

# WATT PLAZA NEWS

2022

2<sup>ND</sup>

EDITION

## Watt Plaza earns prestigious LEED Platinum Recertification

### The building achieves highest LEED rating under more rigorous standards

For the third time, Watt Plaza has earned the highest possible LEED certification, attaining LEED Platinum from the U.S. Green Building Council. Watt Plaza achieved the highest possible rating under the most rigorous version of LEED (v4) to date due to ongoing improvements and sustainability commitments from all vendors servicing the building. The recertification demonstrates Watt Capital Partners' commitment to operate sustainability and give the tenants of Watt Plaza a healthier, more comfortable space to work.

"Sustainability has always been top-of-mind for us, and we are thrilled to see that reflected in Watt Plaza's third LEED Platinum award, an international symbol of excellence." said Nadine Watt, President of Watt Capital Partners. "The certification goes to show that a high-quality tenant experience can and should go hand and hand with sustainable initiatives and green development. Our building has been operational for 40 years, and we continue to seek new ways to remain a leader in sustainability."

As part of the commitment to the health and wellness of building occupants, Watt Plaza recently under-went an extensive verification process to earn the UL Verified Healthy Building for Indoor Air and Water Mark. One of the most respected names in safety, security and sustainability for buildings, UL's program demonstrates that Watt Plaza has excellent indoor air and water quality.

Watt Plaza embraced groundbreaking initiatives to reduce their environmental footprint. Realizing a reduction of over 91% in conventional transportation trips through telecommuting, an Alternative Commuting Transportation program, Watt Plaza is

notably the first commercial office building in Century City to install electric vehicle charging stations in the parking facility to encourage the use of emission-free vehicles.

Watt Plaza achieved a 32% reduction in building water use through replacing fixtures with efficient alternatives. Notably, the building has 100% water free urinals and all toilets, faucets, and showers are water efficient.

Since the building underwent a complete third-party retro-commissioning of all its equipment and systems in 2016, ongoing functional performance testing and calibration has been integrated into daily operations to ensure building equipment and systems are running according to their setpoints and manufacturer settings. Watt Plaza views this as a crucial step to maintaining a high efficiency performance as the building ages.

Additional improvements include replacing lighting in all common areas with energy efficient LED, resulting in 640,000 kWh saved annually. This is equivalent to 107 homes and 48 automobiles not being used for a year. Occupancy Sensors were also installed throughout offices, common areas corridors, stairwells and restrooms, realizing a drop in electrical consumption by 690,000 kWh and improving the environment. The property engaged in LADWP Demand Response to support the power grid over the critical summer months when the grid is strained, committing to shedding 10% of the annual peak electricity demand during flex alerts, which equals over 200kW.

Thanks in part to these innovations, Watt Plaza has consistently achieved high Energy Star ratings each year since 2004. The building achieved an Energy Star rating of 97 out of 100 this year.

Besides decreasing energy use, Watt Plaza has made it a priority to reduce waste. In addition to e-waste, composting, battery, bulb and ballast recycling programs, Watt Plaza implemented a waste-diversion program that rerouted 56.91% of all building waste to a materials recovery facility. Watt Plaza also maintained a high diversion rate during construction projects of 82%. The waste generated by facility maintenance and renovations was diverted from landfills and is closely tracked.

Innovation is a top priority for Watt Plaza, during the peak of the COVID-19 pandemic, the property implemented a program for occupants to safely re-enter workspaces and was awarded a Pilot credit for these efforts by LEED. The building was also awarded an innovation point for the extensive Green Building Education program from the website, newsletters, and earth day outreach.

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# EMPLOYEE SPOTLIGHT



## Odilon Eskys-Boma

The employee spotlight in this issue features Odilon Eskys-Boma, Security Director and Fire Life Safety Director whose career at Watt Plaza spans nearly 15 years.

Odilon has been with Allied Universal Security Services (AUS) for about 20 years and has diligently worked his way up the chain of command.

He has been instrumental in the completion of several projects over the years including the Security Command Center, building security camera system's infrastructure upgrade and modernization and the development/implementation of the Emergency Manuals.

Odilon currently holds two ICS (Incident Command Systems. 200) certifications through The Homeland Security Emergency Management Institute; these certifications equip Odilon and multi-agency task forces, (local & federal) to work together in case of an emergency.

In his spare time he enjoys spending time with his family and friends. He also likes attending sporting events; fine dining, shopping, music, cigar lounges, workout & running, dirt bikes, mountain biking, and traveling. Odilon is a native of the Republic of Congo and has made Los Angeles his home and loves the LAKERS. He also speaks several languages including French. We are happy to have him on the Watt Plaza Team!

