

Pennzoil Place Perspective

The Newsletter for Pennzoil Place Tenants

1st & 2nd Quarter 2016 Issue

Iconic Pennzoil Place Wins Local 'The Outstanding Building of the Year' Award!

Pennzoil Place is the proud winner of the 2015/2016 Houston Building Owners and Managers Association (BOMA) The Outstanding Building of the Year (TOBY) Award in the Over One Million Square Feet Category. Members of the hard working Transwestern property management team received the prestigious award at the Houston TOBY Award dinner in January.

Each year, the TOBY is awarded to the highest scoring building in each of 15 categories, beginning at the local level. The categories consist of five square footage awards ranging from under 100,000 square feet to over one million square feet, along with categories for medical, corporate, historic, low-rise and mid-rise suburban office park, government, renovated, retail, industrial office park, and an Earth Award category.

Local judging consists of a building inspection by a panel of judges guided by the property management



team. Judges are introduced to the building's energy efficient systems, tenant amenities, and environmentally friendly features during the tour.

Among other prerequisites, each competing building must benchmark energy usage through the EPA ENERGY STAR® website. Buildings with an energy benchmark score of 60 or higher receive additional points. Having received the 2016 ENERGY STAR designation with a benchmark

score of 85, Pennzoil Place easily received these coveted bonus points.

Congratulations to the Transwestern Pennzoil Place management team for garnering the TOBY Award. The team worked hard to prepare for the competition while completing daily building operations and providing the high standards of tenant service Pennzoil Place tenants have come to expect.

From The Manager



What a great time for Pennzoil Place! For those that may not know, in January we won Houston BOMA's local TOBY (The Outstanding Building of the Year) Award! This was only possible through the efforts in tenant programs, community outreach, energy reduction, and environmental initiatives, with great success; along with a lot of work and help from many vendors and our great Pennzoil Place tenants! A special thanks goes out to all team members who contributed to winning this year's TOBY Award and making Pennzoil Place a great place to be. Since winning the TOBY, we've completed the renovation of all elevator interiors, hosted our most successful E-Cycle drive to-date, inaugurated our "Cookies and Coffee" lobby event, and hosted our most successful blood drive in recent years.

Please check out the remainder of our news in this edition, and look for upcoming Pennzoil Place events in the Building Calendar on Page 4!

*Jacob Roberts
Property Manager
Transwestern*

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Pennzoil Place Team Member Highlights

Thank You, Day Cleaning Crew!



Pennzoil Place would like to thank our ISS Janitorial daytime crew (pictured left to right): **Assistant Day Supervisor Jose Bonilla, Day Supervisor Humberto Rosales, Rosa Reyes, Celestina Rodriguez, Oscar Mora, Elvira Gonzalez, Augusto Perez, Philemon "Bibi" Bibbins, and Project Manager Juan De La Cruz.** We appreciate your service and dedication in serving our tenants and keeping Pennzoil Place beautiful!

Security Officer/Shift Supervisor Jonathan Barber

Security Officer **Jonathan Barber** was born and raised in Chicago, Illinois where he attended Dunbar Vocational Academy, majoring in Television Production. After moving to Langston, Oklahoma, Mr. Barber attended Langston University, where he graduated with a degree in Music Education in 2005. Officer Barber became a member of the Pennzoil Place Security Staff in 2013 and has shown a strong work ethic during his time here, working his way up from a Security Officer position over-night to Morning Shift Supervisor.



Chocolate Pizazz is now an exclusive brand of Michael's Cookie Jar! Visit our Pennzoil store to taste all the goodies!

Michael's cookie jar

We're located in the Pennzoil Tower tunnel
713-771-8603, ext 3
michaelscookiejar.com

Lead Engineer Paul Gregoire

Lead Engineer **Paul Gregoire** has been with the Pennzoil Place Property Management Team since 2010. Paul is responsible for our HVAC water treatment program and Central Plant operations. He began his engineering career here after working in utility construction. Paul's hard work, dedication and attention to detail recently earned his promotion to Lead Engineer. Congratulations, Paul!



