



## New Gym at Watt Plaza Coming Spring 2020

Allegiate is a class-based fitness gym focused on strength training. Their different classes and programs are designed for both beginners and those with more experience. They offer 60-minute classes for mobility, strength, conditioning, and regeneration. The results for members are greater relative strength, improved mobility, injury prevention, improved cardiovascular output, and improved body composition.

With the right mix of program, structure, coaching, and collective energy, Allegiate creates an environment that helps members achieve much more – in less time – than they would if they were working out on their own.

Allegiate was co-founded by Army West Point's former head strength & conditioning coach and two USC football players. The gym is designed to give everyone access to the same fitness experience – and results – as the best athletes in the country.

The gym will have showers and members get access to open hours.

A limited amount of special rates are available for Watt Plaza Tenants.

Email [cody@allegiategym.com](mailto:cody@allegiategym.com) to learn more.



## Lobby Renovation Project Update

We are more than half way through with the Lobby Renovation Project and are tracking for completion in April 2020. Starting December 2019, we will begin the removal of the scaffolding found in the corridors and elevator lobbies currently found on the 1st floor. At that time, the corridor ceilings and new light fixture installation will be finished. We all look forward to the completion of this first phase of construction, as the constrictions on access currently found on the 1st floor corridors will significantly improve.

Once the scaffolding has been removed, we will begin the installation of wall and floor finishes in several phases over several weeks starting in January 2020. Construction continues in the back of the house where the new Lobby, Conference Center and Exterior Courtyard will be located as well as the new Lobby Entry. Temporary walls will be erected once the scaffolding is removed to restrict access to these areas until the project is completed.

We continue to thank you for your patience and understanding during this construction period but we are excited to share the final results with you in the coming year.

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# EMPLOYEE NEWS

## Employee Spotlight



### Mario Alvarado, ABM Parking Services:

Mario has been in the customer service industry for over 20 years! He started his career while working at one of the Los Angeles local food markets as a driver delivering food. Later, in March 2007, Mario joined the parking maintenance team here at Watt Plaza where he

continuously demonstrates a high caliber work ethic.

He goes above and beyond his job responsibilities and keeps the garage in excellent condition. He also goes the extra mile to assist with parking operations, for example, he plays a major role in assisting our valued tenants with exiting the parking structure during rush hour on a daily basis by directing traffic through the main exit more efficiently, which has been a challenge due to the Metro Purple Line Extension project.

Mario is a single father of (2) beautiful girls. The youngest is still in High School and the oldest is in her last year at LATTC to become a Teacher. When he is not at work he enjoys biking and hiking, as well as other physical challenges such as completing a 10 mile obstacle course as a Tough-Mudder participant in 2016.



### Irma De Luna, ABM Onsite Services:

Irma joined the Watt Plaza team in August 2018; however she has been working for ABM Janitorial for the last 20 years! She is excellent at multi-tasking and graciously assists not only at the Parking Office, but also with assisting our valued tenants and visitors during the peak hours daily

to exit the garage while the Metro Purple Line Extension Project continues to impact our traffic flow while still fulfilling her regular job duties.

Irma is a single mother of (3) lovely kids and takes pride in finding a work/life balance. Her favorite pastimes are karaoke, dancing and spending time with her boys. One of her passions is to volunteer at church to help feed the hunger as well as volunteering at the Los Angeles Children's Hospital in different areas where most needed.

## NEW TENANTS

### at Watt Plaza

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

- ➔ Banafshe Law Firm, PC
- ➔ Transom Consulting Group, LLC
- ➔ DJK Counsel, Ltd.
- ➔ Mazars USA LLP

# EVENTS

## Wattstock - Tenant Summer Event

We hope you enjoyed our Wattstock Summer Event, Tenant Appreciation on July 26th with great food, live 60's band, Volkswagen photo booth and tattoo station. We value your tenancy here at Watt Plaza and had a great time seeing all of you that attended.



