

ENVIRONMENTALLY PREFERABLE PURCHASING POLICY

To learn more please visit the sustainability section of our website:
www.slgreen.com or contact Jay Black, SL Green's director of
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This policy pertains to the product purchasing policies for the building and associated grounds. Building management will encourage tenants to adopt the goals, procedures and strategies outlined in this policy.

What types of purchases does this policy cover?

This policy adheres to the purchasing criteria in the following material categories:

- Ongoing consumables
- Durable goods
- Facility alterations and additions
- Mercury-containing light bulbs

What are the goals?

Each material category of the building's purchasing program has its own separate goals for minimum environmentally preferable criteria requirements.

Ongoing Consumables:

The building will aim to have environmentally preferable materials comprise 40% (by cost) of total ongoing consumables purchased for the building's use. Records will be kept to track the ongoing consumables purchases and will highlight the environmentally preferable materials and their respective costs.

Durable Goods:

The building will aim to have environmentally preferable materials and/or products comprise 40% (by cost) of the electric-powered equipment that is purchased for the building's use. Records will be kept to track the electric-powered equipment purchases and will highlight the environmentally preferable materials and their respective costs.

The building will aim to have environmentally preferable materials and/or products comprise 40% (by cost) of the furniture that is purchased for the building's use. Records will be kept to track the furniture purchases and will highlight the environmentally preferable materials and their respective costs.

Facility Alterations & Additions:

The building will aim to have environmentally preferable materials and/or products comprise 50% (by cost) of the facility alterations and additions materials that are purchased for the building's use. Records will be kept to track the electric-powered equipment purchases and will highlight the environmentally preferable materials and their respective costs.

Mercury Containing Light Bulbs:

The building will aim to purchase bulbs that are low-mercury as well as aim to have the weighted average picograms per lumen hour of mercury containing bulbs purchased below 90.

What procedures and strategies must be implemented?

The building's Environmentally Preferable Purchasing policy will include the following materials.

Ongoing Consumables:

Ongoing consumables are defined as materials with a low cost per unit that are regularly used and replaced through the course of the business. These materials include: paper, toner cartridges, glass, plastics, cardboard/OCC, food waste and metals. Batteries are also classified as ongoing consumables.

Sustainable purchases are those that meet one or more of the following criteria:

- Contains at least 10% post-consumer or 20% post-industrial material
- Contains at least 50% rapidly renewable materials
- Contains at least 50% materials harvested and processed or extracted and processed within 500 miles of the project
- Contains at least 50% Forest Stewardship Council (FSC) certified paper products
- Rechargeable batteries

Durable Goods:

Electric-powered Equipment-

- Examples of electric powered equipment include, but are not limited to: office equipment (computers, monitors, copiers, printers, scanners, fax machines); appliances (refrigerators, dishwashers, water coolers); external power adapters; televisions and other audio-visual equipment

Sustainable purchases are those that meet one of the following criteria:

- Is ENERGY STAR labeled (for product categories with developed specifications)
- Electric-powered equipment (either battery or corded) that will replace conventional gas-powered equipment. Examples include, but are not limited to: maintenance equipment and vehicles, landscaping equipment, and cleaning equipment

Furniture:

Sustainable purchases are those that meet one or more of the following criteria:

- Contains at least 10% post-consumer or 20% post-industrial material
- Contains at least 70% salvaged material from off-site or outside the organization
- Contains at least 70% salvaged from on-site through an internal organization materials & equipment reuse program
- Contains at least 50% rapidly renewable materials
- Contains at least 50% materials harvested and processed or extracted and processed within 500 miles of the project
- Contains at least 50% Forest Stewardship Council (FSC) certified paper products

Facility Alterations & Additions:

This applies only to base building elements permanently or semi-permanently attached to the building itself. Examples include, but are not limited to building components and structures (wall studs, insulation, doors, windows); panels; attached finishes (drywall, trim, ceiling panels); carpet and other flooring material; adhesives; sealants; paints and coatings. Furniture and

mechanical, electrical and plumbing components and specialty items such as elevators are excluded.

Sustainable purchases are those that meet one or more of the following criteria:

- Contains at least 10% post-consumer or 20% post-industrial material
- Contains at least 70% salvaged material from off-site or outside the organization
- Contains at least 70% salvaged from on-site through an internal organization materials & equipment reuse program
- Contains at least 50% rapidly renewable materials
- Contains at least 50% materials harvested and processed or extracted and processed within 500 miles of the project
- Contains at least 50% Forest Stewardship Council (FSC) certified paper products
- Adhesives and sealants that have a VOC content less than the current VOC content limits of South Coast Air Quality Management District (SCAQMD) Rule #1168, or sealants used as fillers, must meet or exceed the requirements of the Bay Area Air Quality Management District Regulation 8, Rule 51
- Paints and coatings that have VOC emissions not exceeding the VOC and chemical component limits of Green Seal's Standard GS-11 requirements
- Non-carpet finished flooring that is FloorScore-certified, which will comprise, at minimum, 25% of the finished floor area
- Carpet that meets the requirements of the CRI Green Label Plus Carpet Testing Program
- Carpet cushion that meets the requirements of the CRI Green Label Testing Program
- Composite panels and agrifiber products that contain no added urea-formaldehyde resins. These products are defined as: particleboard, medium density fiberboard (MDF), plywood, oriented strand board (OSB), wheatboard strawboard, panel substrates and door scores

Mercury Containing Light Bulbs:

Building management has created a separate purchasing policy for mercury-containing bulbs. This policy pertains to the purchasing strategies to help the building reach and maintain its goal of having the weighted average of all mercury containing bulbs purchased for the building below 90 picograms per lumen hour.

Who is responsible for making sure the plan is followed?

The Facility Manager, and Chief Engineer, will ensure that the following procedure and strategies are implemented in the facility to ensure that the policy is being met.

When does the policy go into effect?

This policy is effective as of **immediately** and will be revised annually as per contract renewals.



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