

Green Scorecard



Five Post Oak Park

4400 Post Oak Parkway
Houston, TX 77027



Green Real Estate Environments Now!

MISSION STATEMENT:

Promote environmental stewardship through the implementation of sustainable ecological initiatives that benefit our assets, investors, customers, employees, and planet.

ENERGY CONSUMPTION

	Baseline (2009)	Current	Change
EPA ENERGY STAR®	82	85	+3
Energy Intensity (kBtu/sf)	263.0	249.5	-13.5

Associated Carbon Dioxide Reduction (in tons)

SUSTAINABLE IMPROVEMENTS

- Water treatment computerized monitoring unit to improve cooling tower efficiency
- New water softeners to eliminate the use of caustic chemical pollutants
- Irrigation control system for more efficient use of water
- Energy efficient lighting and motion sensors in tenant spaces and restrooms
- Variable Frequency Drives (“VFD”) on mechanical equipment
- LED lighting on exit signage for energy savings
- Reflective roofing to reduce solar heat gain and reduce energy consumption
- Installation of low flow fixtures in restroom for water savings

SUSTAINABLE OPERATIONS

- LEED-compliant cleaning procedures and cleaning supplies
- Indoor integrated pest management
- Recycling program which includes paper, glass, aluminum, and cardboard
- Electronics recycling program, which includes collection of batteries, cell phones and other small electronics
- As-needed e-waste collection and recycling (for larger electronics)
- Annual waste audit to ensure effectiveness of recycling program
- Sustainable purchasing policy for Management Office

SUSTAINABLE MEASURES

- On-line Tenant Handbook and On-line Tenant Service Request Program
- Annual participation in Earth Hour and Earth Day
- Bike parking provided

EDUCATION

- Monthly Green Tenant Tip
- BOMA BEEP certification for all Property Managers
- ENERGY STAR® Training for all Property Managers

AFFILIATIONS

- Member of United States Green Building Council (“USGBC”)
- EPA ENERGY STAR® Partner
- BOMA’s 7 Point Challenge

