



# Watt Plaza – Central Plant

By: Philip Tsui

Watt Management is pleased to announce construction of the Watt Plaza Central Plant project is now over 50% complete!

Since the completion of Watt Plaza in 1983 and in conjunction with most of the new commercial construction in Century City at that time, chilled and hot water for HVAC (Heating, Ventilating and Air Conditioning) had been received from a local distribution facility servicing a majority of the Century City community.

In March of this year, Watt Plaza commenced the construction of its own on-site central plant, which when complete, will generate and provide all of the necessary chilled and hot water specifically for Watt Plaza's HVAC systems. By undertaking this major capital improvement project, Watt Plaza will become 100% self-sufficient and fully independent from the third party provider. This state of the art Central Plant will feature ultra-energy efficient chillers, boilers and cooling towers, which will provide a high level of consistent and reliable HVAC service to Watt Plaza and satisfy every operating condition efficiently in the buildings. The Central Plant has also been designed for additional cooling capacity beyond anticipated conditions to provide redundancy and meet even the highest load requirements.

Watt Plaza is acclaimed for its leadership in sustainability and energy design and the new Central Plant will only continue to push the commitment to sustainability forward. The cutting edge chillers, boilers, and cooling towers will reduce the net environmental impact by reducing the consumption of energy, water and carbon footprint generated by the antiquated equipment. Furthermore, all major equipment are being fitted with Variable Frequency Drives (VFDs),



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which adjust the equipment's motor speeds to closely match the actual energy output requirements. In other words, only the power demanded to meet the actual load requirement will be supplied at any given time of day, resulting in reduced energy consumption and increased equipment life.

Since March, both the motor court beneath the towers and the top levels of the parking structure have undergone major renovations as part of the project improvements. The existing HVAC Pump Room on the motor court level has been expanded to accommodate the new chillers; the construction of a new Boiler Plant room has been completed to house the boilers and hot water equipment. The cooling towers have also been strategically placed on the parking structure roof to obtain maximum operating efficiency. All equipment is now onsite and are currently being installed at their final locations. Construction activities for the next few months ahead include completing all mechanical, electrical, and plumbing connections, furnishing and installing all architectural elements and details, and ignition of the Central Plant for initial testing and commissioning. The Central Plant is currently scheduled for completion before the end of the year.

## EMPLOYEE NEWS

### Employee Spotlight



The employee spotlight in this issue focuses on Ana Ramirez, Lead Building Security Supervisor whose career at Watt Plaza spans over 12 years. Ana is responsible for the daily supervision and training of the Security Officers at Watt Plaza; each morning at 7:00 a.m. Ana usually can be found

behind the 1875 lobby desk greeting everyone with a friendly hello and smile. Ana exemplifies her "TEAM" player attitude by consistently lending a helping hand to her fellow colleagues; for example, assisting with the duties of the Building Management Office front desk, participating in crowd control during special tenant events as well as distributing tenant gifts during the holidays. Ana enjoys various outdoor activities and spending quality time with her family.

## NEW TENANTS

### at Watt Plaza

Please join us in welcoming our newest tenants to Watt Plaza:

- ➔ Fredman Liberman Pearl, LLP
- ➔ Glass Ratner
- ➔ Harrison Design California, Inc.
- ➔ Roth Staffing Companies:
  - DBA: Ultimate Staffing Services
  - DBA: Ledgent
  - DBA: Adams & Martin Group

## EVENTS

### Jeans for Life Drive

The "Jeans For Life" Drive collected 153 pairs of jeans during the months of May and June! Thank you all for your donations, which made this event such a success!

Proceeds of the donated jeans through The AIDS Healthcare Foundation's "Out of the Closet" thrift stores will provide AIDS medications for people living with HIV in underdeveloped nations.



### Summer Fiesta

We hope you enjoyed our Summer Fiesta Tenant Appreciation Event on July 25th! We value your tenancy here at Watt Plaza and certainly had a great time with this new and different opportunity!



### The Wiltern Theater Raffle

Frederick Arnhoelter, from Javaheri & Yahoudai, Amy Furie, from New Act Travel, and David Lachoff, from Newmark Grubb Knight Frank, were the three lucky winners of (2) complimentary tickets each to a show of their choice at The Wiltern Theater! Congratulations!

### Summer Blood Drive

UCLA Blood & Platelet Center collected 53 units of blood on August 13th! Every donation can save up to 3 lives; 159 patients will benefit from our blood drive! Thank you to all donors, as you have truly made a difference for the lives of many!



