A GOLDEN PERFORMANCE AT 100 FEDERAL STREET
BOSTON PROPERTIES BECOMES AN EARLY ADOPTER OF LEED® DYNAMIC PLAQUE, A BUILDING PERFORMANCE SCORING AND MONITORING PLATFORM

100 Federal Street (100 Fed) is a 37-story green office tower located in the heart of Boston’s Financial District. The property occupies an entire two-acre city block and is within walking distance to South Station. Since acquiring 100 Fed in March of 2012, Boston Properties has actively managed the building and improved all major sustainability indicators, including: energy intensity, carbon emissions, water consumption, waste diversion, ENERGY STAR™ rating and LEED® certification level. The building was rated LEED Silver in 2011 under the LEED for Existing Buildings (LEED-EB) rating system and leveled up to a LEED Gold certification under the LEED Dynamic Plaque (LEED-DP) monitoring platform in 2016.

LEED-DP measures building performance across five categories: energy, water, waste, transportation and human experience. The score refreshes whenever new information is entered into the platform. Performance is displayed on an interactive plaque that offers insight into the building’s performance and offers the property managers and building occupants insight into impactful changes they can make to improve the overall building performance.

“LEED Dynamic Plaque is focused on the stuff that really matters. The program helps us make informed decisions and keeps us accountable. The scores are updated in real time, so we are immediately aware of previously invisible aspects of our operational performance.”

- Stacy Cawley
Senior Property Manager, 100 Federal Street
Since 2012, Boston Properties has invested in a series of high performance building upgrades that reduce operating costs and emissions at 100 Fed

- Converted a 2,400 ton steam driven chiller to a 1,600 ton electric driven chiller. The conversion reduced steam usage by over 30%, electricity by 3% and water consumption by 7%.
- Completed motion sensor installations, lighting panel upgrades, transformer replacements and common area LED conversions. Beginning in 2013, lighting retrofits have been completed in the garage, emergency stairwells, mechanical rooms, loading dock, retail banking center and on numerous tenant floors.
- Over the past two years, Variable Frequency Drives (VFDs) have been added to 15 base building pumps and fans.

Electricity
After upgrading light fixtures, replacing halogen bulbs with LEDs and adding sensors, electricity consumption dropped 1.9% between 2013-2014.

Steam
Switching from a steam powered chiller to an electric powered chiller decreased steam consumption at 100 Fed by more than 30% over the 2013-2015 period.

Water
Upgraded fixtures, consolidation of cooling towers, a new heat exchanger and switching from steam to electric power for the building chiller have resulted in a 37% reduction in annual water consumption.

Waste
100 Fed’s recycling rate increased 24% over the past three years, from just 38% of waste recycled in 2012 to over 62% in 2015. This increased rate is largely due to the implementation of single stream recycling program at the building.