



Hartz Mountain Industries, Inc
Environmental Assessment:
Green MOU Annual Report
September 24, 2013



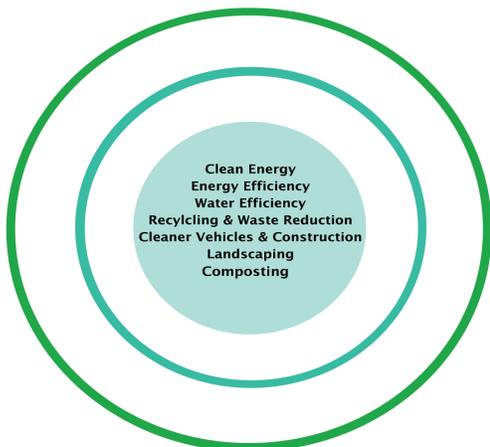
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Accomplishments

Reductions of 53,402 MTCO₂e



Memorandum of Understanding

On March 11, 2010, Hartz Mountain Industries signed a Memorandum of Understanding (MOU) pledging to become an environmental steward by implementing a number of green initiatives that would reduce its carbon footprint and further improve our planet's environment. This partnership with the United States Environmental Protection Agency (EPA) and Hartz Mountain Industries has resulted in reducing energy, water and solid waste production across all Hartz' operations.

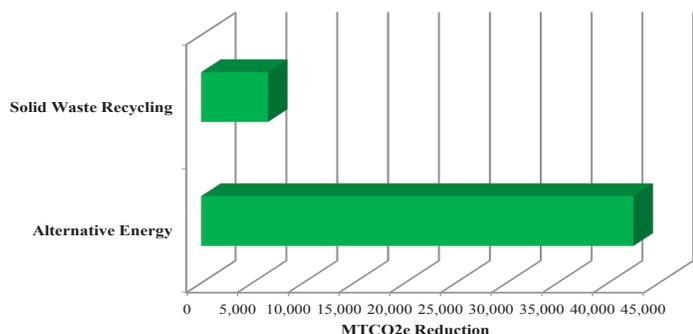
Reduction in Environmental Footprint

In the last few years, Hartz Mountain Industries has provided four updates documenting its green initiatives. The EPA has analyzed the submitted information and developed an environmental footprint reduction estimate for the organization. Due to the progressive green efforts of the organization, Hartz Mountain Industries has managed to reduce its carbon footprint by 53,402 MTCO₂e* and saved an estimated \$7.67 million in operating expenses.

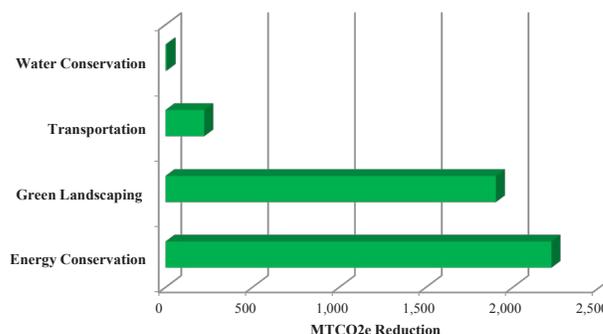
Environmental Metrics	Total Sector (MTCO ₂ e)
Energy Conservation	2,223.4
Alternative Energy	42,486.7
Water Conservation	6.5
Solid Waste Recycling	6,559.0
Green Landscaping	1,903.4
Transportation	223.0
Total (MTCO ₂ e)	53,402.0

*Metric Ton Carbon Dioxide Equivalent

Primary Initiatives



Secondary Initiatives



Measurement and Continuous Improvements

EPA uses these environmental conversion models to calculate metric tons of carbon dioxide equivalents:

Greenhouse Gas Equivalencies (GHG) Calculator converts GHG reductions into scenarios that can be easily communicated to the public. eGRID Version 1.1 (2007) and the EPA Pollution Prevention (P2) GHG Conversion Tool which convert standard metrics for electricity, green energy, fuel use, chemical use, water use, and sustainable materials management into MTCO₂e.