### 2014 Tenant Event Schedule

Here is a quick look at upcoming events:

#### September:

Quarterly E-Waste Pick-Up: 9/9

#### October:

Breast Cancer Awareness Lobby Event: TBD

American Book Drive: 10/1 – 10/30

Flu Vaccinations: 10/1 & 10/8

Halloween Event: 10/31

#### November:

Union Rescue Mission Sock & Hygiene Drive: 11/1 – 11/21

# How To Go Green And Go Back To School At The Same Time



## RETAIL AMENITIES

### Chase

310-553-8840

### Federal Express

310-203-9928

### 1st Century Bank

310-270-9550

### Mystic Flowers & Gardens

310-284-3417

### Noble Cleaners

310-552-3377

### Office Solutions

310-277-0040

### On-Call Legal

310-858-9800

### Parking:

- Books on Tape (CD's)
- Electric Charging Stations
- Front Door Club  
310-789-2178

### Starbucks Coffee

310-553-8226

### Taco Limon / Pizza Benne

310-286-0464

### The Creator Hair Salon

310-553-2992

### Trimana

310-772-0726

### Trimana Express

310-553-5445

By Stephanie Nicholson

What time is it? SCHOOL TIME! Parents and teachers, with summer coming to an end it's time to load up on pencils and crayons. This year while shopping, keep in mind the 3 R's: reduce, reuse, and recycle. As a general rule, buy durable and recyclable goods, and when possible reuse old supplies. Before shopping, go through everything you have left from last year and make a list to prevent unnecessary purchases. Back to school shopping can be hectic, but if you follow my top three green tips for parents and teachers you can rest easy knowing you minimized your footprint.

*Tips for Parents:*

- 1 Buy durable, sturdy backpacks that last for years.** I still use the same backpacks I used for all four years of high school when I travel, and in the one instance the zipper broke the popular outdoor outfitter replaced it free of charge. You can even pass down durable backpacks to your younger children.
- 2 Kick the classic "brown bag lunch" to the curb.** If you pack your child's lunch, reduce waste and invest in a reusable lunch bag. Not to mention, your child will have fun picking out his/her lunch bag from the extensive collection with popular characters and cool designs.
- 3 Buy smart! Purchase products made from recycled materials.** Many supplies are made from recyclable materials such as pencils made from old blue jeans and binders made from old shipping boxes. You can also reuse items like refillable pens, rechargeable batteries, and scrap paper for notes.

*Tips for Teachers:*

- 1 Reuse old supplies.** Take an inventory of what you have left over before you buy. You will most likely be able to reuse things like crayons, scissors and glue from previous years.
- 2 Promote recycling in the classroom.** Place recycling bins in the classroom for paper, cans, and plastic. Encourage your students to use them. You could even make a game of it; when a goal amount is collected the class wins a prize.
- 3 Reduce paper usage.** Use the blackboard or whiteboard to reduce paper usage. If possible, set up a class webpage where students can access assignments from home and ask questions.

This is just the beginning, check out these [EPA tips](#) for back to school. Do you have any of your own green tips for the back to school season?



# CHARITABLE GIVING

## Breast Cancer Awareness



### Our Vision:

**A world without breast cancer!**

The Los Angeles County Affiliate of Susan G. Komen is dedicated to combating breast cancer at every front since 1996. Up to 75% of the Affiliate's net income goes toward funding grants to local hospitals and community organizations that provide breast health education and breast cancer screening and treatment programs for medically underserved women.

**Learn more ways to get involved in the fight against Breast Cancer in the local community at [www.komenlacounty.org](http://www.komenlacounty.org)!**

**Donate today!**

## REMINDERS



### ANGUS SYSTEMS - ANGUS ANYWHERE

Building Management implemented ANGUS Work Order System in September 2012 in an effort to streamline building services and provide you with improved customer service. The system allows you, our tenants, to remain well informed on the progress of your maintenance requests. The system provides added efficiency as it routes your work order request directly to the staff member who will complete the task. Building Management has noted a surge in usage over the past year and a half and we sincerely hope that you are finding the system convenient and user friendly.

Building Management has expanded the scope of the ANGUS Work Order System to encompass all tenant inquiries; thereby eliminating the need for the Tenant Services e-mail, which was deactivated in May of 2013. All work orders should be entered into the ANGUS Work Order System.

Please look out for two new modules that will encompass Resource Reservation and Notify + Response in the first quarter of 2015.

### WATT PLAZA ELECTRONIC TENANT HANDBOOK

[www.wattplaza.com](http://www.wattplaza.com)

The information provided in our Electronic Tenant® Handbook is intended to provide you with a clear understanding of Watt Plaza and to facilitate your company's operations. Please take the time to familiarize yourself with the helpful information provided and note that the Building Management Office is available to assist with any inquiries or concerns.

