



The

# Tower View

The Newsletter for Marathon Oil Tower Tenants

April 2007

## POSITIVE IMPACT ON THE ENVIRONMENT & EXPENSES

**T**ranswestern is excited about two capital projects soon to be completed here at Marathon Oil Tower.

The first is a building-wide lighting retrofit which is currently underway and should be completed by the end of March. **All base building lighting is being retrofitted with 25-watt, T-8 lamps and electronically controlled ballasts.** By the time



*Marathon Oil Tower's central plant (pictured above) is the heart of building HVAC and electrical operations. A new, state-of-the-art Energy Management System, along with a full building lighting retrofit in 2007 will reduce electric consumption by more than 3 million KWH each year!*

the project is completed, **30,000 high wattage/high mercury content lamps will have been removed, recycled, and replaced with low wattage/low mercury lamps.** Additionally, we expect this project to **lower the building's lighting load by 42% annually. Wow!**

The second project is the installation of a **web-based Energy Management System** which will enhance tenant comfort as well as assist in our efforts to lower energy consumption. This state-of-the-art system utilizes electronic controls and sensors which will allow continuous monitoring of temperatures, space conditions, and all HVAC components, as well as outside conditions. This will ultimately allow the implementation of complex

and varying operational control strategies designed to increase tenant comfort and reduce energy consumption.

**Are you ready for this?!** These two projects combined will **reduce the building's annual energy consumption by approximately 3,000,000 KWH.** That's roughly enough power to supply 300 houses with electricity for one year. At today's ever increasing cost of electricity, that's an **annual savings of \$315,000.** Aside from saving money, **green house gases released to the atmosphere will be reduced by 1,200 tons (Carbon Monoxide), 25,520 pounds (Sulphur Dioxide), and 16,500 pounds (Nitrous Oxide) annually.**

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## WELCOME

**T**here is always plenty going on around Marathon Oil Tower, including the signing of new leases and the bustle of new tenants moving in and making themselves at home. In this issue of *The Tower View*, we would like to welcome two new tenants to Marathon Oil Tower.

**Seven Energy recently moved into the Tower** and now occupies all of the ninth floor. Seven Energy is an energy company focusing on oil and natural gas exploration and development opportunities, particularly those well suited to the application of recently developed technologies in the oilfield service sector. With approximately 40 employees worldwide, Seven Energy currently has operations in East Texas, Canada, and the Eastern Hemisphere.

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## APRIL, MAY & JUNE

### VanPool Promotional Event

Come and find out more about this affordable, stress-free, and environmentally friendly way to get to work.

Wednesday, April 18  
First Floor Lobby

### Mother's Day Gift Fair

Mother's Day is Sunday, May 13th. Gift Wave will be selling jewelry, candles, bath & body products, art, music boxes, and fragrance lamps on the first level of the lobby. Don't forget Mom on her special day!

Tuesday, May 8 through  
Thursday, May 10  
First Floor Lobby

### Father's Day Gift Sale

Father's Day is Sunday, June 17th. Stop by and pick-up golf accessories for Dad (or yourself.) You'll find everything he needs including golf balls, tees, bags, apparel, and more.

Tuesday, May 8 through  
Thursday, May 10  
First Floor Lobby

### Memorial Day

The building and management office will be closed in observance of Memorial Day. Please contact the management office regarding after-hours access, lighting, and overtime air conditioning. Have a safe and happy holiday!

Monday, May 28

## RECENTLY

### Valentine's Day; Helping Two Local Charities

**M**arathon Oil Tower tenants picked up some great Valentine's Day gifts while helping two very worthy charitable organizations.

A big "Thank You" goes to everyone that stopped by the management office and the Valentine's Day Sale to purchase **Raisin and Chip plush dogs. Bo's Place received \$590** from your purchase of the adorable pooches! Bo's Place is a non-profit organization that provides grief counseling and support to children who have experienced the loss of a parent or sibling. Services include support groups, community education and training programs, and a grief support information and referral line. For more

information about this wonderful charity, visit [www.bosplace.org](http://www.bosplace.org).

Tenants and visitors bought up the beautiful and unique gift items offered by Executive Baskets, Sodexo, and Julie's Jewelry at the **Marathon Oil Tower Valentine's Day Sale**. More than **\$360 was donated to the Harris County Child Protective Services BEAR Necessities program** from proceeds of the sale. The BEAR Necessities program is an emergency supply room that provides food, clothing, and toys to children who are served by CPS. The program currently serves 1,000 Houston area children each month.

## WELCOME

*Continued from the Cover*

**Johnson, Bender & Company, Financial Advisors, moved into suite 1100 in January.** Johnson, Bender & Company has offered a full complement of fee based financial consulting services and investment management for their clients for the past 10 years. For more information about Johnson, Bender & Company, please visit them on the web at [www.johnsonbender.com](http://www.johnsonbender.com).

Please join Transwestern in welcoming these new tenants to Marathon Oil Tower.

## THE MANY ADVANTAGES OF VANPOOLING

The use of public transportation, shared ride arrangements, and other alternative modes of transportation can go a long way towards reducing carbon monoxide emissions, gasoline consumption, and even traffic and parking congestion. Many organizations have even begun hiring Employee Transportation Coordinators (ETCs) who help to organize and promote environmentally friendly transportation alternatives.

One form of employee transportation that has grown quickly over the last three decades is vanpooling, where groups of 5 to 15 people commute together on a regular basis in a full-size van or minivan. One person volunteers to be the driver/coordinator of the vanpool and often rides free. The riders share the cost of operating the vanpool, and the vanpool group determines their daily schedule and route, including one or more designated pick-up locations such as Park 'n Ride lots or shopping centers.

