



AUGUST 21-23, 2018 • CLEVELAND, OHIO

Better Business, Better Bodies: Strategies to Create Healthy Buildings

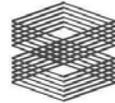
Thursday, August 23rd, 2018 from 4:00 – 5:30 PM

Room 8



Panelists

Ryan Tinus



TISHMAN SPEYER

Director of Sustainability
Tishman Speyer

Megan O'Neil



Energy Programs Manager
City of Atlanta, GA

Jon Utech



Cleveland Clinic

Senior Director
Office for a Healthy Environment
Cleveland Clinic Foundation

Jordan Hibbs

U.S. DEPARTMENT OF
ENERGY

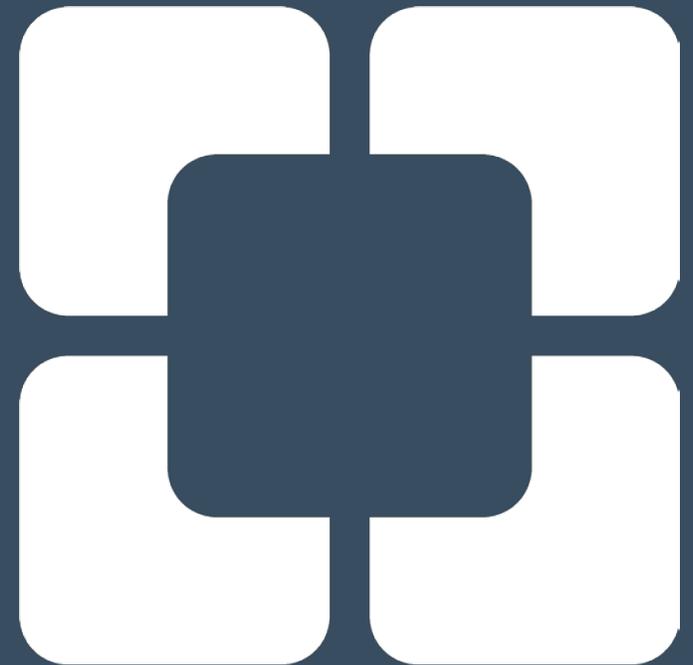
Building Technologies Office
U.S. Department of Energy

Jon Utech, Cleveland Clinic



Healthy Buildings at Cleveland Clinic

Jon Utech, MBA, MSOD, LEED-AP
Senior Director
Office for a Healthy Environment
Center for Design



