



SAYBROOK
POINT

INN & SPA

The Saybrook Point Inn & Spa is now recognized as one of New England's premiere luxury resorts. What most guests don't realize is that it is also one of the most environmentally responsible businesses in the area.



Energy efficient lighting, Vt. Slate roof, a hybrid parking space, recycle bins, and bicycles and mopeds for exploring the area are the some of the first things greeting the guests.



The facility is located on 5.3 acres at the mouth of the Ct River, and includes 82 guestrooms, the Spa, the Terra Mar Grill, and our 120 slip Clean Marina.



Saybrook Point Marina was named the states first Clean Marina in 2003.



As part of the Clean Marina program, a public access walkway was provided, and clean boater education was started with a grant from the L.I.S. license plate program.



In 1996, we offered the 1st pump-out station in the lower Ct River. 3 more were added in 2001. This service is offered at no charge to the boaters, and is funded in part by a grant from the CT DEP.



The marina serves Valvetect Marine fuel, which has additives to increase fuel economy. Oil spill containment equipment is located on the fuel dock, and staff are trained in deployment.



Boaters are provided with complimentary used battery disposal as well as waste oil disposal.
The waste oil is recycled for heating oil.



S.P.I. Green team, started in 2006, consists of volunteers from all departments.
This photo was taken during an Earth Day cleanup project.



Bridge St, scenic highway Rt. 154 South Cove.



Employee Café. All paper products except recycled napkins have been eliminated. Lunch is provided for all employees, and kept warm with energy efficient electric heaters.



We are a pet friendly location, and Pet stations are provided with cleanup bags.



Bird houses provide chemical and maintenance free pest control, and are an attractive addition to the property.



Organic based lawn care provides a lush green lawn





Soil Air, an Old Saybrook company, pumps air into the septic fields to increase aerobic activity. This dramatically increases the efficiency of the septic system.



Guest rooms are furnished with a low heat Eco hairdryer, and toiletries that are organic and made in U.S. Toilet tissue is made of recycled paper and is biodegradable, and guests are educated on our towel policy, with encouragement to be environmentally responsible.



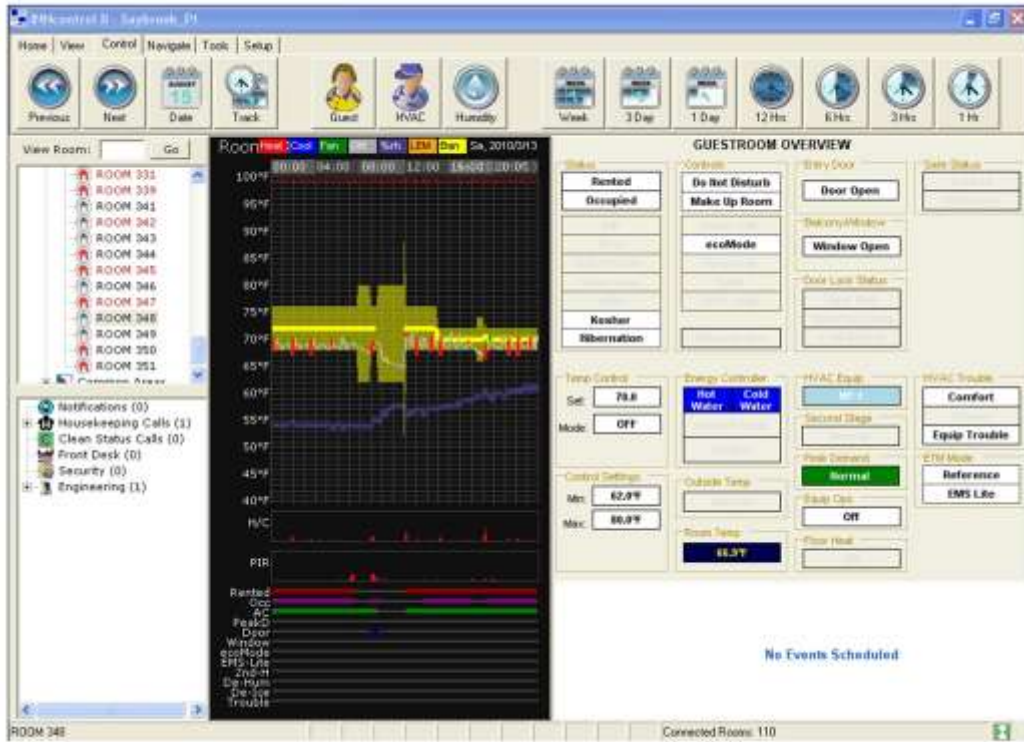
The 2009 renovation included the installation of dual flush toilets for maximum water efficiency.
The handle is slightly depressed for light flush, thoroughly depressed for a more robust flush



