

Issue 1, 2008

A newsletter for the tenants of Federal Reserve Plaza

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Jenna Davis
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Federal Reserve Plaza 2008

A look ahead with Paul Gusmini, Director of Facilities

Dear friends,

2007 was a busy year for the Property Management Group, with many building projects large and small that developed greater operating and energy efficiencies, maximized the use of space, provided increased security and furthered our "go green" efforts.

In 2008, we have even more activity planned. Renovations in the Auditorium are already underway, enhancing the physical space with new seating and carpet, and boosting the audiovisual capabilities and sound systems of the 400-seat room. In Q2, you will begin to see a redesign of the seating areas and other upgrades in the main lobby, work that will carry on throughout the year. Come springtime, we will begin the installation of a new ceiling on the 4th floor, and when that is complete, we'll be adding new furnishings in the cafeteria. Behind the scenes, there will also be some updates to the building's fire alarm structure for increased capacity and to enhance the system overall.

Beginning in March, our Research Group will temporarily occupy T22 while their existing space on T8 & T9 is updated. Wolf Greenfield will be expanding their operations to include the 26th floor in October. And we will welcome a new tenant, Kforce, to T18 in May.



Paul Gusmini

So, quite a lot will be going on around Federal Reserve Plaza in '08. As always, we are committed to keeping this the best building in the city of Boston. Your safety and your contentment are tremendously important to the Property Management Group, and we look for ways every day to ensure and enhance both. We are always interested in your thoughts, too, and we are looking forward to a good year together. Happy new year, and best wishes for all that awaits us in 2008.

Retro-Commissioning at 600 Atlantic Environmentally Friendly Both Inside and Out

As concern for the environment grows, commercial building owners are seeking new ways to improve operating and mechanical system inefficiencies while maintaining healthy and comfortable environments. We have been working for the past two years with NStar and others on a wide-scale Retro-Commissioning (RCx) Project, which was completed in December 2007. The project included an upgrade to the building's HVAC automated control system and the installation of over 2000 environmental control sensors for improved monitoring throughout the building.

RCx, as defined by the National Environmental Balancing Bureau, is the "systematic process by which the building owner ensures that the building and systems are optimized to perform interactively to meet the

current operational needs as closely as possible." John Yahoodik, Property Management's Senior Project Engineer overseeing the project, states "The RCx Project reduces our environmental impact by decreasing our energy waste. It will also result in improved air quality throughout the building by more effectively controlling airflows and temperatures."

We are committed to identifying and implementing both operating and mechanical efficiencies that are environmentally friendly and that enhance the comfort of your office environments. Currently, we are investigating additional environmental initiatives, which you will be hearing more about in the months to come. If you have any questions regarding the RCx Project, contact Tenant Liaison Janice Kimsey at 617.973.3651.



DID YOU KNOW?

A new **Weight Watchers** session (open to tenants and Bank employees) begins February 6th. Meetings will be held on Wednesdays 1:15 - 2pm in the B1A Conference Room.

Registration is January 30, 1:15 - 2pm, B1A Conference Room. Cost is \$186 for 17 weeks (credit card or check to Weight Watchers). Online eTools included in membership. Questions: Janice Kimsey at 617.973.3651.

Stop dieting • Start Living • Weight Watchers

Tenant Spotlight

Wolf, Greenfield & Sacks, P.C. is the largest law firm in New England devoted exclusively to intellectual property (IP) law. The firm works in partnership with its clients—among them Sony, Microsoft, Staples, Tootsie Roll, EMC, and Burton Snowboards—to protect, enforce, defend, and expand their innovations and brand identity. Major academic and research institutions such as MIT, Mass General, Yale University, and Harvard Medical School also turn to Wolf Greenfield for patents, trademarks, copyrights, designs, interferences, and related licensing and litigation.

Founded in 1927, Wolf Greenfield has been a tenant at Federal Reserve Plaza since November 1987, and originally occupied 1½ floors. The firm, which employs more than 200 people, currently occupies T23, 24, 27 and 28, and will expand onto T26 this fall. Says Barbara Chiuve, General Services Manager, “Everyone in building services, from the service call line right down through all the shops, is always very responsive, whatever we need. They really help keep us running—and we run at top speed!”

The technical expertise of Wolf Greenfield’s 75 attorneys and technical specialists includes biotechnology, pharmaceuticals,



electronics, computer science, chemical and materials technologies, nanotechnology, mechanical and medical technologies, and emerging energy technologies. In 2006, the firm filed 2266 patent applications and 883 trademark applications in over 130 countries world-wide.

Wolf’s employees appreciate the building’s proximity to South Station and the spectacular ocean and city views. Employees are also happy that the firm’s 2007 softball team came away with a record of 2 - 2 against the Federal Reserve team!

Find out more about WGS. Link to their website at www.federalreserveplaza.com under Contacts/Tenant Listing.

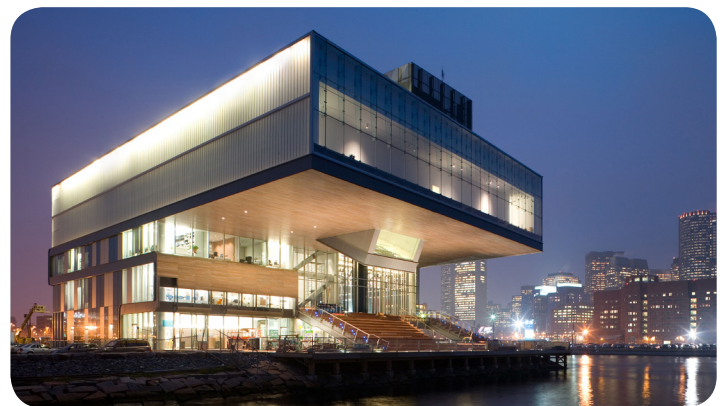
“Everyone in building services, from the service call line right down through all the shops, is always very responsive, whatever we need. They really help keep us running—and we run at top speed!”

Our Spectacular Neighbor The Institute of Contemporary Art

The Institute of Contemporary Art (ICA), a Boston landmark for 70 years, is a vibrant addition to our waterfront neighborhood. Formerly housed in the Back Bay, the museum has become the cultural cornerstone of the Seaport District since its opening in December 2006. With its illuminated cantilever at the water’s edge, the ICA calls itself, “a contemporary beacon,” receiving widespread acclaim for its progressive architecture, natural-light filled galleries, and stunning harbor view.

The museum’s 2007 exhibits attracted 300,000 visitors and 11,000 new members. According to Chuck Brizius, the President of the ICA Board of Trustees, “The success of this first year has exceeded our wildest expectations. We are working to build on this momentum to create a cultural and civic institution that is increasingly important and influential.”

The ICA houses a permanent collection of 21st-century art, including painting, sculpture, video, photography and text-based work. Complementing the permanent collection are changing exhibits of new works, with 3 exhibits opening in February and March ‘08. The museum also offers an exciting roster of programs, classes, celebrity speakers and live performances for all



The Institute of Contemporary Art, 100 Northern Avenue, Boston. Photograph by Iwan Baan. Courtesy of the ICA.

ages. The new performing arts program features a wide variety of music, dance and multi-cultural performances.

From 600 Atlantic, the ICA is only a 5-minute walk. Admission is \$12 for adults, with a variety of discounts available, and Target sponsors weekly “Free Thursdays” from 5-9pm. The museum’s beautiful Water’s Edge Café is open daily for lunch. For more information, visit their website at www.icaboston.org.