



## Hines Green Office

Hines Green Office (HinesGO) is a voluntary program designed to enhance the sustainable features and operations of a tenant's space. The program encourages occupants to identify and implement no-cost and low-cost alternatives to operating in a standard indoor office environment. Scored on a scale of 100, tenants are evaluated in seven categories comprised of multiple "Leaf Credits." When an office achieves 70 Leaf Credits through implementing specific strategies, it is then designated as a GREEN OFFICE.

To date, approximately 350 tenants world wide, representing more than 15 million square feet of occupied space, have achieved the designation.

For more information on the HinesGO program please contact Sarah Schmidt at 312.327.2346 or [sarah.schmidt@hines.com](mailto:sarah.schmidt@hines.com).



## Energy Star



For the second year in a row, One North Wacker has earned the U.S. Environmental Protection Agency's (EPA's) prestigious ENERGY STAR, the national symbol for superior energy efficiency and environmental protection. This designation signifies that the building's energy performance rates in the top 25 percent of the facilities nationwide program.

Commercial buildings that earn the ENERGY STAR use an average of 40 percent less energy than typical buildings and also release 35 percent less carbon dioxide into the atmosphere. Hines improved its performance by managing energy strategically and by making cost-effective improvements to One North Wacker. Thank you for your assistance in helping us successfully remain an ENERGY STAR building.

## 2010 Recycling Statistics



The following statistics represent the number of tons of material collected from One North Wacker in the first quarter of 2010 and the approximate number of some of the natural resources saved through the recycling program:

- 1,558 Trees saved
- 641,340 Gallons of water saved
- 5,497 Pounds of pollutants eliminated from atmosphere

Every person at One North Wacker is to be congratulated!

## Leadership in Energy and Environmental Design (LEED)



LEED is an internationally recognized green building certification system, providing third-party verification that a building is designed and built using strategies aimed at improving performance across all the metrics that matter most: energy savings, water efficiency, CO<sub>2</sub> emissions reduction, and improved indoor environmental quality. One North Wacker received LEED certification in February 2008 and applied for LEED Silver Certification in March 2010. We are anxiously awaiting the results of our submittal.

For more information on any of the environmental initiatives listed above, please contact the Office of the Building at 312.327.2340 or [onenorthwacker@hines.com](mailto:onenorthwacker@hines.com).

# In Our Building

## Recycling Programs

Hines continues to find ways to become a leader in sustainability. We have reduced energy usage, started using recycled office materials, integrated green certified cleaning materials into our everyday cleaning routine and also offer battery and toner recycling.

Acceptable items for the Electronic Waste (E-Waste) Recycling Program include: office equipment (computers, monitors, copiers, printers, scanners, fax machines), appliances (dishwashers, water coolers), external power adapters, televisions and other audio-visual equipment.

Toner and E-Waste recyclables will be picked up on an as-needed basis. Please contact Building Management at 312.327.2340 when you have items to be recycled.

## One North Conference Center

Accessed by an escalator from the lobby, the 9,000 square foot Conference Center includes five conference rooms that can accommodate meetings from 2 to 250 people. For further information please visit the website at [www.ubstowerconferencecenter.com](http://www.ubstowerconferencecenter.com) or contact Ellen Bindley at 312.327.2369 or [ellen.bindley@hines.com](mailto:ellen.bindley@hines.com).

## One North Fitness Center

The One North Fitness Center is located on the 2<sup>nd</sup> floor and has a complete line of cardiovascular and strength training equipment, an aerobics classroom and fully appointed men's and women's locker rooms. **Join in May and your 1<sup>st</sup> month's charge will equal the date you join (e.g. join May 4<sup>th</sup> and only pay \$4 for the first month).** Please contact the Fitness Center at 312.327.2360 for further information.

## One North Garage

The parking garage at One North Wacker is a two-level private garage accessed via Lower Wacker. Non-reserved monthly parking spots are available for \$410 per month.

