

Reduced Hot/Cold Calls – 345 California St, San Francisco

- 17,000 sq-ft Class A Office Space, 31st Floor
- 48 Story Hi-Rise, managed by Cushman & Wakefield
- San Francisco Financial District
- Tenant: Private Equity Firm



Pre-WPT Installation Mar - Nov

W.O #	DATE	TENANT	FLOOR	OFFICE #	REQUEST	TEMP.	WORK PERFORMED	BY	#
148516	9-Mar-09		31	3115	COLD		FOUND STAT PUTTING OUT 1#	JIM	1
150125	6-Apr-09		31	LARGE CONF.	PRE COOL		PUT STAT INTO COOLING FOR MTNG.	TIM	2
150195	8-Apr-09		31	CONF ROOM	COLD		CAL. T-STAT AND SET TO 70-74	PAUL	3
150500	15-Apr-09		31	3146	COLD	70	OFFICE TEMP. WAS 70	PAUL	4
151016	27-Apr-09		31	3155	COLD	71	TEMP. WAS 71	FRAZER	5
153307	15-Jun-09		31	CONF ROOM	HOT	73	AMBIENT 73 LOWERED STAT TO 65/70	PAUL	6
153976	26-Jun-09		31	EAST CORNER	COLD	73	RM TEMP 73 RAISED STAT TO 74	JIM	7
153991	26-Jun-09		31	PINE SIDE	COLD	73	AREA TEMP. 73, RAISED STAT TO 74	JIM	8
N/A	6-Jul-09		31	3156	COLD	71	OFFICE TEMP. WAS 71	PAUL	9
154347	7-Jul-09		31	S. ADMIN	COLD	72	AREA TEMP WAS 72	C.W/ PF	10
155020	22-Jul-09		31	3115	COLD	71	AREA TEMP AT 71 F, T'STAT AT 75 F	ART	11
155582	5-Aug-09		31	3134-A	COLD	73	AREA TEMP WAS 73.	CRAIG	12
155597	5-Aug-09		31	N CONF RM.	COLD		T'STAT SET TO 65-69, RESET TO 70-73	ARTURO	13
155597	5-Aug-09		31	NORTH CONF RM	COLD	68	TEMP. WAS 68 RESET TO 70-73	ART	14
155808	12-Aug-09		31	3104	HOT		RE-SET STAT TO 71-74, FROM 70-74	CRAIG	15
157113	8-Sep-09		31	3127	HOT		CAL. STAT AND SET TO 71-74	CRAIG	16
157849	30-Sep-09		31	CAL. ST. SIDE	COLD		CAL. AND SET STAT TO 75	CRAIG	17
158278	6-Oct-09		31	3134A	COLD		REDUCED CFM, REDIRECTED AIR FLOW	C.W./S.T.	18
158192	7-Oct-09		31	3134A	COLD	74	TEMP. IS 74 ADJUSTED TWO STATS IN AREA	ART	19
158563	16-Oct-09		31	EAST CORNER	HOT	73	SET STAT TO 73	CRAIG	20
159030	27-Oct-09		31	3152	HOT	71	OFFICE TEMP. WAS 71	PAUL	21
159095	29-Oct-09		31	EAST CORNER	COLD	72.5	AREA TEMP WAS 72.5	ARTURO	22
159113	29-Oct-09		31	3146	HOT		DECREASED SPTT TO 71-74 FROM 71-75	ARTURO	23
159222	2-Nov-09		31	3146A	HOT		CHILLER STARTED AT 10:45	ARTURO	24
159222	2-Nov-09		31	3146A	WARM	73	AREA TEMP WAS 73. MADE NO ADJ.	ARTURO	25
159240	2-Nov-09		31	WEST ADMIN	WARM	71.5	AREA TEMP. WAS 71.5 MADE NO ADJ.	PAUL	26
159321	3-Nov-09		31	3143/3140	WARM	72.5	AREA TEMP. WAS 72.5 MADE NO ADJ.	PAUL	27
159759	13-Nov-09		31	N CONF RM.	COLD	69	INCREASED SPT TO 71-74, FROM 69-73	ARTURO	28
159854	17-Nov-09		31	N CONF RM.	COLD	69	CAL. AND SET STAT TO 71-74	CRAIG	29

Post-WPT Installation Mar – Nov

W.O #	DATE	TENANT	FLOOR	OFFICE #	REQUEST	TEMP.	WORK PERFORMED	BY	#
164055	1-Mar-10		31	3155	COLD	69	NEW W.P.T. WAS SET AT 71, SET TO 74	PAUL	1
164473	5-Mar-10		31	3113	COLD	71	FOUND COAT HANGING OVER T-STAT	PHIL	2
164916	12-Mar-10		31	3134A	COLD	72	SUPPLY AIR AT 68F STAT SET @ 72, RAISED TO 73	ART	3
165486	25-Mar-10		31	3120A & B	COLD	72	RAISED SPT. TO 73	CRAIG	4
166825	27-Apr-10		31	3120A & B	COLD	72	WPT WAS SET TO 73, RAISED TO 74	PAUL	5
166853	27-Apr-10		31	3121	HOT	77	UNABLE TO CALIBRATE WPT WILL FOLLOW-UP	PHIL	6
166994	3-May-10		31	3121	HOT	76	FOLLOW-UP TO REPLACEMENT OF WPT BY	CRAIG	7
169919	28-Jun-10		31	3155	COLD	70	RESET STAT TO 72	CRAIG	8
174033	27-Sep-10		31	PINE SIDE	HOT	80	CALIBRATED (3X) STATS AND SET AT 70 F.	CRAIG	9
176108	17-Nov-10		31	3155	COLD	70	STAT WAS SET @ 71 RAISED TO 73	PAUL	10

- ✓ 66% reduction in hot/cold calls
- ✓ 25 avoided calls/year
- ✓ 7-10¢/sq-ft/year savings