

Five no-cost ways to reduce your portfolio energy consumption

Are you aware that many green initiatives cost little or nothing, and can generate immediate benefits to both the environment and your bottom line. Here are some suggestions for energy savings that don't require large investments and lengthy budget approvals:

Do what you can for free. You can instantly slash facility operating expenses by up to 10 percent by adopting practices such as:

- Switching off office lights when employees go home, and when areas such as conference and copy rooms are not being used
- Using window shades to best advantage for light, as well as seasonal heat and cooling retention
- Adjusting thermostats one degree warmer in summer and one degree cooler in winter
- Having employees turn off computers and other office equipment when not in use
- Scheduling building cleanings during daytime hours instead of night, using newly developed near-noiseless vacuum cleaners

Consider low-cost, quick-payoff investments. Another 5 to 10 percent of energy costs can be saved immediately through low cost upgrades such as:

- Motion sensors that automatically turn off lights in unoccupied rooms
- Programmable thermostats that automatically modify building or floor HVAC settings during non-work periods
- Task lighting that uses super-efficient light bulbs

Whatever short- and long-term initiatives you choose, be sure to follow these guiding principles:

- Establish accountability for implementation among all participants; don't assume that someone else is doing it.
- To promote sustainable behaviors, enlist a "green team" of environmentally-minded employees as champions to help manage efforts and suggest energy-saving improvements.

- Set clear quantitative sustainability goals including financial savings, and develop ways to reliably measure and evaluate your progress.
- Communicate results to all corporate levels from general employees to executive leadership and public stakeholders

To learn more green initiatives that cost little or nothing, read "[Lean and mean](#)" means green, or contact Kenyattah Robinson at +1 202 719 5827, kenyattah.robinson@am.jll.com

CTA outsources management of its real estate to drive \$100 million in revenue

The Chicago Transit Authority (CTA), the nation's second largest transportation system, is seeking ways to monetize its diverse real estate portfolio, which includes office, transit and bus stations, maintenance facilities, parking lots and undeveloped land. Therefore, it has outsourced its transactions and real estate management to Jones Lang LaSalle.

At the center of the CTA's strategy is a desire to leverage its real estate portfolio to drive additional revenue while improving customer service and ridership levels. The CTA currently generates approximately \$6 million annually from parking operations and retail/concession leases including newspaper stands and coffee shops. It is aggressively seeking new retail development opportunities for tenants and service providers who wish to capitalize on the over 170 million annual riders who use the CTA.

In the first 120 days, over \$48 million of revenue opportunities have been identified. Numerous marketing and sales initiatives, including transit oriented development, leasing, sales and sponsorship/naming rights opportunities, have also commenced. Additional creative initiatives are underway that are expected to generate new revenue opportunities and management efficiencies that will deliver additional bottom line revenue to the CTA. To learn more, please contact Kurt Little at kurt.little@am.jll.com, +1 312 228 2632.