

C**C****J****M**

COMMERCIAL

540 West Madison Smart Office Building

West Loop Neighborhood, Chicago, IL

Completion Date: Ongoing
CCJM Role: MEP / FP / Structural

Size & Scope:

1.1 million rentable square foot Class-A office building
Extensive power capacity, significant fiber connectivity, redundant power grids, and a fleet of back-up generators

One of the most technologically advanced office buildings in downtown Chicago

The property was designed to offer multiple levels of redundancy for critical systems spanning everything from utility feeds, ComEd substations, generator plant, chiller plants, and life safety systems.

Energy Efficiency

The building interior offers a raised-floor low voltage power and HVAC delivery system throughout tenant floors. The energy-efficient, under-floor air distribution system allows air flow to rise naturally from the ground and pick up heat as it goes. Swirl diffusers, located at every workstation, give all employees the ability to control the temperature of their own environment, reducing wasted heating and cooling. Air is delivered to the space through air handling units on the 6th and 29th floor that contain pre and post MERV 13 filters as well as UV lights to kill bacteria. Air travels through four pressurized air columns to each floor where the under floor air is delivered.

The 42,000 square foot, virtually column-free floor plates enable efficient office layouts, and floor-to-ceiling glass offers abundant natural light throughout the building.



Smart Systems

The integrated smart systems include a state-of-the-art Johnson Controls energy management and building automation system. The system is truly integrated with fire alarm, power and lighting controls for total interoperability and optimization. The building is self-supported for power and also features electric charging stations for electric cars.

Water Efficiency

The installation of a rainwater harvesting irrigation system eliminates the need to use potable water for irrigation in order to reduce water consumption. Rainwater is collected in storage tanks located in the garage and the 6th floor roof garden and feeds the irrigation lines already in place. In addition, faucet aerators were installed in all kitchenettes, adding to the aerators already installed in restrooms.

CCJM

Two North Riverside Plaza
Suite 1050
Chicago, IL 60606-2600
P: 312.669.0609
F: 312.669.0525
E: chicago@ccjm.com
W: www.ccjm.com