Cleveland Clinic's Existing Footprint



● Hospital Management Contracts

● In-Country Representative/Micro Site

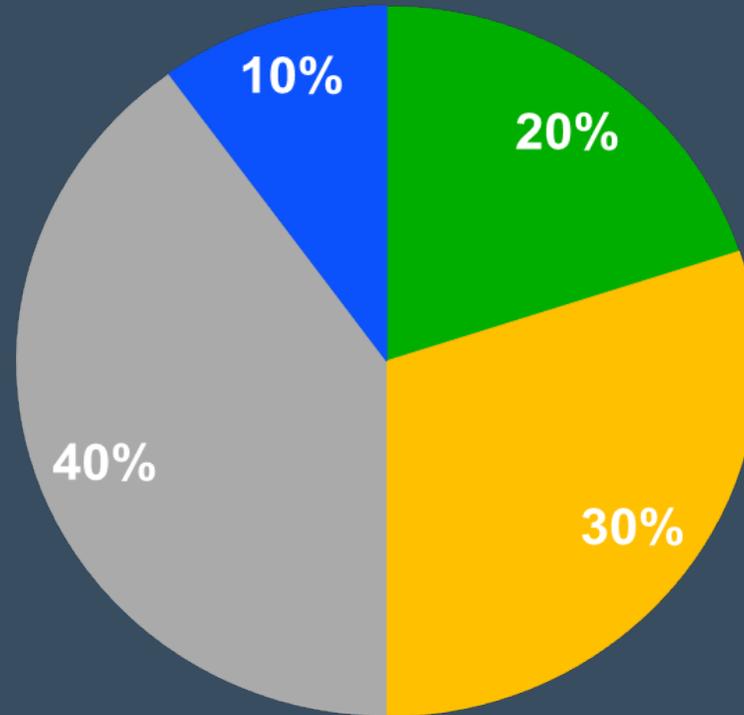
● In Pipeline

Sustainability's Triple Bottom Line



Sustainability in Healthcare Leveraging the Determinants of Health

Population Health



- Health Care
- Health Behaviors
- Socio-Economic Factors
- Physical Environment

Source: "Community Health Centers Leveraging the Social Determinants of Health"

LEED - Certified Green Buildings



- Global Cardiovascular Innovation Center
- Twinsburg FHC
- Tomsich Pathology Laboratory Building
- Marymount Hospital Surgery Expansion



-
- **JJ North Building**
 - E89 St Garage and Service Center
 - Brecksville Data Center
 - Richard E Jacobs FHC
 - Hillcrest Hospital Seidman Tower
 - Stephanie Tubbs Jones FHC
 - Tausig Cancer Center (Submitted)

Cleveland Clinic London

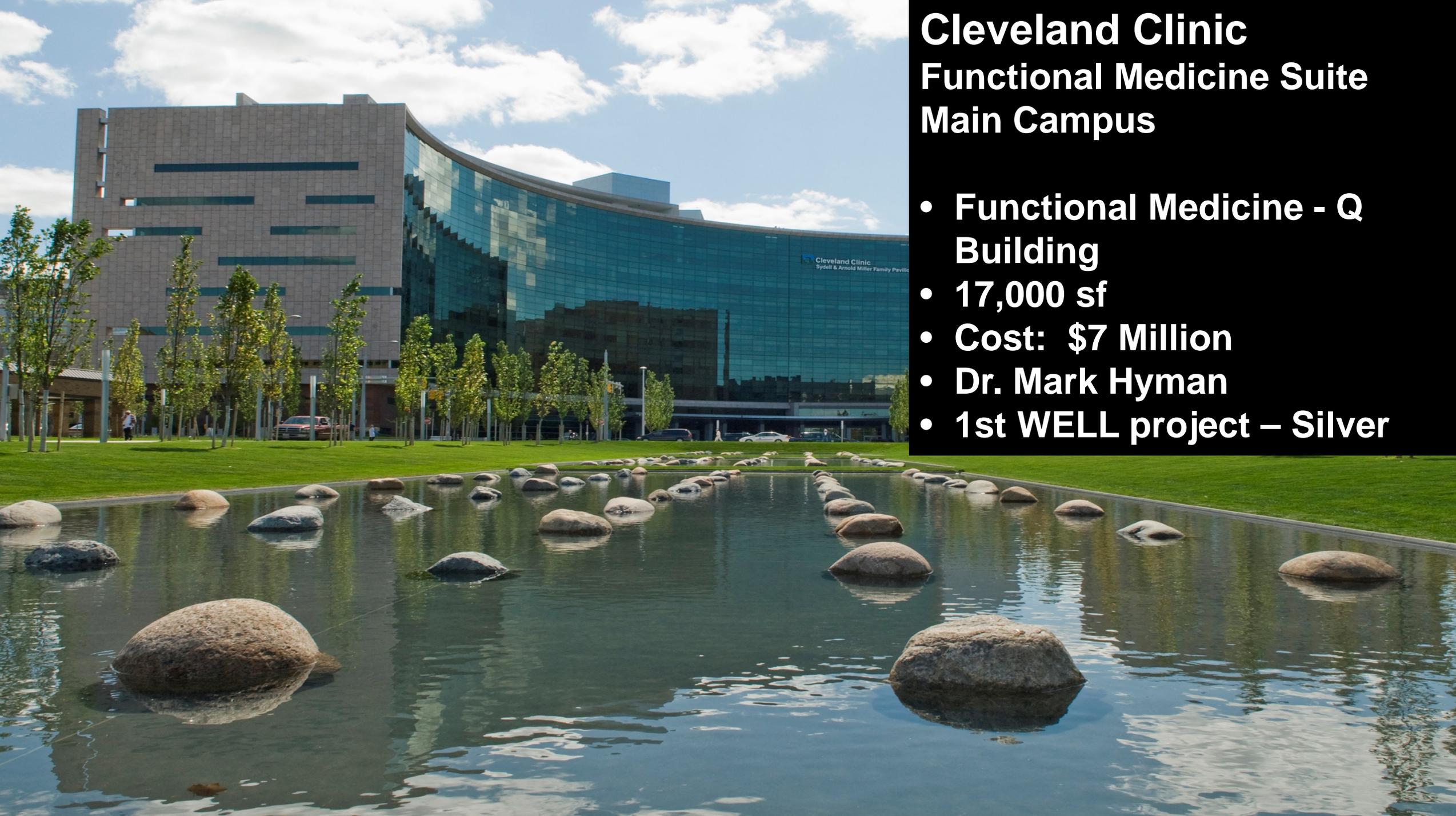
- LEED Gold
- Reuse of existing facade
- More efficient use of volume
- Healthy materials
- 98% recycling target
- Community engagement
- Health is our North Star.