For a complete listing of building amenities, please visit the building web site at [www.onenorthwacker.com](http://www.onenorthwacker.com).

## Current Events

### Green Initiative: Spring/Summer days

Please lower your blinds throughout the summer and help reduce energy. When blinds are completely closed and lowered on a sunny day, highly reflective blinds can reduce heat gain by around 45%.

### Shoe Shine & Repair Service: Now Available!

Shoe Shine & Repair service is now available at One North Wacker on the 2<sup>nd</sup> floor. The service is available Monday through Friday from 8:00am-1:00pm.

### Umbrella Program: Now Available!

We are excited to announce that One North Wacker will offer an umbrella program. If you forget your umbrella on a rainy day, please visit the security desk in the lobby to exchange your building keycard for an umbrella. When you return the umbrella, you will receive your keycard.

### Emergency Evacuation Drills: May 2010

Hines will be offering Emergency Response Team training classes, to be conducted by KVCL Safety, on Tuesday, May 11, 2010. The building evacuation drills will be scheduled for late spring/early summer.

### Fit 4 Golf: May 13, 2010

Golf season is quickly approaching. Please join us on Thursday, May 13<sup>th</sup> and learn exercises that will improve your golf swing. The free 20 minute seminar will be held in the Conference Center on the 2<sup>nd</sup> Floor at 12:00pm.

### Children's Memorial Car Raffle: July 30, 2010

The car raffle to benefit Children's Memorial Hospital is celebrating its 14<sup>th</sup> year! The 3<sup>rd</sup> Annual Car Raffle Drawing will be held July 30, 2010 in the One North Wacker lobby. Tickets are \$100 each with a maximum of 7,000 tickets to be sold. Purchase your early-bird ticket by June 1<sup>st</sup> and you will be entered into an additional raffle to win up to \$3,000 cash! With your help, this year the contribution to Children's Memorial will surpass \$4,000,000!

# What's New at ONW



## Alex Jerez

Alex joined the One North Wacker team in October 2009 as Assistant Property Manager. He joins us from our corporate headquarters in Houston, TX, where he worked as a

financial analyst in our emerging markets division. He attended Harvard for his undergraduate degree and expects to receive his LEED AP certification in the coming months.

Alex is from New York, but is enjoying all that the great city of Chicago has to offer. In his spare time Alex likes to travel, go to the One North Wacker fitness center, play basketball, and volunteer with high school students.

We are happy to welcome Alex to One North Wacker!



## James Heinecke

James joined the One North Wacker team in April 2008 as Assistant Property Manager. In the last two years, he has shown his dedication and positive work ethic that brought an optimistic outlook and a great sense of

humor to the office every day.

On April 2, 2010, James went on a Military leave of absence for a minimum of one year. While we will miss James' enthusiasm and high energy, we wish him luck on his journey!



## Carlos Santamaria

Carlos joined the One North Wacker team in August 2007 as the Director of Security. He brought a smile and positive attitude to work everyday while ensuring the tenants at One North Wacker are secure.

On April 15, 2010, Carlos resigned to pursue his dream in another line of work. We wish Carlos much success in his new profession!

The new Director of Security will begin in May 2010.



## Happy 2-year Anniversary!

The Hines staff at One North Wacker celebrated their 2<sup>nd</sup> anniversary of working together on April 1, 2010.

## Hines Office of the Building

Tom Irvine	General Manager
James Heinecke	Assistant Property Manager
Alex Jerez	Assistant Property Manager
John Hickey	Chief Engineer
Ed Nash	Assistant Chief Engineer
Sarah Schmidt	Tenant Service Coordinator
Gina Schultz	Administrative Assistant
Carmen Sovanski	Senior Project Accountant
Kristin Rivera	Project Accountant
Ellen Bindley	Conference Center Manager
Krista Arambula	Asst. Conference Center Manager

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