



Putting People First at 2000 Tower Oaks Boulevard

Tower has always embraced the responsibility we have to sustain the environment and better the health and wellbeing of building occupants. We were early adopters of LEED and have many “firsts”; 1st Platinum multitenant office building in the DC metro, 1st Platinum EBOM multifamily project in the world, the list goes on. Tower has reduced energy consumption across our portfolio by 24% since 2010, and also became carbon neutral that same year. Tower was an early Fitwel Champion, and [certified the first multifamily Fitwel project](#) in the world in 2018. We continuously invest in systems that promote efficiency and indoor air quality for our tenants – including real time monitoring of indoor air and energy. This ongoing commitment helped position us positively to react to the pandemic.

As leaders in commercial real estate industry, we feel it is our duty to do everything in our power to create safer, cleaner and healthier environments so our tenants and their employees can re-enter the workplace with confidence. The current COVID crisis caused us to raise our standards even higher on existing operational protocols and risk mitigation strategies.

We are the **first landlord** in the United States to install both Poppy pathogen sensors and Healthe UVC sanitization technology throughout our portfolio.

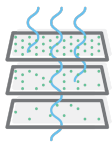
Meet our Layers of Protection - 2000 Tower Oaks



Ventilate

Tower maximizes fresh air and circulation throughout our buildings

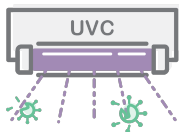
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- ASHRAE standards require a minimum of 10% outside air; this building is operated with a minimum 20% outside air
 - 100% of air in the building is replaced every 55 minutes
 - Assessments were completed using Poppy to monitor how particles move within the space, to help ensure ventilation systems in the common areas did not have any hot spots that could promote the spread of pathogens



Filter

Tower has adopted the highest quality air filtration standards

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- Air handler filtration was upgraded from Merv 13 to Merv 15
 - The outside air intake fan has a potassium flogamaginite filter, the same type of air filter used in nuclear submarines
 - The building operates with positive pressure to prevent air from entering without first being filtered
 - The fitness center has Dyson fans with pre filters and HEPA filters to filter out the smallest particles



Sanitize

Tower uses UVC light technology to sanitize air and surfaces

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- UVC lights within air handlers destroy 99% of airborne viruses, bacteria, mold, and fungi as air flows through the system
 - [Healthe Air](#) UVC units will be installed in restrooms in Q1 2022 to further sanitize the air and surfaces in these more tightly occupied areas
 - Elevators are equipped with [Otis Cab Air Purifiers](#) that use bipolar ionization technology to sanitize the air, which is especially important in tight spaces



Monitor

Tower uses real-time IAQ and weekly pathogen monitoring

- Common areas have [Poppy](#) sensors that can detect over 1000 pathogens – including COVID. Tower receives test results weekly, and uses them to confirm operational protocols and protections are effective. Results inform operational adjustments such as additional flush outs or increased outside air as needed.
- Building automation systems allow for HVAC and other systems to be controlled remotely.
- 24/7 Real time air quality sensors by [Wellstat](#) provide our engineering team with floor by floor indoor air quality readings to inform operations and promote continuous improvement
- Warnings in place provide engineers notification of anomalies to help ensure tenant comfort

Sustainability

Promoting indoor air quality can at times be at odds with energy efficiency. By recognizing this tension and educating our engineering team, we've consistently found ways to have both as evidenced by the building's current ENERGY STAR score of 84. A few sustainability highlights of notable building systems and energy efficiency upgrades include:

- LEED v4.1 Operations + Maintenance - Gold Certification
- Existing VAV system is an energy efficient way to provide excellent thermal comfort to occupants
- Chilled water is supplied by the most energy efficient chillers on the market (McQuay 500 and 350 ton units)
- A head recovery wheel is installed on the outside air fan to temper incoming outside air
- Reinvestment in the building to promote energy efficient and sustainable operations is ongoing.
 - Variable frequency drives were added to fans and pumps to ensure optimum performance
 - High efficiency and constantly upgraded HVAC systems
 - The main ductwork has been sealed to improve air flow and efficiency