



Feature

## Wells Fargo Place Takes Best in Show for St. Paul in Kilowatt Crackdown

Wells Fargo Place and the Unilev Management Corporation team recently received the 2013 Kilowatt Cup in the Kilowatt Crackdown. Competing against a field of 110 Twin Cities' commercial buildings, WFP was recognized 'Best in Show for St. Paul' for annual energy savings achieved from its new Energy Management System (EMS) installed in 2013.

According to ENERGY STAR, energy represents the single largest operating expense for commercial buildings. Companies that participated in the competition implemented changes such as retrofitting lighting, upgrading motors and variable frequency drives, buying higher efficiency heating or cooling equipment and conducting building tune-ups.

Why did WFP stand out in the Kilowatt Crackdown? Based upon the assumptions for the new systems performance at the beginning of the EMS project, Xcel Energy projected WFP would achieve annual energy savings of 1,000,185 kWh of electricity or 10% of average annual energy consumption. So far WFP is on track to meet this goal, having already used 716,833 kWh less in the months since final installation of the new EMS.

The new EMS system is just the latest in an on-going effort to improve sustainability and decrease operating costs at WFP. Other green initiatives in the building include



recycling of paper, aluminum, and plastic, the use of green cleaning products, participation in the Audubon Society's Lights Out Program and Earth Hour, and the Used Electronics Amnesty Program. Since 2009, WFP has qualified as an Energy Star building and is currently exploring recycling of organics, single stream recycling and additional lighting retrofit projects.

The Kilowatt Crackdown, which is hosted by the Building Owners and Managers Associations of Greater Minneapolis and Greater St. Paul together with Xcel Energy, is in its third year. The companies participating in this most recent competition collectively saved 9.8 million kilowatt-hours of electricity. Using the Environmental Protection Agency's equivalency tool, the savings equate to a reduction of 6,910 metric tons of carbon dioxide, or taking 1,440 vehicles off the road. It's also enough electricity to power more than 950 homes for a year.

### WFP Tenant Brown & Caldwell Takes Steps to Conserve Energy

Brown & Caldwell, a national environmental engineering and consulting firm with offices on the 25th floor of WFP, continues to pursue its own energy conservation initiatives as a tenant to further enhance what we are doing in the building. They've added occupancy sensors in storage rooms and restrooms and rewired a large area of their floor to be controlled by an ambient light reading meter, which when the weather is sunny and there is enough ambient light to light the area near cubicles, the fixtures in that area turn off. If you are interested in implementing changes within your space contact the Office of the Building or re-invision directly.



"WFP's Kilowatt Cup Winning Energy Management System Project has saved 716,833 kWh of electricity since going live. This equates to taking 104 vehicles off the road and is enough energy to power 46 homes."



The LRT Metro Green Line has officially begun service between downtown Saint Paul and downtown Minneapolis, and all points in between, along the University Avenue corridor! Although it was at least six years ago that we started addressing the logistics and timing of construction, oddly it seems like just yesterday. Time flies when you are having fun, as they say! While the period of construction was far from fun at times, we are excited about the opportunity the Green Line represents to better connect downtown and the greater metropolitan marketplace. We've included safety tips and reminders for pedestrians and riders of the Green Line on page 3.

We are also excited for two of our immediate neighbors who will be pursuing expansion or renovation plans as a result of state bonding funds made available during the 2014 state legislative session. The Children's Museum will be embarking on a major renovation and expansion within the next year and the long vacant Palace Theatre on 7th Place Mall is one step closer to renovation into a 3,000-seat music venue capable of accommodating a variety of performance space and audience configurations. This investment in our immediate neighborhood will certainly enhance the vitality of our streets. And let's not forget the excitement the new baseball park in Lowertown will generate once the Saints begin playing there in 2015.

Aligning nicely with these recent developments in downtown is a new initiative being kicked off by the Wabasha Partners, a neighborhood group featured in our Winter 2013 WFP Link issue. Wabasha Partners has engaged the services of a design, branding and architecture firm to work with and guide a delegation of neighborhood representatives through an exercise to reenvision what the Wabasha Street pedestrian experience could be from Kellogg Avenue to 11th Street. The initial thought is to help position Wabasha as a unique pedestrian experience and entertainment destination given its history, geographical "spine" location in the city and the growing range of entertainment and hospitality enterprises in the area. The initial exploration phase is expected to be complete later this summer. Look for updates in future editions of WFP link!

