

Let's return with care and confidence



1 COLUMBIA
PLACE

401 W. A Street
San Diego, CA 92101

EMMES®
• • • • •

RE-ENTRY TO 1 COLUMBIA PLACE

Health and Safety Measures

There is no higher priority than the safety and health of our customers, employees and guests. We want you to feel confident coming to work and would like to communicate the following recent measures taken at the property to ensure your health and safety as you return to work at 1 Columbia Place.

We have established the following re-entry plan using guidance from the Center for Disease Control (CDC), the County of San Diego Health & Human Services Agency (HHSA), and other responding health and governmental agencies. As COVID-19 is an ever changing and rapidly evolving situation, we will continue to adjust these protocols as needed.

With this, and any other virus, it is equally if not more important for individuals to take responsibility for their actions and also follow the guidelines and directives of the CDC and other responding health and governmental agencies. While we have created a re-entry plan for 1 Columbia Place, we ask that you also remind your employees to continue to follow recommendations issued by the CDC and the governing authorities, especially as they relate to personal hygiene (hand-washing, staying home when sick) and the spread/containment of germs.



BUILDING ACCESS

- Entrance points to the building will remain the same.
- Building personnel will not be physically screening people upon entry, unless otherwise directed by government authorities. However, appropriate signage has been placed at all building entrances to allow for all persons entering the building to follow CDC guidelines.

ELEVATOR USE

- We recommend that customers stagger their opening and closing times to avoid crowds in the lobby and elevators.
- Floor markers have been placed near elevators to remind people to follow appropriate social distancing of 6 feet.
- **Passenger elevators will be limited to a maximum of four (4) people per cab.**
- All floors will continue to be secured so the use of access cards/fob will be needed for floor access.



VISITOR & VENDOR ACCESS

- To ensure protection of building security personnel, tenants will be required to meet visitors at lobby level to escort them to their floor (until further notice).
- To minimize interactions with others and to track access, we encourage tenants to implement their own visitor management system.
- All vendors (i.e. contractors, deliveries, etc.) must continue to be added into the Angus system and check in with Security to complete sign-in sheet and obtain a fob to use for floor access.

WORK ORDERS & SUITE ACCESS

- Angus continues to be available for any customer service needs. Should you have a preference for time of service, please include in request and we will try to meet the specific need.
- Engineers continue to service maintenance requests for customer suites using enhanced safety practices.
- All tools, parts and service carts will be regularly disinfected.



PERSONAL PROTECTIVE EQUIPMENT

- Face coverings will be required per local government jurisdiction for all persons at the building.
- Tenants are responsible in enforcing these requirements with their employees, visitors and vendors. If needed, reusable facial coverings will be available through Security at (619) 232-4330.
- Tenants are asked to report anyone outside their own employees seen not following CDC guidelines to the Building Management Office at (619) 230-1900.
- All building staff including engineers, day porters and security will be equipped with face coverings, gloves and cleaning supplies to ensure that they are able to work as safely as possible.
- Engineers have been trained on proper use of PPE; proper work practices & tool cleaning after working in a space and on social distancing.

RESTROOMS

- Handwashing reminders have been placed in the restrooms.
- Building restrooms have touch-free toilets, faucets and soap dispensers.



HVAC MECHANICAL SYSTEMS

- In an effort to save energy and ensure the building is running efficiently, all HVAC services (business hours & after hours) will need to be requested through Genea. Please note there will be no charges for air conditioning during normal business hours.
- We will continue to run fresh air fans constantly to maximize fresh air and increase ventilation.
- We will be upgrading to MERV 13 filters.

COMMON AREA SEATING

- All furniture has been removed on the deck outside of Appetite on Columbia and A Street. All 2nd and 3rd floor terrace furniture remains in place.
- Signage has been added to follow CDC guidelines on tables and in seating areas.



CONFERENCE ROOMS

- We will be re-opening the Conference Rooms, however, the following implementations will be made:
 - ~ Limit use to one customer per day on a first come first serve basis.
 - ~ Limit number of seats available so social distancing is enforced.
 - ~ After each use, there will be a thorough sanitation of the room and this service will be included in the standard fees for Room 300 or Room 370 at \$45.00/hour and \$150 for 4 hours and Room 315 at \$25/hour and \$80 for 4 hours.

BIKE ROOM

- The Bike Room will be available, however, showers and lockers will remain closed until deemed appropriate to open by the local jurisdiction.



CLEANING SERVICES - COMMON AREAS, RESTROOMS & PARKING STRUCTURE

- Enhanced cleaning procedures continue at the property and include increased frequency of disinfectant on high touch items within common areas and paths of travel at the property. This includes, but is not limited to door handles, elevators call buttons, handrails, restroom partition doors, faucets and sink handles.
- Disposable paper products are being used for cleaning of high touch areas.
- To promote social distancing and protect day porter and customers, the restrooms will now be closed during daily cleanings which should take no longer than 15 minutes.
- Parking garage equipment including but not limited to card readers, call button, screens will be will be cleaned with disinfectant.



CLEANING SERVICES - TENANT SPACES

- The following temporary modifications have been made to the nightly janitorial scope of work in tenant spaces (Sunday - Thursday). We will send notification at the time this service ends.
 - ~ Nightly disinfection of high-touch areas such as lobby, reception, kitchen and counter tops conference rooms, copy rooms, door knobs and switch plates.
 - ~ Spot vacuuming will be completed 2 days per week / full suite vacuuming will be completed 1 day per week.
- As a reminder, our janitorial company can provide additional cleaning services. Costs may vary depending on requests. Please call the building management office if you are interested in these services.



EMERGENCY RESPONSE PLAN

- In the event someone within your office is diagnosed with COVID-19, please notify the property management office immediately so that we can follow the recommendations of the appropriate agencies.

CONTACT INFORMATION

Our property management team will remain available via phone or email. We ask that you please respect social distancing and refrain from visiting the Property Management Office until further notice. In-person meetings are available upon request. Please feel free to contact any of the following building management team at (619) 230-1900 or management1CP@eamc.com. Direct email addresses are listed below:

Kristen Radu

Senior Property Manager

klr@eamc.com

Melissa Burciaga

Property Coordinator

mb@eamc.com

Yadira Toscano

Assistant Property Manager

yt@eamc.com

We thank you for your cooperation as we work to maintain a safe environment for our customers, staff and guests.