ISS Employee of the Month

Alexis **Moreno** is the Pennzoil Place, May 2016 janitorial staff Employee of the Month. Alexis joined the ISS day staff earlier this year. Among other duties, he oversees the exterior glass cleaning, maintaining our iconic building's Class 'A' appearance. His personality and hard work in his few short months here are worthy of mentioning, and we congratulate him on this award.



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Winning Pennzoil Place Tenants!



The Transwestern Pennzoil Place property management office held a drawing for two iPad Air 2s! Each tenant that completed the LEED Transportation Survey was entered into the drawing for the coveted prizes. Congratulations to our winners: **Keeley Lombardo** with **Munsch Hardt Kopf & Harr, PC** (pictured above, left) and **Todd Burnell** with **Houstonian Lite Health Club** (above, right.) More than 1,000 surveys were completed by our great tenants! Tenant participation in the completion of the survey is another step in the building's LEED Dynamic Plaque re-certification process. What is the LEED Dynamic Plaque? Check out the article on Page 4 for information about this environmental performance monitoring and benchmarking program.

Congratulations to the **Toys for Tots Drop-Off Drawing** winner - **Veronica Smith** with **Seyfarth Shaw** (pictured right.) Veronica won 4 tickets to the Texans vs. Jaguars game in January!



Congratulations also to **Lisa Pollock** with **Wolf Family Management** - Lisa won the drawing for completing the Tenant Satisfaction Survey and received four tickets to the Texans vs. Patriots game in December.



Gensler & Associates Facilities Manager Lisa Bench was gifted with Houston Livestock Show & Rodeo tickets for the Billy Currington concert. Lisa took her granddaughter, Lily, and the two had a great time. Lisa graciously shared these photos of their fun evening together.

Tenants Enjoy Cookies & Coffee; Earth Day Event



Members of the Transwestern Pennzoil Place property management team greeted tenants with cookies and coffee in the lobby on Friday, February 26th to give everyone's Go Texan Day a kick-start.



The Pennzoil Place Transwestern property management team took a minute during the Earth Day Electronics Recycling Drive in April to pose for a meaningful photo. We think everyone got the message - the drive was the most successful recycling event hosted at Pennzoil Place so far!

Thank You For Giving!

The Gulf Coast Regional Blood Center and area patients thank you for Giving the Gift of Life!

Thirty-five units were donated during the May 10th Pennzoil Place Blood Drive, potentially saving 105 lives!

Look for information about the next Pennzoil Place Blood Drive, and another opportunity to Give the Gift of Life, in the ad to the right!

Upcoming Blood Drive

**Tuesday, August 2
8:30 am – 2:30 pm**

Please visit www.giveblood.org and login to Digital Donor to make an appointment. Enter sponsor code V723. Tenants may also register by contacting Abby Johnston at 713.224.5930, emailing abby.johnston@transwestern.com, or by signing-up at the Transwestern property management office, Suite 100 (across from the escalators.) Appointments are available on a first-come, first-serve basis. Walk-ins will be taken only if time permits.

LEED® Dynamic Plaque - Performance Monitoring & More

Pennzoil Place garnered the prestigious Leadership in Energy and Environmental Design (LEED) Gold certification in 2011. Under the normal LEED process, properties must go through a re-certification process every five years. In keeping with ownership and management's forward thinking, energy conservation and environmental initiatives and building improvements over the years, the Pennzoil Place team is using the cutting edge LEED Dynamic Plaque building performance monitoring and scoring platform for its 2016 LEED Gold re-certification.

What Is LEED & The LEED Dynamic Plaque?

