



SEAPORT



SAVES

Committed to Being Green and Serving Our Community

The Seaport Hotel strives to continually operate in a sustainable manner while partnering with and enriching the local community. From opening day, the hotel encouraged guests to participate in its environmentally-friendly activities. The property was one of the first in Boston to adopt many green initiatives, and was smoke-free from the time it opened, long before city ordinances were passed. Seaport's sustainability initiatives expanded in 2000 at the urging of a client, and the organization hasn't looked back. Seaport's Green Team was established to brainstorm, vet and implement environmentally-friendly projects. We enjoy seeing the ingenuity and passion of our team members come together to create a wonderful coexistence between luxury and sustainability.

As an independent and locally owned hotel, Seaport has always been a community driven organization, believing that social responsibility means partnering with other individuals and organizations within our community to ensure their success. We continually lead the local market with different corporate social responsibility projects, such as working with Habitat for Humanity to help build homes in the Boston-area community. Seaport's collaboration with other local non-profits and organizations include the Boys & Girls Clubs of Dorchester and South Boston, Christmas in the City, New England Center and Home for Veterans, just to name a few.



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As environmentally-friendly improvements continue around the property, they are added to this document, which is available on Seaport's website, seaportboston.com. Every project on our ten-year capital plan is viewed through a lens of energy conservation and efficiency.

Over the years, Seaport has been recognized for its efforts, receiving numerous accolades, including being named a TripAdvisor Green Leader, Gold Level, and a Stella Award winner for "Best Green Hotel – Northeast". While compliments and awards are always appreciated, we find the greatest reward in working to provide our clients and guests with memorable and environmentally-friendly experiences and events. Our corporate, social and environmental responsibility have always defined how we do business at the Seaport Hotel, and it will continue to do so in the future.

Todd Gagnon
General Manager

Dana Gomes
Director of Housekeeping

Lauri Howe
Director of Communications

Scot MacMullen
Executive Sous Chef

Victor Montanez
Chief Engineer

Jim Sorbello
Purchasing Manager

Seaport: A National, Regional and Local Leader in Sustainability



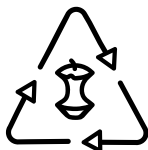
Seaport prides itself on being the first smoke-free hotel in the city of Boston beginning in 1998.

Seaport was the first hotel in Boston to provide in-room recycling services to our guests through in-room recycling bins.



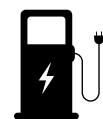
Seaport was the first hotel in the United States to use Grander® Water Technologies in the Wave Health & Fitness pool. This chlorine-reducing solution conditioned water through its molecular structure enhancing process, providing an enhanced swimming experience by reducing skin and eye irritation. Seaport currently uses an ultra-violet disinfection process to treat the pool's water.

For chemical-free, hospital grade cleaning, Seaport uses eraDOcator-60, an eco-friendly microbial disinfectant that is EPA, FDA and CDC approved.



Seaport was the first hotel in the world to use the Eco-Wiz composting system to compost organic waste. Seaport currently works with Exeter Agri-Energy, which uses an anaerobic digestion system to convert food waste into biogas, producing enough heat to replace 700 gallons of heating oil.

Seaport was the first Boston hotel to provide complimentary electric vehicle charging stations and there are now 24 of them in the Commonwealth Pier garage, directly beneath the Seaport Hotel..



