

# TRANSAMERICA PYRAMID CENTER HIGHLIGHTS

## NEWS & EVENTS

### ENERGY MASTERS FORUM SHOWCASES THE PYRAMID

PG&E held its quarterly Energy Masters Forum at the Transamerica Pyramid. The utility company invited engineers and property managers from hotels and other businesses to get a close-up look at the benefits and work involved in establishing and maintaining a cogeneration system.

The forums, which are held at various locations throughout PG&E's service area, are designed for medium and large business customers to help them understand their options and educate them on PG&E programs.

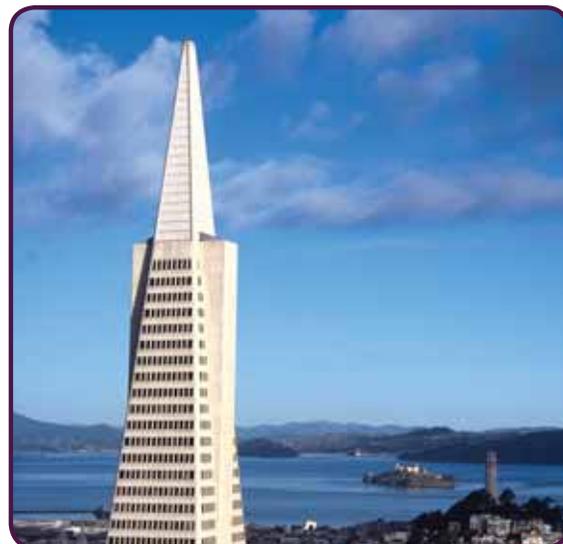
The Pyramid's Co-Gen system currently produces on average 70% of the building's electricity and 100% of its heating and domestic hot water needs – that amounts to an approximate savings of nearly \$700,000 a year.

So why would PG&E promote the Pyramid when it's producing less revenue for the utility? Chris Tufon, a PG&E tariff specialist, said the answer is simple. "My job is to educate customers so they can save more money," Tufon said.

Tufon explains that there's a common misconception that PG&E makes more money based on selling more power. In California, energy sales are separate from profits. Some of the utility's revenue is based on customers'

energy efficiency. The Pyramid is among the top two percent of energy efficient commercial office buildings in the United States.

Many who attended the forum said they were enticed by a system that independently generates its own energy. "I came away thinking this is a real, viable alternative," said Dennis Kettler, a chief engineer at a nearby office building. "When he talked about generating 100 percent of heat and domestic hot water needs, that's really efficient."



The 853-foot-tall Transamerica Pyramid is among the most energy efficient commercial office buildings in the United States.



Co-Generation Plant at Transamerica Pyramid

## FALL 2012

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## BIKE STORAGE ON G1 NOW AVAILABLE!

This facility is now available to tenants at 600 Montgomery Street and includes racks to accompany 18 bikes, with 18 full-length lockers and a changing room. Please note the following policies regarding the new bike room:

- 1) Access to use bike room will be granted upon request via Workspeed
- 2) Tenant guests and visitors must use the exterior bike racks located at the messenger center. The bike room is reserved for tenants only.
- 3) Use of the racks will be on a first come, first serve basis.
- 4) The room is to only be accessed from the visitors lobby entrance next to the messenger center. Access by the garage ramp is strictly prohibited.
- 5) Landlord and its managing agent will not be responsible for any theft or damage to any bicycles or personal property left in the bike room area.
- 6) Lost and found items may be retrieved from the Building Office in Suite 200.
- 7) Building management will conduct quarterly cleaning of the bike room. Tenants will be given advance notice to remove personal items before each quarterly cleaning. Items left in lockers will be donated to charity.



The Transamerica Pyramid adds to the ambiance of the spectacular fireworks display by lighting the beacon on the 4th of July

## MARK YOUR HOLIDAY CALENDAR

*The dates are set for this year's tenant holiday parties. They are:*

### **505 and 545 Sansome:**

December 6 in the Winter Garden Lobby

### **600 Montgomery:**

December 13 on the 20th floor

As always, there will be music, great holiday fare from Top Chef Ryan Scott, and plenty of opportunities to mix and mingle with neighboring tenants.



## FROM AIR, SEA AND LAND...

October will prove to be an exciting month, from Fleet Week to the preliminary races of the America's Cup. October 4 – 7 you can look to the air for exciting performances by the Blue Angels, the Navy's top aviators who always amaze; to the sea for catamarans and the finest sailing vessels from around the world as they compete for their chance to bring home the America's Cup in 2013. And then there are the Navy ships that grace the Bay during Fleet Week, and the many booths and events at Pier 31 and down the Embarcadero where there's something for everyone. We at Transamerica Pyramid Center get a first-hand view from our office windows of what will be an action-packed week.

## LIGHTNING STRIKES AT THE PYRAMID

In an amazing show of lights during a spring thunderstorm, lightning struck the top of the Pyramid and it was caught on camera. No damage was done to the building, but it did make for a great photo opportunity!



