

THE FRANCES NEWSLETTER



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Frances, L.L.C.

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President's Message

Free Internet Access? That is the Plan. Frances L.L.C. is installing a test wireless infrastructure this month to see exactly what equipment will be needed to have broadband wireless internet throughout the building. I am very hopeful that we will be able to provide this new service to you at our expense before the end of the year. We are still working out the details and we will keep you informed as soon as more information is



available. At this time we expect that tenants may purchase their own wireless adapters to convert their existing computers to wireless and **connect to the Frances L.L.C wireless network for free.** We may need to limit how many computers each tenant will be able to connect so that there is plenty of bandwidth for everybody. Tenants needing commercial bandwidth for their particular business will still need to have their commercial connection but we expect that the convenience of having your wireless laptops connected to the internet will be of great interest. Frances L.L.C. will not provide tech support for converting your office to wireless, our responsibility will be to assure the network is up and running and reliable. We expect that you will need to sign a network usage agreement prior to Frances L.L.C. giving you access to the secured network. *This will be a significant investment, accordingly we hope that you will fill out the short survey distributed with the newsletter so we can determine the needs in the building. Thank you in advance for your help.*

Building Management

Hooray Hooray!**The Alley next door is open today!**

Spaces are going fast – Remember you can earn A Free Parking Space with Rent Referral

We have several spaces for storage available and the following OFFICE SPACE for lease: Suite 238 – 1096 sq ft, Suite 333–625, Suite 341–272, Suite 400–1900, Suite 433– 1977, Suite 435–511, Suite 441–272 and Suite 601-375 sq. ft.

Note: Corner office on 6, Suite 620 (reception area & 2 offices) will be available November 1st. Current tenants will be moving to a new larger space on 5th floor.

About our Tenants

Transitional Services of Iowa, Inc. Many new faces have been seen around the building since they opened their office September 1st. President Darin Dunn and Linda Weiseler, Director of Services are shown with 10 of the eleven counselors that call Suite 427 their home base. Transitional Services of Iowa, Inc. is an in-home



counseling agency, contracted with the State of Iowa, and collaborates with such entities as Juvenile Court Services and the Department of Human Services. They offer a variety of services to clients involved in the Juvenile Court System, but predominately provide counseling/therapy and skill development services.

Ken Bonthuis and his wife Margaret celebrated 50 years of marriage on July 9th of this year. Family and many-many friends celebrated the Golden day at the beautiful Trinity Heights.

Congratulations to both of you from all of us!

Bob's Corner

Costly Investment for your comfort this Winter

Bob inspects the fire tubes on the boiler and found indication of a leaking tube. The bids came in and the decision was made to perform an overhaul of the boiler this fall including replacement of 72 hot pass tubes. This update will increase the efficiency, reliability and safety of the current boiler and most importantly, guarantee you will have heat all winter in your office. Officials with MidAmerican Energy said customers are being encouraged to plan ahead and look for ways to conserve energy this winter. The cost of natural gas is expected to be as much as 40 percent more than last year. In addition to that with five of the last six winters being warmer than normal some experts believe we are due for a "cold one" that could increase the overall cost as much as 70 percent.



Let's all try to remember to adjust the thermostat during unoccupied periods to help save energy this winter in your office as well as our homes.