



The Babbling Brook

It's Payback Time!

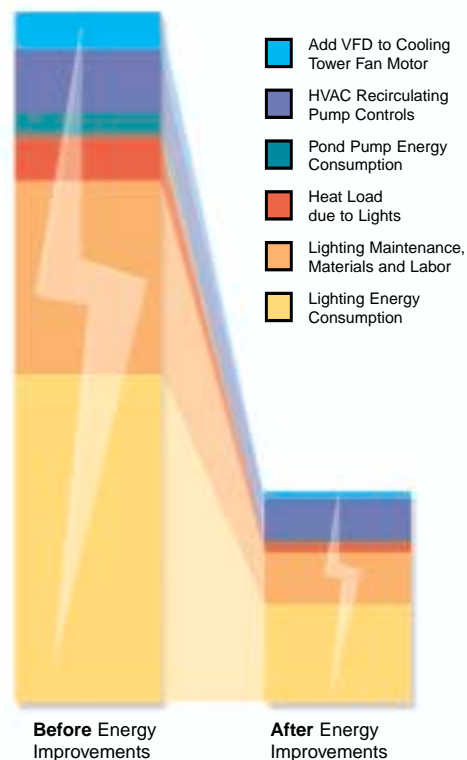
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Over the last several months, the dedication of your building management team toward energy conservation and management is starting to pay off.

What does that mean to you?

Eventually, the energy efficiency improvements at the Brookstone will generate a payback to our tenants. We hope that we'll soon be able to see an appreciable payoff in lower electricity bills, and these savings will be passed on to you, our faithful energy-conscious tenants. Please refer to the graph below to get an idea of what kind of savings we expect to see.



Let there be (better) light!

One of the major energy upgrades we recently completed was to change out all of the indoor fluorescent fixtures with high efficiency bulbs and ballasts. Since we won't have to replace the bulbs nearly as often, we'll save money on both the cost of the bulbs and the labor to replace them. Plus, we've heard many nice comments about the warmer, more pleasing light in your offices!

If you're like us, and work hard until the evening, you may have also noticed that the parking lot has much better lighting now. With longer-lasting, high-efficiency bulbs installed outside as well, we'll all be able to count on continuously well-lit, secure parking areas and outdoor walkways.

Listen, can you hear the birds?

Now that we've installed new high-efficiency (and nearly silent) pumps in most of the ponds, you'll be enjoying the gentle sounds of splashing water and chirping birds even more from your gardens and balconies.

We're keeping our cool.

We've also given our entire HVAC (Heating, Ventilation and Air Conditioning) system a number of important facelifts that are reducing energy consumption substantially. Using a highly sophisticated EMS (Energy Management System) together with VFDs (Variable Frequency Drives), we can constantly monitor and adjust A/C schedules and run times. Come by the management office and ask for a demonstration!



There has been a concerted effort over the past few years to revitalize the Downtown area. It is encouraging to see a building owner take a new approach to the renewal process. Art is an integral part of our lives. It enriches the community and awakens our creativity. We at BOMA encourage our members to bring public art to their tenants.

Kevin Rude
President
BOMA Phoenix

Bringing Art to our Community

April's Ice Cream Social introduces new sculptures.

Finally the day arrived to unveil those curious-looking white packages in the central grassy areas! With a flourish, and accompanied by the smooth sounds of the Desert Chamber Musicians, the new sculptures by Norma Lewis were revealed.

The first, entitled "Oh, Yes!" features a pillar carved from one solid piece of granite discovered in India by the artist, topped with a floating element of polished bronze. The sculpture took Norma 11 months to complete.

Across the way, "On Ice" was inspired by a trip to Antarctica.

Also in granite, its polished and rough-hewn surfaces work in stark contrast.

The sculptures are on loan to us, and each is available to interested buyers at \$75,000 each. We're very fortunate to have such beautiful pieces here for our enjoyment every day.

We were joined by Kevin Rude, the President of BOMA (Building Owners' and Managers' Association). He introduced the sculptures and said a few words about the importance of art in public places. He also helped out with our prize drawings for tickets to see David Copperfield at the new Dodge Theatre and 4 tickets to the Arizona Diamondbacks.

To add a final topping to the occasion, the Case, Huff & Sanchez team treated us to an old-fashioned ice cream social! What a delicious way to spend a workday afternoon.



Above: "On Ice"
Middle: Keep those sundaes coming!
At right: Tim Huff, Gary Case and Mike Sanchez admire "Oh, Yes."

This was a test, this was only a test...

And Brookstone tenants passed with flying colors!

On February 15, we had the opportunity to find out how effectively we could carry out our Emergency Evacuation Plan. With the Case, Huff & Sanchez management team leading the way, together with nearly 100% tenant participation, we were able to evacuate both buildings in less than FOUR MINUTES! Give yourselves a hand!

During the Fire Alarm, the entire security and emergency system got a workout. Alarm sirens, horns and emergency lighting systems were monitored, and we discovered that a few horns and strobes were malfunctioning. Now those are fixed, and we're proud to say we're in total compliance with City code.

As part of the Plan, which has been distributed to all tenants, a Fire Warden is assigned to each suite. Each warden can be easily identified by an orange vest. It's the warden's job to make sure every person has left the suite, direct them to the nearest exit, verify that all are accounted for outside the building, and report to management.

The radiant orange vests were visible all over the parking lot as we gathered outside and were treated to another delicious brown bag lunch from Arizona Taste.



Thank you one and all for your cooperation and participation. Well done!

Making it out in time for lunch is Ernie Baird of Baird, Williams & Greer.



There's no missing Eddie and Carlos in those orange vests!



Above: Exiting the South building. Whoa, those sirens are loud!
Below: The Fire Wardens successfully completed their rounds.



Energy-responsible Brookstone tenants win in Lights Off Contest.

In more energy-saving news, we'd like to congratulate the winners of our March Lights Off Contest. Nearly all of our tenants met the challenge to remember to turn off their lights every day. By taking the extra minute to flip the light switch each day, we are all saving electricity and money. Every tenant in the South building and almost all in the North building were winners, receiving their choice of lunch from Pizza Belly or Ye Ol' Sandwich Shoppe.



And just as a reminder, please continue to do your part in keeping those lights, computers, monitors, copiers and printers off after hours. This is a year-round effort that will help us all share in significant savings. Thanks in advance for being such conscientious energy consumers.

No detail has been overlooked in our building beautification efforts. Even the lowly trash receptacles have received an upgrade! Designed by building owner John Murphy, the new containers are both beautiful and functional, and integrate seamlessly into the Brookstone landscape.

Coming Soon...

It's nearly time for the final judging of the **Brookstone Botanical Bonanza**. All of you who've worked to design unique and intriguing garden areas will be on parade.

During the first week of June, actual judges from Arizona's courts will be here to officiate. The grand prize winner will receive a trip for two to visit the Butchart Gardens in British Columbia, with the second place gardeners heading off to San Diego.

Welcome

Signing new leases recently are:

- **Steiner & Steiner**, has moved into suite 155 in the North building.
- **HydroGeologic** has expanded their presence and renewed their lease in the South building.
- **El Paso Electric** will also be joining us in the South building in November, 2002.

Welcome to the Brookstone community!



THE BROOKSTONE
OFFICE COMPLEX
c/o Case, Huff & Sanchez, Inc.
340 East Palm Lane
Suite 304
Phoenix, AZ 85004

Phone: 602-252-9300
Fax: 602-252-6860
Email: timh@casehuffsanchez.com

