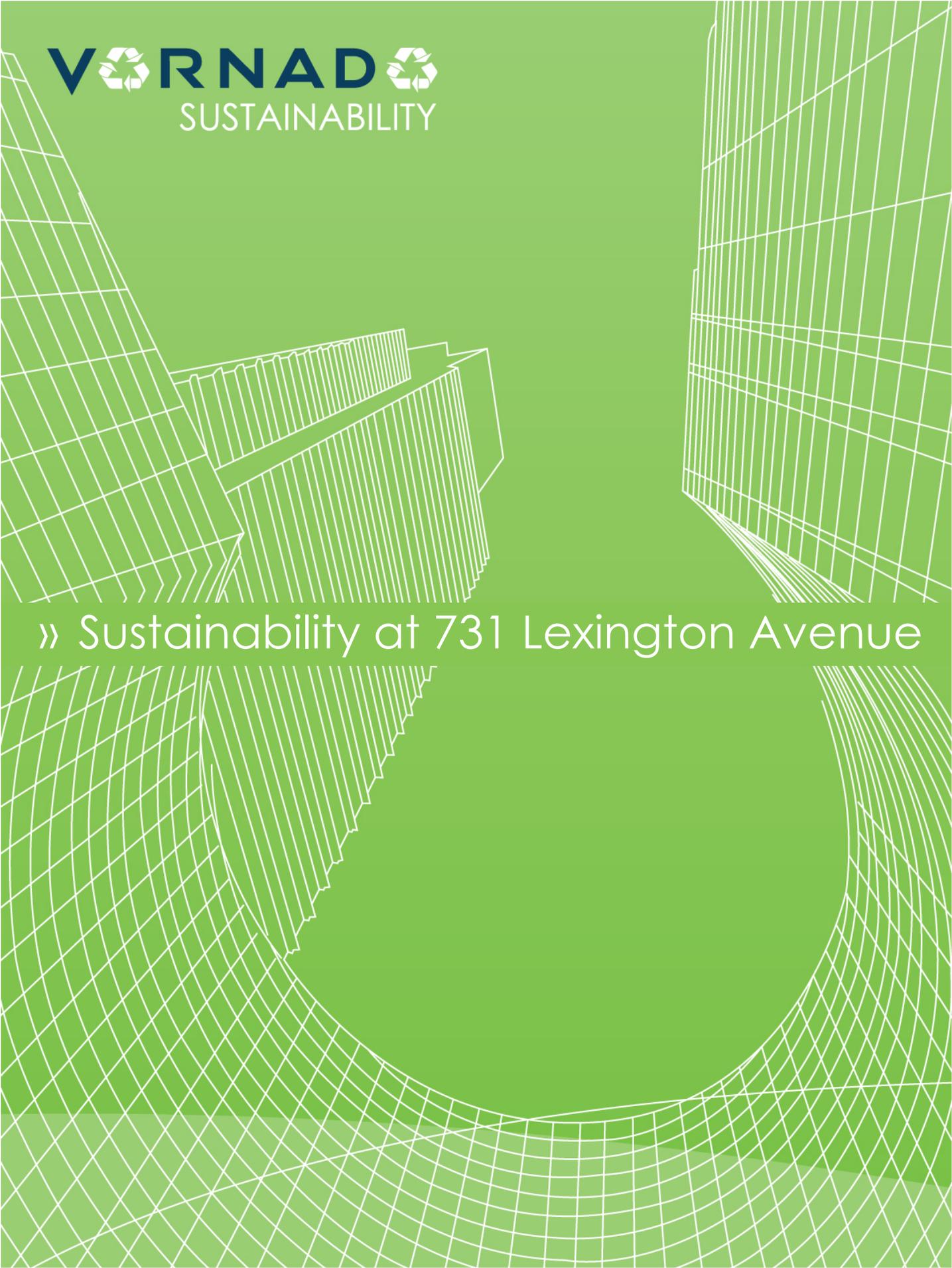




VORNAD
SUSTAINABILITY



» Sustainability at 731 Lexington Avenue

Vornado's Sustainability Initiatives and Programs



SUSTAINABILITY POLICIES At Vornado, we believe that environmental sustainability is not only responsible citizenry, it is also good business. Our goal is to be a leader in sustainability by creating a corporate culture that integrates the principles of environmental responsibility and sustainable growth into our business practices, our planning, and our relationships. Vornado has already incorporated many sustainable initiatives in our buildings and in our programs, and is expanding and developing environmental best practices in our operations across the country.

Implementation

Vornado aims to implement sustainable programs in several key areas as outlined below:

- New Development
- Existing Buildings
- Culture/Office Management
- Strategic Application of Sustainable Practices
- Relationships



LEED Vornado is currently working to certify its existing buildings portfolio under the LEED EB O&M system. LEED is an internationally recognized certification system that measures how well a building or community performs across all metrics that matter most: energy savings, water efficiency, CO2 emissions reductions, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts. Our efforts help support tenants who wish to build LEED CI spaces.

Developed by the U.S. Green Building Council (USGBC), LEED provides building owners and operators a concise framework for identifying and implementing practical and measurable green building design, construction, operations and maintenance solutions. To learn more about LEED, go to www.usgbc.org.



ENERGY STAR & BENCHMARKING Benchmarking energy usage is the key-stone to any effective energy efficiency and management program. At Vornado, we utilize the EPA's Energy Star Portfolio Manager Program to benchmark and track the efficiency of our buildings. We are proud that several buildings in our New York Office portfolio have received the prestigious Energy STAR award.

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SMART METERING & DATA MANAGEMENT Smart grid and smart metering have become buzz words in recent years. In NY, Vornado is a leader in utilizing smart metering technology to understand the energy usage in our buildings. In 2009 we rolled out our Energy Information Portal (EIP), a web-based tool for tenants through which we provide near real-time data to help tenants understand their electricity consumption throughout our portfolio. [Get more information on EIP.](#)



GREEN CLEANING Maintaining a clean building environment is critical to employee health and the environment. "Green cleaning" standards utilize cleaning best practices with low environmental-impact product lines to ensure a high degree of sustainability. For more information, go to: bmsbuildingservices.com



EDUCATION AND OUTREACH Understanding sustainability, efficiency and environmental stewardship is a key part of maintaining a high performance building. At Vornado, we hold annual educational sessions for all of our building managers and property managers to keep them up to speed on the latest sustainability and LEED principles.

This year we have extended LEED and sustainability education to all of our building engineers, who are enrolled in two, 8-week courses on energy management and high performance/green building principles through IUOE Local 94 and the CUNY Building Performance Lab. Together, these courses qualify our engineers for the nationally recognized Building Operator Certification (BOC), level 1. We are also conducting informational sessions for tenants that will help educate them on their energy usage and potential efficiency opportunities to reduce consumption and their carbon footprint.



COGENERATION The advantages of on-site cogeneration continue to be compelling, with the ability to provide more reliability to the grid, and a lower carbon footprint given the increased efficiency in producing electricity. Our 6.2 MW project at One Penn Plaza is expected to commence operation in 2010, and will provide 60% of the building's electricity requirements, making it the largest Cogen project in an urban building.

Read *The New York Times* article [here](#).

In addition to One Penn Plaza, Vornado has also commissioned detailed feasibility studies for cogeneration plants at four other office buildings in NY.