

one south wacker

a newsletter for the tenants of One South Wacker

fall 2007





One South Wacker Goes Green

The management team at One South Wacker has started incorporating the Green Initiative into its day-to-day operations. For those of you who aren't familiar with the Green Initiative, it is an international program that encourages people to incorporate conservation measures into their daily lives in an effort to preserve the environment.

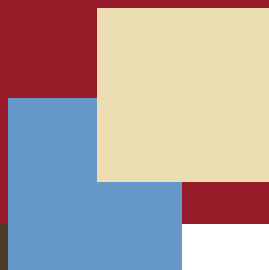
Jones Lang LaSalle, the on-site property management firm, and TIAA-CREF, the building owner for One South Wacker, are dedicated to implementing the Green Initiative in all of their buildings. Examples of the Green Initiative include the recycling program for electronic equipment, ink cartridges, bottles and cans, as well as the energy-efficient and recyclable light bulbs used in the offices. But, that's just the start.

As part of the initiative, the company plans to follow the ENERGY STAR® program, which is a program of the U.S. Environmental Protection Agency and the U.S. Department of Energy that connects people with energy-efficient products and practices. This means that when any new equipment or products are purchased, the management will carefully examine whether they are environmentally friendly and/or energy-efficient.

Our building is incorporating numerous no-cost initiatives to do our part for the environment; however, we need our tenants' help. Simple things you can do to help our building achieve a high Energy Star Rating include:

-  Turn off your computers at night.
-  Keep your blinds down – not necessarily closed, just down – to help reduce the heat load for the building.
-  Add motion sensors to the light fixtures in areas not always in use.
-  Encourage your staff to participate in our recycling program.

For more information on the **Green Initiative**, please contact Rich Cooke at (312) 578-0804.



Behind the Scenes with our Engineering Team

The engineering staff at One South Wacker is here to make sure your work environment is, well, working. They tend to tiny details like hanging pictures as well as the big-picture items like heating and air conditioning. So when you feel that warm blast of air when you walk into the building on a cold winter day, these are the people who make it possible.

Chief Engineer **Bill Dorsey** has been at One South Wacker since the day it opened in 1982. "When I started, it was just me and a panhandler on Lower Wacker Drive," he says. How times have changed! As chief engineer, he oversees the mechanical operations of the building, including the heating, air conditioning, lighting and plumbing. He and the engineering staff "work hard to keep emergencies to a minimum." Bill commutes to work everyday from Arlington Heights to see his "3,000 children."

As assistant chief engineer, **Al Gorecki** monitors the maintenance of the building and sets schedules for the building's engineering staff. Al started at One South Wacker six years ago and says it's been a pleasure working for Jones Lang LaSalle – the company with a conscious, he calls them. "Energy conservation is very important to Jones Lang LaSalle and everything we do as far as new equipment and technology is geared toward preserving the environment." Al lives in Oak Lawn.

When engineer **Bob Decremer** enters the room, tenants usually say, "Let there be light!" That's because Bob is the building's designated lighting person. He makes sure every office in the building has proper and energy-efficient lighting. Bob's workday starts early – sometimes as early as 4 a.m. – and he starts the air conditioning and fans so the building is comfortable for tenants when they arrive. Bob has been at One South Wacker for 23 years!

Engineer **Rory Durkin** leaves his quiet, 20-acre farm in Marengo every morning to work in the hustle and bustle of downtown Chicago. "I actually like both worlds," he says. The "country" side of Rory comes from his roots in Ireland, where he lived on a farm until he was eight years old. Rory joined the One South Wacker staff in February after working at the McDonald's headquarters in Oak Brook. His job varies everyday and can include anything from hanging a keyboard tray to tending to a plumbing issue. He is married with three children.

Engineer **John Rusiniak** has worked at One South Wacker since 2001. During his workday, he tends to "everything that comes up. I guess you could say we are the internists of the building." One of his more interesting tasks is having to settle the "thermostat wars" between tenants, he says. John

previously worked at the Fairmont Hotel. He and his wife recently welcomed a 3-year-old girl from China into their family. They live in Mokena.

