



Watt Plaza – Lobby Renovation

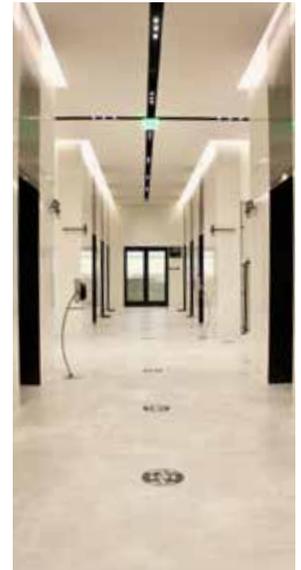
We are excited to announce the completion of our Lobby Renovation Project! Along with a finishes and lighting upgrade in the building corridors and elevator lobbies, the renovation also included a complete remodel of the Center Lobby of the 1875/1925 Buildings. It now includes a Center Lobby lounge area, Exterior Courtyard and Conference Center.

The Center Lobby lounge area and Exterior Courtyard will be available for use for all tenants and visitors during regular business hours. Reservations will be required for Conference Room use.

The Conference Center includes a Large and Medium Conference Room. The Large Conference Room can accommodate up to 81 people and the Medium Conference Room up to 32 people. The conference rooms include wall mounted touchscreen control panels, wireless connectivity, Ethernet connectivity, HDMI ring for multiple connectivity options, VoIP telephone, large flat screen TV monitors, ceiling-mounted loudspeakers as well as access to private restrooms.

In addition, the Conference Center can be partitioned off from the Center Lobby lounge area by a floor to ceiling sliding glass wall for larger event needs. Conference room reservations and events will be available to Watt Plaza Tenants only. More information regarding event and conference room reservations can be found on the Electronic Tenant Handbook. Please click on the link below.
<http://www.wattplaza.info/main.cfm?sid=bamenities&pid=crooms>

Please note that due to COVID-19 the Center Lobby lounge area, Exterior Courtyard and Conference Rooms will remain temporarily unavailable to the public. We look forward to the opportunity in the future to share these exciting new amenities with you!



WHAT'S INSIDE

EMPLOYEE NEWS Employee Spotlights	WATT PLAZA ENERGY STAR 2020
25 EARTH DAY FACTS	FAQ'S Return to Work Preparation
RETAIL AMENITIES	REMINDER RJ Westmore Training



EMPLOYEE NEWS

Watt Team Heroes

For the Employee Spotlight, we would like to take this opportunity to express our gratitude towards Watt Plaza's "front of the line" employees including our Engineering, Security, Janitorial, and Parking teams. We can't thank you enough for all of your hard work and dedication to ensure the building continues to operate in an efficient and safe manner during these unprecedented times.



25 EARTH DAY FACTS

1. Gaylord Nelson, a senator from Wisconsin, founded Earth Day in 1970 to raise public consciousness about environmental concerns such as pollution, oil spills and vanishing wildlife. He tapped into the energy of the anti-war movement, framing Earth Day as a "national teach-in on the environment."
2. April 22 was chosen as the date for Earth Day because it fell between Spring Break and final exams, and organizers wanted to maximize student involvement.
3. Twenty million Americans, or about 10 percent of the country's population at the time, took part in events and demonstrations on the first Earth Day.
4. The first Earth Day pushed environmental concerns onto the national agenda. That same year, Congress authorized the creation of the U.S. Environmental Protection Agency.
5. The first Earth Day in 1970 inspired the passage of the Clean Air, Clean Water and Endangered Species Acts, according to the EPA.
6. The theme for Earth Day 2020 is Climate Action.
7. Around 1 billion people take part in Earth Day activities around the world every year.
8. In the lead-up to Earth Day this year, millions of people worldwide participated in [Earth Hour](#) on March 28. At 8:30 p.m. local time, people participated in events and demonstrated their commitment to the planet. In past years, Earth Hour gatherings have contributed to real policy changes, including the creation of a marine-protected area in Argentina and environmental protection legislation in Russia.
9. WWF's Earth Hour is the world's largest grassroots movement for the planet that gives us an opportunity to demonstrate our commitment to the planet. In light of the [coronavirus](#) crisis, Earth Hour was [celebrated digitally](#) this year.
9. On Earth Day in 2011, people planted 28 million trees in Afghanistan as part of a "Plant Trees Not Bombs" campaign.
10. Since the first Earth Day, average annual temperatures in the contiguous United States have been warming at a rate of 0.45°F per decade.
11. Humans today use about 50 percent more natural resources than we did 30 years ago, according to a report from Friends of the Earth.
12. Animal species populations saw an overall decline of 60 percent worldwide between 1970 and 2014, due to habitat loss, pollution, climate change and other factors, according to the WWF.
13. 2019 was the second-hottest year on record worldwide, just behind 2016, according to the National Oceanic and Atmospheric Administration.
14. Twenty of the warmest years on record worldwide have occurred in the past 22 years, according to Climate Central.
15. Scientists estimate that dozens of plants and animal species go extinct each day due to human activity.
16. Rising global temperatures are leading to more extreme weather events, including more intense wildfires and more frequent, high-intensity hurricanes, according to the Earth Day Network.
17. The world's population is expected to increase from 7 billion today to 9 billion in 2020, which will only increase the impact of human activity on the environment, according to the Organisation for Economic Cooperation and Development.
18. Today's average American generates about 4.5 pounds of trash per day, compared to 2.68 pounds in 1960, according to the EPA.
19. Food accounts for 10 to 30 percent of a household's carbon footprint, due to the emissions involved in food production and transportation, according to the Center for Sustainable Systems.
20. U.S. automobile fuel economy increased 24 percent between 2004 and 2017.
21. You can improve your car's fuel economy by 7 to 14 percent simply by obeying the speed limit.
22. Electronic devices plugged in on "standby" mode can account for 5 to 10 percent of a household's energy use.
23. Using a dishwasher is more eco-friendly than hand-washing dishes, according to a recent study from the University of Michigan.
24. Nearly 80 percent of all plastic waste ever created by humans is still in the environment, according to Recycle Now.
25. More than 30 countries and regions have introduced bans on disposable plastic bags to fight plastic waste, according to Greenpeace.