Although an expensive initial investment, these shower heads provide luxurious shower with low water consumption.



The room thermostats have a sensor which detects when the slider to the balcony is open, and shuts down the heating/ac accordingly. It can also tell when someone is present in the room, and adjust the heating/ cooling cycle for maximum efficiency and guest comfort.



This is an example of the screen of our Inncom energy management system. It shows activity in the room with temperature and humidity fluctuations.



Wherever possible, CFL bulbs are used.



As the technology evolves, lighting will be converted to ultra efficient LED.



Guests are encouraged to recycle



Besides cardboard, glass and paper, cooking grease is collected (blue barrel) and recycled for bio-fuel.



EMINENCE
ORGANIC SKIN CARE

AROMATHERAPY
ASSOCIATES

SKINCEUTICALS

SPARITUAL
LIVE THE GOOD LIFE

Spa products are natural, organic, plant-based



All cleaning products are environmentally friendly



Cleaning products are purchased concentrated and in bulk, and diluted for daily use



This machine makes ozone for use in the laundry process. Ozone greatly reduces the need for bleach, while making fabrics softer and easier to dry. The rinse water used in the final rinse cycle of the washing machines is used in the initial wash cycle of the next load.



Paper hand towels have been replaced with cloth in the public washrooms



The Inn has three salt water pools.



The system pictured here converts ordinary salt to a natural chlorine for the pools. This eliminates the need for handling chlorine.



The pools are constantly monitored, so chlorine levels are adjusted as needed, rather than being kept at high levels at all times.



The cooling tower releases excess heat from the Inn in the form of steam



The Dolphin Hytronic system, manufactured by a local company, keeps the water to the cooling tower free of bacteria by blasting the bacteria with Hertz, ultra efficient sound waves. This also keeps the pipes clean, reducing expensive maintenance costs.



It is a very small, low maintenance unit, and extremely effective



The heat exchanger uses the heat generated in the Inn to pre-heat the hot water.



Farm To Chef
PROGRAM



Flooring made from recycled wood product



No detail is overlooked- the restaurant uses rechargeable battery powered candles, reducing waste and lowering the amount of heat generated



The Kitchen features an energy efficient high temp low volume dishwasher. The staff has been trained to make sure racks are full before being sent through. We have also trained staff to recycle as much as possible. Paper, plastic, glass, metal, grease are all separated and recycled. Single serving containers have been reduced to a minimum, and “take home” packaging is of recycled paper.



This system monitors solid levels in the septic tank, and gives weekly e-mail reports on conditions below. This results in less frequent pumping of the septic system, with a less than 1 year payback.



The 500kw biofuel/diesel generator is capable of handling all the power needs of the Inn in case of emergency. This gives us the ability to provide emergency shelter in case of prolonged power outages.



Solar panels provide a portion of our electricity. This beautiful setting reminds us of how important it is to protect our environment.



