

# 2401 CEDAR SPRINGS



## COVID-19 BUILDING READINESS

SHELL CONDITION SPACE ALLOWING FOR THE BUILD-OUT  
OF 6' OFFICE AND STRATEGIC MEETING SPACES

During the renovation process for 2401 Cedar Springs, the outside air and exhaust air (OSA/EA) system was redesigned and improved the OSA/EA quantities to supersede the required Ashrea 62.1 standard for indoor air quality. A CO2 quenching system was installed on each floor of the building to monitor CO2 levels and to raise the rate of OSA/EA as required to maintain optimal indoor air quality.

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All existing garage exhaust fans were replaced with larger units, and OSA fans were added, resulting in the CFM exchange rates significantly increasing to supersede the Ashrae 62.1 requirement. The restroom exhaust fans were replaced with larger fans to increase the CFM exchange within the restrooms, also superseding the Ashrae 62.1 standard, significantly improving the indoor air quality. All air handling units in the building were rebuilt with new controls, control valves, and VFD drives. The air handling unit's mechanical rooms are painted with antimicrobial paint, and epoxy coated floors. Hot water was piped to these critical rooms for the use of cleaning and sterilizing the air handling unit's coils and the equipment rooms.

The building's indoor and outdoor filtration systems utilize MERV 13 filters. MERV 13 filters catch micro-organisms as small as 0.3 microns in size. The MERV 13 filter will catch 85% to 99% of all harmful particulates in this range, including bacteria, droplet nuclei, and virus carriers. New technology installations are being evaluated, such as UV lighting at all coils in the air handler rooms. UV light kills micro-organisms.

Crescent is working closely with Corgan to review areas of the building that can be improved to support a post-COVID-19 workplace. An example is reviewing unbuilt restroom layouts for more appropriate spacing. At 200,000 square feet, 2401 Cedar Springs provides the advantage of controlling a secured environment to meet COVID-19 office space needs that is not as easily accomplished with a larger high rise building.

### OTHER COVID-19 READINESS INITIATIVES INCLUDE:

SOCIAL DISTANCING	HAND SANITATION	COMMONPLACE SIGNAGE	DIRECT TRAVEL	SELF-CLEANING SURFACES
Lobby, social lounge, and outdoor seating spaced to allow for 6' distance	Hand sanitizer stations located at entries and elevator lobbies	Signage throughout the building to encourage social distancing	Reduced touchpoints with user journey mapping for more direct travel	NanoSeptic self-cleaning surfaces have been installed in high-traffic areas, on doors, and elevator push buttons
HUMIDITY/TEMP. CONTROL	NATURAL SUNLIGHT	OUTDOOR WORK SPACE	FITNESS CENTER	ENCOURAGED ACTIVITY
Building humidity and temperature are controlled to shorten the half-life of the virus	The new curtainwall glass improves light quality bringing in an abundance of natural sunlight which has been reported to shorten the half-life of the virus	An outdoor working environment with furniture and Wi-Fi	The fitness center occupancy is limited to no more than four people and equipment is wiped down between uses	Encouraged physical activity at the onsite fitness center and sports simulator
HEALTHY FOOD OPTIONS	TOUCHLESS WATER DISPENSERS	JANITORIAL PRACTICES	HANDSFREE APPLIANCES	GLOVES & MASKS
Healthy, immunity-boosting pre-packaged food options are offered at the gourmet vending station	Touchless water and ice dispensers in the social lounge	Janitorial cleans and disinfects all touchpoints several times a day	Handsfree toilets and urinals in restrooms	Gloves and masks are worn by the management staff, janitorial, and security