## CUSHMAN & WAKEFIELD TRAINING UNDER THE BEST

Cushman & Wakefield is the world's preeminent commercial real estate services firm. Founded in 1917, the firm has 231 offices in 58 countries, and more than 13,000 professionals. Recently, local management from various Cushman & Wakefield offices attended a training session on the 48th floor of the Pyramid held by our management staff. The management team of the Transamerica Pyramid Center has consistently received some of the highest marks in service, creativity, energy

savings, efficiency and productivity, with an on-going record of outstanding tenant satisfaction. The team, though made up of only eight professionals, are some of the most respected in the industry. From the management team, to the engineering team, to the leasing team, these professionals strive to provide an outstanding experience for tenants and the most productive work environment possible.

# IT'S THAT TIME OF YEAR AGAIN!

Mark your calendars -- the annual Floor Warden Training will take place this November 7 and 8th. Each Pyramid Center tenant is required to send representatives for Floor Warden Training (mandatory under Title 19, California Fire

Code). Attendees will learn about the building's life safety features and emergency response protocols with topics to include fire, earthquake, medical emergency, emergency communication and more!

## TRANSAMERICA PYRAMID CENTER PRESENTS: **THE ANNUAL HEALTH & GREEN FAIR**

*Thurs, Oct 18th, 11:00 am - 2:00 pm*

*Location: Winter Garden Lobby, 505 Sansome*

### FEATURING:



#### FREE MESSAGES!

Chair massages will be offered compliments of the Transamerica Pyramid Center



#### FREE HEALTH SCREENINGS!

Bone density screenings, body composition, glucose and cholesterol screenings and blood pressure screenings will be available



#### DELICIOUS HEALTHY FOOD!

Top Chef Ryan Scott will be serving delicious healthy fare.



#### LEARN GREEN TIPS!

Experts will be on hand to discuss LEED, waste diversion, alternative transportation, and conservation.

**PLUS:** Low cost flu shots, energy conservation ideas, exercise tips, healthy eating tips and more!



For more information email Louisa Juarez-Tang at [ljareztang@thepyrמידcenter.com](mailto:ljareztang@thepyrמידcenter.com)



**Transamerica Pyramid Center**  
[www.transamericapyramidcenter.com](http://www.transamericapyramidcenter.com)

# Music In The Park



Tenants and spectators were treated to the voices of the Millard West High School Choir this summer in Redwood Park. Millard West High School Vocal Department is comprised of approximately 300 students in grades nine to twelve. Vocal Music is under the direction of Katherine M. Huerta-Simpson, Director of Vocal Music, and Zachary Bjornsen, Assistant of Vocal Music. The vocal music curriculum consists of National Music Standards and an exceptionally rigid curriculum. The Singers perform three concerts at Millard West each year, in addition to guest performances at venues such as Dana College, Opera Omaha, and Nebraska Association for Music Educators Convention.

Coming all summer long through the end of September will be an array of concerts in the park. Look for a calendar of these dates and musical groups.

## BEHIND THE SCENES

### PHIL RAPOPORT, GENERAL MANAGER TRANSAMERICA PYRAMID CENTER

As General Manager of one of the most famous buildings in the world, Phil is responsible for the overall operation and financial accountability for the Pyramid as well its two neighboring buildings at 505 and 545 Sansome Street.

He started his professional career in San Francisco with the Hyatt Hotel organization, and later moved into the field of commercial real estate in the property management division at the Shorenstein Company, then later with Cushman & Wakefield in his current position. In between real estate stints, he spent four years in the financial services industry, becoming a Registered Investment Advisor for a Bay Area CPA firm.

Phil says his favorite part of his job at Transamerica Pyramid Center is working with a talented group of dedicated professionals, as well as all of the fine vendors and contractors who service the tenants. "The building office staff is the best I have worked with in my 29 years in the industry," says Phil. "I am

also fortunate to receive strong support from our owner, AEGON USA, and from Cushman & Wakefield."

Of all of the achievements Phil has to his credit over the years, he says he is most proud of the awards they have achieved for Transamerica Pyramid Center, including LEED Platinum for the Pyramid, LEED Gold for both the Pyramid and 505 Sansome, and several TOBY (The Outstanding Building of the Year) awards for the Pyramid and 505 Sansome over the past few years. In his spare time, he enjoys reading, travelling and playing tennis. As a teenager growing up in San Francisco, he worked one summer as a vendor at Candlestick Park and got to watch Willie Mays, still standing as a highlight in his life.



# TENANT SPOTLIGHT



**Breakthrough**  
COLLABORATIVE

## BREAKTHROUGH COLLABORATIVE

Breakthrough Collaborative, founded in San Francisco in 1978, prepares underserved, high potential middle-school students at 33 sites in 27 cities to enter and succeed in college by recruiting, training and supporting outstanding college students to teach them. Since 1978, we have served over 22,000 students across the U.S.

Breakthrough's success is driven by a transformative Students Teaching Students model. Every year, thousands of middle school students are taught by exceptional college students who provide them with the rigorous coursework and skill development necessary for their long-term success.

