

inspire⁺ wellness



At Granite Properties, we understand that safety is top-of-mind in today's world - especially when working in shared environments with others.

As a part of our **Inspire Wellness** initiative, Granite Properties has recently invested over \$10 million across all of our properties to maximize safety and wellness for our customers, visitors and partners.

Needlepoint Bipolar Ionization (NPBI)

Needlepoint Bipolar Ionization continually purifies the air we breathe by producing high concentrations of positive and negative ions. These charged atoms attach to and surround harmful pathogens and virus particles to deactivate and destroy their ability to replicate. Additionally, as these ions cluster, they become larger in size, making them easier to catch and filter out of the air. An independent study by Aviation Clean Air showed that NPBI reduced 99.9% of microbes, bacteria, mold and viruses (including Covid-19) in a matter of minutes.



By combining this NPBI technology with our existing high-quality HVAC systems, our filtration levels achieve equivalency to a Merv 13 filter or higher — meeting the ASHRAE standards for fighting Covid-19, and creating a cleaner environment similar to most hospital standards.

Bipolar Ionization in All Elevator Cabs



Renders pathogen transmissions inactive up to 99% and provides a worry-free ride to each floor of our buildings.

Touchless Restroom Features

Touchless flush, faucets, and paper with the addition of foot pulls to open the door.

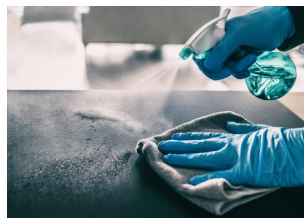


UV lighting in Air Coil Units

Kills a variety of harmful mold, virus and bacteria

Completed Initiatives

- Maximized fresh air supply
- Expanded Cleaning protocols



For additional and more complete Granite protocols, please visit Granite's website: graniteprop.com/Wellness



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Needlepoint Bipolar Ionization (NPBI) Frequently Asked Questions

Q: How does Needlepoint Bipolar Ionization work?

Needlepoint Bipolar Ionization (NPBI) continually purifies the air we breathe by producing high concentrations of positive and negative ions. These charged atoms attach to and surround harmful pathogens and virus particles to deactivate and destroy their ability to replicate. As these ions cluster, they become larger in size, making them easier to catch and filter out of the air. Additionally, the ions are spread to surfaces throughout the space where they continue to deactivate and destroy harmful pathogens.

Q: How does NPBI compare to the air quality you would get from a MERV 13 filter?

NPBI helps cluster smaller particles together, making them larger and easier to filter out of the air. The filtration system then becomes more effective in reducing particulate matter in the air. Independent research has shown that utilizing NPBI along with MERV 8 filters produced similar results as utilization of a MERV 13 filter. NPBI improves the effectiveness of the filtration in place.

Q: Is NPBI approved for use by ASHRAE?

NPBI has been approved by ASHRAE for some time as a safe way to supplement outside air with clean, filtered air. These systems are commonly utilized in commercial applications for medical or healthcare facilities. However, ASHRAE has yet to approve NPBI as an acceptable means of pathogen reduction. We anticipate NPBI's approval as ASHRAE has included ionization within their recommendations for Covid-19 guidelines for schools and universities.

Q: Is NPBI effective against the Covid-19 virus or other cold/flu viruses?

NPBI breaks down harmful molds, bacteria, and viruses and improves filtration effectiveness by clustering these particles, which helps reduce the spread of these airborne pathogens.

Q: I have heard ozone is a by-product of ionization and can cause health issues. Is this true?

Some older versions of ionizers, which use dielectric barrier discharge, are known to produce ozone. The NPBI being employed in Granite buildings uses a newer technology certified to UL 2998, which is a ZERO ozone certification.

Q: Has NPBI been tested for the claims of effectiveness and safety?

There are numerous studies on the effectiveness or safety of NPBI. These studies are being conducted by testing and standards organizations including UL, CE, ANSI, RTCA, independent 3rd party laboratories, universities, and the US military.

Q: Where is NPBI being utilized?

NPBI use is gaining traction with many industries as we all adjust to an increased awareness of air quality. NPBI is already used in medical facilities and airplanes, where higher filtration rates are important and ASHRAE has recently added ionization to the Covid-19 guidelines for reopening schools and universities.