Governed by the U.S. Green Building Council® (USGBC), LEED is an internationally recognized program that provides third-party verification of green buildings and equips building owners and operators with a framework for identifying and implementing practical and measurable green building design, construction, operations and maintenance solutions. Participation in the voluntary LEED process demonstrates leadership, innovation, environmental stewardship and social responsibility. As of August, 2015, 13.8 billion square feet of building space participate in the LEED rating system. Houston is currently 3rd in the nation by LEED certified square footage and 8th by number of LEED projects.

The LEED Dynamic Plaque™ is a building performance monitoring and scoring platform. It measures building performance across five categories: energy, water, waste, transportation and human experience, and generates a current performance score (out of 100) which is updated as new building data enters the platform. The performance score corresponds with the globally recognized LEED certification levels (40-49 = Certified, 50-59 = Silver, 60-79 = Gold, 80+ = Platinum).

The software is designed to enable building owners, facilities managers, consultants and other team members to observe trends and make meaningful improvements to building operations that save money, resources and make building occupants



more comfortable. The powerful performance software enables users to track current and historic performance, input and update data, view trends, and manage projects. The data collected through the LEED Dynamic Plaque software is applied toward LEED re-certification, allowing properties to conveniently re-certify each year.

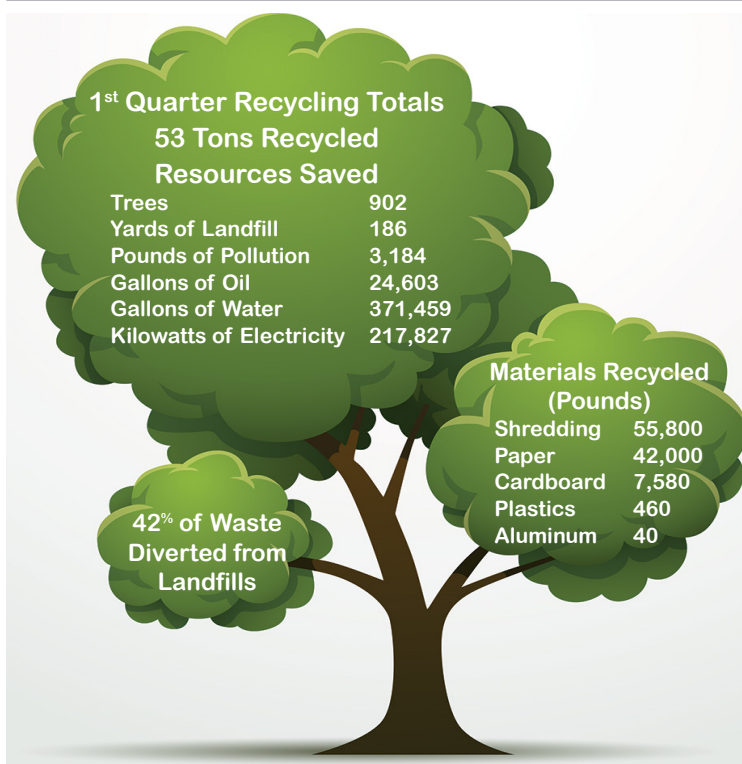
How Does LEED Certification Benefit The Building, Its Tenants & The Environment?

LEED buildings are more efficient, leave a smaller carbon footprint, and provide a more healthful working environment. Again, the higher the level of certification, the greater the benefits for the tenants and the environment. LEED Gold buildings consume 25% less energy, use 11% less water, have 19% lower maintenance costs, 27% higher occupant satisfaction, and produce 34% less greenhouse gas emissions compared to the average commercial building. LEED building occupants are more satisfied with their work environment's green features such as healthy indoor air quality, energy conservation lighting controls, and energy efficient practices.

How Can Tenants Help?

Your participation in completing the Transportation Survey assisted with the building's LEED transportation assessment and score, earning us nine points toward our total LEED score. Your continued participation in building programs, such as recycling, benefits the Pennzoil Place environment and local and global environments and aids the property management team in garnering recognition for our clean, efficient, and modern building through the LEED program.

1st Quarter 2016: Together, We've Recycled...



