



Tenant Profile | Brett W. Olander & Associates

## Welcome to Our Newest Tenant Brett W. Olander & Associates

It says Brett W. Olander & Associates on the door, but inside the team of attorneys and staff are fully dedicated to one of the leading insurance companies in the country. That's right, Managing Attorney Brett Olander and his firm are staff legal counsel for State Farm Insurance serving the company and its policy holders in the area of litigation defense—primarily personal injury and property liability claims.

State Farm has been around for over 85 years and is the leading home insurer in the United States. It also insures more cars than any other insurer in North America. And with over 75 million policies in the United States and Canada, has a significant number of claims made each day.

With a current team of 22—10 attorneys and 12 administrative staff— Brett and his law firm have been serving State Farm and their policy holders since 1995. In addition to maintaining an excellent trial and arbitration record, their success and reputation is reflected in the rankings of their attorneys on the Minnesota Super Lawyers® and Rising Stars® lists. The Minnesota Super

Lawyers list recognizes the top 5% of lawyers in the state. Minnesota Rising Stars recognizes no more than 2.5% of the lawyers in the state who are considered up-and-coming attorneys under the age of 40 years and who have practiced law fewer than 10 years.

Since 1999 Brett has been recognized on the Super Lawyers list in the area of

personal injury defense and has been on the Top 100 list of Minnesota Super Lawyers every year since 2006. And it's not only Brett who has been recognized on these prestigious lists; nearly all of the attorneys on his team have consistently earned one of these recognitions each year, all in the area of personal injury defense.



In addition to serving as staff legal counsel for State Farm, the firm provides pro bono services through the Southern Minnesota Regional Legal Services (SMRLS), the oldest legal aid program in Minnesota well-known for its ability to effectively collaborate with a variety of government institutions, community organizations and the private bar to provide high quality legal services to low income people in Southern Minnesota. Brett sits on the board of directors for SMRLS, and has served in that position since 1992. Most of the firm's lawyers serve as SMRLS volunteer lawyers taking on pro bono civil cases in the areas of domestic and welfare issues.

Brett W. Olander & Associates moved into its new Wells Fargo Place space on the 31st floor in July 2008. The firm occupies half of the floor and though the amount of space is less than what it had at the Alliance Bank Building—where the firm rented space for 13 years—they like being in their new space. What do they like best about WFP? "We love the view. I can see downtown Minneapolis from my office without having to actually go there every day," joked Brett. "We also like the high level of security in the building, the easy access, and the professionalism of the building management team."

**Brett W. Olander & Associates- Why Wells Fargo Place**

- Great views
- Easy access
- High level of security
- Professional building management

Brett W. Olander & Associates has been a tenant in WFP since July 2008.



As we approach mid-year (where did the first four months of the year go!), I'd like to highlight a few projects in which we are engaged.

First and foremost, please check out the recently installed art in the Wabasha entrance foyer! Last month you were introduced to a group of talented fifth and sixth grade students from Webster Magnet School. Under the guidance of their art teacher Jan Louise Kusske, these students have created an interesting piece of art which will be on display through the month of May as part of the Flint Hills International Children's Festival ARTwalk. If you've not already seen it, I encourage you to do so!

Second, we would like to encourage all facility managers to watch for an e-mail invitation to participate in our tenant satisfaction survey. Kingsley & Associates, a third party research firm, is conducting the survey again this year. Feedback is crucial to us to ensure we provide the types and levels of service our tenants expect. While this survey is not intended to supplant more timely and direct daily interactions with each of you, it does provide us with quantitative information. Over the years, several operational improvements have occurred as a direct result of the tenant survey results.

Finally, our office continues to remain engaged in various discussions regarding the planned Light Rail Transit (LRT). As representatives of the building and its tenants, we can report that the pace and focus of recent discussions have increased. In addition to staying connected to the official

agencies involved in the LRT plans, we have joined an informal group association—one made up of building owners with properties on Cedar Street between 4th and 7th Streets—to further leverage our efforts. We meet to share needs, hopes, perspectives and creative ideas amongst one another—as well as with Metropolitan Council and City of St. Paul Public Works representatives—with the collective goal being to create the best possible transit and pedestrian experience on Cedar Street during and after LRT construction.

Our current focus revolves around the multi-faceted question of how vehicle traffic, an LRT line, unique ingress and egress needs, pedestrian traffic, and buses can co-exist to meet everyone's needs safely and without creating unacceptable congestion levels. We are also tracking one of the most prominent questions posed to the Met Council: How can bus traffic on Cedar be altered, reduced or removed entirely and/or traffic patterns in general in downtown be altered to reduce anticipated congestion on Cedar Street? Could a new comprehensive traffic management plan for all of downtown be created? We realize this is a much broader discussion that will impact many stake holders beyond those on Cedar Street but we think it is the right question to ask, and to ask now.