Human Resources and Facilities Management professionals have traditionally promoted vanpooling as a convenient benefit for their employees. It often helps workers with long distance commutes or those dealing with heavy traffic to get to and from work in a simpler, more relaxing way. Vanpoolers share the cost of gasoline, so **instead of paying \$3 per gallon**, a van with 15 passengers can split the cost and only have to pay **20 cents per gallon** per person. Where available, riders can utilize **High Occupancy Vehicle (HOV) lanes**, which helps bypass heavy traffic and reduce commute times. In Greater Houston, a regional **vanpool subsidy is available** to reduce qualifying passengers' monthly vanpool rates.

A vanpooling program can also have a positive environmental impact. Because each vanpool takes as many as 14 cars off of the road, they significantly reduce fuel consumption and carbon monoxide emissions.

Headquartered in Troy, Michigan, **VPSI, Inc.** ([www.vpsiinc.com](http://www.vpsiinc.com)) is the **nation's largest vanpool services provider**. Established in 1977, the company currently operates a fleet of over 4,000 vehicles throughout the United States and Europe. Of those 4,000 vehicles, approximately 3,400 are used for commuter vanpools.

Marathon Oil Tower has long been a supporter of vanpooling and other forms of alternative transportation. In fact, Marathon Oil Tower currently provides parking spaces on the first level of the parking garage for **30 vanpools that operate from the Tower**.

Want to know more? **A vanpool promotion event will be held on April 18<sup>th</sup>** in the Marathon Oil Tower first floor lobby. This is the perfect opportunity to find out more about this great way to get to work.

For more information regarding setting up a vanpool program at your company, please contact Alice Lee-Cook with VPSI at 281-463-9866 or e-mail her at [alice.leecook@vpsiinc.com](mailto:alice.leecook@vpsiinc.com).

## POSITIVE IMPACT

*Continued from the Cover*

Marathon Oil Tower also recently received the **2006 EPA ENERGY STAR award**. The building originally received this prestigious designation in 2005. To maintain the ENERGY STAR label, a building must submit energy consumption and building operational information each year and receive a benchmark score of 75 or greater. In addition, a Professional Engineer must verify that all indoor environment criteria of the program have been met. **As one of only 65 office buildings in Houston** to hold the coveted label, this places Marathon Oil Tower among the **top 5% of Houston office buildings** in regards to proven energy efficiency.

*This article was brought to you by the Energy Admiral. Please look for my column in the next edition of The Tower View, when we will explore tenant based energy reduction initiatives.*



*Marathon Oil Tower tenants enjoy the economical, convenient, and stress-free vanpool program provided by VPSI Commuter Vanpool.*

## NEW AND IMPROVED . . .

If you park in contract parking each day, you may not have noticed the transformation that's been going on in the visitor parking garage. Transwestern has renovated the parking garage visitor lobbies to better welcome your clients upon their arrival. Besides the additional directional signage in the link, we installed high-grade ceramic tile, additional and more modern lighting, brighter paint, new stainless steel trash cans and signage as well as new entrance mats.



These improvements will not only make it easier for your clients and building visitors to locate the garage

elevator lobbies, but will also improve their first image when entering Marathon Oil Tower.

There are always plenty of projects going on around the Tower, so be sure to check back next quarter for information regarding additional upgrades throughout the building.

## COMING SOON . . . SMOKING MANAGEMENT PLAN

The City of Houston prohibits smoking in large multi-tenant buildings and within 25 feet of any entrance or exit door. While not required by law, Transwestern is in the process of developing a **Smoking Management Plan** to comply with the legal requirements of creating a designated smoking area. This plan will provide **detailed information regarding designated smoking areas** for tenants and guests, including the



location and boundaries of these areas. This plan will also promote and support Marathon Oil Tower's **commitment to minimize exposure to environmental tobacco smoke** for patrons and property staff members. Upon completion, the plan will be distributed to each tenant and added to the Building Rules & Regulations. Thank you for helping us in complying with City codes and in keeping Marathon Oil Tower a beautiful and healthy place to work.

## STRONG SIGNAL

WOW . . . MY CELL PHONE WORKS IN THE BUILDING!

Millions of cellular users depend on mobile technology. As the evolution of the wireless world continues to unfold, there is no doubt these ubiquitous devices are quickly becoming the communication tool of choice.

Unfortunately, modern high-rise office building materials and design elements tend to obstruct the Radio Frequency used by mobile devices. This, coupled with increasing user demand for expansive bandwidth, often results in weak or inconsistent RF signal within high-rise office buildings. That's why you may experience those frustrating "dead spots" in areas of your office where your cell phone signal is weak or simply will not work at all.

Fortunately, there is a solution. Transwestern is pleased to introduce **Enhanced In-Building Cellular (EBIC)** solutions by **Wireless Information Networks (WIN.)** Together, Transwestern and WIN have developed a distributive cellular system that will allow each Marathon Oil Tower tenant to **effectively enhance cellular signal within their office.**

Installation of the backbone of the system was recently completed, and Marathon Oil Tower tenants may begin to take advantage of this great new building amenity. To procure this service and enhance cellular signal in your individual suite, contact Andrew Maier of Wireless Information Networks at 1-877-622-4526 or email him at [amaier@indoorcellular.com](mailto:amaier@indoorcellular.com).

### **TRANSWESTERN**

The Tower View is published by the building owners and management for the tenants of Marathon Oil Tower. If you have any questions or comments regarding the publication, you may contact Heather McMillon, 5555 San Felipe, Suite 210, Houston, TX 77056 or call (832) 369-5800.