

APRIL 2012

# 330 NORTH WABASH



## SOCIETY OF ENVIRONMENTALLY RESPONSIBLE FACILITIES

**LOCATION:** 330 North Wabash

Chicago, Illinois

**OWNER:** Prime Group Realty Trust

330 North Wabash is the last American design and, at 52 stories (695 feet), the second tallest work by architect Ludwig Mies van der Rohe. Known for his elegant clarity and simplicity of form and function, the German born Mies settled in Chicago in 1937 and helped shape the skyline with temples to the Modern school of architecture. The Class A Tower contains 1,141,760 square feet of office space plus a luxury, Langham Chicago Hotel which is scheduled to open in spring 2013.

Prime Group Realty Trust's (PGRT) management of 330 North Wabash has added another dimension to its iconic Chicago status in recent years – one of environmental responsibility and ***Practical Environmental Stewardship™***. Thoughtful use of resources, innovative strategies to reduce energy use, and imaginative new alternatives to waste disposal are just a few examples of the ways in which this vital structure minimizes its impact on its surroundings.

Built in 1971 as the *IBM Plaza*, 330 N. Wabash was declared a Chicago Landmark and added to the *National Register of Historic Places*. Due to its architectural significance and status as a Chicago icon, the landmark status was attained 14 years before buildings are typically considered for such designation. The green retrofit



that the management team has aggressively pursued in recent years have only added more value and integrity to the building's legacy.

In 2013 the building will become home to the American Medical Association and will be renamed *AMA Plaza*.



[SERFgreen.org](http://SERFgreen.org)

As part of the building's repositioning strategy to entice tenants to 330 North Wabash, the building team was given the green light to change most of the mechanical and electrical systems to newer, more energy efficient models. Systems that could not be replaced were retrofitted and upgraded where feasible.

Retrofitting the older HVAC systems and closely monitoring their use have added significant monetary and energy use benefits for occupants. A 35% reduction in electricity usage was achieved through

## ACHIEVEMENTS

LEED EB O&M Certified Silver

SERF Certification

Energy Star Rated

BOMA 360 Performance Building

2007 BOMA Chicago Building of the Year

2008 BOMA North Central Region  
Building of the Year

2010 Property Management Excellence  
Award in Chicago Green Office Challenge

operational strategies to reduce energy plus an additional \$300,000 in savings was achieved for its tenants by switching from electric heat to natural gas.

Other sustainable retrofits include low-flow sinks and toilets, all low-VOC materials, and an updated building automation system that is managed and monitored 24/7 to exploit energy reduction opportunities. In the retrofitting of the bathrooms, the porcelain from old toilets was recycled, and eventually included in road repair materials. The porcelain substantially decreases the temperature of the asphalt during warm weather and increases the solar reflectivity index of the road.



By monitoring the bills monthly and systems and operating conditions daily, and by conducting an energy audit annually, PGRT's management team is able to determine where their expenses were generated, what systems could be improved, and what energy-intensive practices are simply unnecessary.

Rather than the conventional method of heating or cooling the entire building during set hours, the temperature systems have been sequenced to match occupancy loads. Other equipment such as fans and lighting has also been sequenced to optimize resources. With this measure alone, 330 N. Wabash has already significantly reduced its environmental impact.



*E-waste from building occupants gathered for recycling*

The efforts that were undertaken to educate tenants on ways to be more environmentally conscious also took this reduction approach. In a clever turn on *Less is More*, an aphorism widely associated with Mies' designs, building management extols *Less is Less--Less Energy, Less Resources, Less Cost*.

Office paper generated on site is sent to a recycling company in nearby Wisconsin, and converted into toilet tissue and paper towels that the building then buys back for its use. Innovative processes like this create a bond between building management and occupants, which is furthered by an internal education campaign including information on recycling, energy efficiency, commuting options, paperless operations and preventative maintenance.

Other creative environmental practices employed by the team at 330 N. Wabash include an award winning recycling program for everything from paper and cardboard to batteries, cartridges, phones, and e-waste.

On site food waste is recycled through their worm-composting program, which also doubles as a fertilizer source for the building's exterior landscaping--which is comprised of mostly native and drought-resistant plants. By summer 2012, a green roof will cover at least 50% of the facility's available roof area.

Request For Proposals require prospective suppliers to 330 N. Wabash to submit a sustainability profile to demonstrate their commitment to green materials and operations.

330's parking garage has stations for hybrid cars and bicycles, and installation of electric car stations is underway. In addition, Zipcar provides shared automobiles for the occupants. An area for scooter



On site worm composting provides fertilizer for exterior landscaping

parking is available to tenants on the plaza of the property. A shuttle bus travels to all commuter stations in the area, and further reduces the need for driving. This program Received Illinois Environmental Protection Agency's "Partners for Clean Air for Excellence in the Ride Share Program" Award.

PGRT's team at 330 N. Wabash has made a serious statement about their commitment to the environment by including green practices in all aspects of the building. From their innovative green practices and 100% closed loop recycling to their education of tenants and close management of their energy systems, everyone at 330 North Wabash demonstrates their exemplary commitment to ***Practical Environmental Stewardship™***.



**For additional information visit:**  
**[www.pgrrt.com](http://www.pgrrt.com) or contact Susan Hammer,**  
**General Manager at (312) 621-8550.**





# Closing the Loop at 330 North Wabash

## 1. Recycle your Paper

The first step in Closing the Loop is placing your paper recycling in your desk-side container. The cleaning staff brings all the material to the compactor.



## 2. Sort & Process

Next, Waste Management drops off your material at Recycling Services' processing facility. The material is sorted, baled and loaded on to trucks for transport.



## 4. Closing the Loop

By recycling with Recycling Services and purchasing SCA products, you create demand for recycled goods and close the recycling loop.



## 3. Recycling Plant

The bales of fiber are shipped to SCA Tissue. The bales are pulped, cleaned and rolled into 30 ft parent rolls. The rolls are cut into commercial toweling products.



## What is Closing the Loop?

Closing the loop is the act of recycling your waste and purchasing new products made from recycled materials. 330 North Wabash is proud to be one of the first buildings to close the loop in Chicago, earning a LEED Innovation in Design credit by demonstrating our commitment to sustainability.

For questions about Closing the Loop, see our website:  
<http://recyclingservices.com/index.php/closed-loop>

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**SERF** makes environmental certification affordable and more accessible to building owners, managers and developers. SERF leverages its certification program to advance the concept of *Practical Environmental Stewardship*.™

**SERF** affirms that with private property rights come *responsibilities* – not least of which are the responsibilities to construct, rehabilitate, and operate our homes and facilities, enhance our communities and minimize environmental impact.

**SERF** recognizes that protection of our environment is the duty of every steward of the land, and such stewards who act accordingly should be recognized and encouraged.

**SERF** holds that honest cost-benefit analysis should be applied to building improvements and systems intended to help the environment. To endure, sustainability must be affordable.

**SERF** is an inclusive organization which provides live and online forums for members to share methods to cost-effectively meet our goals.

**SERF** builds future generations of environmentally responsible property owners. Our examples and support can teach and endow future generations to live in harmony with our planet and to conserve its precious resources.

**SERF** *Catch the wave ~ get certified!*



## SERFgreen.org

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