



CodeGreen Solutions helps Monday Properties' 1440 Broadway achieve LEED-EBOM Gold

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According to CodeGreen Solutions, 1440 Broadway has achieved LEED-EBOM Gold certification. The sustainability consulting firm was called in by Monday Properties to implement eco-friendly and cost-saving measures across the 743,000 s/f space. Working with CodeGreen Solutions, 1440 Broadway was able to achieve a 32.17% reduction in water usage over the UPC/IPC baseline (1,520.71 kGal saved/year). The building was also able to implement an 84.05% rate of waste diverted from landfills with 402 lbs of durable goods recycled during its LEED performance period. Off-site renewable power for 64% of the building's energy load was also purchased, eliminating around 14,494.17 tons of greenhouse gas emissions. Tenants will also be pleased to learn that the building's new MERV13 air filtration systems filter out particulate matter for a cleaner indoor air, and that 78% of the total cleaning products and materials purchase (by cost) now meet sustainability criteria as defined by LEED. In terms of energy efficiency, CodeGreen was able to attain 1440 Broadway an Energy Star Label for 2013 with a score of 76 and also completed an Energy Audit, Retro-commissioning and On-Going Commissioning at the property. Finally, according to an Alternative Transportation Survey conducted at the building, 93% of the building occupants use alternative transportation, contributing to heat island reduction.

Hani Salama, P.E. LEED AP, Monday Properties SVP of property management and operations, said, "In a specialized program we launched in the first quarter of 2011, the tenants of 1440 Broadway agreed to collaborate with property management and reduce consumption on their own initiative. Since then, 1440 Broadway has cumulatively saved more than 5.2 million BTU, equivalent to a \$300,000 cost savings. The building has also saved the equivalent of over 1,190 metric tons of CO₂. This is equivalent to taking 250 cars off the road for a year, or powering 175 homes for a year."

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