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## Chicago Board of Trade Building Restored to Original Brilliance

*When the Chicago Board of Trade building was first erected in the heart of Chicago's financial district back in 1930, it was the tallest building in the city and included a 19,000 square-foot trading floor - the largest exchange floor in the world at that time. Designed by the renowned Chicago-based architectural firm of Holabird and Root, this Art Deco building defined what was the forefront of commercial property design. Seventy-five years later, the CBOT building has undergone an extensive internal and external renovation that has brought it to the leading edge of building innovation, while preserving the historic landmark's Art Deco appearance.*

Dedicated June 9, 1930, the ***Chicago Board of Trade Building (CBOT)*** has stood watch over the LaSalle Street financial district for almost a century. As it turns 75 years old, the CBOT will once again shine as a state-of-the-art part of the Chicago skyline, thanks to a major renovation of both its exterior, and its infrastructure and technological systems, including:

- Fault tolerant electrical infrastructure with 10 feeds from 7 different ComEd substations
- Redundant cooling systems from on site chillers and Chicago Thermal Technologies' district cooling
- Multiple fiber optic backbones
- Maximum telecom/bandwidth capabilities
- Highly advanced security and life-safety systems

With a mix of aesthetic and infrastructure improvements, the CBOT provides existing and future tenants the best of both worlds: an office building with cutting-edge technology in an architecturally and historically rich setting. This blend truly makes the building "the landmark for the future."



*"A major issue facing many historic office buildings around the country today is how to modernize internal building systems and amenities while preserving the original appearance and décor of the building," stated Kevin Lennon, vice president of Real Estate Operations, Chicago Board of Trade. "Through a comprehensive and well-thought out restoration process that began in 2004, we have been able to do just that."*

### **Infrastructure Updated**

With the growth of electronic trading, the CBOT has invested heavily in the modernization of its infrastructure to ensure that it continues to be the first choice for trading firms and others in the financial services industry. Both the infrastructure and the location are Class A.

In order to ensure uninterrupted service, the building's electricity is served from seven ComEd substations with more than ten separate feeds. All these feeds have automatic throw-over switches so that if one ComEd substation has an outage, any impact felt is only momentary. In comparison to other structures, most high-rise office buildings have only one or two feeds from one or two substations.

The CBOT project also takes full advantage of Thermal Chicago's district cooling capabilities. The complex has close to full redundancy, utilizing both the in-building chiller plant as well as district cooling from Thermal Chicago. District cooling is accomplished by producing chilled water at night, using off-peak electricity, and distributing it to various buildings via pipes under the streets. It is typically used as an alternative to building owners maintaining their own chiller plant on site. In the Board of Trade's case, they have both systems to provide added capacity and redundancy in case of a failure by either system.

CBOT also offers a state-of-the-art telecommunications infrastructure and services, including 15 Telecommunications Providers that serve the building, each with separate fiber optic feeds into separate and secure POPs; 2 Fiber Optic Backbones with native Ethernet (10 Megabits per second) speed; Cable TV provider; Fast Ethernet (100 Mbps), GigE (1,000 Mbps), DS-3, T-1, Fractional T-1, ISDN, dark fiber and DSL service available; Video conferencing; Inter- and Intra-building LAN and WAN and Virtual private network service.



### **Lobby Appearance and Amenities Updated**

A historic restoration of the main lobby will bring back, as close as possible, the original lighting layout and design and will include an extensive refurbishment of the metal work.

As part of the building's digital signage strategy, the lobby renovation will include an automated building directory, with the latest in touch-screen capabilities to offer educational information about the building as well as history on the exchange. The new directory will also feature a **Wall Street Journal Office Network (WSJON)** display, which will provide tenants and visitors with information that includes up-to-the-minute news from the Journal, updated stock market information, time, date and weather. The WSJON will also allow the CBOT to communicate building and life-safety related messages in real-time.

*"One of the features that we found most appealing about The Wall Street Journal Office Network was the ability to control our own building messages in real-time," added Lennon. "Their web-based property portal allows us to create, change and upload messages instantly."*

These and other extensive renovations are what led the Chicago Chapter of BOMA to award the CBOT Building the **TOBY award in the Renovated Building category for 2006.**

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*Launched in 2006 by Dow Jones & Company and Office Media Network, **The Wall Street Journal Office Network** provides tenants and visitors of premier office buildings with up-to-the-minute news from the Journal's main sections along with market indexes, weather and scrolling breaking-news headlines, all delivered on high definition LCD flat screens located in the public common areas of office properties. Building owners and managers can also use the Network to communicate important building announcements to tenants, including life-safety messages. The **WSJ Office Network** currently resides in premier office buildings in major market cities including Atlanta, Boston, Chicago, Dallas, Los Angeles, New York, and Washington, D.C. For more information, please contact us at (312) 235-4800. [www.officemedia.com/ws](http://www.officemedia.com/ws)*