



Energy Center
San Francisco

thermal times

information in the pipeline

225 Bush Street

Long the home of entrepreneurial spirit

The iconic Renaissance-style building at 225 Bush Street in San Francisco was built nearly a century ago for none other than oil baron and philanthropist John D. Rockefeller. Modeled after New York's Federal Reserve Bank by architect George Kelham, the 22-story structure in the city's financial district served as the headquarters of Rockefeller's Standard Oil Company from its completion in 1922 until 1972.

Today, the building, an NRG Energy Center San Francisco steam customer since 1989, is home to a broad mix of businesses, including a number of technology companies.

Owner and manager Flynn Properties Inc. has succeeded in repositioning 225 Bush Street as a smart, creative space for mature tech companies since it acquired the building from a German investment group last year. (Flynn previously owned the building from 2000 to 2005.)

Since Flynn commenced leasing activities in spring 2012, building occupancy has risen from 70% to 91%. Its largest tenant is internationally renowned Benefit Cosmetics, with many software firms, online businesses, a startup accelerator and a health insurance company also under its roof.

The 580,000-square-foot property consists of the original L-shaped structure with office tower on the corner of Sansome and Bush streets, plus a western wing added in 1950. Over the years, 225 Bush Street has been beautifully maintained through several renovations and seismic and building system upgrades.

Modern amenities include bike parking, gym and shower facilities, and an electric vehicle charging station. A few of the building's Rockefeller-era features remain, including the first-floor marble bathrooms and the original Standard Oil boardroom.

Helping keep tenants comfortable, NRG San Francisco provides 225 Bush Street with steam for space heating via floor-mounted radiators. Steam-to-hot water heat exchangers located at the basement level and other mechanical rooms provide the building with domestic hot water. The property is air conditioned by means of its own chilled-water system, upgraded in 2000.



Courtesy Flynn Holdings.

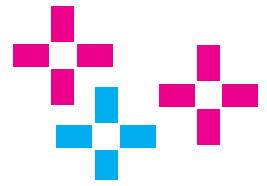
Originally the headquarters of Standard Oil Company (which later became Chevron), 225 Bush Street is a 22-story Class A office building housing primarily mature tech companies.



Courtesy Flynn Holdings.

Ninety-one years after building completion, Standard Oil Company's striking board room still provides the ideal space for decisions to get made.

225 Bush Street (cont'd)



Courtesy Flynn Holdings.

Sam Sullivan, Chief Engineer, ABM Engineering Services, and Nichole Wiley, General Manager, Flynn Properties, are in charge of 225 Bush, a historic structure that is home to companies creating the future.

"We're finding that the way our tenants use the building is changing," says Nichole Wiley, General Manager, Flynn Properties. "Many of our current tenants take advantage of the building's operable windows and enjoy the mild San Francisco weather. Plus, quite often tech company tenants prefer open space to private offices, which means we don't need as many HVAC zones. So we adapt the building for them, always striving to meet our tenants' needs."

From the Standard Oil days to the present, 225 Bush Street has made its contribution to San Francisco's status as a hub of commerce and innovation. Kudos to Flynn Properties for preserving this historic gem as one of the most attractive, creative spaces in the city today.

They Call 225 Bush Home

GROUPON

NITRO PDF

TWITCH

ZILLOW

Efficiency **in** action

How does your building's efficiency stack up?



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Even the most conscientious building manager or engineer may not know where every pound of steam is going in his or her building. Sometimes an out-of-sight steam trap may be leaking, or a valve may look completely closed but isn't. Although accounting for every pound of steam may never be possible, we do believe you can get a better handle on it with a complete building usage profile.

NRG San Francisco can help. Whether you have a flow meter or a condensate meter, we can attach devices to the metering equipment that will track "real-time" usage, 24 hours a day, for a predetermined number of days. This will help steam customers see exactly when—and very likely where—this commodity is being used.

Once determined, NRG San Francisco can "profile" your building against other comparable buildings to see where you stand. We can then recommend improvements.

Please contact me at Mike.Eurkus@nrgenergy.com or 415.644.9668 to find out more about this monitoring service.

2,413 Days and Counting: SAFETY FIRST



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NRG Energy Center San Francisco works diligently to build and maintain a culture of "Safety First" throughout our operations. We're proud to report that those efforts continue to pay off. We've logged more than 2,400 days—more than six-and-a-half years—without a recordable injury, a statistic measured by the Occupational Safety and Health Administration.

Safety is a top priority and an integral part of our decisions and procedures. For example, safe work practices are a key emphasis of our managers' morning "tailgate"

meetings as well as the focus of the job safety analyses completed before any task is performed.

We hold extended mandatory safety meetings monthly to highlight safety-related topics. Our families are also part and parcel of our safety culture, with fire safety, earthquake preparedness, CPR and other topics serving as themes for our annual Friends and Family Day.

We're all in this together, and together we'll continue to achieve our goal: Keeping everyone safe!

Test Your Earthquake Readiness



Lisa Smethurst
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Even though October was Earthquake Preparedness Month, it's important to be "quake aware" every month of the year. Here are just a few questions to test your earthquake readiness:

- 1 Do you have a 72-hour emergency kit in place that will allow you to survive without outside help?
- 2 Have you gone through your home and workplace to identify what could happen to each appliance, piece of furniture and home décor in case of a quake? If so, have you made the necessary changes to secure or move the items to ensure safety as much as possible?
- 3 Do you know all the contact numbers you might need in an emergency? Are they posted near or in your phone? Is your cell phone fully charged as often as possible?
- 4 Do you keep a pair of shoes by your bed so you can make your way through broken glass or other debris after a quake?

