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INDOOR ENVIRONMENTAL QUALITIES

According to the Environmental Protection Agency, Americans spend an average of 90% of their time indoors, where levels of pollutants may be two to five times—and occasionally more than 100 times—higher than outdoor levels. The World Health Organization states that most of a person's daily exposure to many air pollutants comes through inhalation of indoor air. Many of these pollutants can cause health reactions in the estimated 17 million Americans who suffer from asthma and 40 million who have allergies, thus contributing to millions of days absent from school and work. Major health disasters such as outbreaks of Legionnaire's disease and sick building syndrome have heightened awareness of the importance of indoor air quality for building owners and occupants alike. Other indoor environmental factors include access to sunlight, views to the outside, thermal comfort, and acoustical comfort. Studies show that indoor environmental quality significantly impacts occupants' mood, cognitive retention, health, and productivity.

Numerous strategies have been employed to ensure indoor air quality and the comfort of the building users. During construction, all mechanical equipment and ductwork was covered to prevent construction dust and debris from entering these systems, and the entire heating and cooling system was specially ventilated and substantially "flushed out" before occupants moved in to clear the air of any residual construction particles and off-gassing of new building materials.

All materials were specified to contain little or no volatile organic compounds (VOCs), substances commonly found in paints, adhesives, and carpets that contribute prominently to smog generation and air pollution outdoors and adversely affect the well-being of occupants indoors.

In addition, occupants are offered a high level of individual control of thermal, ventilation, and lighting systems,

promoting productivity, comfort, and well-being.

Strategic windows are operable, and more than 90% of spaces in the building enjoy views to the outside.