

SPRING • 2017

345 CALIFORNIA CENTER NEWSLETTER

5-Year Inspection and Certification of the Fire Protection System



In January, we completed the 5-Year Standpipe/Sprinkler system inspection and testing. This inspection and testing is required by the National Fire Protection Association (NFPA) and the California Code of Regulations (CCR) Title 19; Public Safety.

This comprehensive exercise encompasses all aspects of our standpipe and sprinkler system that include:

- Visual inspection of ALL system sprinkler heads – property-wide.
- Visual inspection of sprinkler system piping and related support bracing.
- Testing of ALL sprinkler system tamper and flow switches – 2 of each per floor.
- Flow testing of ALL standpipe hose connection valves – 2 per floor.
- Performance testing of all primary electric and back-up diesel fire pumps – 4 total.
- ALL 42 system check valves are opened, inspected, and closed.
- The 30,000-gallon fire reserve cistern is emptied and visually inspected.
- The 4 SFFD external connections to the property are opened and back-flushed at California, Battery, Pine, and Sansome streets.

We are pleased to report that our fire suppression system is fully operational and code-compliant. We thank you for your cooperation throughout this month-long exercise.

Earth Hour 2017 is this Saturday, March 25 from 8:30 pm to 9:30 pm



Earth Hour started in 2007 as a lights-off event to raise awareness about climate change. Since then it has grown into a global initiative to demonstrate our profound power to collaborate to save energy, reduce greenhouse gas emissions and conserve wildlife. With over 154 countries participating, Earth Hour aims to encourage an interconnected global community to share the opportunities and challenges of creating a sustainable world.

345 California Center will be joining other buildings in the city and around the world to visibly demonstrate our commitment to reducing our environmental impacts and protecting the environment.

Please help us by ensuring that all lights are off, including cubicle and task lighting, and that the shades

are drawn for this event. If your office will not be open on the Saturday, please ensure this is done on Friday when you leave.

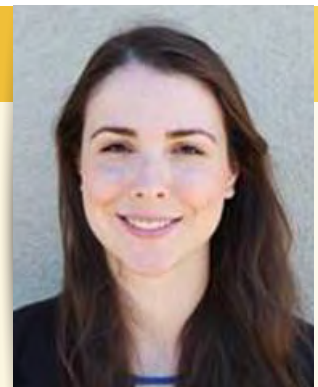
For more information on this event, please visit www.EarthHour.org

As we are committed to reducing our impacts every hour of the year, we would encourage you to turn off all lights at the end of every day and when not needed.

PROFILES AT 345

Elizabeth Olin, Tenant Services Coordinator

We are pleased to introduce Elizabeth Olin as 345 California Center's new Tenant Services Coordinator. Liz comes to us from San Francisco State University where she was working in Risk Management. She brings a welcoming personality and high energy to the position.



In her free time Elizabeth enjoys hiking, cooking, baking and is learning to love running. This May she will be running in the Bay to Breakers Race for the first time! "I am so excited to be working in this wonderful building with such amazing people! Please don't be shy, I would love to get to know you all."

Liz can be reached at 415.434.7747 or at eolin@345cal.com. We are confident that you will enjoy working with her. Please, join us in welcoming Liz to 345 California Center.

Exterior Wall Repair Project Update

In the second quarter of 2017 we will be commencing Phase 2, the west tower, of a project to inspect and repair any anomalies on the exterior panels of the building. Phase 1, consisting of the wall panels on the north and south elevations, was completed last year. Phases 3 and 4 are scheduled for 2018 and 2019. These repairs consist of installing new anchors at spalls, injecting epoxy into any cracks or replacing any failed sealant. While we believe the exterior walls are in very good condition considering the age of the building, we are conducting a thorough examination of every panel and making any necessary repairs.

Phase 2 on the west tower involves work outside hotel guest rooms as well as outside office floors. Any noisy work outside hotel guest rooms will be scheduled between the hours of 10:00 am and 4:00 pm. Noisy work outside office floors will be scheduled after 5:00 pm. Inspection of the panels will be done outside these hours.

Should you have any questions concerning this project, please, contact the Building Office (415.434.7747) and ask to speak with Michael Murphy.



345 California Center Renewed its BOMA 360 Designation

345 California Center's recently renewed its BOMA 360 designation. The BOMA 360 designation is awarded to those buildings that meet the highest industry standards.

The BOMA 360 Performance Program validates and recognizes commercial properties that demonstrate best practices in building operations and management. It is a building designation program that evaluates properties in six major areas: building operations and management; life safety/security/risk management; training and education; energy; environment/sustainability; and tenant relations/community involvement. Only those buildings that satisfy the requirements in all six areas are named a BOMA 360 Performance Building.

The BOMA 360 Performance Program has given 345 California Center a meaningful way to demonstrate our commitment to its tenants and to excellence, and we are thrilled to renew this important recognition.

Additional information about the BOMA 360 Performance Program is available at www.boma.org/360.

Kingsley Tenant Survey

The building management team at 345 California Center recently completed the Kingsley tenant satisfaction assessment to benchmark our performance in operating our building. We are deeply committed to developing lasting relationships and wish to thank everyone who participated in this evaluation.

The assessment was extremely successful and provided valuable insight. We have identified focus areas to help us further enhance your business environment and satisfaction.

We value your candid feedback regarding our building and management services, and encourage all tenants to participate as we continue this program in the future.

EVENTS CALENDAR



SF Cherry Blossom Festival
APRIL 8 – 15, 2017
 Each year, over 200,000 people attend this dazzling display showcasing the color and grace of the Japanese culture and the diversity of the Japanese American Community. We expect our 50th year to be filled with special events and new attractions.
<http://sfcherryblossom.org>



Earth Day 2017
APRIL 22, 2017
 This year we are going all out to bring the public the most educational, impactful and festive Earth Day Celebration to date. The festival will feature amazing top notch entertainment, dynamic panel discussions and speakers at our 'Eco Teach In' section, organic celebrity chef showcase, organic and vegan food courts, wine and beer gardens, clean energy zone, cutting edge earth friendly products, an electric vehicle showcase, kids zone and more. <http://www.earthdaystreetfest.org>



Cinco De Mayo
MAY 6, 2017
 A yearly celebration of Latino heritage with a parade starting at Valencia Street. Complete with music, dancing and plenty of food. From 10 am – 6 pm.
<http://mncsf.org/home/sfcincodemayofestival2017/>



Bay to Breakers
MAY 21, 2017
 An annual footrace with a 100 year tradition. With a starting pint near the Embarcadero, the race finishes at the Great Highway where runners can crash into the Pacific Ocean for a refreshing swim after the race.
<http://baytobreakers.com>

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