The Human Toxome Project - 2005



The cord blood of the "In utero/newborn" group contained **287** of **528** industrial compounds, pollutants and other chemicals tested, including chemicals linked to brain and nervous system toxicity, cancer, and birth defects and developmental delays

Adults have **432** of **528**



Cleveland Clinic Functional Medicine Suite Main Campus

- **Functional Medicine - Q Building**
- **17,000 sf**
- **Cost: \$7 Million**
- **Dr. Mark Hyman**
- **1st WELL project – Silver**



AIR

Breathe easy with optimal indoor air quality

- Material selection
- Ventilation
- Filtration
- Moisture control
- Maintenance and operations
- Source of concern protection
- Construction purposes



WATER

Drink up: WELL promotes high quality water and improved accessibility

- Performance testing
- Treatment
- Maintenance and operations
- Hydration promotion



NOURISHMENT

Dig in to wholesome foods. WELL Certified™ buildings limit the presence of unhealthy ingredients and can encourage better eating habits.

- Healthy portions
- Mindful eating
- Food production
- Access to healthy foods
- Food preparation
- Allergies and alternatives
- Transparency
- Environmental Cues and influencers



LIGHT

Benefit from daylight & lighting systems designed to increase alertness, enhance experience and promote sleep.

- Circadian design
- Daylighting
- Glare control
- Color quality
- Activity-based lighting levels
- Visual acuity



FITNESS

Keep moving with WELL's integration of exercise and fitness into everyday life.

- Exterior active design
- Interior active design
- Activity-based working
- Physical activity spaces
- Awareness and habits
- Physical activity programs



COMFORT

Settle into a distraction-free, productive and comfortable space.

- Ergonomic
- Acoustics
- Thermal
- Olfactory
- Accessibility



MIND

Stay centered: WELL helps support cognitive and emotional health through design, technology and treatment strategies.

- Stakeholder engagement
- Transparency
- Wellness awareness and protocols
- Connection to nature
- Adaptable spaces
- Altruism