Breakthrough middle school students complete up to three summer sessions of academic instruction, as well as

study skills, public speaking, and leadership development. School-year tutoring, Saturday sessions, and individual counseling and support on high-school options help students successfully apply to and enroll in academically rigorous, college-preparatory high schools, completing challenging courses to earn admission to four-year colleges. Leading the middle schoolers throughout the summer and after school are Breakthrough's outstanding and diverse teachers that hail from top schools across the country.

Breakthrough is headquartered at 545 Sansome Street in the Transamerica Pyramid Center. Learn more about Breakthrough at [www.breakthroughcollaborative.org](http://www.breakthroughcollaborative.org).

# THE TRANSAMERICA PYRAMID

600 Montgomery St.  
San Francisco, CA 94111

## 505 SANSOME

505 Sansome St.  
San Francisco, CA 94111

## 545 SANSOME

545 Sansome St.  
San Francisco, CA 94111

### FOR LEASING INFORMATION CONTACT:

**Margaret Duskin**

Senior Director

[mduskin@cushwake.com](mailto:mduskin@cushwake.com)

415.773.3538

**Ross Robinson**

Director

[ross.robinson@cushwake.com](mailto:ross.robinson@cushwake.com)

415.773.3576



**TRANSAMERICA PYRAMID CENTER**

# CONCIERGE'S CORNER

BY J.C. CUAYET • 415.829.5340



# 750

RESTAURANT & BAR



Step out of the office for a power lunch buffet at our neighbor's, the 750 Restaurant and Bar in the Hilton San Francisco Financial District. They are offering a great deal on their nicely varied lunch buffet. Enjoy a satisfying "sit down" lunch in around 30 minutes. Served Monday through Friday from 11:30 a.m. -1:30 p.m., buffet menu that rotates daily. Here are the highlights: Monday features farm fresh, sustainable, healthy entrees and salads. Tuesday offers a great do-it-yourself taco bar. Wednesday is Italian with a selection of fresh pastas and NY Pizza. Thursday brings bold flavors of soy, wasabi and teriyaki with an Asian -Fusion menu. Finally, Friday features all American-comfort food (my favorite). The buffet is also available for social parties or corporate meetings. The all-



you-can-eat lunch buffet is truly a bargain at \$15.95. Transamerica Pyramid Center tenants will get an additional \$5 off by showing a copy of this newsletter to the server--now through September 30, 2012. Or, drop by to see me at the concierge desk for a discount coupon. The 750 Restaurant has a full bar and an extensive a la carte menu in addition to the buffet. Walk-ins are welcome or you can book a reservation through me or at <http://www.opentable.com/750-restaurant-and-bar> or

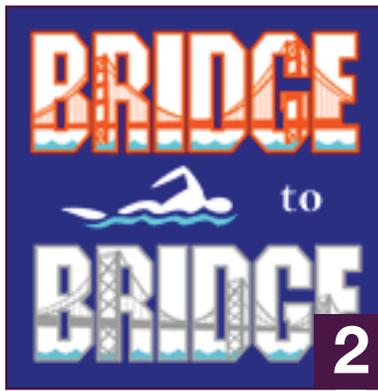
call (415) 765-7878..

For more information, visit <http://www.sanfranciscohiltonhotel.com>

# EVENT CALENDAR



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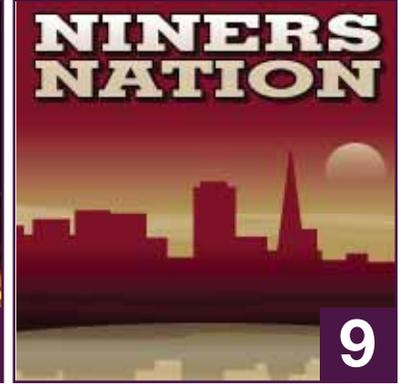
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**1. Super Hero Street Fair**  
 Sept 22  
 Islais Creek Promenade  
[www.superherosf.com](http://www.superherosf.com)

**2. Bridge to Bridge 10k Swim**  
 Sept 29  
 Golden Gate Bridge  
[www.sfbay10k.com](http://www.sfbay10k.com)

**3. Diner The Musical**  
 October 2012  
 Curran Theater  
[www.shnsf.com](http://www.shnsf.com)

**4. America's Cup World Series**  
 October 4- 8  
 Embarcadero/Pier 39  
[www.americascup.com](http://www.americascup.com)

**5. Fleet Week Blue Angels**  
 October 4 - 8  
 Embarcadero/Pier 39  
[www.fleetweek.us](http://www.fleetweek.us)

**6. 144<sup>th</sup> Italian Heritage Parade**  
 October 7  
 Pier 39  
[www.sfcolumbusday.com](http://www.sfcolumbusday.com)

**7. US Half Marathon**  
 November 4  
 Muni Pier Waterfront  
[www.ushalf.com](http://www.ushalf.com)

**8. Holiday Ice Rink**  
 November 9  
 Justin Herman Plaza  
[www.embarcaderocenter.com](http://www.embarcaderocenter.com)

**9. San Francisco 49ers Football**  
 Nov - Dec  
 Candlestick Park  
[www.49ers.com](http://www.49ers.com)



[WWW.TRANSAMERICAPYRAMIDCENTER.COM](http://WWW.TRANSAMERICAPYRAMIDCENTER.COM)