## Century City Chamber of Commerce

Make an investment in your employees and in the community where you work by joining the Century City Chamber of Commerce! Provide your employees with access to networking, marketing, information, and resources. Join before 12/7 so you can attend our in-person Holiday Board Lunch Meeting and receive 2 tickets to our Business, Law & Entertainment Mixer in January. More information about Joining: <https://business.centurycitycc.com/member/newmemberapp>



# OUR COMMUNITY

## Westfield Century City Mall

### The Holiday Market

Experience the magical moments of snow fall & live performances while you explore unique shopping destinations at the Holiday Market.

### Holiday Market Shops

- **Jangles & Things by Uplift Us Marketplace** – Netflix's Jingle Jangle themed toys, books and other children's books, apparel & accessories
- **Diamond Art Club** – DIY arts and crafts, diamond painting kits similar to paint-by-numbers
- **Little Posh** – Baby and small children clothing and accessories
- **Luna Lili** – Handmade gemstone jewelry
- **+Lux Unfiltered** – Private label tanning products and accessories
- **Pop Mart** – Limited edition and collectable figures
- **Our Place** – Kitchen accessories, cookware
- **SuperHigh** – Private label skin care & hair care
- **The Coral Gables** – Candles, diffusers, home fragrance



## Upcoming events

### December 7:

Board of Directors Holiday Lunch Meeting, Noon-1pm

### December 15:

Women's Business Council Sip & Shop at Kendra Scott, 5:30-7pm

### January 26:

Business, Law & Entertainment Mixer, 5:30-7:30pm

## RETAIL AMENITIES

**Aztec Auto Detailing  
Car Wash**  
310-962-1882

**Federal Express**  
310-203-9928

**1st Century Bank**  
310-270-9500

**Mickey Fine**  
310-734-7714

**Mystic Flowers & Gardens**  
310-284-3417

**Noble Cleaners**  
310-552-3377

**Notary Services**  
310-789-2179

**Parking:**  
- **Electric Charging Stations**  
- **Front Door Club Valet**  
310-789-2178

**Starbucks Coffee**  
310-553-8226

**Sweetgreen Outpost**  
Center Lobby by the  
conference rooms

**Allegiate Gym**  
760-413-9407

# 7 Easy Ways to Cut Down on Holiday Gathering Messes and Trash

It's estimated that  
Americans throw away  
25 percent more trash —

that's about 25 million tons of garbage – between Thanksgiving and New Year's Day than they do any other time of the year. To reduce your impact on the environment, start brainstorming waste-free products and activities ahead of your holiday parties and plans. You can do your part to protect the environment with a few intentional swaps, and you and your guests probably won't even notice the difference. No matter which steps you take, do what you can to reduce waste while enjoying yourself and your loved ones.

Here are seven most creative suggestions for a more sustainable holiday gathering:

### **Use glass containers.**

Whether you're bringing a dish to someone else's party or you're lucky enough to have leftovers from your own, use glass storage containers rather than disposable ones such as paper or styrofoam, which aren't recyclable once food's stored in them. Steer clear of aluminum food trays, too; drilling for metal is energy-intensive (but not as bad as plastic).

People tend to shy away from glass because it's heavy and breakable, but it's the most sustainable option for food storage. It's an investment, but you can use it year after year. If you're hosting, buy a few glass containers to give as gifts, and tell your guests they can keep them long after their leftovers are gone.

### **Serve local foods.**

The holidays are a great time to embrace local food for a few reasons: It's an opportunity to invest in your community and support local farmers; and buying local food involves a far smaller supply chain and energy resources, so it's more environmentally-conscious.

So as you can, source your ingredients from a local farmers' market or seek out foods that are specific to your region and season, and encourage guests to bring local foods, too. The best part is, many holiday foods like sweet potato, squash, and pumpkin are also seasonal, so it will be easier to find local options.

### **Encourage carpooling.**

To go the extra mile, you can also encourage guests who live in the same area to carpool to your home if you're hosting a gathering. Try incentivizing it by



offering a prize to the people who come with the most people in their vehicle. As a bonus, parking will be a lot easier with fewer cars.

### **Skip the paper towels.**

A simple but high-impact way to prevent waste at your party: Use cloth napkins and towels instead of paper towels. If you usually keep paper towels around, put it away and make cloth options easy to access. People will gravitate toward paper towels because it's more convenient, so do your best to make it easy for people to use real towels.

