

# 345 CALIFORNIA CENTER NEWSLETTER

SUMMER · 2016



## Health and Sustainability Fair a Huge Success

345 California Center would like to thank everyone who joined us for our annual Health and Sustainability Fair this past April! We had the pleasure of hosting vendors committed to sustainability and the well being of the local community.

Guests at the fair enjoyed delicious, organic treats from San Francisco's first online farmer's market, Good Eggs. Good Eggs has created a platform that provides its customers with access to local organic produce, sustainable meat and fish, and a wide variety of other groceries available for next-day delivery throughout the Bay Area. Visit [goodeggs.com](http://goodeggs.com) for more information.



Another vendor we hosted was Vince Bitz, the Engagement Manager of PG&E's Step Up and Power Down initiative. The program provides the community with simple energy saving strategies, tools, and feedback to achieve the common goal of energy and resource conservation. For more information, visit [www.stepupandpowerdown.com](http://www.stepupandpowerdown.com).

We also learned more about San Francisco's own Boosted Board, the electric longboard company that began at Stanford University and has since grown into one of the most well known electric transportation methods of today. More information about Boosted Boards can be found on their website at [www.boostedboards.com](http://www.boostedboards.com).

Thank you to everyone who participated in the 2016 Health and Sustainability Fair and made it as successful as it was. For more information about additional vendors at this year's fair, contact [nmoniz@345cal.com](mailto:nmoniz@345cal.com). We hope to see you there next year!



# 345 Tenant Highlight

## Urban Botanica

**LOCATION:** 345 California Street, Retail #120

**PHONE:** (415) 788-0353

**WEBSITE:** [www.urbanbotanicasf.com](http://www.urbanbotanicasf.com)

**PROFILE:** Nestled in the retail breezeway at 345 California Center, Urban Botanica emanates the natural beauty of artfully crafted botanical materials within its urban, high-rise surroundings. Their boutique brand of specialty floral and plant arrangements has evolved over the past six years, following 20 years operating as “Floral Ornament.” Tenants at 345 California Center likely know of their design skills from displays of weekly seasonal arrangements in the 345 Cal Lobby.

Times have changed over the years, as have the neighborhood demographics. Urban Botanica serves as a local success story, transitioning from a traditional “Mom and Pop” floral shop into a thriving floral studio with a team of talented designers creating everyday flowers, as well as corporate, hotel, restaurant, wedding and event flowers for the tenants and staff at 345 California Center and beyond. Their latest addition is a floral studio in Menlo Park, now accepting floral orders for the Peninsula and South Bay areas. As a special neighborhood perk, delivery fees are waived on all 345 California Street deliveries. To receive special offers, please send your contact details to [info@urbanbotanicasf.com](mailto:info@urbanbotanicasf.com).



## PROFILES AT 345

### Introducing Our New Client Accountant, Olga Samarina

Olga joined the 345 California Center management team in February. She brings 10 years of real estate accounting experience with a focus on property management accounting. Her focus will be on ensuring receipts and invoices are recorded correctly, preparing operating expense reconciliations, completing monthly and quarterly financial reports, and overseeing the completion of the annual budget. Her knowledge includes financial accounting for portfolios of office, retail and residential properties.

Prior to relocating to San Francisco, she worked for The Howard Hughes Corporation as Senior Accountant managing operations accounting for the dynamic South Street Seaport mall in New York City. She holds a B.S. in Business Administration specializing in Accounting from Tallinn University of Technology in Estonia, and a Masters in Accountancy specializing in Taxation from San Diego State University. She is a Certified Public Accountant in the state of California. Olga enjoys hiking, yoga and traveling. “I am very impressed by the use of technology, the emphasis on efficiency and professionalism of the staff at the 345 California Center and am honored to be a part of the team,” says Olga. If you have any billing related questions, contact Olga at (415)-434-7741 or [osamarina@345cal.com](mailto:osamarina@345cal.com).



## Exterior Wall Repair Project Gets Underway

In the next six weeks or so we will be commencing a project to inspect and repair any anomalies on the exterior of the building. The project will be completed over several years with work on the north and south elevations of the building being completed first. While we believe the exterior walls are in very good condition considering the age of the building, we have developed repair methods for installing additional anchors at locations where a crack may have developed near the original panel anchor and a replacement protocol should the contractor find any sealant that may have failed.

