

TRANSWESTERN, KBS, AND HAYNES MECHANICAL SYSTEMS SUCCESSFULLY ORCHESTRATED LARGE INFRASTRUCTURE UPGRADES SERVICING ENTIRE CITY BLOCK

Granite Tower is the First CBD Building to Replace Aging Critical Systems via Heavy Lift Helicopter

(MAY 19, 2021 – DENVER) – [Transwestern Real Estate Services \(TRS\)](#), [KBS](#), one of the largest investors in commercial real estate, and [Haynes Mechanical Systems, Inc.](#) announce the successful replacement of cooling systems at [Granite Tower](#), a 31-story, 593,527-square-foot Class A office property at 1099 18th Street in Denver. The project, summarized in this [short video](#), was completed on behalf of KBS and the Block 95 Condominium Association that services a full city block. Granite Tower is owned by KBS Real Estate Investment Trust II.

“We are proud to have successfully completed this complex infrastructure upgrade for KBS,” said Randy Adrian, Director of Engineering at Transwestern. “Granite Tower’s prominence in the city of Denver is due to ownership’s demonstrated commitment to operational efficiencies, market-leading amenities and occupant comfort.”

“As a hands-on manager, KBS is diligent about updating the building systems at our properties,” says Tim Helgeson, asset manager for Granite Tower and senior vice president of KBS. “Our deep expertise in asset management enabled us to help complete this highly complex project at Granite Tower successfully and in concert with local and federal officials.”

The team embarked on this highly technical project to update aging essential equipment located on the roof of Granite Tower, one of the most iconic office properties in the Downtown Denver market. The 40-year-old cooling towers and fluid coolers were well past their life expectancy of 20 years. The three-cell cooling tower serves the entire block’s 1900-ton cooling needs. The fluid coolers support critical operation rooms, IT closets, and 24/7 data centers within the Granite Tower building. Because a lift of this capacity had never been performed in downtown Denver, the team worked closely with the Federal Aviation Administration (FAA) and the Denver Police Department (DPD) to establish protocol.

“During the replacement, the safety of all parties was our top priority,” said Jerry Hegge, Project Sales at Haynes Mechanical. “Haynes and Transwestern worked side by side throughout planning and execution of this project to ensure a successful outcome.”

As planned, a helicopter spent 75 minutes in flight removing and replacing approximately 100,000 pounds of equipment, including three cooling tower cells and two new fluid coolers. The project also included installation of a new variable frequency drives, new valving, and an upgrade to the building automation system (BAS).

“The 30-year relationship we’ve shared with Transwestern made us confident in the planning, prep work and execution of this monumental upgrade,” said Terry Koenig, Vice President at Haynes Mechanical. “We cannot express enough our gratitude for this strong partnership as well as for what all our associates do daily to make our team so successful.”

In total, 87 participants were on-site the day of the replacement, and countless others were involved throughout the process, including representatives from KBS, Haynes Mechanical, Transwestern, FAA,

Denver Police Department, City and County of Denver, Erickson Skycrane, Jeff's Welding, MC2 Electric, and Winslow Crane Service.

About Transwestern Real Estate Services

Transwestern Real Estate Services (TRS) adds value for investors, owners and occupiers of all commercial property types through a comprehensive perspective and by providing solutions grounded in sound market intelligence. Part of the Transwestern companies, the firm applies a consultative approach to Agency Leasing, Asset Services, Tenant Advisory + Workplace Solutions, Capital Markets, and Research & Investment Analytics.

The privately held Transwestern companies have been delivering a higher level of personalized service and innovative real estate solutions since 1978. An integrated approach formed from fresh ideas drives value for clients across commercial real estate services, development, investment management and opportunistic programs for high-net-worth investors. The firm operates through 34 U.S. offices and global alliances with BNP Paribas Real Estate and Devencore. Learn more at transwestern.com and [@Transwestern](https://www.instagram.com/transwestern).

About KBS

KBS is one of the largest investors of premier commercial real estate in the nation. As a private equity real estate company and an SEC-registered investment adviser, KBS and its affiliated companies have completed transactional activity of more than \$43 billion on behalf of private and institutional investors globally. Founded in 1992 by Peter Bren and Chuck Schreiber, KBS acquires and operates prime commercial real estate in some of the most successful epicenters in the country. The firm is committed in its business ethics, its business relationships and its constant focus on exceeding the expectations of its investors, partners and tenants. SEC registration as an investment advisor does not imply any particular level of skill or training. For more information on KBS, please visit www.kbs.com.

This release may contain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended, including statements relating to KBS Real Estate Investment Trust II's ability to invest in and manage a diverse portfolio, and the performance of Granite Tower and of the Denver, Colorado real estate market. These statements are subject to known and unknown risks, uncertainties and other factors which may cause KBS' and/or Granite Tower's actual results, performance or achievements to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements.

About Haynes Mechanical Systems, Inc.

Haynes Mechanical Systems is a commercial HVAC service provider based in Denver, CO. Founded in 1968, Haynes Mechanical contracts with over 800 properties and provides both maintenance and automation system capabilities. On a national note, Xcel has rated Haynes Mechanical as a Top 5 HVAC Energy Trade Partner consecutively since 2010. In Colorado, Haynes Mechanical has managed over 40% of the largest C-PACE projects to date.

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