Demand Response Program* *Carbon Accounting System*
Green Roofs
Recycle cooking oil *Natura filtered water system*
Bio-Diesel *Green Weddings Package*
Grander Water Systems
BOC for Engineers *Eco-friendly landscaping* *Seaport TMA*



SEAPORT

Seaport a Leader in Eco-Innovation

- 1st Hotel in Boston to provide in-room recycling services to our guests
- 1st Hotel in the World to use the Eco-Wiz composting system
- 2nd Hotel in Massachusetts to provide the Pure Allergy Friendly Rooms for those suffering with Allergies and respiratory problems, among only two dozen nationwide
- 1st Hotel in the United States to use Grander Water Technologies
- Among the first five Hotels in the United States to utilize the chemical free cleaning system by the Electrolyzer Corporation
- 1st Hotel in the United States to employ the Carbon Trak accounting software by EnerNoc
- 1st Boston Hotel to provide an electric vehicle charging station

Seaport Saves an Award Winning Program



SEAPORT

**Boston
Green
Awards**

City of Boston's *Boston Green Business Award* in 2007
and *Bike Friendly Business Award* in 2008, 2009 & 2010

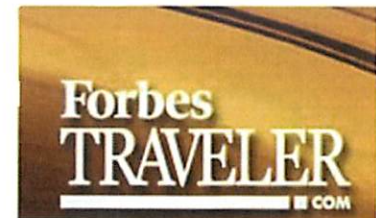
Massachusetts Lodging Association's
Good Earthkeeping Award in 2008



Preserving Resources,
Preventing Waste

MA Department of Environmental Protection
2008 *Waste Wise Innovation Award*

Seaport was included on Forbes Traveler's
2008 list of "America's Greenest Hotels"



Seaport won 2009 BOMA Eco Race for mixed use
buildings under 500,000 sq feet and the Eco Race
Innovation Award



SEAPORT

Successes Since Seaport Saves

- 766 tons of recyclable material was diverted from the landfill. (31% capture rate)
- 200 tons of organic waste removed from the waste stream in the first year of production (18% capture rate)
- 25% guest participation rate with our sheet and towel reuse program saving an estimated 893,900 lbs of laundry and 2.38 million gallons of water



SEAPORT

Waste Reduction Strategies

Keys to Success

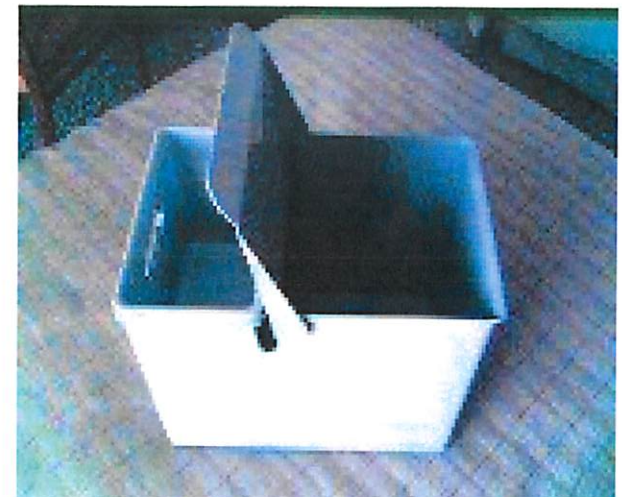
- Due Diligence — research
- Understand the metrics (lbs per occupied room)
- Set goals (monthly, yearly)
- Targeted education of the staff and guests
- Inspect what you expect



SEAPORT

Phase One

In-room duo sorter — Seaport was the first Boston Hotel to have an in-room recycling program. This allows guests an opportunity to participate - key in promoting the program amongst our guests.

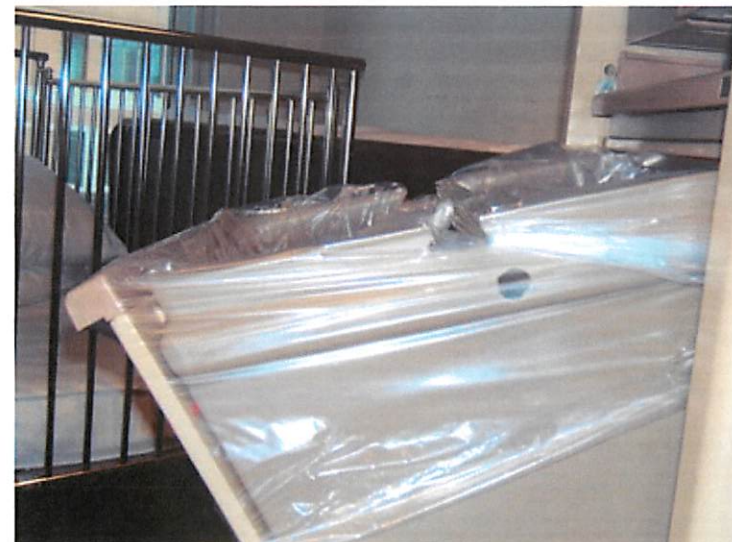




SEAPORT

Phase Two

Separation of recyclable materials in the housekeeping carts. 3 plastic bags are used - one for garbage, paper and co-mingle. Notches in the plastic were used to retrofit the Rubbermaid cart so the bags fit tightly.





