

THE TOWER COMPANIES ACHIEVES LEED GOLD RECERTIFICATION UNDER O+M: Existing Buildings v4 AT 1828 L STREET

This office building is the first office building in the world to achieve LEED Gold re-certification under LEED O+M: Existing Buildings v4.

WASHINGTON, DC August 23, 2016 — The Tower Companies (Tower) announced today that it has received a recertification of LEED (Leadership in Energy and Environmental Design) Gold under the LEED for Existing Buildings: Operations and Maintenance rating system (EBOM) at 1828 L Street NW, a multi-tenant commercial office building, located in the Golden Triangle, in Washington D.C. The 424,000-square-foot building is currently the first commercial office building in the world to recertify as LEED Gold under LEEDv4 and the highest recertified project in the National Capitol Region under (O+M): Existing Buildings rating system. The building originally achieved LEED Gold certification in 2011 under EBOM v2009.

Tower is a family-owned real estate development and management company with a lasting commitment and vested interest in sustainability. In 2004, Tower achieved its first LEED certification, in the United States, for Blair Towns, a multi-family residential property, and has continued to strive for LEED certification at all existing properties and new developments. Currently, 90 percent of Tower properties are LEED certified. Paladino and Company (Paladino), an industry-leading green building and sustainability consulting firm, managed the LEED recertification project, in addition to, the original certification almost five years ago.

“We always make an effort to consider the impact of sustainability and overall well-being of all stakeholders,” said Eugenia Gregorio, Vice President, Strategy & Sustainability, for Tower. “The project team works tirelessly and continually enhances efforts to ensure that all building tenants and visitors are given the best possible work environment. We are very enthusiastic and proud to earn this certification and to continue our commitment to being a leader in the industry.”

Through a joint collaboration, 1828 L Street earned well-deserved credits for the team’s successful implementation of water and energy conservation measures, waste management strategies, indoor air quality programs, and an alternative transportation tenant survey. The team also received recognition for innovative tenant engagement programs including green teams and a CSA program, in addition to, a robust health and wellness offering of fitness classes, an on-site health and wellness fair, wellness screenings, vaccination clinics, and various related seminars year-round. All of these programs are made available to every building tenant. Additionally, Tower strives to inform building staff, tenants, vendors, and visitors about the LEED certification program and other sustainability best practices that add value to the user experience.

“The recertification of 1828 L Street under LEEDv4 is a prime example of how a company consistently raises the bar when it comes to sustainability,” said Rick Fedrizzi, CEO and founding chair, USGBC. “While climate change is a global issue, companies like Tower are demonstrating that there are local solutions to reduce electricity costs and carbon emissions and create healthier built environments. With every new LEED certified building, we get one step closer to USGBC’s vision of a sustainable built environment within a generation.”

Tower strives to implement the most efficient operations and reduce utility costs for tenants across their portfolio. The team successfully documented that the building’s use of low-flow fixtures resulted in a savings of over 32% compared to the established baseline, while conserving 5.5 million gallons of water since 2010. In addition, the building’s energy performance ranks in the top 14% of similar buildings

nationwide and has saved 3.5 million kWh of electricity since 2010. These efforts further their commitment and partnership with The Department of Energy's Better Building Challenge to reduce both water and energy consumption [20% by the year 2020](#).

"Paladino has a longstanding relationship with the Tower Companies, and we understood their commitment to sustainability, which they validate through LEED certification across their portfolio," said Rachel Sowards, Executive Director at Paladino and Company. "Tower's choice to recertify under LEED v4 was completely voluntary. They wanted to set the precedent that v4 is both achievable and worthwhile to the business, and their people."

About the Tower Companies

For three generations, the family-owned Tower Companies has maintained a commitment to responsible development and continues to envision a world where buildings inspire and enrich the lives of their occupants and create positive social change. The sustainable building leader owns, develops, and manages over 5 million square feet in the Washington, D.C. metropolitan area consisting of office buildings, office parks, lifestyle centers, regional malls, eco-progressive live-work-play communities and hotels, with an additional 8 million square feet in the development pipeline. In 2004, The Tower Companies was the first in the United States to certify a LEED multi-family property, and since then, 90% of managed commercial and multi-family residential properties are both LEED and ENERGY STAR® certified. In addition, Tower publically reports GHG emissions to The Climate Registry and offsets 100% by purchasing renewable energy and carbon credits. Looking to the future, through a partnership with the Department of Energy, The Tower Companies has pledged to reduce energy and water consumption by 20% by 2020. The Tower Companies has been acknowledged as an international authority in the industry, and has been recognized for its commitment to sustainability and energy independence by numerous national organizations and federal agencies, including US Green Building Council, US Department of Energy (DOE) and the US Environmental Protection Agency and more. Find Paladino and Company online at www.towercompanies.com or www.twitter.com/towercompanies

About Paladino and Company

Established in 1994, Paladino and Company is an industry leading green building and sustainability consulting firm with offices in New York, Seattle, Austin, and Washington DC. Its team of business analysts, organizational development experts, architects, engineers, and building scientists advise clients on how to lift use sustainability initiatives to create transformational change in their organizations and deliver measurable business value. With more than 2000 green projects internationally, including more than 720 LEED certified buildings, Paladino serves industries including commercial real estate, higher education, hospitality, industrial, multifamily, and mixed-use. Find Paladino and Company online at www.paladinoandco.com or www.twitter.com/Paladinoandco.

#####

Media Contact:

Kellyn Mahan
The Tower Companies
301-775-4525
Kellyn.Mahan@TowerCompanies.com

Stephanie Heliker
Paladino and Company
206-957-8572
StephanieH@paladinoandco.com