As always, if you have any questions, comments or suggestions, please contact our office, or me directly, anytime. On behalf of all of us in the Office of the Building, we hope you have a great spring and summer!

Upcoming Events | May 20

## Tenant Workshop - Fancy Spring Hors d'Oeuvres Made Easy



On May 20, Wells Fargo Place will offer a hands-on workshop focused on easy preparation of hors d'oeuvres and appetizers to tantalize your eyes and taste buds! Leading the workshop will be Judy Burt, Chef and Assistant Food Service Director at Saint Paul College. Judy has a decade of experience preparing food and teaching classes. Her specialty is beautiful food, more specifically preparing food for eye appeal.

"Food needs to be pretty to be desirable," says Judy. "At this upcoming workshop I will provide cooking demonstrations, suggestions for using in-season foods, and tips to pull off the perfect and beautiful food display and party."

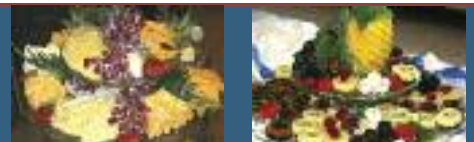
Angie Carey, Assistant Property Manager with Unilev Management Corporation and who is responsible for scheduling workshops at WFP, met Judy through tenant Minnesota State Colleges and Universities (MNSCU). They frequently have Saint Paul College cater meetings and events. Since receiving her Culinary Diploma in 1999 and her AAS

in Food in 2004, Judy has been an essential player in birthing the catering service for the Culinary Arts Program at the college. Students prepare the food and work the events, which makes catering affordable for customers. And as participants in this American Culinary Federation Accredited program, students are learning how to prepare food in many different environments and for various group sizes. Today the Saint Paul College Culinary Arts Program caters a variety of corporate and private events, both in their own space at the CityView Grille and on corporate premises.

Whatever your upcoming celebration might be—graduation, Father's Day, wedding or baby shower—be sure to attend the May 20 workshop! You'll meet Judy and leave with ideas to create your own beautiful hors d'oeuvres. If you're not up to doing yourself, consider talking to Judy about having the Saint Paul Culinary Arts Program cater it for you. To reach Judy about your catering needs, call (651) 846-1593.

**Fancy Spring Hors d'Oeuvres Made Easy**  
Guest Speaker and Cooking Teacher, Judy Burt  
Chef and Assistant Food Service Director  
Saint Paul College Culinary Arts Program

**Wednesday, May 20, 2009**  
11:30 am – 1:00 pm  
Suite 2300  
Wells Fargo Place



## Wells Fargo Place Collects Used Cell Phones— Benefits the Environment and Local Nonprofit



Got an old cell phone? If you're a Wells Fargo Place tenant, you can drop off used cell phones in the Office of the Building for recycling. This service benefits tenants, the environment and a local nonprofit. Cell phones are becoming one of the fastest growing types of electronic waste. According to the U.S. Environmental Protection Agency, cell phones are discarded at a rate of more than 125 million per year resulting in more than 65,000 tons of waste. Plus, cell phones contain harmful materials such as lead and cadmium that are released as phones break down.

The cell phones collected by Wells Fargo Place are donated to the Battered Women's Legal Advocacy Project (BWLAP), a statewide nonprofit that provides legal information, consultation, training, litigation and legal

resource support, and policy development assistance to battered women. BWLAP then sends them to Shelter Alliance, a program of GRC Wireless Recycling, which is the largest cell phone recycling network in North America. Shelter Alliance either reuses the phones or refines them and contributes at least \$.50 for every cell phone to BWLAP. Depending on the condition of the cell phone, BWLAP could receive as much as \$50 for a recycled phone.

According to Rana Fuller, Managing Partner of BWLAP, "As a small nonprofit, we have limited resources for fundraising. The Shelter Alliance is a win-win program. We receive funds needed to keep our organization going and the environment is protected."

BWLAP has been collaborating with businesses to collect used cell phones since 2003. "We're so pleased to partner with Wells Fargo Place in this effort. It is the first building to participate in our cell phone fundraising program and the response has been wonderful," said Fuller.

Old cell phones can be dropped off in the Office of the Building in Suite 110 during regular business hours. Phones collected are forwarded to BWLAP.

### Upcoming Events | May 18

## World's Largest Game of Catch

If you work, live or play in St. Paul, you gotta love the St. Paul Saints! They'll be in downtown St. Paul for the World's Largest Game of Catch, their 2009 kickoff and block party.

Take in the festivities beginning at 11:30 am on Monday, May 18 and if you're one of the first 5,000 people to show up you'll receive a Saints softee ball. Plus, Mayor Coleman will be on hand, there will be free beverages, \$1 lunch from White Castle, \$1 cookies from St. Paul Classic Cookie Company, massages from Sister Rosalind, fun and games, and a chance to meet Saint's mascot, Mudonna, and get autographs from the 2009 Saints players.