Ryan Tinus, Tishman Speyer

TISHMAN SPEYER
HEALTH AND WELLNESS

August 2018



TISHMAN SPEYER



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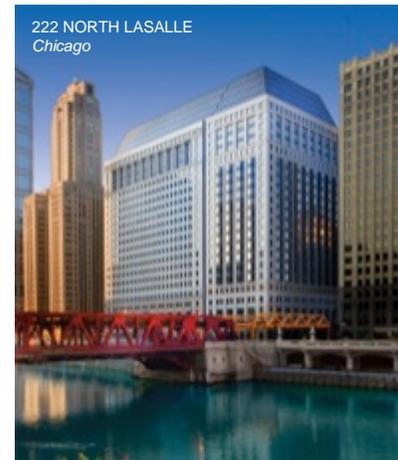
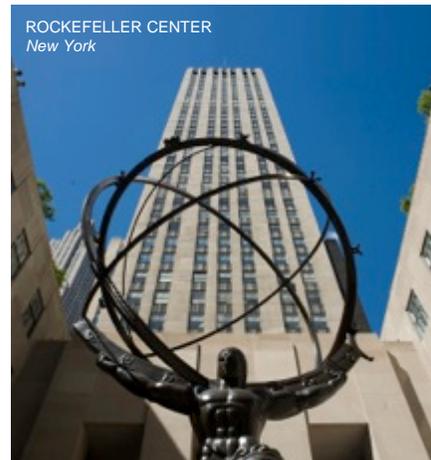
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WHO WE ARE

Tishman Speyer

Tishman Speyer is one of the leading owners, developers, operators and fund managers of first-class real estate worldwide. Across North America, Europe, Latin America, India and China, many of the world's most prestigious corporations rely on **Tishman Speyer** to meet their space needs.



- Since Tishman Speyer's inception in 1978, TS has acquired, developed and operated 403 assets totaling over 167 million square feet
- TS has assembled a property portfolio in excess of US \$86.1 billion in total value across the United States, Europe, Latin America, India and China
- TS operates in 30 markets- across 7 countries and 4 continents, serving the space needs of over **2,100 tenants** worldwide
- TS has a commitment to lead the way in energy conservation measures, water reduction, waste diversion and efficient operations, serving the environment while driving down operating costs
- From fund management to development, from construction to building operations—in everything we do, we believe in delivering exceptional quality and outstanding performance, and in creating real estate of enduring value around the world

SUSTAINABILITY ACCOMPLISHMENTS

100% of our
US portfolio is
EnergyStar rated



67 million sq ft (6 million sq m)
have been LEED/ BREEAM/HQE
certified globally since 2006



More than **95**
individual projects have been
certified globally since 2006



48% of our current,
managed portfolio is
LEED/HQE/BREEAM certified

*The above statistics include assets in USA, Europe, Brazil, China and India.





WHY HEALTH AND WELLNESS

Meeting Investor and Tenant concerns

INVESTORS

As a fund manager, Tishman Speyer routinely receives requests from investors asking for specific disclosures related to sustainability and participation in global standard frameworks.

The company works constantly to balance these investor requests, as no two investors have the same preferences or priorities. Over the years, TS has responded to inquiries around the following initiatives that include health and wellness components (not exhaustive):

GRESB– Since 2012, Tishman Speyer has reported annually to the Global Real Estate Sustainability Benchmark (GRESB) which includes a detailed *Health and Well-being Module*, the company works on strategies throughout the year to improve their GRESB score

GRI– Tishman Speyer also reports to investors on sustainability related activities biannually through a GRI compliant Sustainability report

INREV– TS is a member of the European Association for Investors in Non-Listed Real Estate Vehicles (INREV), which releases their own sustainability reporting guidelines

UN PRI– TS has received requests from investors to become a signatory of the UN Principles for Responsible Investment

UN SDGs– TS has also considered aligning future reports with the UN Sustainable Development Goals (SDGs), which highlight health and well-being in Goal 3

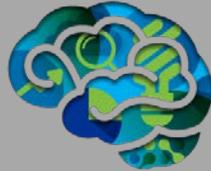


TENANTS

Much like LEED and BREEAM certifications have grown in popularity to signify that buildings are environmental top performers, a number of health and wellness schemes have emerged to certify that buildings are designed to support and improve the health and well-being of their occupants.



Green building strategies are also top of mind after a Harvard study found that cognitive function scores were better in green building conditions compared to conventional building conditions across 9 functions—including crisis response, strategy, and focused activity level.



THE IMPACT OF
GREEN BUILDINGS ON
**COGNITIVE
FUNCTION**



190 SOUTH LASALLE
Chicago





INTERSECTIONS

How we can impact health strategies

CHRYSLER CENTER
New York

PROMOTING HEALTHY FOOD OPTIONS

Tishman Speyer takes it's role in promoting healthy food choices to employees and tenants very seriously and is constantly looking for ways to improve healthy food offerings and policies across the portfolio. As part of their larger health and wellness programming, Tishman Speyer launched **Zo** in early 2017.