The contractor will be working 4 – 10 hour shifts. During the first part of the shift the contractor will be thoroughly inspecting the exterior wall panels and sealant and will be marking any anomalies found. During the latter part of the shift the contractor will be making the repairs. This repair work

will be noisy and will not commence before 5 p.m. The work will consist of drilling a hole 3 inches deep through the granite panel and into the concrete structural backing and inserting an expansion anchor. We will not know the number of repairs to be made until after the inspection and consequently cannot answer how many anchors or how long will the project last.

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

## SAVE THE DATE! 345 Cal – 5-Year Electrical Shutdown

**WHEN** Saturday, September 3, 2016

**TIME** The building will close at 12 p.m. on Saturday, September 3<sup>rd</sup> and re-open on Sunday, September 4<sup>th</sup> at 6 a.m.

Electrical industry standards and best practices call for a complete power-down of a building's electrical distribution system every five (5) years to allow for important inspection, servicing, and testing of the system's primary circuit breakers. These large thermal protective devices are designed to automatically 'trip' open if electrical current were to exceed the breakers current rating. Extensive testing is performed on each of the large primary breakers by a certified testing agency and witnessed by the building electrical engineer. Findings of the exercise are documented in a detailed report. Corrective measures, if any, are then taken to address any areas of concern. The 3-day Labor Day weekend allows an extra day to make any significant repairs if necessary. The Management Office will announce a 'Tenant Orientation' in August where tenant representatives can learn more about what steps need to be taken on their end to prepare for this power interruption.

If you have any questions in the meantime do not hesitate to contact the Management Office via phone or email, we are happy to answer your questions and help you to prepare.

## 345 Cal's Demand Response (DR) methodology

The large central air handling systems of 345 California Center represent some of the biggest electrical power users in the building. As the building's indoor air temperatures rise the fan systems ramp up to provide increased air-flow in an effort to keep office spaces within standard set-point ranges. This naturally increases the building's electrical power demand. Our remote thermostat control capability allows the Engineering team to globally reset space set-points well below normal so as to pre-cool office spaces early on the day of a utility DR curtailment. Pre-cooling the building is more effective in the early morning hours when summer utility rates are lower and while solar impact and occupant levels are minimal. Pre-cooling the building establishes a 'cooling mass' that allows us to substantially reduce our fan power electrical demand and sustains us through a typical 4 to 5 hour utility-driven curtailment. Monetary incentives in the form of electrical bill credits benefit our tenants in the form of reduced operating expenses. Demand Response program participation is good for our tenants, our city, and California's electrical grid.

[https://en.wikipedia.org/wiki/Demand\\_response](https://en.wikipedia.org/wiki/Demand_response)

<http://www.pge.com/en/mybusiness/save/energymanagement/whatisdr/index.page?>

# Announcements

We're pleased to announce our new website is ready to launch! Tenants will have access to news, leasing, emergency procedures, events, and more. Please visit us at [www.345CAL.com](http://www.345CAL.com).



## EVENTS CALENDAR

### Shakespeare Festival



**JULY 2-OCTOBER 2**

The Shakespeare experienced in a communal setting – it elates the soul, inspires the mind and unifies those who sit beside each other. For the majority of their audiences, it is the first point of contact with Shakespeare and the performing arts. It will be held in multiple locations throughout San Francisco. For more information, visit [www.sfshakes.org](http://www.sfshakes.org)

### San Francisco's Outside Lands Music & Arts Festival



**AUGUST 5-7**

This huge event in Golden Gate Park has upped the ante on music festivals going green and "leveraged San Francisco's food, wine, technology and activism cultures," according to Rolling Stone, "for a one-of-a-kind world-class experience." [www.sfoutsidelands.com](http://www.sfoutsidelands.com)

### San Francisco Triathlon at Alcatraz



**AUGUST 21**

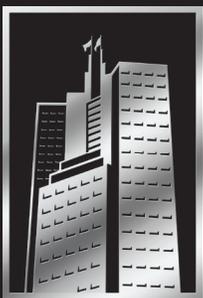
This annual event attracts hundreds of swimmers who will seek to make the trek from Alcatraz to the San Francisco shoreline. Come out for all the excitement! For more information, visit [www.tricalifornia.com](http://www.tricalifornia.com).

### The Giant Race



**SEPTEMBER 11**

AT&T Park, 415-972-1881  
The Giant Race features a half marathon, 10K, and 5K distances, that all lead through San Francisco's historic streets and finish on the field at AT&T Park – home of the San Francisco Giants. Families can participate in the Kids Race and Family Relay. [www.thegiantrace.com](http://www.thegiantrace.com)



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