Use 'total' factor for energy savings and 'non-baseload' factor for alternative energy.

The EPA WARM Model which helps calculate GHG emission reductions from several different waste management practices, including source reduction, recycling, combustion, composting and landfilling.

The EPA Pollution Prevention (P2) Cost Calculator estimates cost savings associated with GHG reductions.

Certain environmental data points cannot be converted to MTCO₂e because scientific models do not currently exist.

As methodologies improve, environmental assessments will be updated to include any new GHG reduction estimates.

Accomplishments

Reductions of 53,402 MTCO₂e

Greenhouse Gas Equivalencies

What does the reduction of 53,402 MTCO₂e represent ?
The organization's effort is equivalent to any of the following:

- Annual greenhouse gas emissions from 11,125 vehicles



- Carbon dioxide emissions from 5,986,771 gallons of gasoline



- Carbon dioxide emissions from 124,191 barrels of oil consumed



- Carbon dioxide emissions from the energy use of 2,748 homes for one year



- Carbon dioxide emissions from 2,225,083 propane tanks used for home barbeques



- Carbon dioxide emissions from gasoline carried by 704 tanker trucks



- Carbon dioxide emissions from burning 229 railcars' worth of coal (nearly 3 1/2 miles long)





Environmental Metrics	MOU thru Oct 2010 Update	Sep 2011 Update	Sept 2012 Update	Sept 2013 Update	Cumulative Totals	Total Conversion (MTCO ₂ e)	Cost Savings (Est.)
Energy Conservation/Energy Star							
Total Savings (MTCO₂e)	1,210.7	46.8	(189.2)	1,155.2		2,223.4	\$644,734
Miscellaneous Energy Conservation	1,373,568 kwh	(89,718 kwh)	273,142 kwh	1,178,212 kwh	2,735,204 kwh	1,181.9	\$342,721
Web Based Energy Competition							
Motors and transformers							
Lighting Project Fixtures (Bulbs and Ballast)							
High Temp Hot Water Pipe Replacement							
HVAC, Chiller & Electrical							
Bulb Replacement (CFLs, LEDs)			1500 bulbs (incl. in Misc.)	1500 bulbs (incl. in Misc.)	1500 bulbs		
Gas Savings	3,150 GJ 875,000 kwh	(307 GJ 85,278 kwh)	(993 GJ 275,833 kwh)	2,646 GJ 735,000 kwh	4,496 GJ 1,248,889 kwh	539.7	\$156,486
Steam Savings	1,580,910 lbs 553,230 kwh	809,300 lbs 283,207 kwh	(1,243,440 lbs 435,131 kwh)	2,172,140 lbs 760,122 kwh	3,318,910 lbs 1,161,428 kwh	501.9	\$145,527
Fuel Oil Savings							
Alternative Energy							
Total Savings (MTCO₂e)	3,144.6	8,029.4	15,796.6	15,516.0		42,486.7	\$6,514,632
On-Site Solar (19.2 MW)	3,800,000 kwh	8,200,000 kwh	19,099,000 kwh	20,901,000 kwh	52,000,000 kwh	38,602.6	\$6,515,600
On-Site Wind							
On-Site Geothermal							
On-Site Combined Heat and Power							
Purchase of Green Energy/Green Power	436,000 kwh	2,616,000 kwh	2,180,000 kwh		5,232,000 kwh	3,884.0	(\$968)
Water Conservation/WaterSense							
Total Savings (MTCO₂e)	1.6	1.7	1.7	1.7		6.5	\$5,397
Miscellaneous Water Conservation							
Low Flow/Hands Free Faucets (64)		32,000 gal	32,000 gal	32,000 gal	96,000 gal	0.2	\$195
Low Flow Toilets							
Low Flow Shower Heads							
Low Flow Urinals							
Waterless Urinals (16)	640,000 gal	640,000 gal	640,000 gal	640,000 gal	2,560,000 gal	6.3	\$5,202
Solid Waste Recycling							
Total Savings (MTCO₂e)	189.0	1,828.4	2,422.0	2,119.6		6,559.0	\$93,700
Mixed Recyclables (includes Wastewise)	67.5 tons	653 tons	865 tons	757 tons	2342.5 tons	6,559.0	\$93,700
Pallets Waste Avoided/Wood Recycled							
Steel Recycled during Deconstruction							
Concrete Recycled							
Asphalt Recycled							
Ceiling Tiles Recycled							
Carpet Recycled							
Recycled C & D Waste (Construction Waste)							
Cardboard (construction/non-construction/sharp containers)							
Mixed Metal (construction/non-construction)							
Paper, Mixed							
Plastic, Mixed (construction/non-construction/sharp containers)							