In-Room Conservation Efforts

- Hotel guests have the option to reuse towels and bed linens instead of having them changed daily. Since the program's inception in 2006, Seaport has saved an estimated 2.3 million gallons of water. Less laundry translates to a huge reduction in the amount of steam and electricity needed.
- Hotel guests have the opportunity to participate in Seaport's in-room recycling program via in-room recycling bins.
- Thermo-glass triple-paned windows in guest rooms and public spaces further conserve energy by diffusing upwards of 70% of the sun's radiant energy.
- All 428 guestrooms run on energy efficient LED lighting.
- Seaport's toilets have all been retrofitted from 1.6 gallons per flush to 1.28 gallons per flush, saving an estimated 200,000 gallons of water per year.
- In 2010, Seaport replaced traditional 1.5 ounce bottles of shampoo and conditioner with the same product in attractive wall dispensers. This is estimated to save 100,000 bottles from the landfill annually.
- All of Seaport's elevators have been replaced with energy efficient systems which reduce energy consumption by 35% annually.
- Seaport has retrofitted shower heads in the guestrooms, to a 2.0 gpm with a 3 Function Water Saving Shower head.
- Seaport's guest rooms feature furniture that meet the California Air Resources Board's (CARB) stringent emission standards for formaldehyde emissions from composite wood products.
- Old furniture is regularly diverted from landfills through donations to local charitable organizations.
- Each room includes a Telkonet® energy management solution, which allows for better control of the room lighting and temperature. Guests can leave and enter their room several times a day and the Telkonet® system will turn off heating and lights to conserve energy and will automatically reset all systems exactly to what they were when guests enter their room.
- Seaport replaced its existing boilers with high energy water heaters which provide the necessary hot water yet save 3,000 gallons of water from being heated on a daily basis.
- Seaport has changed all public area men's urinals to either waterless or low flow units to reduce water consumption.
- Seaport replaced boxed hand soap in bathroom vanities with a liquid version in hand pumps.

Green Transportation

Electric Vehicle Charging Station

Seaport Hotel Garage offers 24 electric charging stations to guests.

Bicycles for Guests

When it comes to reducing our carbon footprint, two wheels are better than four. Seaport guests are encouraged to utilize complimentary adult and children's bicycles to tour the city, green-style.

Bluebikes Bicycle Sharing System

Seaport offers an on-site Bluebikes station. Bluebikes is a citywide bike sharing program where cyclists can pay to ride bikes point-to-point with over 400 stations throughout the Boston metropolitan area.

MBTA Station

Seaport features an on-site Silver Line station, part of Boston's MBTA public transportation system.

Bicycle Racks

Seaport offers bicycle racks for both employees and guests.

Co-Founders of Seaport Transportation Management Association

Seaport co-founded the Seaport Transportation Management Association (TMA), which supports sustainable commute options through advocacy and commuter services.

Team Members Encouraged to Use Public Transportation

Seaport encourages our team members to ride public transportation and subsidizes commuting costs. We also work in partnership with local transportation organizations to encourage carpooling, walking and bike-to-work programs.



Seaport Hotel's Green Spaces & Places

Over 2.1 acres of parks are on the Seaport Place campus which makes for an ideal backyard for the approximately 1 million bees who call Seaport “home” as part of our ongoing beekeeping program.

Seaport’s organic herb garden on the Plaza level provides herbs for our restaurants.

All buildings on the campus, including portions of the Seaport Hotel, utilize a Sarnafil® Energy Smart roofing system, designed to reduce atmospheric heat and conserve energy.

Seaport also features a green roof in its Plaza level gardens and on top of the Lighthouse Ballroom. The green roof features a non-irrigated 5-inch deep pre-vegetated mat which contains sedum plants. This eco-friendly roof offers many long-term benefits, which include reducing pollution and building energy costs and conserving natural resources.

The adjacent Commonwealth Pier is situated on the HarborWalk, a 47-mile public access system that connects the public to a clean, restored Boston Harbor.



Green Cleaning at Seaport

Seaport incorporates cleaning practices that are non-toxic, a plus for both our guests and team members. Seaport uses eraDOCator-60, an eco-friendly microbial disinfectant that is EPA, FDA and CDC approved.

Seaport uses non-toxic products for carpet and spot-cleaning.

Seaport's dry cleaner provides environmentally-friendly dry-cleaning, using eco-friendly alternatives to solvents such as perchloroethylene (known as perc).

Seaport features dedicated feather-free and pet-free rooms for those with allergy sensitivities.

The Commonwealth Pier Garage has a T20 Industrial Ride-On Floor Scrubber for cleaning, which features ec-H2O™ technology - no chemicals are used, only water is used and recovered.





