

THE FIRST EDITION

FIRST NATIONAL BANK BUILDING NEWSLETTER | JUNE 2010

Biggest Saver Competition Yields Results

As part of a national corporate initiative to reduce energy and waste consumption throughout its managed portfolio, Cushman & Wakefield (C&W) recently held a "Biggest Saver" electricity reduction competition at the First National Bank Building (FNBB). Each tenant's electricity usage was measured for the period May 15-June 15 and compared with the prior month's usage to determine which tenant achieved the highest percentage energy savings.

C&W is pleased to announce that the winner of the FNBB Biggest Saver competition is Baillon Company, with a 17.95% reduction in electricity usage between the April-May and May-June periods. Baillon is an energy conscious firm and diligent about shutting lights off in unoccupied rooms (something we should all strive to do).



C&W presents Biggest Saver plaque to Baillon Company

Other tenants achieving a 9% or greater reduction in electricity use included Fishnet Security, Johnson West & Co., Metropolitan Council, St. Paul Legal Ledger, and Scott Trobec.

Thank you to all the tenants who participated in this energy reduction contest, which resulted in an overall reduction in energy consumption of 6% for the building. Continuing your conservation measures will save all tenants by helping to reduce the building's demand charge. Utility companies must supply sufficient infrastructure to accommodate the power requested by customers at any given moment in time. In order to build this infrastructure, customers with large demand pay a "demand charge". This applies primarily to large commercial or manufacturing buildings. This demand charge has made up between 17%-32% of the monthly electricity invoice at the First National Bank Building this year. Your reductions, no matter how small, together add up to potential significant savings for all!

IMPORTANT DATES

Independence Day
Sunday, July 4

National Night Out
Tuesday, August 3

FNBB Ice Cream Social
Wednesday, August 11

MN State Fair
Thursday, August 26-
Monday, September 6

FNBB Building Tour
Fall - Date TBD

Automated Parking at FNBB

Automated parking was installed in the FNBB parking ramp in January 2009 along with a skyway level pay station in an effort to improve parking efficiencies. There continues to be uncertainty regarding use of the automated parking and pay station—most often from building visitors. As a refresher:

- Contract parkers can use both lanes at the parking ramp entrance and exit.
- Hourly parkers must use the left entrance lane but can also use both exit lanes.
- Hourly parkers who wish to pay with cash can do so only at the skyway level pay station. Hourly parkers may pay with one of the credit cards listed on the exit column but fleet cards will not be accepted.
- Entrance tickets are inserted into the pay station or exit column first, followed by any validation ticket, to give the parker the amount owed for their parking. A "paid" ticket will be issued by the skyway pay station for the parker to insert into the exit gate column. Parkers then have 10 minutes to reach the ramp exit from the skyway pay station.

Parking equipment use and payment instructions will soon be posted on line at www.firstnationalbankbuilding.info. Tenants may wish to print copies of these instructions and give them to visitors to avoid confusion.



Megan Fuller
Parking Manager



Chris Bird
Parking Ramp Attendant

Impark recently took over operation of the FNBB parking ramp and servicing the account are Megan Fuller and Chris Bird (above). In July, Impark is introducing "Parker Pete", a motorist assistance program for individuals parking at FNBB. Should you need fuel, have keys locked in your vehicle, a dead battery, flat tire, etc., simply call Parker Pete for assistance at 1-877-771-PETE. Featured services will be provided at no charge to Impark customers in the FNBB ramp.

Should you wish to cancel your parking contract, you must give Impark one month's prior written notice. Also, it is important to notify Impark of any changes to the users of ramp access cards under a company account. Impark needs the current ramp user's contact information and vehicle description.

For the safety of FNBB tenants and visitors, please drive at a maximum speed of 5 mph in the parking ramp. Also, note that smoking is not allowed in the parking ramp, within the building envelope (first floor auto-bank area) or within 25' of each entrance. Locations where smoking is allowed have been posted outside the building.

FNBB Wins Prestigious Commercial Real Estate Industry Award

Extensive renovations have been completed at FNBB since Cushman & Wakefield assumed management of the property and these improvements have not gone unnoticed within the local commercial real estate community. In fact, the National Association of Industrial and Office Properties (NAIOP) recognized FNBB with the prestigious Award of Excellence in the Renovated category at an awards gala earlier this year.

The Minnesota Chapter of NAIOP annually recognizes outstanding achievement in commercial real estate across the Twin Cities. A panel of judges tour nominated projects and evaluate each building on site development, architectural integrity, interior design, integration into the community, market feasibility, and unique project challenges. The award is a significant milestone for FNBB.



When Severe Weather Strikes

Just as families practice weather safety precautions at home, it is important to understand the severe weather procedures in place while you are at work in the First National Bank Building.

