



About 120 N. LaSalle

- **Class A Office Building**
- **LEED-Gold Certified**
- **383,000 sq ft (40 stories)**
- **Built 1991**

Overview

Located in the heart of Chicago's Central Business District along the prestigious LaSalle Street Corridor, 120 North LaSalle is a Class A 40-story office tower which includes amenities atypical of a traditional downtown office building.

Goals for BTune

BTune partnered with Lincoln Property Company to identify and deliver further energy savings in order to reduce energy use, operating costs, and carbon emissions, positioning the building for an improved energy rating. This was to be achieved with minimal effort from the buildings team and no disruption to tenants, while improving occupant comfort.

Customer Feedback

"BTune is the first technology we've used that really works. And unlike other options that suggested equipment replacement, paying for new programming changes or hours of our time, BTune has been so easy to implement—we just plugged in the box and they could implement the changes on their own. They really understand our building and ensure it's controlled the way we need it to be, rather than fitting it into their own prescribed rules."

Bob Mielnicki

Building Engineer, 120 N LaSalle
Lincoln Property Company

Current Average Monthly Outcomes

12.9%

Energy Use
(kWh) Reduction

10.1%

Avg Peak Demand
(kW) Reduction

13T

Carbon Emissions
Reduction

12.0%

Reduction on
Total Energy Bill

Outcomes Overview

Constructed in the early 1990's, 120 N. LaSalle has been subject to various BAS upgrades and control sequence improvement projects in the past. While some good control sequences had already been put in place related to the operation of central plant, BTune was able to identify previously unrealized opportunities to improve efficiency by methodically analyzing the building system types.

Through our ASO technology, BTune then quickly deployed ESOs to 100's of terminal units across 39 floors, all without any additional costs to reprogram controllers. The first full month of energy savings was March 2024. As BTune continues to operate through the seasons, current ESOs will be tuned and additional strategies will be deployed according to occupant requirements and industry best practice guidelines.

Once all ESOs have been identified and executed, we anticipate achieving the below target annual outcomes:

Target Annual Outcomes

15-20%

**Energy Use (kWh)
Reduction**

\$75k-\$90k

**Energy Use (kWh)
Cost Savings**

180-240 T

**Carbon Emissions
Reduction**

Building Value & Marketability

Following 9-18 months of continuous monitoring, diagnostics, and correction, we anticipate that 120 N LaSalle will have maximized the energy performance improvement possible through HVAC tuning alone. At that stage, we estimate the building will be eligible for the ENERGY STAR Top Performer rating.

Based on the ENERGY STAR Building Value Upgrade Calculator, that would correlate to a potential increase in building value based on improved NOI, with Further increases due to building marketability and tenancy also possible.

75

ENERGY STAR® Rating

\$670k-\$900k

Potential Asset Value Increase