



EFFICIENCY AND COST SAVINGS

AT CHICAGO'S 111 SOUTH WACKER DRIVE

HEITMAN
A REAL ESTATE INVESTMENT MANAGEMENT FIRM

PROJECT OVERVIEW:

The 111 South Wacker Drive building, a LEED Gold and Platinum-certified skyscraper in Chicago, sought a solution to its inefficient and time-consuming water filtration process. The existing system required manual cleaning multiple times a day, leading to high labor costs and downtime.

SOLUTIONS:

Tekleen installed a self-cleaning filter system with a larger mesh size. This system automatically cleans itself, eliminating the need for manual intervention and reducing labor costs. The larger mesh also removes more debris, protecting equipment and improving overall efficiency.



RESULTS:



- **Reduced Maintenance Costs:** Eliminated the need for daily manual cleaning, saving labor costs and time.



- **Improved Energy Efficiency:** Reduced drive speed by 10% due to lower operating resistance, leading to energy savings.



- **Minimized Water Use:** Reused cleansed flush water through the dewatering system, reducing water waste.



- **Reduced Equipment Wear and Tear:** Larger mesh filter removed more debris, protecting equipment from damage.

- **Improved Building Sustainability:** Contributed to the building's LEED certifications by reducing water use, energy consumption, and waste.

CHALLENGES:

- **High Maintenance Requirements:** Daily manual cleaning was labor-intensive and time-consuming.
- **Inefficient Operation:** The small strainers clogged quickly, increasing energy consumption.
- **Limited Debris Removal:** The small mesh allowed debris to pass through, potentially damaging equipment.



"Green" roof of the 111 South Wacker Drive building, showing planted sedum in the foreground and the building's air conditioning system.

"The Tekleen system's dewatering feature has significantly reduced water waste by capturing and reusing flush water, while its efficient design minimizes labor and energy consumption."

— Kevin Injeski, Assistant Chief Engineer, JLL Jones Lang LaSalle Americas

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