When severe weather conditions become apparent, the National Weather Service describes conditions by two distinct classifications: a **Watch** or a **Warning**. This applies to the reporting of severe thunderstorms, the approach of weather conditions favoring the formation of tornadoes, a winter storm condition, etc. A Watch becomes effective when atmospheric conditions are present that can produce the particular weather phenomenon. A Warning means that the weather condition has been spotted and prompt action must be taken to enhance safety.

Building management will monitor the National Weather Service during inclement weather and in the event a tornado warning is issued for downtown St. Paul, building personnel will relay the emergency message and appropriate information. Directions will be given to tenants using the Emergency Building Communications System, however, this will only occur in the event of a tornado warning, not other severe weather watches or warnings.

Tenants can also access weather alerts by logging on to www.nws.noaa.gov/organization.html and selecting the link for Minneapolis.



In the event threatening conditions do exist, the following actions should be taken:

- Move away from the perimeter of the building and the exterior glass.
 - Leave exterior offices and close doors behind you.
 - Go to the center corridor of the building.
 - Sit down in the corridor and cover your head. Make every effort to remain calm and encourage those around you to do likewise.
 - Do not attempt to leave the building unless you are instructed to do so by the Emergency Building Communications System.
 - If you are in transit in the building, take the stairs to the lower level for shelter—do not use the elevators.
 - If you are caught in an outside office, seek protection under a desk as far away from the windows as possible.
- Following the passage of the storm, building personnel will issue an "All Clear" indicating that it is safe to return to your desk.

Meet Mark Ness

Please join in welcoming to FNBB Mark Ness, the newest addition to the building's engineering staff. Mark comes to FNBB after having spent the previous 18 years working as a Maintenance Mechanic for AdGraphics.



Mark Ness
Building Engineer

Mark resides in Hugo with his wife, who is a RN at Regions Hospital, and their two children. His daughter will be attending Mankato State University in the fall and his son attends Metropolitan State University. An avid outdoorsman, Mark likes to fish, hunt, and ride his Harley Davidson motorcycle.

Mark replaces engineer Art Hagen, who recently retired.

Resource Fair is a Success

On May 12th, FNBB co-hosted a Small Business Resource Fair at the property along with DEED/Minnesota Small Business Development Center. Event exhibitors and speakers included:

- Anchor Bank
- Briggs & Morgan (*Dennis Knoer*)
- Chandler & Brown
- Cushman & Wakefield
- Lord & Faris
- Minnesota Relay
- MN Small Business Development Center (*Connie Kotke*)
- U.S. Small Business Administration (*Andrew Amoroso*)



Special thanks to the FNBB tenants that participated in the Resource Fair – it was a very informative event.

FNBB Recognizes Tenants

The First National Bank Building's ownership, management, and leasing team extend appreciation to the following tenants that entered into new and/or renewal leases during 2nd Quarter 2010:

Butler Office & Family Foundation
 Constellation Partners
 DPRA
 Essentia Health
 GE Capital Corporation

Genesis 10
 Meridian Management
 Nelson Legal Services
 St. Paul BOMA
 Scott Trobec



**FIRST NATIONAL
 BANK BUILDING**
 ST. PAUL • MINNESOTA

RETAILERS

Anchor Bank
 (651) 222-5551

First Hair Design
 (651) 227-2377

Impark
 (651) 225-3668

Pete's Grub
 (651) 222-3883

Real Meal Delicatessen
 (651) 493-9704

Speedy Print
 (651) 228-9146

BLDG. MANAGEMENT

**Tenant Maintenance
 Request Questions**
 firstnationalbankbuilding.info

Fitness Center Membership
 firstnationalbankbuilding.info

**Conference Center
 Reservations**
 firstnationalbankbuilding.info

**Building Management &
 Leasing Office**
 (651) 225-3666

Building Security Management
 (651) 225-3657

Parking Ramp Escort
 (651) 225-3655

Managed & Leased By:



Your 1st Stop for Building Information and Forms:
www.firstnationalbankbuilding.info
 Coming Soon: An FNBB "Who's Who" Service Team Directory with Photos

Join FNBB on Facebook

That's right, FNBB has entered the world of social media and all building tenants are invited to join FNBB's Facebook community. Ideally, the FNBB Facebook page will serve as a portal for individuals (including past and present tenants) to contribute to the building's already rich history by sharing their memories and photos of the building.



To become a FNBB Facebook fan, log on to www.facebook.com and then search for the building using the "Search" box. Then when the results are shown, click on "Pages" and once you find the FNBB page, simply click on "Like".



Thanks to All the Blood Donors!

**The DEED/FNBB Blood Drive
 on June 16th
 Resulted in 37 Pints of Blood Being Donated**

You're Invited to an Ice Cream Social
**The First National Bank Building
 Invites All Tenants to an
 Ice Cream Social
 Wednesday,
 August 11, 2010
 12:00noon – 1:30pm
 4th & Minnesota Lobby**