Monday, July 4
4 p.m. to 10 p.m.
Eleanor Tinsley Park
Buffalo Bayou
(along Allen Parkway)



Fireworks and country music will set the stage for this year's Freedom Over Texas July 4th celebration. Houston's annual patriotic festival will feature Darius Rucker, former Hootie and the Blowfish front man, on the main stage. Houston's own The Suffers, will bring their 'Gulf Coast Soul' sound to the stage. A spectacular fireworks display, choreographed to music, rounds out the day's festivities.

Activities for the family include the Walmart All-American Kids Zone, a children's entertainment area, the Budweiser Bayou Beer Garden, Liberty Park featuring a salute to all five branches of the military, and Dr Pepper One of a Kind Zone featuring Houston sport teams set-ups.

For parking information, street closures, and to purchase tickets online, visit <http://www.houstonix.gov/july4/>.

Summertime at Miller Outdoor Theatre

Exxon Mobil Summer Symphony Nights

June 17 - 18, 8:30 p.m.

June 24 - 25, 8:30 p.m.

The family-friendly concert series brings audiences the sights and sounds of the Houston Symphony.

Houston's Juneteenth Celebration

June 19, 7:30 p.m.

Celebrate with legendary funk and soul jazz saxophonist, Maceo Parker along with performances from Houston's Thundersoul Orchestra and Writers in the Schools' poetry-slam team, Meta-Four Houston.

Movies at Miller

Star Wars: The Force Awakens

June 30, 8:30 p.m.

Jurassic World

July 1, 8:30 p.m.

Bring the family and enjoy a free night

at the movies. No ticket necessary.

Johnny Rivers

July 2, 8 p.m.

Don't miss this one night performance by the "Secret Agent Man" singer. Johnny Rivers holds 17 Gold records, 29 chart hits, and two Grammy Awards.

Exxon Mobil Summer Symphony Nights: A Star-Spangled Salute

July 4, 8:30 p.m.

For many Houstonians, July 4th just isn't complete without fireworks and Tchaikovsky's rousing 1812 Overture, punctuated with cannon blasts! This is a ticketed event for covered seating. Free tickets are available (4 per person over age 16 while they last) at the Miller Outdoor Theatre box office the day of the performance between 10:30 a.m.

to 1 p.m. Remaining tickets will be available one hour before show time. Open seating on the hill.

Million Dollar Quartet

July 12 - 17, 8:15 p.m.

Million Dollar Quartet is the smash-hit musical inspired by the famed recording session that brought together rock 'n' roll icons Elvis Presley, Johnny Cash, Jerry Lee Lewis, and Carl Perkins for the first and only time. This is a ticketed event for covered seating. Free tickets available (4 per person over age 16 while they last) at the Miller Outdoor Theatre box office the day of the performance between 10:30 a.m. to 1 p.m. Remaining tickets will be available one hour before show time. Open seating on the hill.

For more information, including tickets, directions & parking, visit milleroutdoortheatre.com

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For select performance dates and seats: Email groupsales@alleytheatre.org, call 713.315.3346 or purchase tickets online at <https://www.alleytheatre.org/plays>. Click "Buy tickets". Select performance date and time. Click "Do you have a promo code to enter?" Enter promo code PENNZOILPLAZA to select your seats, click the "Choose Your Seat" button. Select seats and click the "Add to Cart" button and continue to checkout.



TUTS' Perks@Work

Save up to 20%

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Grease

September 13 - 15

*How to Succeed in Business
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October 25 - November 6

Go to: TUTS.com/perks and enter PENPLACE in the "Enter Promotional Code" box. Choose from select performance dates of upcoming shows.

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Choose Find Tickets for the performance of your choice and enter PENNZOILTIXS at "Enter Promo Code". Enjoy access to a limited number of seats before the general public.



HoustonBallet

50% OFF!

Giselle

Saturday, June 18, 1:30 pm

Houston Ballet caps its 2015-2016 season with a lavish new production of *Giselle*, staged by Stanton Welch, the company's first new production of this great work in over three decades.

