

Spectrum Properties is committed to finding and implementing the best practices to mitigate the significant environmental effects of building design, construction, and operation. Properly implemented, “green” operational and management practices can substantially reduce or eliminate negative environmental impacts while reducing operating costs, enhancing building marketability, and increasing worker productivity. In pursuit of this commitment, Spectrum Properties is dedicated to an ongoing process of identifying, evaluating, and using a wide array of innovative and effective “green” building operation and management principles throughout its portfolio. We are fully committed to becoming a green company, encouraging each of our team members to do the same, both on a corporate and a personal level.

Corporate Centre and The Carothers Building were ENERGY STAR Certified in 2008 and we are applying for ENERGY STAR Certification again in 2011. ENERGY STAR is a voluntary partnership among government, the private business sector, and individuals united to protect our environment for future generations by implementing energy efficient practices today. ENERGY STAR is sponsored jointly by the U.S. Department of Energy and the Environmental Protection Agency. The ENERGY STAR Building Label is awarded to buildings that exhibit high energy efficiency without sacrificing occupant safety and comfort. These buildings are given national recognition for their energy performance.

Corporate Centre and The Carothers Building also applied for LEED EB certification in 2010. LEED EB is Leadership in Energy and Efficient Design for Existing Buildings. Of the variety of means and methods for instituting “green” concepts, LEED is the most established form. This rating system focuses on the operations and maintenance of a building through programs and policies that are measured over time. Metrics are taken during a performance period lasting from three to twelve months in six categories: Sustainable Sites, Water Efficiency, Energy and Atmosphere, Material and Resources, Indoor Environmental Quality, and Innovation in Operation. We anticipate LEED EB Certification in early 2011. Spectrum Properties/Emery is actively researching and implementing various projects across the portfolio. Corporately, Construction Managers that are LEED AP can offer LEED certified design planning for Tenant space in existing buildings.

Our ultimate goal is to achieve not only LEED EB, but also to go beyond the LEED requirements in energy conservation, water conservation, and land use.

The Property Management Team in Franklin, Tennessee has instituted the following sustainable practices for The Carothers Building.

ENERGY CONSERVATION

- Energy Star: Achieved Energy Star certification as a means of energy conservation and cost reduction.
- Energy Efficient: Installed low mercury light bulbs.
- Energy Management System:

HVAC – Daily reviews of the EMS systems and weekly reviews of the trend logs are performed to ensure proper temperature control, hours of operation, and optimal set-point efficiency.

Lighting – Computer controlled lighting schedules for common areas are reviewed monthly to coincide with actual hours of occupancy; Motion sensors are utilized in infrequently used areas – restrooms, fitness center, and maintenance closets.

WATER CONSERVATION

- Low flow aerators are utilized on non-automatic faucets.
- Water Heater Controls have been installed to coincide with occupancy.

- Smart controllers for irrigation have been installed to reduce waste.

RECYCLING

- Currently, The Carothers Building tenant recycling program includes paper, cardboard, plastic bottles, aluminum cans, and glass.
- The Spectrum Properties/Emery maintenance team recycles light bulbs, batteries, and ballasts.

JANITORIAL

- “Green” cleaning practices are used in the building including the use of “green” cleaning products, equipment, and supplies.

LANDSCAPING

- Environmentally-friendly plant treatments and snow melt are utilized.
- Plant and tree waste is mulched and re-used on-site.
- Retired equipment is recycled when possible.

PEST CONTROL

- Integrated pest management is practiced at The Carothers Building.
- Application of environmentally friendly pesticides is minimized to the greatest extent possible.