



The

Tower View

The Newsletter for Marathon Oil Tower Tenants

January, February, March 2010

ONE OF ONLY 12 BOMA 360 PERFORMANCE™ BUILDINGS!

Hanover Real Estate Partners and Transwestern are proud to announce that Marathon Oil Tower has been designated a Building Owners and Managers Association International (BOMA) BOMA 360 Performance Building; **one of only twelve in Houston and the first in the Galleria area!** This designation recognizes commercial office buildings currently demonstrating operational and management best practices.

Whereas the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) designations focus on energy-efficiency and sustainability, BOMA 360 evaluates all major areas of building operations and management. Essentially, the BOMA 360 designation is a stamp of approval showing that a building is a top performer, and that it meets stringent requirements across comprehensive evaluation criteria. For a building to receive this designation, it must meet industry best practices in six areas:

1. Building operations and management
2. Life safety, security and risk management
3. Training and education

4. Energy
5. Environmental/sustainability
6. Tenant relations and community involvement

Energy conservation is a key component, and buildings must be benchmarked through the U.S. Environmental Agency's ENERGY STAR® Portfolio Manager to meet BOMA 360 requirements. While being green is a core component of the program, for a building to earn the designation, its security systems and procedures, tenant programs, preventive maintenance, community outreach, and energy benchmarking history must also be exemplary. The BOMA 360 program encompasses all elements of the property.



In today's economy, a building's value is no longer measured by its appreciation in just a few year's time; rather, it is measured by how well it is managed and whether it stands above the competition. Recognition as a BOMA 360 Performance Building provides validation for management teams, confidence for building owners, and peace of mind for building tenants, which is why we are so proud of the Marathon Oil Tower staff for garnering this prestigious designation.

A Note From the Manager



2009 was another busy and productive year at Marathon Oil Tower. Our tenants recycled over 4,200 pounds of electronics during the Earth Day Celebration and purchased products at the various "fairs" throughout the year, resulting in donations of over \$2,500 to The Firefighter's Foundation of Houston.

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HONORING OUR VETERANS, CELEBRATING THE HOLIDAYS & GIVING BACK



Marathon Oil Tower tenants and guests observed **Veteran's Day at the Annual Raising of The Flag Ceremony**. The M^cLeMore Detachment of the Marine Corp League once again joined the proceedings for the raising of the American Flag. Kelvin Brown, one of our on-site security guards, gave the benediction, and Jennifer Shiver honored us with a beautiful a cappella performance of the National Anthem. Joe Canning, whose son, Lance Corporal Wesley Joel Canning, was killed in action during his second tour in Iraq, gave a moving speech about his son, service, and appreciation for all veterans. Mr. Ivan Hammond, who served as a Sergeant in the Battle of Iwo Jima and the occupation of Japan in 1945, regaled the audience with stories of raising the two flags at Iwo Jima. Marathon Oil Tower veterans were recognized as each branch of the armed forces was saluted followed by singing of "God Bless America". We would like to thank everyone who participated in this Marathon Oil Tower tradition.

The Tower lobby was filled with holiday music, food and fun during the **Annual Tenant Holiday Reception** on December 17th. The Cy Fair High School Choir entertained with joyously performed holiday favorites as tenants enjoyed an array of tempting desserts. The local Marine Corps dropped by to pick-up the shiny new toys that had been donated during the Marathon Oil Tower Toys for Tots Toy Drive. Thank you, Marathon Oil Tower tenants, for donating six barrels full of toys for Houston area children.

November's Books Are Fun Book Fair kicked-off the holiday lobby sales. **More than \$460 of Books Are Fun Book Fair proceeds were donated to The Fire Fighters Foundation of Houston in 2009!**

The November **Gulf Coast Regional Blood Center Blood Drive** was another big success. Seventy people donated blood, but some gave doubles, **bringing the total to 83 units!** Marathon Oil Tower will be hosting five blood drives this year. Check out the Building Calendar on page four for information about the next blood drive.

If you took advantage of the November Golf Lobby Sale, you not only got a great Christmas gift for your golfer, you also helped our Houston Fire Fighters. **Proceeds from the Golf Lobby Sale brought in more than \$250 for The Fire Fighters Foundation of Houston.**

The 3rd Annual Marathon Oil Tower **Holiday Craft Market** drew a good crowd of serious shoppers. The two-day event featured unique, hand made gift wares sold by Marathon Oil Tower tenants, friends, and relatives. **Proceeds from the Market brought in \$1,328 for The Fire Fighters Foundation of Houston.**

LET US INTRODUCE



Please join us in welcoming **Pete Herrada** to the Marathon Oil Tower team as our new **Security Director**. Pete comes to us with more than 20 combined years of experience in private security management, law enforcement, and the United States military. As his most recent assignment prior to coming to Marathon Oil Tower, Pete spent five years as the Security Manager at the Shell Woodcreek facility in west Houston. He cites the effective and efficient use of personnel and quick response to client concerns as the cornerstones of a good security program. Pete attended Texas A&M University and received a Bachelor of Arts Degree in Political Science.



THREE YEARS OF ENERGY SAVINGS

A hoy Mates! Me and me crew have been hard at work saving energy the past three years. Avast! Below are just a few of the ways we've saved energy...

