



2000 Tower Oaks Boulevard  
Rockville, Maryland 20852  
[www.toweroaks.com](http://www.toweroaks.com)

# TOWER OAKS BOULEVARD

## 2000 TOWER OAKS BLVD. BASE BUILDING DESIGNED TO BE LEED PLATINUM

The first building in the state of Maryland to achieve Designed to Earn ENERGY STAR with a score of 87 recognized in a ceremony during the American Institute of Architects National Convention in Boston, May 2008.

### Sustainable Sites

13 Points

- Protection and restoration of natural habitat and maximum open space.
- Bicycle storage and showers are available for tenants as part of the Fitness Center.
- Light pollution reduction ("Dark Skies") whereby light from the building at night is contained close to the building.
- The parking and roof both reduce the building's heat island effect. The tenant parking for the building is 100% covered and the white roof reflects sun light and keeps the building and the surrounding area cooler.
- Education of tenants for good green building practices.
- Dedicated parking for hybrid and ultra low emission vehicles.

### Water Efficiency

4 Points

- Water use is 41% lower than typical buildings due to the use of waterless urinals, low-flow showerheads and lavatories, plus sensor operated faucets, soap dispensers, hand dryers and toilets.
- Landscaping consists of water efficient plants, and the irrigation system is designed to use non-potable water and a cistern.

### Energy & Atmosphere

11 Points

- High-efficiency low-e glass and curtain wall system to reduce heat gain.
- Designed to use more than 45% less energy than an average office building.
- Enhanced commissioning to maximize performance.
- Enhanced refrigerant management.
- The outside air in the building is designed to be exchanged every 51 minutes and is filtered a minimum of 4 times (electronic, gas phase filtration, two separate particulate filters) before reaching the tenants, thereby controlling odors and removing 85% of contaminants.
- The air-conditioning equipment uses a chlorine-free refrigerant that has little or no effect on atmospheric ozone if released.
- Tenants have the ability to monitor and control their energy use.

CONTINUED ON BACK

**Energy & Atmosphere (continued) 11 Points**

- Energy efficient GEN2 Otis elevators.
- McQuay chillers which use MagLev friction-less compressors.
- “Heat Wheel” designed to recapture the energy of heated and cooled air from the building in order to reduce energy usage in heating and cooling fresh air.
- Occupancy Sensors in all stairwells, bathrooms and utility rooms.

**Materials & Resources 6 Points**

- The building materials contain over 20% recycled content.
- Over 20% of all construction materials are regional and are extracted and manufactured within a 500 mile radius of the building.
- Over 80% of the construction waste has been recycled to date.

**Indoor Environmental Quality 8 Points**

- Low VOC products were used in paints and carpets, and the composite wood and agrifiber products are urea-formaldehyde free.
- 2 Outdoor air delivery monitoring system monitors CO<sub>2</sub> levels in the occupied spaces and CO levels in the garage.
- Thermal comfort monitoring will assure tenant satisfaction (web based).
- Floors can be configured so 90% of occupants can have views of the outside.
- 25% more fresh air is provided to occupants than required by code. The building system is capable of providing complete building air changes every 51 minutes.

**Innovation and Design 5 Points**

- 100% of the electrical energy used by the building is offset by the purchase of wind power.
- Certified by Green-E.
- Reduced mercury light bulbs are installed.
- Green housekeeping practices.
- LEED AP participation in all phases of the project, design, construction and commissioning of building.
- EMF shielding for main power.

**TOTAL POINTS (LEED Platinum: 42-57 Points) 47 Points**



THE TOWER COMPANIES



LERNER ENTERPRISES