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The Oliver Group, Inc.

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USGBC® Re-Certifies The Tower Building and 1909 K Street LEED® Gold under EBOM Rating System

April 16, 2013 - Rockville, Maryland -- [The Tower Companies](#) announced today that they received LEED® Gold Re-Certification under the U.S. Green Building Council (USGBC) Leadership in Energy and Environmental Design for Existing Buildings: Operations & Maintenance (“EBOM”) for [The Tower Building](#) and [1909 K Street](#) on April 2, 2013. The Tower Building is a multi-tenant commercial office building located in Rockville, Maryland and 1909 K Street is another multi-tenant Class A commercial office building in Washington, D.C. Both properties are owned and managed by The Tower Companies and both received their first LEED EBOM Certifications in 2009. The Tower team started these re-certification processes last year before the official LEED Re-Certification documents were even published by working closely and innovating in collaboration with the [USGBC](#) and GBCI teams. Tower is among the few who have applied for and completed the Re-Certification process.

The Tower Building and 1909 K Street were awarded 72 and 73 points, respectively, and achieved LEED Gold Re-Certification by pulling together a team of enthusiastic and knowledgeable property managers, building engineers, local consultants, vendors and contractors.

The achievement of the Gold Certification is due in part to the team being awarded key credits including alternative transportation, water efficiency, energy efficiency performance, existing building commissioning and energy management, emissions reduction reporting, off-site renewable energy purchases, green cleaning practices, and various topics related to their green lease requirements.

The team received a significant number of points from Energy & Atmosphere Credit 1, Optimize Energy Efficiency Performance because of the operational excellence in both buildings. As of January 2013, The Tower Building and 1909 K Street have EPA Portfolio Manager Ratings of 93 and 88, respectively, indicating that both of these buildings perform within the top 12% of all similar buildings. Both have been Energy Star rated for three consecutive years. In fact, the current average rating for the portfolio of Tower Companies commercial office buildings is 80.

A portfolio-wide Real Time Energy Management Program began in 2011 and has proven to be an invaluable effort that has helped to educate Tower staff on energy conservation measures by utilizing real time data and having frequent meetings to share ideas for improvement. This on-going program contributed to the Existing Building Commissioning credits under Energy and Atmosphere (EA),



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specifically, EA Credit 2.3 for Ongoing Commissioning, which was a “first” for Tower. The NRDC are finalizing a case study about Tower’s process and accomplishments.

The team also received credits towards Gold due to the fact that Tower completes an annual GHG inventory for scope 1 and 2 emissions for the entire commercial and residential portfolio and offsets 100% of these emissions by purchasing renewable energy credits and carbon credits.

The Tower Companies implemented unique Green Lease requirements in 2008, to ensure that office building tenants follow sustainable building guidelines when building out their space and this contributed to several Material and Resources credits related to purchasing and waste management. The green lease requirement helps to maintain a healthy and productive working space for the tenants working in Tower Companies’ buildings.

About The Tower Building

The Tower Building is a ten-story, 276,000 SF commercial office building, whose iconic soaring sail-wind design can be seen rising above the I-270 high-tech corridor, ten miles northwest of Washington, DC. The building won the 2002 Apartment and Office Building Association (AOBA) Green Building of the Year Award and was the subject of Urban Land Institute Case Study (2004). Amenities include health-food café, state of the art fitness center, onsite parking, electric vehicle charging station, bicycle storage, lockers, showers, a meditation/yoga room and ATM. Grounds feature open fields, tree-lined walking

About 1909 K Street

1909 K Street NW is a 236,000 SF commercial office building, located on the premiere corner of DC’s Golden Triangle Business District, and within walking distance from The White House. Serving as a symbol for socially responsible corporate values, the building’s sophisticated interiors features an elegant pear-wood paneled lobby, full service onsite concierge and parking, electric vehicle charging stations, state-of-the-art fitness center, individual meters on every floor, and rooftop deck and garden, with breathtaking 360-degree views of the city. Tower LEED Accredited Professionals and building tenants recently formed a “Building Green Team” that share ideas and schedule health and wellness activities throughout the year.

About The Tower Companies

[The Tower Companies](#) is an award winning, family-owned real estate development company, founded by Albert Abramson in 1947 and located in Rockville, MD. Tower is a U.S. Environmental Protection Agency [ENERGY STAR Leader](#) and [Green Power Leader](#) and has developed over 4.5 million square feet office buildings, office parks, 1,500 apartments, regional malls, residential communities, lifestyle centers, and hotels within the DC area. 90% of their portfolio is LEED certified. Tower offsets 100% of their emissions by purchasing renewable energy credits and carbon credits from wind power.