When most people at One South Wacker are wrapping up their workday, engineer **Brian Boc** is just starting his. Brian works from 3 to 11 p.m., during which time he focuses on preventive maintenance issues throughout the building. "I look at how the machinery is operating, and I grease the components and make adjustments if necessary," Brian says. He also tends to many other various tasks throughout the building. "My job changes on a daily basis so it stays interesting," he says. Brian is single and enjoys playing golf. He lives on the city's northwest side.



From left: Rory Durkin, John Rusiniak, Brian Boc, Bill Dorsey, Al Gorecki, and Bob DeCremer

Here's a list of some of the services provided to tenants at an additional cost:

- Engineering and Labor Services (picture hanging, moving of light furniture, computer keyboard tray installation, etc.). Labor is charged at a 1 hour minimum rate.
- Additional Cleaning Services (i.e., refrigerator cleaning, microwave cleaning, carpet cleaning, coffee pot service, auxiliary restroom cleaning, etc.)
- Bulb/Lamp/Ballast Replacement
- Additional Keys and/or Re-Key of Lock
- Additional and/or Replacement Security Access Fobs

Tenants can simply "Submit a Request" online at www.OneSouthWacker.net or contact the Management Office directly at 312-578-0804.

Convenience at Your Fingertips

OneSouthWacker.net is up and running, but there are many more amenities on the way. Stay tuned for 360 Facility, our one-stop shop for tenant requests, general building information and emergency information!



www.OneSouthWacker.net

Building Information
 Tenant Services
 FAQs
 Contact Info.
 Advertising Opportunities
 Property News

New Employees Join Building Staff

Fred Cowan, director of security, joined the One South Wacker team in January after working at the Hyatt Center, one of the most prestigious commercial centers in Chicago. Fred is working on improving security at One South Wacker through the new 360 Facility, an emergency component of the OneSouthWacker.net site. He also tends to the various emergencies that arise on a daily basis. "We are always focused on enhancing security and ask if anything looks out of the ordinary, please don't hesitate to call me or our security team for assistance," Fred says. He adds that "people have to remember to lock their valuables in their desk drawers."



Eric Seye, property accountant, has been with Jones Lang LaSalle since 1998 but moved to the downtown location in April. He is responsible for handling the finances of the building, including budgets, bill payment and rent collection. "It's very exciting stuff," he jokes. But, Eric does have some excitement in his life – he is a newlywed and has a new home in Country Club Hills. In his spare time, he enjoys helping children in the community through his church, Valley Kingdom Ministries.



Craig Cudzilo serves One South Wacker as the assistant property manager, but it wasn't long ago that he was serving our country in the U.S. Army. A graduate of West Point, Craig was an Army engineer and spent much of his time in Europe working on engineering projects. After the Army, he spent time in St. Louis building custom homes, and then moved to Chicago last year to join Jones Lang LaSalle. The common thread among all of his jobs is he likes "working to make a difference in other people's lives," he says. He and his wife live in Glen Ellyn with their daughter.



This newsletter is published by the Office of the Building leasing and management team, Jones Lang LaSalle, for the tenants of the building. Comments are encouraged and should be mailed or faxed to the address below.

Office of the Building

1 South Wacker Drive, Ste. 2285
Chicago, IL 60606
312.578.0804
312.578.8586 Fax

Office Hours

Monday through Friday
8:30 a.m. to 5:00 p.m.

Tenant Safety Number

In case of an emergency call 911 first, then the tenant safety number at 312.845.4325

Wheelchair Access

Wheelchair access is available through the Wacker Drive entrance located at 1 South Wacker Drive.

Lobby Hours

24 hours a day
7 days a week

After Hours

After hours, please use the Wacker Drive entrance and present your building identification card to the security guard on duty.



Did You Know?

Did you know that the air conditioning unit at One South Wacker is powerful enough to cool 400 houses?



Halloween = Taffy Apples!

On Wednesday, October 31st, complimentary taffy apples will be handed out in the lobby at One South Wacker.



Safety Seminar in November

The office of the building will be hosting the annual Fire/Life Safety seminar on November 6th in the Lloyd's Restaurant, Conference room at 9:30 a.m. The seminar will be conducted by the Chicago Fire Department and they strongly encourage tenant participation. No fire detection system is complete without a building emergency plan and people to assist in that plan. Please make safety your priority at One South Wacker!



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