### **Use reusable plates.**

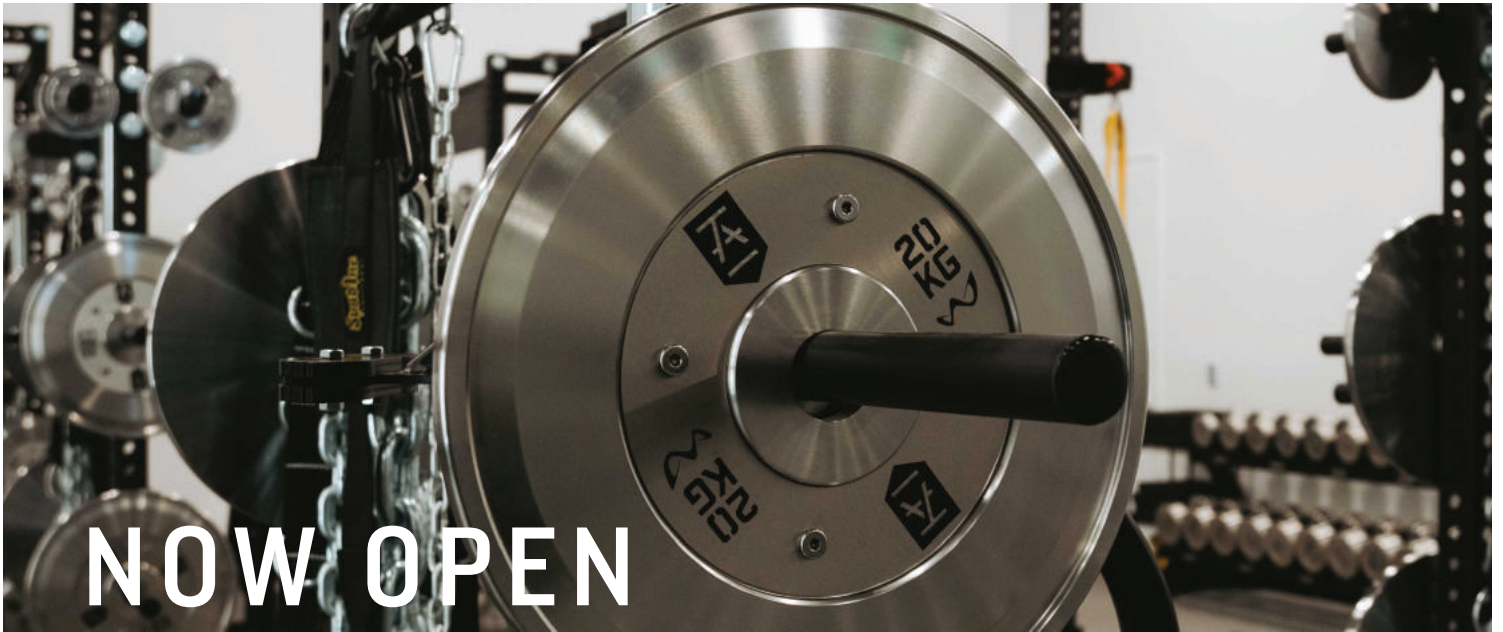
You may think paper plates aren't such a big deal, since you don't have to use water to wash dishes. But paper plate production uses a lot of water, and the plates are usually covered in a lining that makes them not recyclable (plus, they're covered in food and can contaminate other recyclables if you do try to dispose of them in the indicated bin). Plan to use your normal dinnerware when you host instead of one-time use options.

### **Make recycling easy for everyone.**

To make sure glass bottles and cans end up in the recycling, clearly label your recycling bin with what can go in it. Not everybody knows what's recyclable, and it differs by area, so clarity is key. Keep an eye, too, on the recycling bin throughout the gathering and empty it as needed. If it gets too full, people might end up tossing recyclables in the trash instead.

### **Wash your dishes strategically.**

If you're using glasses and dishes, you'll need to wash them after the party — so it's important to be mindful of your water use. The most environmentally-conscious way to wash dishes, is in the dishwasher (especially if your dishwasher is Energy Star-certified). If you don't have a dishwasher, pay attention to how much water you use or fill a pot with hot water for dish-washing rather than filling up the entire sink, which uses more water.



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For current rates, visit: [www.allegiategym.com/join/century-city](http://www.allegiategym.com/join/century-city)

For schedule, visit: [www.allegiategym.com/schedule/century-city](http://www.allegiategym.com/schedule/century-city)

Or text us: 424-417-1993

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