NRG San Francisco encourages you to take the time to prepare both at home and at work for earthquakes, which can happen at any time. The more prepared you are, the more resilient you can be once they're over.

[Source: *universityNRG SafetySmart.*]

Emergency Kit Suggestions

Use clean plastic garbage can with tight-fitting lid.

Include 72 hours' worth of supplies:

- Bottled water
- Canned food
- Can opener
- Flashlight
- Battery-powered radio with extra batteries
- First aid kit
- Warm clothing
- Sturdy shoes
- Cash including coins
- Photos of family, friends
- Prescription medicines
- Extra eyeglasses
- Sanitation supplies for all family members



Pitching in to End Hunger

Employees help out local food bank

San Francisco Food Bank's mission is to end hunger in San Francisco and Marin County. In May 2013, more than a dozen NRG Energy Center San Francisco employees joined in to help the cause, helping to package food as part of NRG Global Giving Day.

"It was a pleasure to meet the volunteer team from NRG," says Susan Morenstein, San Francisco Food Bank. "Your staff helped us repackage 21,000



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pounds of carrots and bell peppers and 1,850 pounds of rice. Amazing! Thank you for all you do for the community." NRG San Francisco also donated \$1,000 to the organization.

The Food Bank has 120 employees and works with 25,000 volunteers and 450 partner organizations each year. It is a vital lifeline for people in need of food assistance.

On NRG Global Giving Day each year, more than 1,000 employees of NRG Energy, Inc., and its subsidiary companies perform volunteer work in their communities. In addition, through its NRG Global Giving program, NRG donates millions of dollars to non-profit organizations that address vital community needs through targeted and sustainable service programs. The Company believes that to be a true leader and industry innovator, it must first be a leader in the community.



NRG employee volunteers, from left to right. In back: Al Pomar, Willie Chui, Goran Milojkovic, Goran Sirovica, Mike Eurkus, Dave Hansell, John Lee, Joe Roper and Gordon Judd. In front: Lisa Smethurst, Wendy Gallegos, Aris Aseremo, Nick Joseph and Bryan Vasey.

ENERGY STAR Making Its Mark

- 6 San Francisco's ranking in list of cities with most ENERGY STAR-certified buildings in 2012.
- 18 Number of NRG Energy Center San Francisco customers that received ENERGY STAR certification in 2012.
- 38 Number of NRG Energy Center San Francisco customers that have received ENERGY STAR certification since 2000.
- 35 Percent fewer greenhouse gases emitted from ENERGY STAR-certified buildings vs. average buildings nationwide.

NRG San Francisco encourages you—if you haven't already—to consider ENERGY STAR certification for your building and begin the benchmarking process using Portfolio Manager. Learn more at energystar.gov.



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Energy Center
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From the General Manager **The Greening of San Francisco** NRG playing key role



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Courtesy City of San Francisco,
 Sustainable Development Program.

San Francisco is transforming the way new buildings are built and operated, and district energy is playing an important role in this development. Today, San Francisco's focus is on sustainability and energy efficiency. Green building, the LEED (Leadership in Energy and Environmental Design) rating system, eco-districts, microgrids and district energy are the new construction buzz words.

The city, in fact, has established itself as a national leader when it comes to sustainability. We rank third—tied with New York City—among America's largest cities in terms of community initiatives to save energy, according to the American Council for an Energy-Efficient Economy. Only Boston and Portland, Oregon, scored higher.

This is a testament, in part, to the City of San Francisco and its Sustainable Development

Program. The plan is to facilitate growth while supporting state and local environmental goals and coordinating private development and public improvements through community engagement. NRG Energy Center San Francisco is closely involved in this endeavor, serving as a key participant on various task forces and workshops to help develop and implement the program, which advocates district energy expansion.

Expansion may include both growing existing district energy systems and establishing new ones, especially on a smaller scale. These smaller scale systems, called microgrids, connect the energy systems of buildings with complementary load profiles (e.g., an office building and a residential building). Office buildings use most of their energy during the day when people are working,

while residential buildings use their energy when people come home from work. This provides the opportunity to synergize their energy use with a single system that meets both buildings' needs.

In its ultimate evolution, a microgrid will allow multiple buildings to add to or take from various energy conduits such as heating, cooling and electrical systems such that the demand will very closely mimic the supply. It will operate with an energy efficiency and reduced carbon footprint that can only be dreamed about today.

NRG San Francisco will be a part of these new energy systems in the future. We look forward to continuing to lend our expertise and experience to the transformation of our city.

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In San Francisco, we know how natural disasters can affect our lives. And at NRG Energy Center San Francisco we know how important it is to provide uninterrupted steam service, no matter what the natural or manmade disaster. Reliability is the cornerstone of our business. In fact, we never stopped providing service during San Francisco's 1989 earthquake.

That's because NRG Energy Center San Francisco's energy professionals are on the job 24 hours a day, every day of the year. They know how to keep the steam system up and running, no matter the challenge. Energy is our business, our only business.

District energy systems nationwide have a great reliability track record. Consider their performance during Superstorm Sandy: Nassau Energy Corporation in Long Island never stopped providing service to any major customers, including a 530-bed medical center, community college and even the evacuation center. Princeton University, College of New Jersey, Fairfield University, Stony Brook University, Hartford Steam Company and others also reliably served their customers throughout the storm.

Spotlight on **District Energy:** **Reliability**