We've included two staff spotlights in this issue. You may recognize David Glasgow and we congratulate him on his recent promotion; Bernie Carbajal is our newest team addition. Learn more about both of them on page 4.

I hope for you all a great summer, especially after the winter we endured! As always, please contact the Office of the Building if we can ever be of assistance.

Events

## New Corporate Discounts to Local Attractions Available

Let the fun begin! To help WFP tenants enjoy some of the most popular local attractions at discounted prices, Unilev is pleased to announce additional venues to the existing list of Minnesota Zoo, Nickelodeon Universe, Valleyfair and the Minnesota State Fair. Discounted prices and tickets are now available to a number of MOA (Mall of America) attractions including the Barbie Dreamhouse, CSI, Star Trek, and Ladies & Gentlemen...The Beatles!. Nickelodeon Universe is also located at MOA.

To purchase tickets to MOA attractions:

1. Visit mallofamerica.com
2. Select the experience you would like to purchase under the "ATTRACTIONS" tab at top of screen
3. Select "PURCHASE CORPORATE TICKETS"
4. Create a user name and password
5. Use COMPANY CODE QWTY9843



Purchase Online at mallofamerica.com

Regular Price (Ages 3-54): \$26.46 + tax  
Discounted Price: \$19.00

Senior Rate (Ages 55+): \$16.99+ tax



Purchase Online at mallofamerica.com

Regular Price Adult (Age 13+): \$18.74  
Discounted Price Adult: \$12.99

Regular Price Child (Ages 5-12): \$11.03  
Discounted Price Child: \$6.99

Regular Price Senior (Ages 55+): \$14.32  
Discounted Price Senior (Ages 55+): \$9.99



Purchase Online at mallofamerica.com

Regular Price Adult: \$16.99 + tax  
Discounted Adult Price: \$12.99 + tax

Regular Price Child (Ages 5-12): \$9.99 + tax  
Discounted Child Price: \$6.99 + tax

Regular Price Seniors: \$12.99 + tax  
Discounted Senior Price: \$9.99 + tax



Purchase Online at mallofamerica.com

Regular Price: \$31.99 + tax  
Discounted Price: \$24.50



## LRT METRO Green Line Safety Tips and Reminders

The METRO Green Line, the newest light rail line in the Twin Cities, will cover 11 miles and connect downtown St. Paul to the University of Minnesota and downtown Minneapolis. The Green Line runs adjacent to Wells Fargo Place and LRT trains began operating on June 14.

Tenants, whether as pedestrians or as motorists, are reminded that light rail poses safety risks to those who intentionally ignore barriers and warnings. Below are safety tips for driving, bicycling or walking across or near the LRT tracks as well as reminders for parking in ramps and busses serving WFP.

### Trains are Quiet

- Pay attention near the tracks. Unlike freight trains, a light rail train is quiet when approaching.
- Listen for horns and warning bells.
- Look both ways before crossing the tracks by car, bicycle or on foot.

### Be Careful Near Tracks

- Never walk or play on tracks; it is dangerous and illegal.
- Cross tracks only in designated areas.
- Never bike or skateboard on tracks.

### Rail Station Safety

- Trains can come on any track, at any time and from any direction.
- Trains move faster than they appear and can't stop as quickly as a car.
- Be alert near platforms and intersections. Turn down the volume on mobile devices to avoid distraction.

### Safety Tips for Motorists

- Trains don't have steering wheels and cannot swerve out of your way
- Never try to beat a train through a light. The train will clear the intersection in a few seconds.
- Obey all traffic signals and warning signs.

### Ramp Access

- There will be no changes for accessing the Wells Fargo Place ramp and loading dock and access to Town Square Ramp from Cedar Street will be controlled by a traffic signal. Vehicles will need to cross over the tracks when entering off of Cedar.

### Bus Service

- Route 50 has been replaced with LRT service.
- Route 16 frequency is reduced to every 20 minutes during peak hours.
- Route 94 will run non-stop between downtown St. Paul and downtown Minneapolis during weekday rush hours and midday. Weekday evenings and weekend service has been dropped.
- Several routes previously running on Cedar have relocated to 6th Street.

LRT safety information used in this article was provided by Metro Transit and can also be found at [centralcorridor.org/safety](http://centralcorridor.org/safety). Tenants may also contact the Office of the Building with questions.