The World's Largest Game of Catch is brought to you by the St. Paul Association of Building Owners and Managers (BOMA) and TDS Metrocom. Unilev's General Manager Pat Skinner and Assistant Property Manager are both involved in BOMA. According to Angie, who is on the BOMA committee organizing the Saint's kickoff event, "This is such a fun day and with the May date, it is sure to be a beautiful afternoon to get outside for lunch and fresh air."

Pictures below are from the 2008 World's Largest Game of Catch.

### World's Largest Game of Catch

Monday, May 18, 2009  
11:30 am – 1:30 pm  
Robert Street between  
6th Street and 7th Place



## Mike O'Brien, Maintenance Engineer



If you're a tenant in Wells Fargo Place, you could say your comfort is in the good hands of Mike O'Brien. Mike is one of the maintenance engineers for the building and has been for the past 4 ½ years. The maintenance engineers are responsible for maintaining the building's environment and infrastructure including air quality, HVAC, water supply, plumbing, building electricity, and safety systems.

Mike started as a maintenance engineer in 1979 for US Bank Center in St. Paul, where he began learning the aspects of the job from other engineers. For Mike, who likes to read, buying a book is one of the first things he does when learning something new. Becoming a maintenance engineer was no exception. He read books about electrical, plumbing, heating and cooling systems, air quality, safety systems, steam boilers, monitoring system software, computers and programming.

He went on to serve as a maintenance engineer at St. Mary's Hospital (now Fairview Riverside Campus) and later, to Central Medical Building in St. Paul's Midway area as chief engineer. When the job of chief engineer became available he went back to US Bank Center and stayed there 17 years. Looking for new learning experiences with the very complex hydronic heat pump system at Wells Fargo Place, he joined the Unilev staff in 2004 and knows Wells Fargo Place inside and out.

Much of Mike's job is technical and requires a practical, problem-solving approach. He also sees "the big picture" of the building. "My primary goal is to provide a safe and comfortable environment for tenants," said Mike. "But keeping costs down and having an energy efficient building is also part of my job."

As a maintenance engineer, Mike's contributions are vital to the efficiency of the building. For instance, maintaining good indoor air quality impacts the health, comfort, well-

being and productivity of those in the building. It's the maintenance engineers who ensure that good air quality is maintained including controlling the humidity in the air. When humidity levels are too high or too low, tenants are uncomfortable.

Another aspect of Mike's job is cooling the building. The core of any office building needs cooling year round. It isn't just the warm outside temperatures that heat an office building, the building equipment, office machines and computers—even the light bulbs throughout the building—give off heat. Even in the coldest part of the winter, when the perimeter needs a lot of heat added, the interior core of the building still needs some cooling. Both heating and cooling must be simultaneously and carefully controlled for comfort and efficiency.

All of WFP's building functions are monitored by a centralized system. Mike gets paged when the monitoring system's alarm sounds. He's often on call nights and weekends and will call in to check system levels. And on long, hot summer weekends, Mike makes sure the cooling system is turned on soon enough to welcome tenants on Monday morning.

When he's not working, Mike enjoys living in Forest Lake, spending time with his wife Debbie, cross country skiing, and hiking. And, if you were to talk with him in the elevator, there's a good chance he could tell you about the current book he's reading. His most recent read is *Roberts Ridge*, about a 2002 battle between Al Qaeda and American troops in Afghanistan. The book made him feel very fortunate that his Army Ready Reserve unit, where he was a medic during the early 1980s, was never deployed overseas. It also made him appreciate more the sacrifices our American troops are making today.



### Could WFP save energy and money if everyone turned off their computer each night?

Unilev was approached by a tenant regarding ways to save energy and costs related to PC use. Based on what we found out, we thought it was worthwhile to share with all tenants. Our exploration to answer these questions took us to CRC-ASPEX, an information technology consulting firm and WFP tenant, as well as to Unilev's Chief Engineer Rick Schhorn.

First, it is a commonly repeated myth that you will actually use more energy when a PC is shut down every day and booted up the next morning. Technically, a machine left in hibernation will draw a low level of energy until the machine reactivated. This will always be more than the power used to boot up a machine from an off state.

Turning computers off each night does not equate to a huge cost savings. For example, if everyone in WFP—approximately 1,600 people—have a computer and each of them turned their computer off each night rather than let it hibernate, WFP might save \$800 per year on a \$1.1 million annual budget. This is not a significant savings to try to implement for the entire building.

Any tenant who has questions or suggestions about how WFP could conserve energy and save money, please contact Pat Skinner or Angie Carey in the Office of the Building. We always appreciate tenant input.