

COG's Ongoing Green Features and Practices:

➤ *Signifies steps that have been taken in cooperation with Building Partners*

Commuting

- COG is within close proximity to a variety of public transportation options at Union Station.
- Underground parking, reduces impervious surface. Only 12 staff (9%) drive to work.
- Telecommuting policy reduces number of employee commutes.
- The COG car is a Ford hybrid.
- Bike racks encourage employees to ride bikes to work.

Energy savings/Engineering

- Zero use of CFC based refrigerants HVAC system;
- Installation of variable frequency drives to the cooling tower fans.
- Enhanced metering: Separate metering for electric loads, boiler efficiency and chilled water system.
- Auto-flush toilet sensors installed in 1999 to reduce maintenance on flush valves and possibly reduce water use from malfunctioning valves.
- Upgraded the flush valves in the restrooms.
- Plumbing fixtures meet EPACT 92 fixture performance standards.
- Re-caulked all of the building's windows, summer 2007.
- Recycled carpeting was used in both the Training Center corridors and Fitness Center
- Meetings with cleaning contractor to eliminate where possible, products that contain hazardous ingredients and replacing them with less toxic, environmentally friendly products that use natural ingredients and ingredients from renewable sources where possible.
- Building Engineers are conducting preventive maintenance, including filter changes, etc. on a regularly scheduled basis to maintain the building's HVAC and other systems at their optimal efficiency level.
- Building Management is researching installing motion detectors for the lighting in the garage to eliminate the need for 24/7/365 lights in the garage. Safety of the building occupants is the primary concern.
- Use of Tree gators as a water-conserving irrigation system for courtyard trees.
- Annual indoor air quality monitoring (last monitored, January 2008).

Recycling

- Office paper, newspaper, plastic, glass and metal recycling.
- Use of energy star computers and computer recycling program.

Lighting

- Motion sensor light controls in offices;
- Controllability Systems (EQ) provides lighting control for 50% or more of building occupants;
- Energy efficient lighting - fluorescent light bulbs and ballasts;
- Compact florescent bulbs installed in COG's 3rd floor lobby.
- Installation of new energy saving LED exit signage for the building.