Zo is a comprehensive suite of wellness and lifestyle services that will be available to all tenants globally.

SAMPLE OF HEALTHY FOOD STRATEGIES:



In New York, **Zo** offers tenants healthy food deliveries, both for groups and individuals, through in-house provider **Savory**

TS supports local **farmers markets**, advertising them to tenants and hosting local vendors where they have space



In Chicago, TS provides **Farmer's Fridge** healthy vending machines in all buildings for tenants and employees

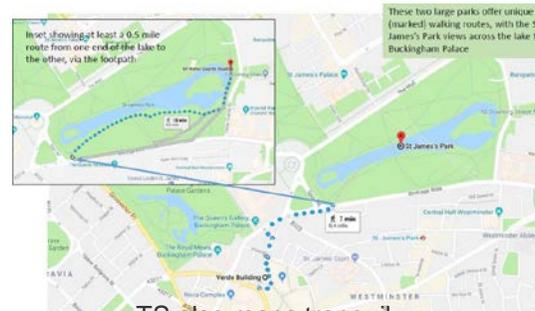
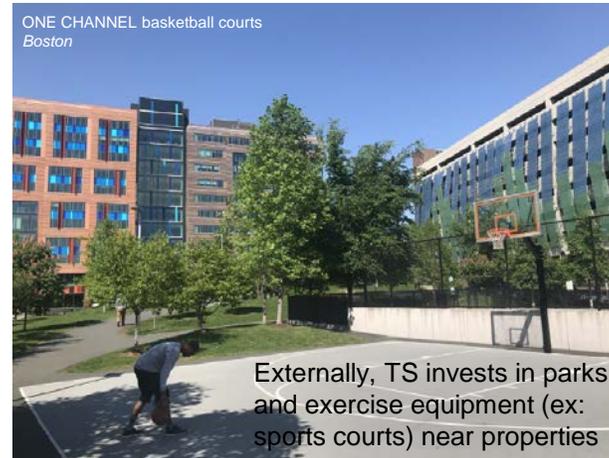
Tishman Speyer also actively encourages property management teams and tenants to adopt healthy food policies based on the guidance found in the American Heart Association's *Guidance on Meetings and Events* found in the "Healthy Workplace Food and Beverage Toolkit."

INCREASING PHYSICAL ACTIVITY

Tishman Speyer encourages tenants to consider active design when building out their spaces- offering potential for stairways between tenant floors and educating tenants on the benefits of active workstations.



The Zo platform also helps TS promote physical activity among tenants- the NY Zo Clubhouse hosts terrace yoga, bootcamp classes, and a martial arts club



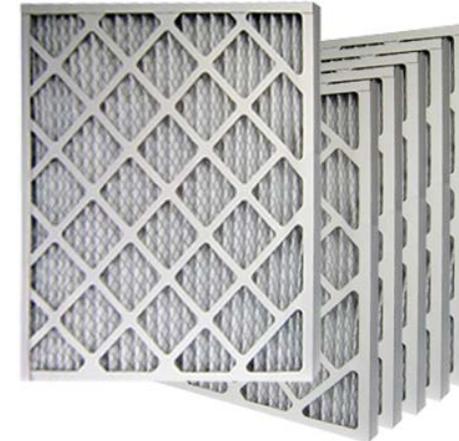
TS also maps tranquil walking trails for tenants



TS routinely installs bike rooms in their properties along with showers and locker rooms to encourage active commuting

MAXIMIZING AIR QUALITY

Understanding the connection between air quality and cognitive performance and productivity, Tishman Speyer follows the most stringent air quality monitoring best practices and filters tenant air to the highest standards.