Call for best seats!

Call Pam Perry
at 713.535.3258
for discounted tickets

Contact Information

Property Management Transwestern

Property Management Office
711 Louisiana Street
Suite 100
Houston, TX 77002

713.224.5930 - Office
(24 Hours-a-day)

713.223.8315 - Fax

Hours
Monday - Friday
7:30 a.m. to 5:00 p.m.

Property Managers
Ben Quinton
Jacob Roberts

Administrative Associates
Meredith Crockett
Abby Johnston

Senior Chief Engineer
Kenny Woods

Director of Security
Xavier Green

Transwestern Leasing
713.270.7700

Building Website
www.pennzoilplace.com

Building Calendar

July 4th Closure

Monday, July 4

The property management office will be closed in observance of Independence Day. Happy July 4th!

Tenant Ice Cream Party

Wednesday, July 20

Join the property management team for a cool treat in the lobby. Look for more information coming soon!

Gulf Coast Regional Blood
Center Blood Drive

Tuesday, August 2
8:30 am - 2:30 pm

Help the Blood Center replenish their supply during the busy summer months. See the ad on Page 3 for information about registering for this life giving drive.

Enjoy City Hall Farmers Market This Summer

It's time to get outdoors and enjoy the warm weather. Why not do some mid-day grocery shopping for locally grown produce and enjoy an al fresco lunch nearby?

2016 City Hall Farmers Market
Wednesdays through June 29
11 a.m. to 1:30 p.m.
Hermann Square
in front of City Hall



The popular City Hall Farmers Market recently made its annual springtime re-appearance. You'll be able to take advantage of this seasonal, pop-up market every Wednesday now through June 29th. Located on the City Hall grounds along both sides of the reflection pool, the market features locally grown produce and a variety of locally prepared foods. More than 30 vendors offering breads, cheeses, roasted coffees, a variety of prepared foods and fresh produce grown by local farmers, along with food trucks, offer a variety of choices for a small grocery shopping trip, a ready-to-eat lunch, or a tasty morsel packaged to take back to the office.

The Market is a short walk from Pennzoil Place - take the purple

tunnel toward Two Shell Plaza, the red toward One Shell Plaza, and the blue tunnel toward Tranquility Park/City Hall. If you prefer walking above ground, it's only three blocks to City Hall - Louisiana to Walker to Bagby! Those coming from outside downtown can select metered street parking or garage parking at Tranquility Park Garage (400 Rusk) or Hobby Center (800 Bagby). The City Hall Farmers Market is wheelchair-accessible.

The City Hall Farmers Market is made possible through a community partnership between the City of Houston and Urban Harvest. For more information, visit www.greenhoustontx.gov or follow Green Houston TX on Facebook: facebook.com/greenhoustontx; Twitter: twitter.com/greenhoustontx.

Hurricane season opened June 1st and ends November 30th. It's important to be prepared for hurricanes and tropical storms every year, regardless of the forecasts. In the event of a Hurricane Warning, which means hurricane/tropical storm conditions are expected in the specified area within 24 hours, tenants should complete storm preparations and leave the threatened area if directed by local officials. Management may elect to close the building in severe weather. Once you have been notified of an area evacuation by authorities, please do the following prior to leaving your office:

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- Raise the blinds in your office.
- Move all valuable documents, files, and furnishings to inner offices to guard against the possibility of water damage.
- Close all office doors.

Please provide the property management office with current emergency contact information if you have not done so recently. This information should be provided immediately and should always be kept current. If you have questions concerning hurricane preparedness, please contact the property management office at 713.224.5930.



General Manager, Barry Kohlus
713.236.8822
bkohlus@legacyparking.com

Pennzoil Place Perspective is written and designed by Goodman Consulting | Design and published by Transwestern for Pennzoil Place tenants. If you have questions or comments regarding this publication, please contact the property management office at 713.224.5930.

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