Environmental Metrics	MOU thru Oct 2010 Update	Sep 2011 Update	Sept 2012 Update	Sept 2013 Update	Cumulative Totals	Total Conversion (MTCO2e)	Cost Savings (Est.)
Blue Wrap							
Can / Bottle Recycling							
Mixed Organics							
Food Donation (Waste diversion)							
Biosolids & Food Waste Recycling / Composting							
Fluorescent Bulbs							
Waste Oil Recycled							
Magazines/ThirdClass Mail							
Newspaper							
Office Paper							
Textbooks							
Phonebooks							
Dimensional Lumber							
Fly Ash							
Aluminum Cans							
Glass							
HDPE / LDPE / PET							
Appliances							
Non-Ferrous Metals							
Fats, Oils, Grease							
Green Procurement							
Total Savings (MTCO2e)							
Re-Use/Purchase of Materials with Recycled Content							
Purchase / Use of Compost Socks							
Purchase of EPEAT Products							
Use of Recycled Steel during Construction							
Use of Recycled Iron during Construction							
Use of Recycled Plastic during Construction							
Use of Recycled Aluminum during Construction							
Use of Recycled Concrete / Asphalt during Construction							
Use of Coal Combustion Products							
Green Landscaping							
Total Savings (MTCO2e)		4.5	949.5	949.5		1,903.4	\$330,117
Green Roofs							
Porous Pavement							
Grass							
Low/no mow area							
Re-use of Collected Stormwater							
On-Site Re-use of Compost / Mulch							
Moisture Sensing Sprinklers							
Number / Acres of Trees							
Reflective Roof			630,000 sq ft	630,000 sq ft	630,000 sq ft	1,890.0	\$319,000
Synthetic Turf							
Native Plants							
Leaves Composted							



Environmental Metrics	MOU thru Oct 2010 Update	Sep 2011 Update	Sept 2012 Update	Sept 2013 Update	Cumulative Totals	Total Conversion (MTCO2e)	Cost Savings (Est.)
Water Efficient Plants	Yes	1,823,624 gallons	1,823,624 gallons	1,823,624 gallons	5,470,872 gal	13.4	\$11,117
Drip Irrigation System	Yes	Yes	Yes	Yes			
Replace Inefficient Sprinklers	Yes	Yes	Yes	Yes			
Electronics/EPEAT							
Total Savings (MTCO2e)							
Recycling of Electronics							
Re-Use/Donation of Used Computers							
Toner/Ink Recycling and Use of Recycled Ink							
Battery Recycling							
Mass Transit							
Total Savings (MTCO2e)							
Miles Avoided							
Transportation							
Total Savings (MTCO2e)							
Hybrid Vehicles							
Electric Vehicles							
Biodiesel Vehicles							
Clean Construction Vehicles							
LNG Vehicles							
Alternate Fuel Vehicles (Zipcar)							
Gasoline Saved (by hybrid, electric vehicles)				25,000 gal	25,000 gsl	223.0	\$87,700
Smartway Transporters							
Bike Racks							
LEED Projects							
Total Savings (MTCO2e)							
Silver - 10%							
Gold - 17%							
Platinum - 20%							
Misc. - Further Clarification							
Total Savings (MTCO2e)							
NOX (equipment only)							
NOX (includes vehicles)							
MTCO2e Savings							
Total (MTCO2e)	4,545.9	9,910.6	18,980.6	19,964.9		53,402.0	\$7,676,280
Energy Conservation/Energy Star	1,210.7	46.8	(189.2)	1,155.2		2,223.4	\$644,734
Alternative Energy	3,144.6	8,029.4	15,796.6	15,516.0		42,486.7	\$6,514,632
Water Conservation/WaterSense	1.6	1.7	1.7	1.7		6.5	\$5,397
Solid Waste Recycling	189.0	1,828.4	2,422.0	2,119.6		6,559.0	\$93,700
Green Landscaping	0.0	4.5	949.5	949.5		1,903.4	\$330,117
Transportation	0.0	0.0	0.0	223.0		223.0	\$87,700



