

## MEPT PARTICIPATES IN “GREEN BUILDING” BY CONSTRUCTING COST & ENERGY EFFICIENT PROPERTIES

COMPANIES ARE FINDING PLENTY OF BENEFITS to building green, including financial incentives, environmental responsibility, healthy work environments, and reduced operating costs. Now, with rising energy costs, more building owners are becoming interested in energy efficient design. Green building, or sustainable design, has surfaced as a viable strategy as many companies are looking for creative ways to manage costs, and maximize property performance, while minimizing reliance on traditional energy and its negative effects on the natural environment.

Multi-Employer Property Trust began its participation in green building 10 years ago, and now has three assets that are officially “green”: Tanasbourne I and Brewery Block 2 in Portland, Oregon, and The Octagon in New York City. Building green does not mean sacrificing jobs; **MEPT generated 2.2 million job hours for the Building Trades in the construction of these three projects.**



Tanasbourne 1

Tanasbourne I was MEPT’s first green building and was completed in 1995. It was constructed from recycled materials, and agricultural by-product building materials manufactured to minimize the depletion of irreplaceable natural resources. Designed for maximum efficiency, the building consumes significantly less energy than its conventional counterparts, due to its strategic building orientation, integrated energy system design, and carefully planned mechanical systems. **The property’s main tenant, Norm Thompson Outfitters, Inc., particularly likes the building because its green design fits with the company’s mindset of eco-friendly policies and practices.** Norm Thompson Outfitters regularly boasts that its company headquarters is one of the first green buildings in the U.S.

At MEPT’s Brewery Block 2, a 219,965 square foot office and retail complex, the combination of historic renovation, new construction, and energy efficient design also attracted prestigious tenants. The building is substantially leased to tenants such as the Portland office of Perkins Coie, a highly regarded Seattle-based law firm, and Gerding/Edlen Development Company, a Portland based company active in green building design and construction.

Brewery Block 2, built by MEPT in September 2002, is part of a major revitalization effort in Portland’s Pearl District. This Class-A building was designed for long-term energy efficiency, and earned prestigious accreditation from the



Brewery Block 2

Portland General Electric’s Earth Advantage Program and the U.S. Green Building Council for Leadership in Energy Environmental Design (LEED) certification. The historic Blitz-Weinhard Brewery is at the heart of the redevelopment and is integrated into the Brewery Block 2 office tower. **Incorporating historic structures like the brewery into the site actually helped conserve resources and efficiently use materials.** Additionally, 90 percent of the construction waste from pre-development demolition work was recycled during construction.

The property is 30 percent more efficient than code requirements. “Green” measures incorporated in the building include: highly efficient HVAC and glazing systems; centralized chilled water plant; high efficiency lighting systems with daylight controls and occupancy sensors; natural interior light within tenant spaces; operable windows for natural ventilation and occupant comfort; use of water-efficient plumbing fixtures and landscaping; and utilization of low-toxicity building materials.

In New York, MEPT expects a 2006 completion of The Octagon, an historic structure incorporated into a five acre new apartment community that includes 400 market rate



View from The Octagon

**The redevelopment strives to preserve the rich architectural heritage of the landmark while incorporating the latest energy efficient technology to conserve natural resources.** The building will consume 35 percent less energy than comparable new buildings. *(continued on back)*

apartments, 100 middle-income apartments, a full-day day care center, six public tennis courts, and a waterfront ecological park.

Management Fee—MEPT’s Trustee, NewTower Trust Company, charges an annual investment management fee based on the net assets of the Fund. The current annual MEPT fee is approximately 0.906%. The fee is determined as follows: 1.25% on the first \$1 billion of MEPT total net assets, 1.0% on the second \$1 billion of MEPT total net assets, and 0.75% on the third \$1 billion of MEPT total net assets. Cash balances in excess of 7.5% of Property Trust net assets are excluded from the above fee calculation and will be subject to an annual fee of 0.15%. The fee decreases as MEPT grows. There are no charges for entry or exit, and the Trustee charges no additional investment management fees to its investors.

### IN-DEPTH REPORT *(continued from inside)*

Recognized by Governor Pataki as one of five properties in New York State for their energy efficient, “green” designs, the Octagon project will employ technologies such as solar power and fuel cells and high performance windows and ventilation systems. The use of natural light and building products made from recycled materials reduce the environmental impact.

In order to conserve energy, the apartment buildings will have: high efficiency gas fired condensing boilers; high water source heat pumps; photo voltaic cells; air-to-air and water-to-water heat recovery equipment; occupancy sensors; variable frequency drives; premium efficiency motors; programmable thermostats; and thermally improved walls and windows to cut the buildings’ energy dependency.

Using recycled materials was a goal for the project. The concrete, steel, insulation, and metalwork will all contain recycled materials. All interior wood doors and millwork will utilize formaldehyde free wood. Kitchen cabinets are to be constructed from wheatboard, a rapidly renewable material.

MEPT’s commitment to green building has resulted in modern, energy efficient, and cost-efficient projects that contribute to portfolio performance. The positive contribution these properties make to the environment from their reduced reliance on traditional energy sources and use of recycled materials is beneficial to MEPT’s tenants and the surrounding communities.

The Trust Report is published by the Multi-Employer Property Trust (MEPT), a commingled open-end real estate equity fund that invests in a diversified portfolio of 100% union built, institutional-quality real estate properties in major metropolitan markets around the country. MEPT’s primary investment strategy is to create top-quality, income-producing assets through development, rehabilitation or acquisition and repositioning of under-valued assets. MEPT’s investor base is diverse and is composed of Taft-Hartley and public employee pension plans.

For more information, please contact Landon Butler & Company at 202-737-7300, or through our Web site, [www.mept.com](http://www.mept.com).