Megan O'Neil, City of Atlanta



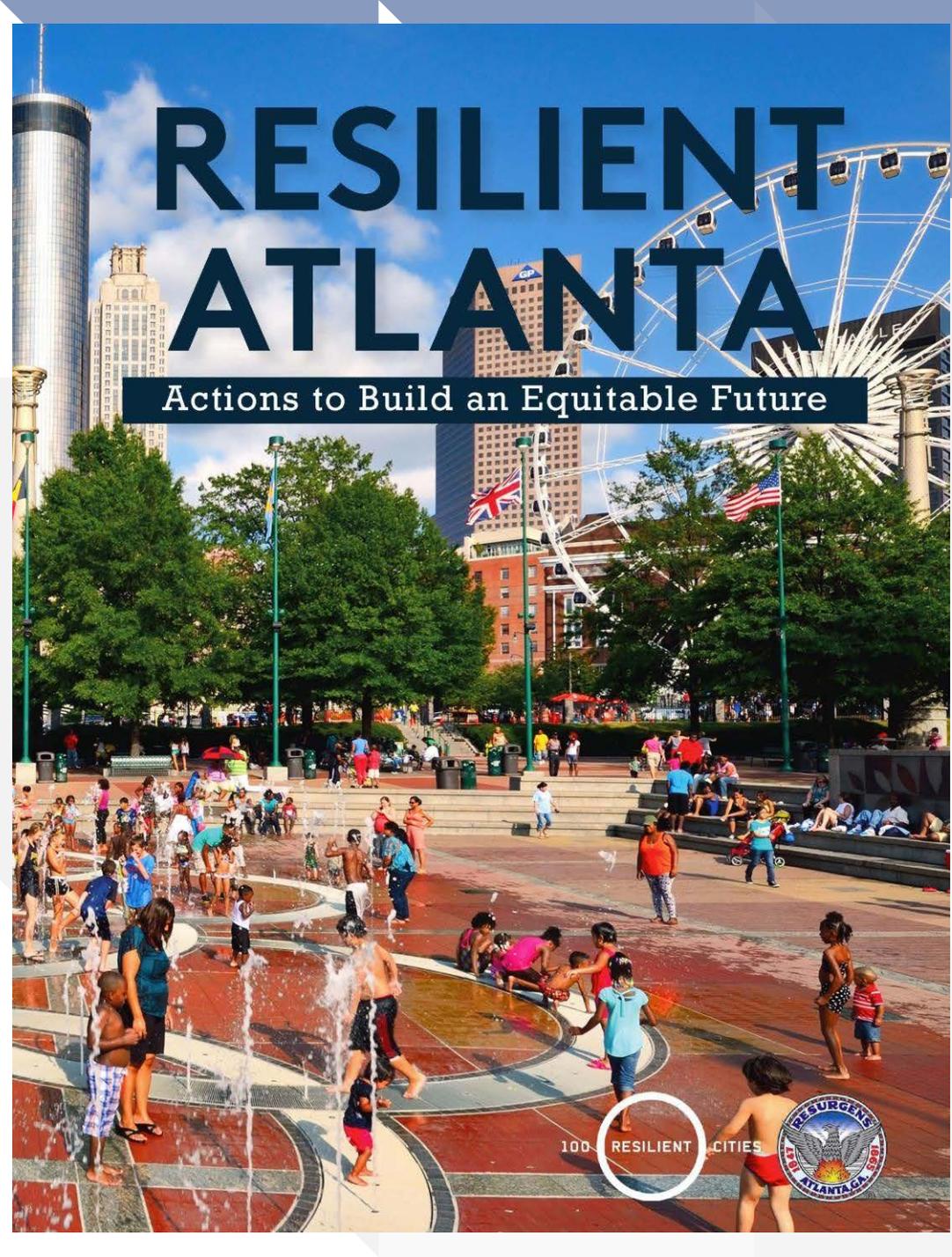
City of Atlanta Mayor's Office of Resilience

MEGAN O'NEIL, ENERGY PROGRAMS MANAGER



URBAN RESILIENCE

Is the capacity of individuals, communities, institutions, businesses, and systems within a city to survive, adapt, and grow no matter what kinds of **chronic stresses** and **acute shocks** they experience.