SEAPORT

Phase Three

The recyclable material is staged in the service elevator landings on each floor. Labels are placed on wall above identifying the blue 96-gallon containers. Receptacle for garbage is a different color, and dramatically smaller.





SEAPORT

Phase Four

Housekeeping staff removes the recyclable material from service landing as necessary and stages it on or just off the loading dock. It is then picked up by Capital Paper on a weekly basis.





SEAPORT

Capturing recycle in F&B

All function rooms have identical set up for capturing paper, co-mingle and trash.



Capturing recycle at the point of discard



SEAPORT

Staff are trained to identify any recyclable materials mistakenly thrown away. They use this final capture point located at the trash compactor for any recycle found.





SEAPORT

Cardboard recycling

Cardboard is heavier, more abundant and easier to collect in the Hotel than white paper. It is baled together with wire and easy to transport. On average, 65% of Seaport's recycled paper is cardboard.





SEAPORT

Custom recyclers in public space,
helps to reinforce eco-message to our
guests



Education the employee



SEAPORT

Multi-lingual recycling flyers/guides for staff available from Capital Paper

Speaking about recycling at staff meetings, updating the progress on a monthly basis

Training staff in regards to the do's and don'ts of recycling on day one

Re-training departments or specific employees when problems occur



Artículos aceptables de Reciclaje

Libro blanco

Coloró Papel

Papel de impresión de láser

Membrete

Papel de computadora

Los memorándums/el poste nota

Publicidad sin interés

Periódicos

Los archivos & Archiva Carpetas

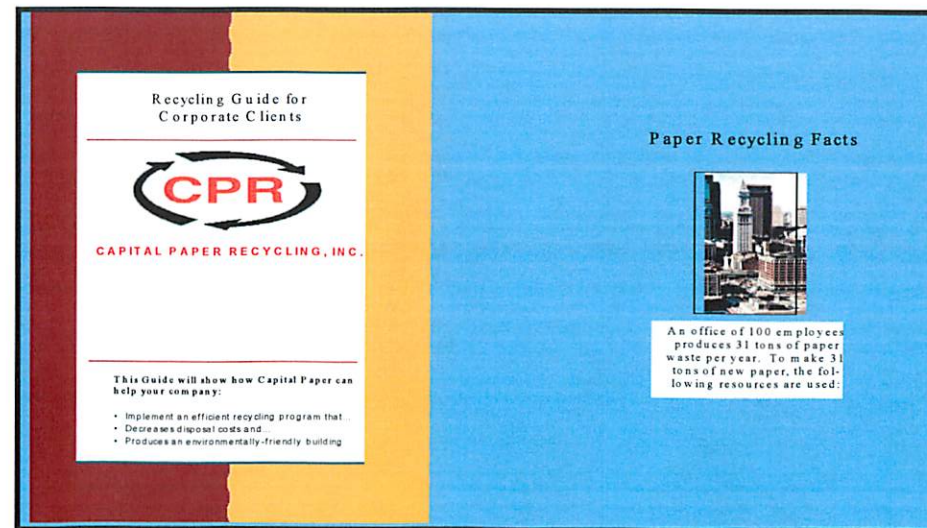
Cartón

Revistas

Papel brillante

El papel sujeta & grapas están bien

Los sobres de Windowed están bien





SEAPORT

Metrics

Recycling numbers are kept track of, on a monthly and YTD basis. Numbers are shared with staff to help promote the successes, that only breed more success.

Metrics are also turned into target posters are also used to help promote the program and inform the staff of our progress. Progress charts are regularly posted at time clocks, the employee entrance, staff cafeteria and outside Human Resources.

Eco-Wiz Composting Machine



SEAPORT

- Seaport is the 1st hotel in the world to utilize this bleeding edge technology distributed by Fore Green Solutions
- Other products in market at present time are “Dehydrators” which means there is no biological process. Eco-Wiz processes organic/food wastes into liquid by microbial formula and produces compost from its residuals
- The end product is 90-95% dry, it is very stable and can be stored for months
- The byproduct, a rich organic fertilizer (considered *sterile biomass*) in essence it baked at 300 degrees for hours killing all pathogens and bacteria
- Needs to be tilled into the soil, and it will finish the composting process there
- Low odor (charcoal filters and plasma deodorizers)





SEAPORT

- Since April of 2007 Seaport has diverted 199.8 tons of organic waste from the landfill. An 18% capture ratio in 2010
- Composting is the key to our recycling program — odor reduction!





