

HEALTHY BUILDING FEATURES

December 10, 2020

Employee health, happiness and productivity are definitive sources of inspiration for Portland Commons. ARUP (www.arup.com), a highly-regarded and trusted partner, has advised on thoughtful design choices based on deep experience in the science and healthcare sectors. ARUP defines current expectations in creating work environments catered to the safety and well-being of tenants, both today and in the future.

DESCRIPTION

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BUILDING DESIGN	<ul style="list-style-type: none"> • Four core building design provides multiple entry points with spacious, interconnected lobbies to minimize traffic and congestion • Touchless access to lobbies, elevators and gender neutral washrooms promote safety, reducing the number of high contact surfaces and limiting the spread of bacteria • Larger (4000 lb.) elevator cabs with anti-microbial buttons safely kills viruses. Destination dispatch programming and large cabs create physical distancing efficiencies • Floor-to-Ceiling Vision Glass (10'9" - 12'0") and day-light harvesting provide access to natural lighting and stunning views of the King West neighbourhood and city skyline, enhancing employee creativity and productivity • High-efficiency, dimmable LED lighting at 300 lux maintained average with daylight and occupancy sensors to maximize natural light and reduce energy consumption • Gender Neutral Washrooms provide individual stalls with touchless entry and fixtures, and easy-to-clean surfaces • Natural light-filled stairwells, with direct & secure outdoor access, serve floors ground to 6, providing an alternative to elevators and an opportunity for physical activity • Secure WIFI in building, terraces and surrounding courtyards promotes remote and outdoor work environments • Surrounding courtyards promote access to fresh air and nature and provide alternative workspaces • Enwave's deep lake water cooling program and green roofs support overall building sustainability
AIR QUALITY	<ul style="list-style-type: none"> • HVAC raised floor system provides superior ventilation, individual control and indoor air quality, while minimizing the spread of pathogens • Low-pressure under-floor air distribution system uses natural convection to supply "single-pass", humidity-controlled air that reduces airborne viruses by preventing mixing of occupants' spent air • UV light treatment system with the airway disinfects the air, reducing the spread of bacteria and infectious agents • Hospital grade heat & energy recovery system significantly limits cross-contamination between exhaust and supply airstream • Air ionization system enhances the hospital-grade MERV14 filtration system's ability to capture unwanted particles • Operable windows provide direct and controllable access to outdoor fresh air • Increased outside air ventilation rate and year-round humidity control supports overall health, dilutes human and air pollutants, limits growth of pathogens and reduces risk of infection • Outside air ventilation rate ~ 40% greater than the code allowance minimum (based on 100 sf/person density) • Provisions for each employee to have a personal air diffuser allowing individual thermal comfort and control
BUILDING INTELLIGENCE SYSTEM	<ul style="list-style-type: none"> • Centralized management platform to improve energy efficiency and enhance tenant experience • Opportunity to optimize the air quality and humidity conditions, determine cleaning schedules based on high traffic areas, signal freshly cleaned space with visual cues, monitor social distancing while respecting privacy • Expandable to efficiently integrate tenant's specific requirements into independent dashboard • Customize Building Mobile App to curate safe, touchless tenant experience for contactless entrances and elevator experience, visitor management and seamless communication
BICYCLE & SHOWER FACILITIES	<ul style="list-style-type: none"> • 360 bicycle storage spaces, with ability to create separate secure areas and • Gender Neutral spa-like shower and locker facilities, with towel service • Separate entrances and bicycle ramp to facilities
BUILDING CERTIFICATIONS	<ul style="list-style-type: none"> • Targeting LEED Platinum (Core and Shell, V4.1) • Targeting WiredScore Platinum Certification • Targeting WELL Gold (Core, V2)