

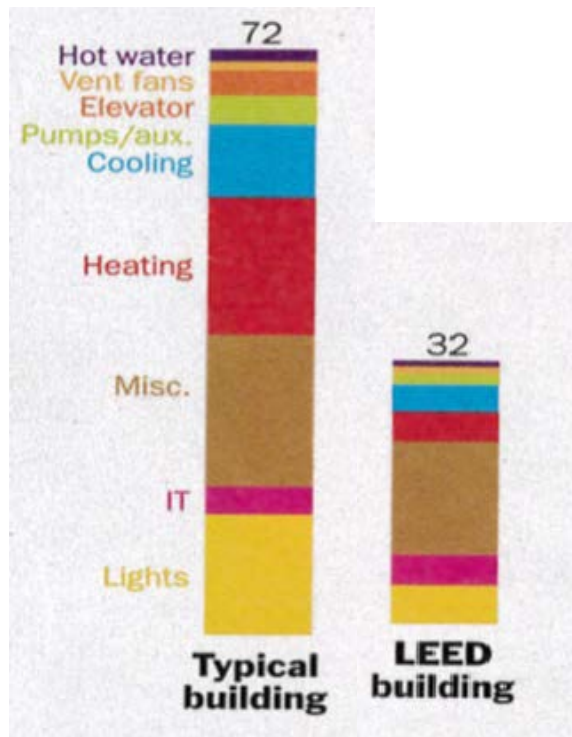


FOX TOWER
certified
LEED Gold



TMT DEVELOPMENT
COMPANY, INC

Energy Performance of Typical vs. LEED Buildings



48.7 %:
percentage of energy
in the U.S. that is
consumed by buildings

Energy Savings

Lighting Retrofits:

- Parking Garage
- Fox Tower Lobby (in progress)
- Elevators and Directory
- Sensors in Restrooms (in progress)
- Rooftop Up-lights

This will result in a combined annual resource savings of:

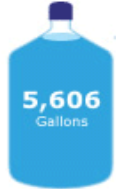


- **411,461** KWH
- **\$30,000** in energy cost
- **160** tons of CO₂ generated by fossil fuels
- **28** cars off the road
- **30.9** forested acres



Water Efficiency

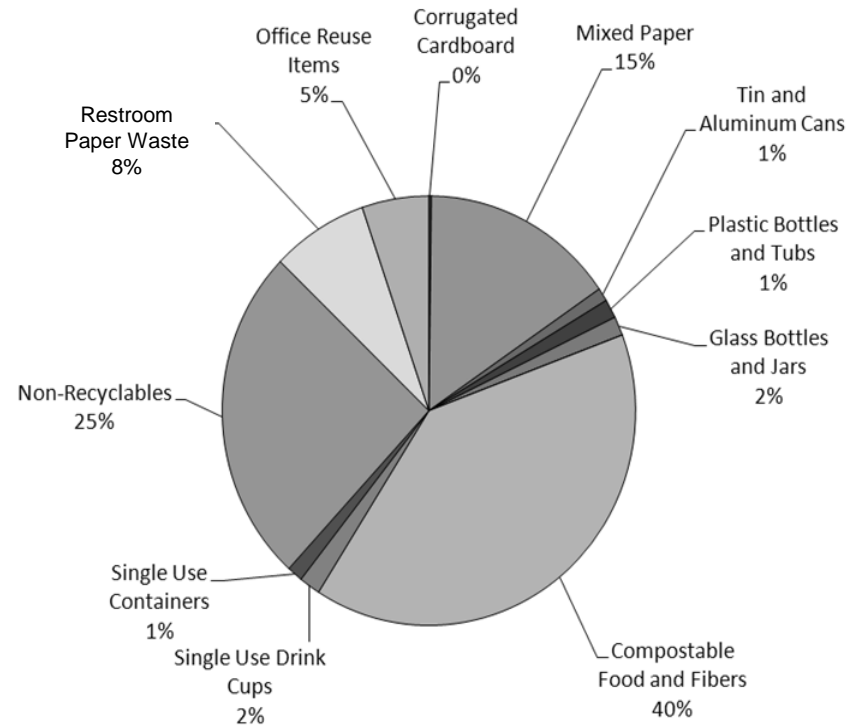
- To reduce the demand on water supply, we have conducted a building-wide plumbing retrofit including urinals, toilets, sink aerators and shower heads.
- According to the Green Building Services Indoor Plumbing Water Use Assessment, we can reduce our water consumption up to **30%** through the use of low-flow fixtures, saving an estimated **1.2 million gallons a year**.



Single Flush	Dual Flush	
	Vortex Flush	Double Vortex Flush
 5,606 Gallons	 3,364 Gallons 40% Reduction	 3,597 Gallons 36% Reduction
1.6 Gallons per Flush	1.28/0.8 Gallons per Flush	1.28/0.9 Gallons per Flush

Waste Management

Based on the **2011 Waste Audit** report, we determined that by introducing a composting program in the Fox Tower, we would be able to divert up to **40%** of landfill bound waste.



Source: Community Environmental Services, Portland State University

Fox Tower Compost Program

- 3 gallon compost bins located in kitchen areas of each (participating) tenant.
- In just 6 months, reduced our overall landfill bound waste by **9%**.



Source: Recology Portland waste report

Additional Recycling Programs

- Batteries (alkaline & non-alkaline) and cellphones can be recycled in the bins located in the mailroom through **Call-to-Recycle**.



- Light-bulbs and ballasts are recycled through **Green Century Recycling**.



- Partial roll toilet paper recycling to local non profits.



- Quarterly electronics recycling drive will allow tenants to safely dispose of retired electronics.



LEED Certification and Energy Star Rating



Energy Star Rating of 85 (out of 100)
The Fox Tower consumes 35% less energy and emits 35% fewer green house gases than similar buildings across the nation.



LEED Gold Certification

Programs to come...

- Automated Towel Dispenser retrofit (October 2012)

Achieve waste reduction by reducing paper towel usage by at least 20%

- Recycle at Work Program, City of Portland Sustainability office

Re-education seminar on recycling tips and procedures followed with Q&A

- Electric Vehicle Charging Stations located in the Fox Tower garage

- Quarterly Fox Tower “green leader” meetings

