SHOWCASE PROJECT: SHERATON CHICAGO HOTEL & TOWERS

SOLUTION OVERVIEW
The Sheraton Chicago Hotel & Towers is one of the premier convention hotels in Chicago, with 1,214 guest rooms and 120,000 square feet of flexible meeting space, including a 40,000 square foot ballroom (the largest hotel ballroom in the Midwest). Tishman Hotel Corporation, as owner of the Sheraton Chicago Hotel & Towers, has responded to guest focus on green initiatives by developing strategies and practices for making all portfolio hotels more environmentally friendly. Properties are managed with a focus on business practices that help improve environmental performance and impacts.

SECTOR TYPE
Local Government

LOCATION
Chicago, Illinois

PROJECT SIZE
1.3 million square feet

FINANCIAL OVERVIEW
Project Cost $693,000

SOLUTIONS
A comprehensive energy analysis of the property was conducted by several engineering firms whose proposals were then reviewed for viability and anticipated return by Tishman. Implementation of energy efficiency measures began in 2011 and remains on-going. The measures being installed include property lighting upgrades, digital thermostats in each guestroom including a property management system communication component, HVAC public area improvements, optimization of the Hotel’s chiller plant facility, and horsepower factors reduction on prime HVAC movers.

OTHER BENEFITS
The energy efficiency measures taken at the Sheraton Chicago Hotel & Towers has also allowed the hotel to participate in Starwood’s “30/20 by 20” energy conservation program. In this program, hotels are challenged to achieve a 30% reduction in electric and gas consumption and a 20%
reduction in water by the year 2020. This initiative is supported by a Green Council within the property, which includes representation from each hotel department, with the target of awareness building around all sustainability objectives.

The Hotel also promotes various incentive programs to encourage guest participation in green initiatives. These include linen and towel re-use, the “Make A Green Choice” program to further reduce utility consumption and chemical usage, and on-site recycling within guest rooms meeting facilities.
Savings are expected to contribute an additional $533k in net operating income.

<table>
<thead>
<tr>
<th>Annual Energy Use (Source EUI)</th>
<th>Annual Energy Cost</th>
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<tbody>
<tr>
<td><strong>Baseline (2010)</strong></td>
<td><strong>Actual (2013)</strong></td>
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<tr>
<td>293 kBtu/sq. ft.</td>
<td>252 kBtu/sq. ft.</td>
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<tr>
<td><strong>Energy Savings</strong></td>
<td><strong>Cost Savings</strong></td>
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<tr>
<td>14%</td>
<td>$631,000</td>
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For more information, visit [https://betterbuildingssolutioncenter.energy.gov](https://betterbuildingssolutioncenter.energy.gov/showcase-projects/sheraton-chicago-hotel-towers)
Sheraton Chicago ballroom