- Replaced all T-12 bulbs and magnetic ballasts with energy efficient T-8 bulbs and electronic ballasts, saving 2,196,057 kWh annually.
- Replaced 75% of all 100-Watt incandescent bulbs with high efficient 32-Watt compact fluorescents, saving 137,500 kWh annually.
- Installed Variable Frequency Drives on all four cooling tower fans, saving 294,117 kWh annually.
- Installed a new lighting control system, saving 420,000 kWh annually.
- Installed a new energy management system, saving 153,338 annually.
- Installed Variable Frequency Drives and CO² sensors on both outside air handlers, saving 198,842 kWh annually.
- Added 59 garage fans to the energy management system with on-demand CO² sensors, saving 197,059 kWh annually.

We've completed so many projects, there're too many t'list. **But totalled all together, me crew has saved over 4.5 MILLION kWh!!! That's almost 6.8 MILLION pounds of CO² that were NOT emitted into the environment. Shiver me timbers!**

Fair Winds, Following Seas, and Happy New Year!

Energy Admiral

FROM THE MANAGER

Continued from the Cover

Hanover and Transwestern also donated money and the use of the Tower and its services to the American Lung Association for the Fight For Air Stairclimb. The Climb raised over \$127,000 for Houston ALA.

Major building improvements included adding CO² sensors to the garage exhaust fans, saving over 197,000 kWh annually, and adding an after hours lighting controller to the online building system. The P10 area underwent a transformation as Sodexo "refreshed" Tanglewood Terrace with new signage, action stations, and new menu items.

We expect 2010 to be just as busy as 2009. The four year wet sealing project moves in to its third year on the fountain side of the building. Transwestern and the Energy Admiral will continue to look for ways to reduce utilities. Elevator equipment upgrades are also scheduled for the visitor garage elevators. And that's just the beginning!

Hanover Real Estate Partners and Transwestern are excited about entering our fourth year managing Marathon Oil Tower. We look forward to continuing to provide exemplary service to you, our tenants, and maintaining the quality of the property in 2010!

*Heather M^cMillon
Property Manager*

EXPANDED RECYCLING - TIME TO DE-CLUTTER

Many of you already participate in the existing recycling program here at Marathon Oil Tower. We currently recycle mixed paper, plastic bottles, and aluminum cans. Since the inception of the recycling program, Marathon Oil Tower tenants have recycled over 367 tons of material!

Transwestern is now expanding the Marathon Oil Tower recycling program to include:

- ♻️ Computers (CPU's, monitors, servers, keyboards, laptops, networking equipment, IT equipment)
- ♻️ Phones (office and cell)
- ♻️ Any type of wire
- ♻️ Printers
- ♻️ Fax machines
- ♻️ Scanners
- ♻️ PDAs
- ♻️ Circuit boards of any kind



♻️ Many unusual types of electronic and communications equipment

♻️ Batteries (all types)

We have partnered with a local vendor, Houston Computer Recycling, (www.houstoncomputerrecycling.com) to make this program possible. They are strictly a domestic recycler, meaning they do not load containers or ship overseas at all. Houston Computer Recycling is EPA permitted and operates a comprehensive turnkey business-to-business computer and electronics recycling program for the Houston area and beyond.

All of the recycled materials collected will be broken down into different components (circuit boards, plastic, metal, etc..) and then sent to different refiners to be recycled and reused. Recycled plastic can be reused in a variety of ways, from bottles to new computers and electronics. Recycled metal can be melted down and reused to form a screw for the chassis of an automobile. Recycled circuit boards contain precious

metals that can be removed and refined to be used in new circuit boards or even in jewelry.

Tenants may bring items to be recycled to the management office in Suite 110 on the first floor. If you have large items or too many items to carry yourself, you may call the management office for a pick-up at (832) 369-5800. So go ahead and de-clutter your office by getting rid of those old keyboards and monitors. You'll be improving your office environment and helping the local environment and beyond.

JANUARY, FEBRUARY & MARCH AT THE TOWER

Gulf Coast Regional Blood
Center Blood Drive

Thursday, January 7
9 a.m. to 3 p.m.
P10 Next to the Deli

Make appointments by emailing stephanie.scott@transwestern.net or calling 832.369.5800. Walk-ins are also welcome!

Valentine's Day Fair

Wednesday, February 10
Thursday, February 11
1st Floor Lobby

Don't forget that special someone on Valentine's Day. From flowers to chocolates to jewelry, finding the perfect gift couldn't be easier.

Go Texan Day Celebration

Thursday, February 25
Tanglewood Terrace

Celebrate Go Texan Day a day early! Sodexo will offer discounted barbecue. There will also be a DJ playing all your favorite country hits and hopefully some two-steppers.

Books Are Fun
Book Fair

Tuesday, March 16
1st Floor Lobby
9 a.m. to 4 p.m.

Have those Easter, birthday and graduation gifts in hand. Stop by and pick-up some great books, gifts and more. Proceeds will benefit The Fire Fighters Foundation of Houston.

Introducing...

Mobile Detailing and

T&K's

Pressure Washing

New Car Wash provider....better service and lower prices!

Mondays, Wednesdays, & Fridays
6:30 am—3:30 pm

Vehicles should continue to park on the 8th floor of the garage.

Stop by or call (832) 452-3913.

Donate Food, Get A Plant!

Transwestern will begin giving a plant from the level two lobby planting area to each tenant that brings a canned food item for Houston's hungry. Just look for the sign that will be placed in the lobby immediately after plant change-out. The following morning, come to the ground level lobby to exchange a canned food item (or non-perishable food item) for one potted plant. The exchange is first come, first serve and will only last for one hour, from 9 a.m. to 10 a.m.

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**10% post-consumer
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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 110, Houston, TX 77056 or call (832) 369-5800.