## 2020 Tenant Event Schedule

Here is a quick look at upcoming events:

### January

City of Hope Blood Drive: Wednesday, January 8th

### February

Workplace Violence Seminar: Thursday, February 13th

### March

Quarterly E-Waste Pick-up: Tuesday, March 5th

### April

Earthquake Preparedness: Thursday, April 2nd

Earth Day Event: Wednesday, April 22nd

### May

Floor/Suite Warden Training: Thursday, May 14th

Health & Wellness Expo: TBD

### June

Quarterly E-Waste Pick-up: Wednesday, June 3rd

## 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**

310-789-2178

### **Starbucks Coffee**

310-553-8226

### **Taco Limon / Pizza Bene**

310-286-0464

### **Fooda Popup**

1875 / 5th Fl.

# LED Lighting Retrofit Project

We are upgrading the energy efficiency and environmental impact of our building's lighting by replacing over twelve thousand existing fluorescent lights with LED lights. The energy usage will reduce approximately 598,041 kWh, which is a 51 % reduction in energy use. Considering our cost per kWh, that amounts to approximately \$107,647 lower energy cost per year. The LED lights have triple the life of the fluorescent lights which greatly reduces the demand on building staff to replace burned out lighting and the need for the purchase of replacement lighting in the future. The LED lights have no hazardous waste, which on a broad scale can have a powerful, positive impact on the environment.

We contracted with United Energy Strategies to develop and implement the project, which encompassed a building audit; specifications and testing of the LED lights; development of an Opportunity Report; securing approval to proceed from the LADWP; supplying all products, arranging and managing installation; and handling post-installation LADWP requirements to qualify the project for rebates. The expected utility rebate is \$127,369.

Installation is expected to commence in late December 2019 with expected completion within thirty business days. The installation will be scheduled for after-hours work, to avoid disruption to tenants. It is generally acknowledged that LED lights provide better quality light for tenants. The reduced energy and maintenance cost will directly benefit tenants by lowering the operating costs of the building. Tripling the life of the lighting will also greatly reduce the incidents and inconvenience to tenants of lights burning out and then requiring building maintenance to replace the lighting.

This is a win-win for the building, for our tenants, for the environment, and for the sustainability of our energy supply.



# WATT PLAZA GIVES BACK – 2019 RECAP

## January:

City of Hope collected 20 units of blood on January 16th from 21 donors, which helped benefit 60 patients!

## April:

Did you notice that the lights in the Watt Plaza exterior water fountain were “blue” in observance of World Autism Awareness month?

## June:

Watt Plaza tenants donated approximately 200 pounds of canned and dry food during the “LA Food Bank Drive!” The donations allowed *LA Food Bank* to distribute meals to hungry children and their families, seniors and individuals in Los Angeles County.

## August:

*City of Hope* collected 21 units of blood on August 8th from 24 donors, which helped benefit 63 patients!

## October:

Did you notice that the lights in the Watt Plaza exterior water fountain and Parking Structure Elevator Lobbies were “pink” in observance of Breast Cancer Awareness month?

In addition, Watt Plaza made a donation to American Cancer Society’s “Making Strides Walk for Breast Cancer”.

## November:

Watt Plaza partners with *URM* (Union Rescue Mission) by collecting donations of socks, clothing and hygiene items for the “Annual Thanksgiving Outreach”. We were able to collect (8) 30 gallon bags of various needed items.

URM, with the help of volunteers, served a Thanksgiving meal to thousands of men, women and families experiencing homelessness on Skid Row on Wednesday, November 27th.

Watt Plaza made a nominal donation to the Union Rescue Mission.



## December:

Watt Plaza Partnered with the *Building Owners and Association of Greater Los Angeles (BOMA/GLA)* for their 30th annual “Holiday Toy, Food and Clothing Drive” in which we were able to collect (7) 40 gallon bags of various needed items.