2013

Hartz Mountain Industries Additional Green MOU Accomplishments and Cost Savings

Energy Star and Related Programs

Hartz continues to use Energy Star's Portfolio Manager to track energy consumption at 707 Broad Street, Newark, and 667 Madison Avenue, and the Soho and Tribeca Grand Hotels in lower Manhattan.

Hartz installed two electrical sub-meters in the Newark Public Schools data center at 707 Broad Street in order to maintain the building's Energy Star rating.

Hartz installed two high-efficiency boilers at its 1200 Harbor Boulevard office building in Weehawken. Hartz has also upgraded the HVAC building management system hardware, and is in the process of re-commissioning the mechanical plant to accommodate the use of Utilivisor, a computer-aided energy efficiency software package.

The third-party security company that patrols many of Hartz's large developments is now using primarily electric and hybrid vehicles. Hartz estimates that this will save approximately 25,000 gallons of gasoline per year.

LEED Certification

Hartz has now mandated that all new ground-up construction and major renovations performed by the company go through a LEED scorecard analysis. Hartz is committed to obtaining LEED certification for 1000 residential rental units which are being constructed by the company in Hudson County, New Jersey in the next two years.

Osprey Cove, Hartz's 116 unit residential complex in Secaucus has recently received LEED Silver certification. This is their fourth building or building complex to receive a LEED certification.

Solar Development

Hartz continues to lead the way in utilizing its available roofs for solar energy development. Through August 2013, their ground-mount and rooftop arrays have generated nearly 52,000 MWh of green power.

Rooftops

Since their last update, Hartz has activated an additional 1.71 MW of solar rooftop arrays, with a .821 MW array currently under construction. When the newest array is turned on, the total rooftop photo voltaic arrays in Hartz's portfolio will have increased to 11.5 MW. Electricity from these arrays is sold to the building tenants under power purchase agreements.

Ground Mount Development

In November 2011, Hartz activated its first ground-mount solar array, an 8.5 MW facility located on a former farm and quarry site in Hamilton, New Jersey. Power is being sold to the utility grid. As of August 2013, the Hamilton solar facility had generated over 19,555 MWh of green power.

Awards

Based on their achievements in solar development, in May 2013 Hartz received first, second and third place awards from BOMA NJ, in the alternative energy category for solar projects at 50 Hartz Way, 45 Enterprise Avenue, and 915 Secaucus Road in Secaucus.

Overall Energy Savings

Hartz continues to monitor its carbon footprint, and has received its data for 2012. Hartz realized a 9% decrease in electricity consumption from 2011, a 13% reduction in natural gas consumption, and a 22% decrease in steam consumption.

Recycling Efforts

Pursuant to the MOU, Hartz became a Waste Wise Partner with EPA. Hartz started its recycling efforts focused only on the Hannon Meadow development in Secaucus, but has now expanded its recycling to include almost the entire portfolio, and now includes comingled waste within its recycling stream. In 2013, Hartz expects to recycle more than 757 tons of waste. While this comprises a 13% reduction from 2012, the lower amount is attributed to lower occupancy rates, and changes in the portfolio.