Purchase tickets in person at the exhibit box office at MOA

Regular Price: \$7.00 + tax  
Discounted Price: \$5.00 + tax



MINNESOTA ZOO®

Pick tickets up in the Office of the Building  
2.00 Off Admission



Purchase in the Office of the Building

Adult Admission  
Regular Price: \$36.99 + tax  
Discounted Price: \$29.00 / Adult Admission –  
Unlimited drink wrist band included - \$34.00  
Adult Dinosaurs Alive! - Regular Price: \$2.50  
Junior Admission (includes Dinosaurs Alive!)  
Regular Price: \$30.99 + tax  
Discounted Price: \$29.00



Purchase in the Office of the Building

Adult Admission Regular Price: \$13.00  
Discounted Price: \$10.00  
Midway/Kidway Tickets (sheets of 25)  
Regular Price: \$15.00 These sheets not sold during the fair. Sheets of 30 tickets are sold for \$25.00 during the fair

## David Glasgow, Lead Security, Account Manager



Congratulations to David Glasgow, a long-time security shift supervisor at WFP, for being promoted to Account Manager in January. Before joining WFP nine plus years ago, David had served on security teams at Cray Plaza (formerly Galtier Plaza) and the Fifty South Sixth building in Minneapolis and

is certified as a protection officer, is CPR/AED and First Aid certified, and has passed a number of courses in leadership and supervisory training.

In his new position, David manages, organizes and oversees day-to-day security operations; ensures training and officer performance enhancements are provided and initiated; and is responsible for scheduling, payroll and site post orders, procedures and processes.

“I enjoy working at WFP because all departments—engineering, janitorial, building management, and security—work as a team,” said David. “We complement each other in keeping the building clean and safe.”

WFP security officers are the first respondents in the building and David is the first to be notified of any

incidents that occur in the building. Common occurrences could include a lost child, a medical emergency, or severe weather, but WFP security officers are ready should any less common and potentially more threatening might occur. David maintains security integrity for WFP by ensuring his officers are well trained and tenants are satisfied through performance and compliance.

When he’s not keeping WFP secure, David spends most of his time with his daughter and photography. “My daughter is on the go 24/7,” said David. “She loves Barbies and riding the biggest amusement rides at MOA.” They also spend time biking, roller skating and spending time at the parks.

David is also working on computer engineering and networking degree. “I’m determined, to not only achieve my degree but, to succeed in my endeavors,” said David.

Despite his stern look at work, David admits he’s a fun nerd at heart. Most people don’t know he collects comic books and is a huge Teenage Mutant Ninja Turtles fan.

Should you see David, ask him which is his favorite Teenage Mutant Ninja Turtle—Leonardo, Michelangelo, Donatello or Raphael. He may just drop his ‘stern’ look.

## Bernie Carbajal, Maintenance Assistant

Everyone on the WFP team plays an important role in keeping the tallest office building in downtown St. Paul’s central business district running efficiently and smoothly. However, the maintenance technicians are probably the people tenants see most often throughout the day handling every kind of request from fixing a door to moving furniture, replacing light bulbs, hanging pictures and more.



WFP’s newest maintenance assistant is Bernie Carbajal, who joined the team in April. Bernie has an extensive background in office janitorial and maintenance work. Before coming to WFP, he was a maintenance technician and janitorial supervisor for LaSalle Plaza in Minneapolis. He’s also done similar work for Neighborhoods Organizing Change (NEOC) and Boston Scientific and worked for ABM, a building maintenance and facility services company.

“Every day is different,” said Bernie. “I may start by doing plumbing work and end my shift fixing doors.” He likes the variety required to keep a premier office building such as

WFP in top condition. And, he is impressed with the environment at WFP.

“I enjoy my co-workers and the communication is very good here,” said Bernie. “I’m really happy and excited about being at WFP.”

When he’s not fixing, moving or replacing something for tenants, Bernie likes to run and exercise at the gym. A native of Mexico, he came to Minnesota when he was 14 years old.

He joined family already in Minneapolis and attended Southwest High School and Saint Paul College. In high school, Bernie participated in cross country and track and field.

“I ran the 5K and 10K in cross country and the 3200 meter and 400 meter in track and field,” he said. As a runner, Bernie is fond of watching the Olympics but also enjoys following the Twins.

Feel free to say “hi” to Bernie when he’s on your floor; he’s sure to be there sometime soon.