SEAPORT

Eco-WizChamber





SEAPORT

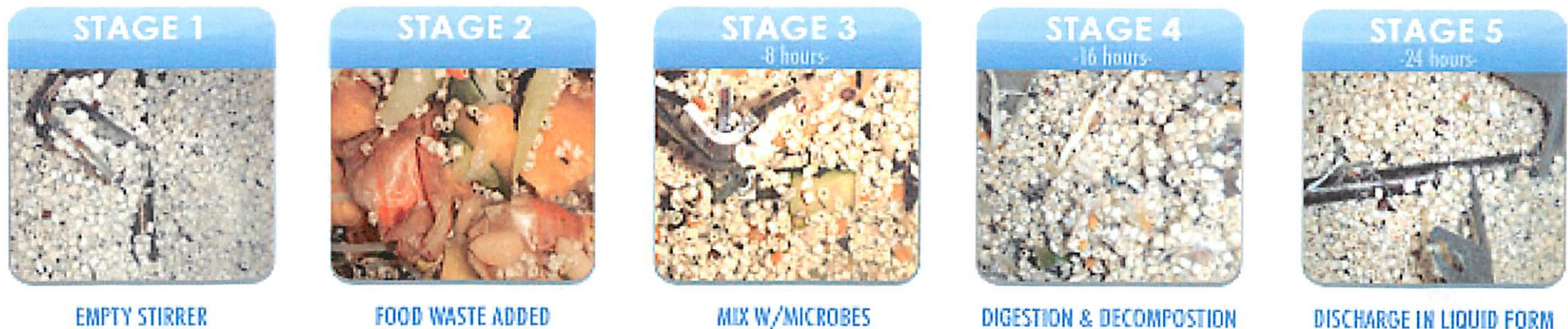
Use of microorganisms

Patent Pending, mechanically controlled, decomposition process, using microorganisms.

Microbes produce enzymes; these enzymes are the protein catalysts responsible for the breakdown of organic matter.

These microbes are 100% safe for human and animal contact and certified at a Bio-Safety Level 1.

Patent Pending formulation BIO-HELPER™ is made in the U.S.A. and need only be recharged every 12 months.





SEAPORT

The metrics of the Eco-Wiz EW-500

Dimensions

40.75(W) x 55.63(H) x 62.60(L)

Capacity

Up to 500-1000 Lbs. / Day

Electricity needed

220V / 30 A / 10KW / 27Amp pull

Total Electric Consumption

52Kw / Day

Total Water Consumption

0 gallons

Total discharge

10%





SEAPORT

Soap Donation



- Global Soap is a non profit founded by a Ugandan refugee - Derreck Kayongo
- In Uganda alone — 200,000 children under 5 die annually because of preventable diseases.
- Proper instruction and hygienic tools cuts that number by upwards of 65%
- Since July of 2009, Seaport has donated over 7,721 lbs of soap for repurposing
- The soap is sanitized and refortified into new bars and repackaged
- You can submit for a 35% tax deduction based on the present retail tax donation value = .35 ¢ (\$13,000 value to Seaport)
- No overhead charges, no program fees - Hotel pays for shipping

• www.globalsoap.org



SEAPORT

Waste cooking oil to Biodiesel



Wachusett BioMass collects our used vegetable oil from the kitchens and manufacturers bio-fuel as an alternative energy to be used in diesel engines.

It contains no petroleum, so it doesn't contribute to Global warming.

Biodiesel is biodegradable, nontoxic, and reduces sulfur dioxide emissions.

WACHUSETT BIO-MASS
VEGETABLE OIL COLLECTION AND FUEL SERVICES

Pay less... and support renewable energy!

978-790-4182



SEAPORT

Electrolyzed Water

We currently use a chemical free cleaning system called Electrolyzed Water that transforms ordinary tap water, salt and electricity into a chemical free disinfectant/neutral cleaner. We use it in all facets of Housekeeping, stewarding and kitchen prep.

Replaces an estimated 80% of our chemicals





SEAPORT

Seaport Hotel's Energy Reduction

2008 showed a 1.9 million KWhr reduction compared with 2004

KWhr per occupied room = 93.85 in '04 vs. 84.1 in '08

Over 7.5 million KWhr conserved since 2005

Saving approximately \$1,275,000

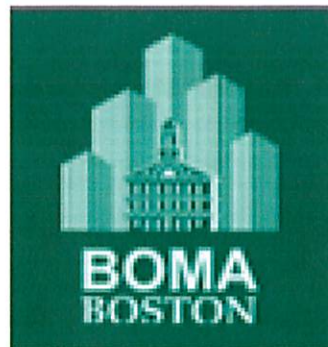
The 7,500,000 KWhr saved by Seaport is equivalent to 679 American household's annual consumption (US Dept of Energy 2006 figure of 11,040 per year)



SEAPORT

Building & Owners Management Association (BOMA)

- The mission of BOMA Boston is to enhance the professionalism of commercial real estate ownership and management through effective leadership, education, networking and advocacy.
- Over 550 members representing 100,000,000 square feet of real estate in the Boston Metro area
- Emphasis on monthly educational programs and continual educational classes
- Particular emphasis on sustainable building operations
- Sponsor the Toby Awards and Eco-Race





SEAPORT

Matt Moore

Director of Rooms and Environmental Programs

Seaport Hotel

One Seaport Lane

Boston, MA 02210

617.385.4511

Matthew.moore@seaportboston.com

www.seaportboston.com/eco-friendly.aspx