



Our strongest areas of WELL performance

We began this project knowing the challenges we would face and the costs that we may have to incur. However, the end goal was something we felt was too important not to pursue. By providing a space that promotes holistic wellbeing we couldn't be happier to positively impact the lives of the employees that allow this company to operate.

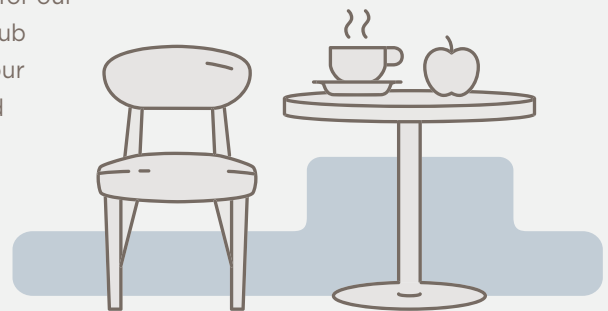
Every WELL Building project has individual WELL concepts where it may perform better and achieve more optimization points. The OFS Corporate Office project scored highest in the following concepts.

• **WELLv2 Air Concept** - The OFS Corporate Office project scored a total of 10 points within the Air Concept. We were able to do this by controlled construction pollution management during our office refresh project. This involved minimizing interior dust and pollution creation while the job site was active as well as installing temporary barriers and walk-off mats between construction areas and active office areas. Sealing of ducts, replacing filters and storing absorptive materials in designated areas where they were protected from potential moisture damage.

We also achieved points for enhanced air quality and enhanced ventilation. Enhanced Air Quality was achieved through performance testing. Our results showed that our air tested below the thresholds for particulate matter, organic gases (formaldehyde and benzene) and inorganic gases (carbon monoxide, ozone and nitrogen dioxide). Enhanced ventilation was achieved by operating a demand controlled ventilation system that regulates our outdoor ventilation rate to control CO2 levels and keep them at a minimum.

Other areas of point creation were in Air Filtration and Microbe and Mold Control. All filters within our HVAC system are MERV 8 or higher and on a regular maintenance schedule. UVC light sanitizers were also installed in each of our main air handling units to minimize any potential mold or microbe growth that may form on cooling coils and drain pans.

• **WELLv2 Nourishment Concept** - This concept was important for our project. The office refresh included the creation of our Social Hub and Roots Café. We wanted to create a space in the center of our office where employees could socialize, get a coffee or tea, and have multiple healthy food options for breakfast, lunch or just a quick snack. Close coordination with our Hospitality Manager was necessary to ensure we were putting together menu options that met WELLv2's requirements for Fruits and Vegetables, Nutritional Transparency, Refined Ingredients, Artificial Ingredients, Portion Sizes, and Special Diets.



Special considerations were also given to Food Advertising, Nutritional Education, Mindful Eating spaces, Food Preparation, and Food Production. Educational materials including cookbooks and books on healthy eating and nutrition are provided throughout the Roots Café for all employees to use and enjoy at their pleasure. A variety of eating spaces and configurations are also provided throughout the Café and Social Hub. The Café also provides all of the amenities needed for occupants to prepare their meals and clean up afterwards. During the growing season vegetables from our onsite Corporate Garden are brought into the Social Hub for occupants to take as they wish and our hospitality manager also incorporates into different dishes available to all employees.

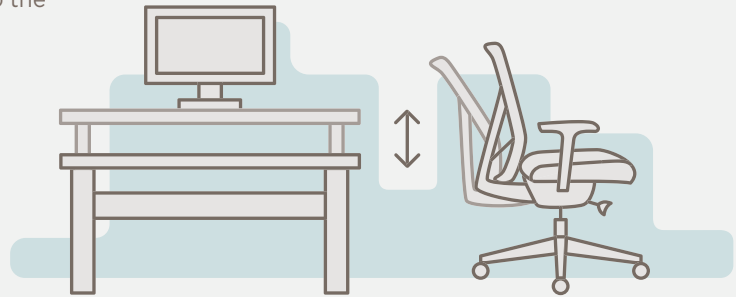


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• **WELL v2 Movement Concept** - The original design and construction of the OFS Corporate Office provided an ideal interior environment that promotes movement throughout the space as well as many physical activity opportunities covered under the Movement Concept. The ~2300 square foot Fitness Center was included in the design back in 2004-2005. This space includes a lap pool, multiple aerobic exercise machines, free-weights, and multiple cable-weight cross training machines. The fitness center also includes dry saunas, steam rooms and Jacuzzis as restorative spaces. Showers and lockers are also provided for active occupants. A quick glance out of the large window wall from the Fitness Center presents a view of the EcoCenter and lake. Here there is a 1/5 mile long walking/running path that circles around the lake. All of these amenities are available to each of OFS' employees and all are encouraged to use them at a time that best suits their schedules.

The layout of the office is also conducive to stair use and free movement between different open office spaces. No long narrow hallways exist within the office space and point-of-decision signage has been installed to encourage stair use. Everything feels light and airy with ample daylight and views, with atria that allow daylight to filter down to the lower floors.

Our office is also our largest showroom and our furniture is showcased throughout the space. Active furnishings are provided to employees throughout the office that include sit/stand workstations, adjustable ergonomic seating, and adjustable monitor arms.



• **WELLv2 Community Concept** - Health and Wellness awareness is a large and important aspect of our certification process under the Community Concept. Educating our employees about what is being offered at the Corporate Office to support their health and wellness is the first step to thinking about how they may improve their own lives. The workplace is not often thought of as a catalyst to develop lifestyle changes so it was important for us to put the policies in place that encourage healthy decision making. These policies include but are not limited to health services and benefits, new mother support, organizational transparency, health risk assessments, and emergency preparedness.

Occupant surveys are also conducted to provide us with information on how we can be improving our space to the benefit of our employees and to also keep us accountable.