



EXTRAORDINARY DELIVERED

100 NORTH LASALLE

Chicago, Illinois
Asset Services

OPPORTUNITY

Transwestern assumed management of this historic 160,000 sq. ft. building in January 2017. The asset was challenged by a long history of deferred equipment maintenance and upgrades.

SOLUTION

- Owner engaged Transwestern before the management contract was fully executed to receive our help in launching the elevator modernization prior to year-end, so to avoid heavy City fines and penalties resulting from inaction from the prior Owner.
- Within the first month on-site, the Transwestern team identified the lack of Fire & Life Safety and security procedures in place. The team immediately deployed site-specific training programs, and updated standard operating procedures, as well as a building Fire Plan Book. In 2018, the team conducted the property's first Fire & Life Safety Tenant Seminars and Evacuation Drills.
- Transwestern completed an electric meter and tenant billings audit. Several redundant meters were identified, and the team was able to remove "ghost" accounts and reduce overall billings.
- Transwestern deployed a new environmental operations and maintenance procedure manual for asbestos and lead paint. To date, Transwestern has abated over \$100,000 of environmental concerns.
- Over a 3-day shut down, Transwestern completed a full replacement of the building's original 480v electrical switchgear equipment. The team created the scope, competitively bid and oversaw the installation of a new safe, switchgear system. This project involved constant communication to the asset's 60+ tenants months in advance and throughout the duration of the project to ensure all tenants were aware and understanding of this essential upgrade.
- Transwestern completed the ongoing window replacement project. The team competitively bid and managed the replacement of 140 original windows throughout the building.
- Current immediate needs being addressed – Elevator replacement, boiler replacement, electrical switchgear replacement, window replacement, fire escape repairs, major roof and façade repairs.
- Long term planning includes – lobby update, HVAC air handler replacements, lighting retrofit, spec suites and corridor renovations, restroom ADA compliance, updated building finish standards, building amenities such as conference facilities, tenant lounge and fitness area

RESULTS

Transwestern addressed critical needs at the property to maintain viability and is working through the long-term plans needed to make the property competitive.