RESILIENT ATLANTA

Actions to Build an Equitable Future

RESILIENT ATLANTA'S VISIONS

VISION 01:

PRESERVE AND CELEBRATE WHO WE ARE

Preserve and enhance Metro Atlanta's culture, shared identity, and history to build social cohesion and cultivate the creative economy

VISION 02:

ENABLE ALL METRO ATLANTANS TO PROSPER

Reduce the barriers preventing Atlantans from achieving economic stability and security to increase access to opportunity and move Atlanta out of the nation's top 10 cities ranked for income inequality

VISION 03:

BUILD OUR FUTURE CITY TODAY

Facilitate the development of an equitable and inclusive city while preserving and expanding Atlanta's natural environment

VISION 04:

DESIGN OUR SYSTEMS TO REFLECT OUR VALUES

Adapt Atlanta's civic systems to enable the City to become a leader in equity, sustainability, and resilience

100 RESILIENT CITIES





Atlanta Better Buildings Challenge

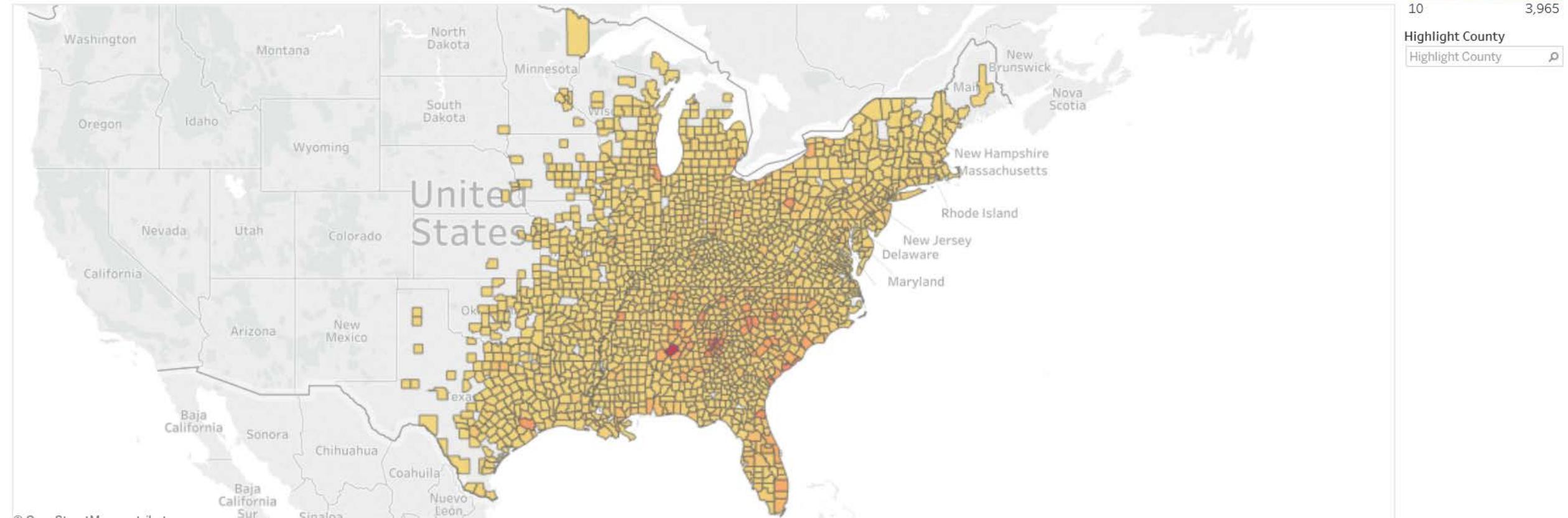
Voluntary initiative to reduce **energy** and **water** in
Atlanta's commercial buildings by 20% by 2020

U.S. DEPARTMENT OF
ENERGY

Health Impact



ABBC Public Health Impact



Visit ABBCdata.com
for more information

Looking at wellbeing in our own assets



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