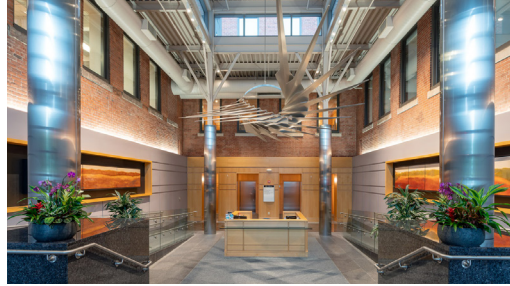


**2025 Sustainability
Visionary Impact
Winner**

Jackson Control Sustainability Awards
Fort Point Creative > Boston, Massachusetts



A team effort:

- ▶ At BGO, employee engagement is central to our sustainability success. Teams across asset and property management actively contribute through participation in the annual Sustainability Benchmarking Program, using customized Diagnostic reports to guide ESG initiatives and inform budget planning. Employees are also encouraged to include ESG contributions in their performance reviews as part of BGO's Culture Code, reinforcing accountability and recognition. Ongoing training through webinars equips staff with the knowledge to implement best practices in energy, waste, and climate risk management. This hands-on involvement empowers teams to drive measurable improvements and make sustainability a core part of daily operations.

**ESG program and Sustainability practices
implemented:**

- ▶ BGO has integrated a comprehensive Environmental, Social, and Governance (ESG) program as a core investment and management strategies. The firm's ESG approach emphasizes long-term financial performance while actively mitigating environmental risks. A key element of this commitment includes aligning with best practices such as IREM's Certified Sustainable Property (CSP) program, which supports BGO's broader green building certification initiatives.
- ▶ Sustainability is woven into the day-to-day operations at Avanti Brookhaven, where advanced green technologies drive efficiency and minimize environmental impact. The property features digital HVAC controls that optimize air quality and reduce energy consumption, smart water conservation systems including low-flow fixtures and intelligent irrigation, and a data-informed waste management program that streamlines pickups and maximizes recycling efforts. This technological infrastructure is bolstered by a dedicated on-site team that promotes continuous improvement through tenant education and local environmental partnerships. Looking ahead, the community is actively exploring smart leak detection systems, EV charging infrastructure, AI-enhanced waste monitoring, and next-generation HVAC and lighting upgrades, further positioning Avanti Brookhaven as a model of sustainable, future-ready multifamily living.

About

Property:
Built in 1910 and
330 Congress was
developed in 1890

Property owner:
MEPT BGO Diversified

Headquarters:
New York, NY

**Property
management company:**
JLL

1,000+
employees globally

This case and the Jackson Control Sustainability Awards are made possible by Jackson Control. The IREM Foundation and IREM would like to thank Jackson Control for their support and valued partnership.

The Jackson Control Sustainability Awards recognize exceptional performance among IREM Certified Sustainable Properties (CSP®). This award program highlights the teams of people behind sustainable building performance and encourages knowledge-sharing to help others on their sustainable property journeys. The IREM CSP certification is an attainable, affordable, and meaningful recognition program for existing industrial, office, medical office, multifamily, senior housing, retail, and self-storage. The program evaluates sustainability performance in five categories: energy, water, health, recycling, and purchasing.

Jackson Control Sustainability Awards 2025 Sustainability Leadership Winners

Sustainability Innovation Award

- ▶ Foundry Square II

Sustainability Team Award

- ▶ Garden Village

Visionary Impact Awards

- ▶ Avanti Brookhaven
- ▶ Fort Point Creative Portfolio A

Resource Efficiency Winners

Carbon Reduction, Energy

Conservation, and Water

Conservation Awards

- ▶ Atria Valley View
- ▶ Brookfield Medical Arts Building
- ▶ Building 2 CCC East (Phase II)
- ▶ Coram Route 112
- ▶ Riverside Market Square

Carbon Reduction and Energy

Conservation Awards

- ▶ Natick Promenade
- ▶ Pasadena Towers I
- ▶ Windsor Coral Springs
- ▶ Westbank Market

Carbon Reduction Awards

- ▶ Edgecombe
- ▶ Madison Toluca

Energy Conservation Awards

- ▶ Avanti Brookhaven
- ▶ Fort Point Creative Portfolio A
- ▶ The Adler
- ▶ Townfair Center
- ▶ Fife Commerce Center - Building 2
- ▶ Foundry Square II

Special thanks to the following individuals who provided their expertise and time to the Jackson Control Sustainability Awards Selection Committee:

- ▶ Angela Aeschliman, CPM®, CCIM®, LEED AP ND®, SVP
- ▶ Greg Ericksen, CEO
- ▶ Chris Mellon, CPM®, President
- ▶ Robert Mann, CPM®
- ▶ Lynne Miller, CPM®, Board Member
- ▶ Russ Morningstar, National Systems Integration Leader
- ▶ Mario Lomeli, ACoM®
- ▶ David Holland, MBA, CPM®
- ▶ Erin Hopkins, PhD, Board Member
- ▶ Rita Khan, PhD, CPM®, ARM®, ACoM®, Board Member
- ▶ Nicole Repka, CMO
- ▶ Eillen Wirth, CPM®, Vice President
- ▶ Cher R. Zucker-Maltese, CPM®, Board Member