



March 30, 2017

Mr. Stephen J. Buchbinder, Esquire
Schlesinger and Buchbinder, LLP
1200 Walnut Street
Newton, MA 021461-1267

Re: Energy saving measures at Sunrise Senior Living

Mr. Buchbinder:

As part of our application to the City of Newton for a Special Permit, we are submitting this letter to document Sunrise's ability and intention to "contribute significantly to the efficient use and conservation of natural resources and energy" for buildings over 20,000 sf, per the requirements of the Newton Zoning Ordinance (sec 7.3.3.C.5).

Sunrise's commitment to environmental stewardship is demonstrated by efficient energy management in our communities. We are committed to the environment by making energy-conscious decisions and executing cost effective improvements to our buildings and community operations. Sunrise takes pride in our leadership not only in the future of senior care but also in the fact that we are leading the field in energy efficiency.

Since the EPA created "Senior Housing" as a building type for Energy Star Certification, Sunrise Senior Living communities have been certified every year. The Environmental Protection Agency (EPA) has certified more than 30 Sunrise communities in the senior care facilities category with the ENERGY STAR award. This certification solidifies our commitment to maintaining highly efficient communities. Over 200 communities are enrolled in the Energy Star program. The water, gas and electric bills for all Sunrise assisted living communities in the United States are submitted monthly and rated against other Energy Star participants. Sunrise was the first senior living operator to achieve this certification, and we continue to have the most certifications. The ENERGY STAR certification signifies that these buildings perform in the top 25 percent of similar buildings nationwide for energy efficiency and meet strict performance levels set by the EPA. These communities use an average of 35 percent less energy and release 35 percent less carbon dioxide than typical communities.

It is not just the initial building program that is considered when a community, like Newton, is constructed. This is a living program. We conduct a "battle of the buildings" competition nationwide each year for the building that saves the most energy over the previous year. This creates awareness and engages all team members to try to reduce energy consumption. Additionally, behavioral training for staff reinforces Sunrise's commitment to energy saving policy. Staff receive guidelines for day-to-day lowering of energy consumption in numerous ways. We educate our staff and promoting awareness of specific operational behaviors. To do this, we focused specifically on implementing best practices for efficiency, such as:

- Keep walk-in refrigerator doors and ice boxes closed to conserve energy and costs.

Community Support Office
7902 Westpark Drive, McLean, Virginia 22102
Main: (703) 273-7500
www.sunriseseniorliving.com



- Wash only full loads of dishes and clothing and maintain standard temperatures to save on cost per load and energy consumption.
- Have dryer ducts professionally cleaned and clear lint screens regularly to maximize dryer efficiency.
- Minimize drying times to conserve energy and minimize costs.
- All of our communities have a comprehensive maintenance program in place to maintain equipment and conserve energy costs; we focus on best practices for efficiency in the areas of kitchen and laundry operations, lighting and HVAC&R (Heating Ventilation Air Conditioning and Refrigeration).
- When mechanical, plumbing, electrical, and envelope (i.e. windows) equipment reaches end of life, we replace it with the latest, most efficient models.
- We also instituted a comprehensive preventative maintenance program to maintain equipment and conserve energy costs, including:
 - Setting back thermostats whenever possible to reduce energy usage during the evening and night time
 - Ensuring that windows and doors have the proper weather stripping
 - Using energy saving compact florescent and LED lights in common areas (and resident rooms if possible)
 - Adjusting and maintaining exterior lighting timers to conserve energy
- Technology
 - ENERGY STAR qualified desk top computers
 - ENERGY STAR qualified printers
- Interior Design
 - ENERGY STAR appliances
 - ENERGY STAR qualified consumer electronics
 - Infinity carpets (CRI IAG green label)
 - Low VOC carpet adhesives
 - Low VOC vinyl wall coverings and adhesives
 - Select furniture (recycled content)
 - Low VOC paints
- Dining Service
 - ENERGY STAR qualified under counter dish washers
 - Green residential ware washing chemical formulary
 - Green commercial ware washing chemical formulary

Community Support Office

7902 Westpark Drive, McLean, Virginia 22102

Main: (703) 273-7500

www.sunriseseniorliving.com



- Facilities Management
 - Green housekeeping chemical formularies
 - Green housekeeping paper products
 - Green laundry chemical formularies
 - Green lawn care programs
 - Preventive maintenance
 - Vehicle maintenance

- We have changed our policy of keeping most lights on during the night to switching most lights off and turning them on only when necessary.

- Several of our communities have bicycle racks, and our communities are most often located on or near public transit routes. Team members are encouraged to carpool and to use public transit.

- In 2010, we began to retrofit several communities with a smart landscaping irrigation system which gathers local weather data and regulates the amount of water that goes out to the heads. This will reduce water use as well as prevent over-watering and the damage that occurs to the hardscape.

- We have a utility agent/consultant that searches nationwide for the most advantageous utility agreements:
 - o Leverage supply side contracts
 - o Natural gas
 - o Electricity
 - o Water/sewer
 - o Review all deregulated contracts
 - o Research and take advantage of any rebate programs

We are proud of our accomplishments and are motivated to do more and better in both our existing communities, and in our new ones, like Sunrise of Newton.

Please do not hesitate to contact me if you have questions. Thank you.

Sincerely,

Andy Coelho
 Senior Vice President of Construction, Facilities & Design
 Sunrise Senior Living

Community Support Office
 7902 Westpark Drive, McLean, Virginia 22102
 Main: (703) 273-7500
www.sunriseseniorliving.com