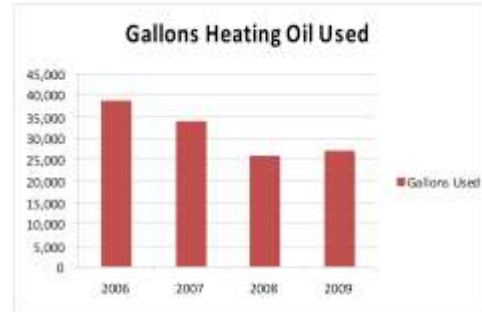
Saybrook Point Marina worked closely with the DEP to be awarded the states' first Clean Marina Certificate



We have also been named an Energy Star partner

Oil Usage

Year	Gallons Used	Per Day
2006	38,738	106.13
2007	33,932	92.96
2008	26,003	71.24
2009	27,339	74.90



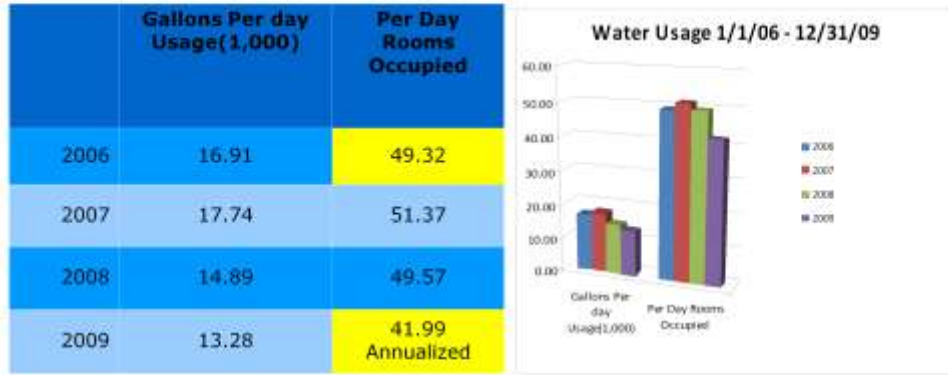
Oil usage has been lowered by 11,000 gallons per year

Propane Usage

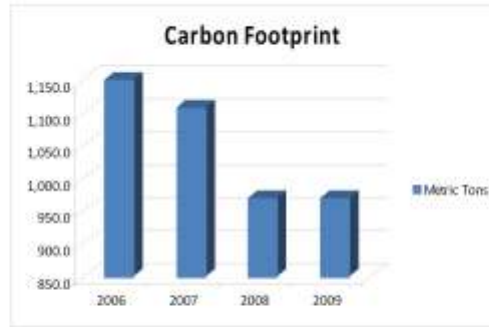
Year	Laundry			Kitchen		
	Gals or CCF Used or Metered	Days for average	Daily Average	Gals or CCF Used or Metered	Days for average	Daily Average
2006	9,986.00	365	27.4	20,813.6	365	57.00
2007	11,769.10	365	32.24	18,816.24	365	51.55
2008	10,702.84	365	29.32	15,336.19	365	42.01
2009 Annualized	8,976.74	365	24.59	14,831.24	365	40.63

Propane use dropped dramatically, due in part to employee training and participation in ongoing conservation efforts.

Water Usage



Water use has been reduced with no decrease in comfort for our guests



Annual Carbon Footprint					
Year	Number Rooms	Room Nights	Metric Tons	LBS	per Room Night LBS
2006	82	29,930	1,149.9	2,535,070	84.70
2007	83	30,149	1,107.9	2,442,476	81.01
2008	82	30,103	971.7	2,142,210	71.16
2009 Annualized	82	29,930	970.9	2,140,446	71.52

Carbon footprint has been reduced by 180 METRIC TONS PER YEAR since 2006!



22 thousand S/F 826 panels 230 watts each were installed at one of the other family owned properties buildings



Add 3" foam roof prep for solar thermal



A garden area was provided at one the apartment complexes owned by the family





Lakewood, Apt. 130 units, New chiller reduced electrical by 44%, new boilers saved 15% FUEL SAVING, adding solar thermal



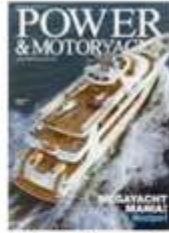
Whitney Towers 86 units new low E glass new skin w/ 3" foam, new boilers. Adding solar thermal.



Environmental awards which have led to..... (next slide)



AAA Four Diamond Award In
the Hotel and Restaurant



Top Ten Places to Dock
and Dine in America



2007 National Marina of the Year



Several Best Of Awards
From Connecticut Magazine



ValvTect Marina of the Year 2006



 Connecticut's Only Five Bell Marina

Overall/General Awards