How Seaport Contributes to Conserving Resources

- Amenico's® local program produces a range of renewable products from collected cooking oil. Grease from Seaport's kitchen traps is collected once a month, recycled and turned into home heating oil. This fuel is used throughout New England.
- Over 1 million bees on the 18th floor roof help support the eco-system and provide honey which we use as gifts and amenities; our chefs use the honey in our restaurants and in our Banquet offerings. In 2013, Seaport first incorporated the honey into beer and cider with local brewers.
- TAMO Bistro + Bar sources locally grown products whenever possible and highlights many of these local purveyors and farmers on its menu.
- Seaport Café also uses individual cutlery that was created from recyclable materials.
- Seaport's banquet culinary team, which produces over 100,000 meals annually, also sources locally grown products for its menus.
- Aluminum cans are the most sustainable beverage packaging. Seaport's banquet culinary team has made the switch from glass to cans as a result.
- Seaport works with Exeter Agri-Energy, an Exeter, Maine based renewable energy company which collects waste from Seaport twice a week and converts food waste into biogas, producing enough heat daily to re-place 700 gallons of heating oil on average and 22,000 kilowatt hours of electricity. Additionally, solid materials are recovered to produce bedding for the cows Exeter Agri-Energy has on-site and fertilizer for fields.
- Seaport's sustainable purchasing policy ensures that the most sustainable options are always evaluated as we strive to always purchase responsibly. We expect our suppliers to hold the same environmentally-friendly values as we do.

Meeting Green at Seaport

- Notecards and pens that are provided are reusable and recyclable.
- The packaging used for Seaport's boxed lunches is made of bio-degradable products.
- Seaport recommends using water stations instead of bottled water.
- Seaport features china plates, cups and glasses as well as cloth napkins, which are used throughout the meetings and events spaces.
- A private menu planning session with one of Seaport's Chefs can be arranged to determine a menu proposing local, seasonable, sustainable or organic food and beverages upon request including honey from our own bees.
- We are pleased to provide bulk quantities of sugar, dairy and condiments to any of your food and beverage functions.
- Whenever possible, Seaport recommends the use of linen-less tables to reduce water waste and pollution from detergents.
- Seaport uses plastic cups that are 100% recyclable and as requested by clients, re-usable glassware instead of plastic cups.
- Seaport provides recycling bins in all meeting rooms.
- Each year, Seaport provides thousands of pounds of food to the Boston Rescue Mission, a local non-profit that facilitates the recovery and distribution of perishable food that otherwise would be thrown away.



Seaport's Green Awards and Environmental Certifications

We are pleased to have received the following notable awards and distinctions:

Awarded “Four Green Keys” by Green Key Global, an internationally recognized environmental certification program (2023)

Recipient of the Stella Award for Best Green Initiative, Northeast, Northstar Meeting Group (2017, 2018, 2019)

Stella Award Finalist, Best Sustainability Initiative, Northstar Meeting Group (2022)

Seaport is a proud to have been awarded TripAdvisor GreenLeader Gold status

Recipient of the Good Earthkeeping award – Massachusetts Lodging Association (2013)

Recipient of the American Hotel & Lodging Association’s Good Earthkeeping Award (2013)

Named one of North America’s Five Greenest Hotels by Fodor’s (2012)

Boston’s Bike Friendly Business Award – City of Boston (2008 – 2010)

EcoRace Recycling Challenge Award – for mixed-use buildings under 500,000 square feet, Boston chapter of the Building Owners and Management Association (2009)

Innovation Award – for mixed-use multi-buildings, Boston chapter of the Building Owners and Management Association (2009)

“Greenest Hotels in the Country” – Seaport, ForbesTraveler.com (2008)

Waste Wise – Innovation Award, Massachusetts Department of Environmental Protection (2008)

Seaport has participated in A Better City’s Challenge for Sustainability, which offers participants integrated strategies to increase energy efficiency, reduce environmental impact and decrease operational costs.



Seaport Partners with Other Environmentally-Friendly Organizations

Seaport's culinary team works with a number of local farmers and purveyors to bring the finest are ingredients to our guests: **Eva's Garden** (tomatoes, pea shoots, herbs, braising greens), **Four Town Farms** (carrots), **Jonathan Sprouts, Maitland Farms** (pickles), **Wards Berry Farm** (wax, green, purple beans, berries), **Jansal Valley Farms** (herbs, sprouts, greens), **Backyard Farms** (tomatoes), **Simcock Farms** (golden zucchini), **Ben's Mushrooms, Mainstone Farm** (cornmeal, chicken) and **Smith's Farmstead** (gouda cheese).

Gilcrest & Soames®, which provides Seaport's BeeKind guest room amenities, pursues ecologically friendly practices in all aspects of product creation, from packaging and ingredients to sourcing and manufacturing.