RETAIL AMENITIES

Aztec Auto Detailing Car Wash

310-277-5900

Federal Express

310-203-9928

1st Century Bank

310-270-9500

Let's Roll Sushi

424-335-0735

Mickey Fine

310-277-6123

Mystic Flowers & Gardens

310-284-3417

Noble Cleaners

310-552-3377

Notary Services

310-789-2179

On-Call Legal

310-858-9800

Parking:

- **Electric Charging Stations**

- **Front Door Club – Valet**

310-789-2178

Starbucks Coffee

310-553-8226

Taco Limon / Pizza Bene

310-286-0464

Fooda Popup

1875 / 5th Fl.

Sweetgreen Outpost

1875 / 5th Fl.

Watt Plaza's Energy Star 2020

Watt Plaza is recognized by the U.S. Environmental Protection Agency for superior energy performance with a score of 97! On average, Energy Star buildings use 35% less energy and cause 35% fewer greenhouse emissions than typical buildings. This means that Watt Plaza is more energy efficient than 97 percent of similar properties nationwide. The Energy Star score calculates how the building's energy consumption measures up against similar buildings nationwide and also an indicator of how a building is performing. Based on actual measured data, the Energy Star score assesses building performance as a whole, its assets, its operations, and how the people inside use it. A score of 50 represents median energy performance, while a score of 75 or better indicates that a building is a top performer. Watt Plaza has received Energy Star consistently every year since 2004!

We earned the ENERGY STAR® 2020!

Watt Plaza is recognized by the U.S. Environmental Protection Agency for superior energy performance with a score of 97!

On average, ENERGY STAR certified buildings use **35% less energy** and cause **35% fewer greenhouse gas emissions** than typical buildings.



ENERGY STAR® is the simple choice for energy efficiency. For more than 20 years, EPA's ENERGY STAR program has been America's resource for saving energy and protecting the environment. Join the millions making a difference at energystar.gov.



FAQ - RETURN TO WORK PREPARATION

What are your cleaning protocols?

We will continue our enhanced cleaning program for public areas, using an EPA registered disinfectant at an increased frequency on all highly trafficked touch points throughout the common areas including door handles, elevator buttons, restrooms, security desks, mailroom, etc.

Why are you allowing 4 people max in the elevator?

We are following the guidelines and protocols set forth by the LA County Health Department (Appendix D). For practical reasons we are allowing (4) per elevator so there will not be extraordinary wait times and will help minimize the duration of people congregating in the elevator lobbies. The elevator floor signage serves as a reminder to keep your distance when inside the elevator and limit the amount of people for the brief ride to your floor. Also, everyone should be wearing face coverings per our building signage.

Will the stairwells be available for employees to use in order to avoid the elevators?

No, the stairwells will not be available due to it's against fire code for high rise buildings, security reasons and liability.

Will you be modifying the building doors and elevators to be touchless entry?

Our building doors and elevators are not equipped for touchless entry. That is why we have enhanced the frequency of disinfecting all of our highly trafficked touch points with an EPA approved disinfectant on door handles and elevator buttons. We have also put hand sanitizing stations at all building ingress/egress, at each elevator bank on the lobby level and we will be installing hand sanitizing stations on every multi-tenant floor in the elevator lobby in the coming weeks. We also have safety tissue dispensers at the restroom doors for you to use on the restroom door handles. The employers should provide hand sanitizer to their employees once inside the suite.

Does the building have a good working HVAC and ventilation system?

Each tower at Watt Plaza has two separate air handling stations—one for floors 1-11 and one for floors 12-23. They are constantly bringing in 100% more fresh air than they did prior to COVID-19, mixed with some recirculated air when the air handler is in operation. All incoming and recirculated air is run through a filtration system using a Minimum Efficiency Reporting Value of 13 (commonly known as a MERV-13 standard). MERV-13, which is required to meet LEED standards, is generally considered "hospital grade" air filtration. These filters can trap up to 98% of airborne particles as small as .3 microns.

REMINDERS

RJ Westmore Training

Watt Plaza is partnered with RJ Westmore to provide our tenants with the most current Emergency Preparedness Training for the following areas/topics:

- FIRE LIFE SAFETY**
- FLOOR WARDEN**
- EARTHQUAKE**
- BOMB THREAT**
- MEDICAL EMERGENCY**
- POWER FAILURE**

Please note in accordance with the Los Angeles Fire Life Safety Code LAMC 57.409.1 it is **mandatory** for all High Rise Occupants to participate in the online training.

***Annual Fire Drill** will be postponed until 2021 due to Covid-19.

You can find more information on our online tenant handbook at the following direct link:
<http://www.wattplaza.info/main.cfm?pg=coverview&pgnum=1&sid=eprcedures&pid=eptraining>