Seaport is pleased to work with **Exeter Agri-Energy** to convert organic waste into biogas and usable products for farms.



The Seaport Family. An Overview of Our Team Members.

The Seaport Hotel is fortunate to have a team member population that is highly diverse and highly tenured with the organization.

Representing many countries of origin and ethnicities, the Seaport team member culture is one of empowerment and enrichment for our team members. Our team members come from over 30 different countries and speak over 25 different languages and dialects.

As referenced above, Seaport's team member population is longstanding with many team members working as part of the Seaport organization for ten to twenty years and longer.

Seaport offers a variety of program to enrich the personal and professional lives of team members with programs such as English As a Second Language classes, mentoring programs, monthly team member feedback sessions and volunteering opportunities.

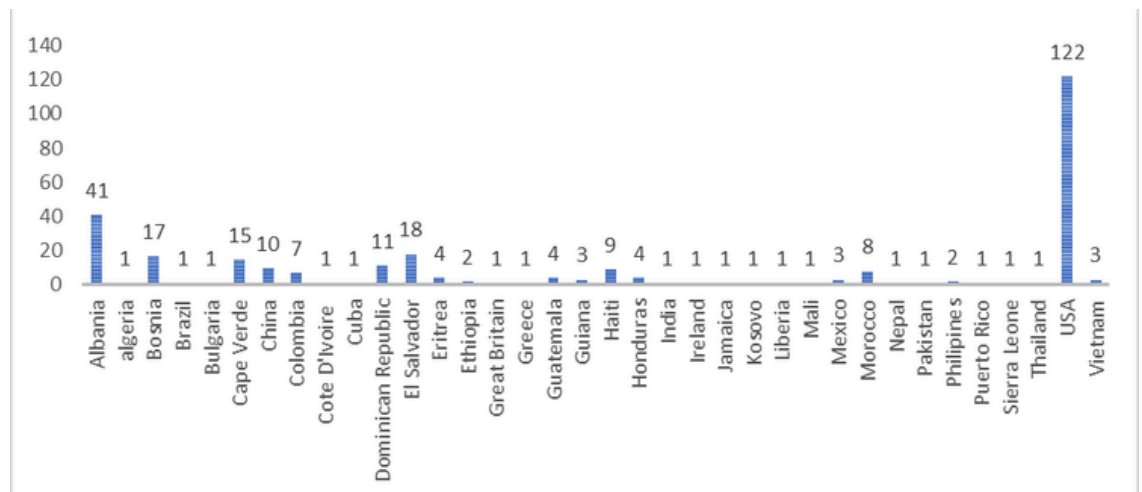
Seaport has been recognized repeatedly as one of Boston's best places to work by both the *Boston Globe* and the *Boston Business Journal*.

Here is a demographic snapshot of our team members:

Female/Male Team Members: 142/159

Female/Male Managers: 21/29

Seaport Team Member Countries of Origin



Community Involvement

Seaport has always been a community driven organization, believing that social responsibility means partnering with other individuals and organizations within our community to ensure their success. We are committed to continually seeking new and innovative ways in which to foster these mutually beneficial relationships.

Over the years, our approach to community relations has been broad-based. It includes ongoing active sourcing of job candidates from our neighborhood; charitable giving to community organizations; in-kind services for various groups and volunteer projects for our employees in the community. We are leaders in the local market with different corporate social responsibility projects, such as working with Habitat for Humanity to help build homes in the Boston-area community. In 2020, while the hotel was housing clinicians working at the adjacent BCEC field hospital, our culinary team prepared 36,000 meals for the Greater Boston Food Bank, to support those in need during a time of increased food insecurity.

Seaport's collaboration with other local non-profits and organizations include:

- The Boys & Girls Club of South Boston
- The Boys & Girls Club of Dorchester
- Christmas in the City
- Boston Medical Center
- Sisters of St. Joseph
- Alzheimer's Association
- Boston Rescue Mission
- Cradles to Crayons
- University of Massachusetts
- South Boston Neighborhood House
- Adopt-A-Student Foundation
- Animal Rescue League
- A Better City
- The Boys & Girls Club of Boston
- American Diabetes Association
- Massachusetts League of Community Health Centers
- Save the Harbor, Save the Bay
- New England Center and Home for Veterans

