

KONE EcoSpace™
The elevator solution for green buildings



PROJECT
Bold L&H Lofts
Chicago, Illinois
www.2620lofts.com

OWNERS
LK Growth LLC
312.909.9595 and
Bold Development LLC

ARCHITECT
Box Studios

LEED® CONSULTANT
Helios Design Build

MARKET SEGMENT
Retail/Residential

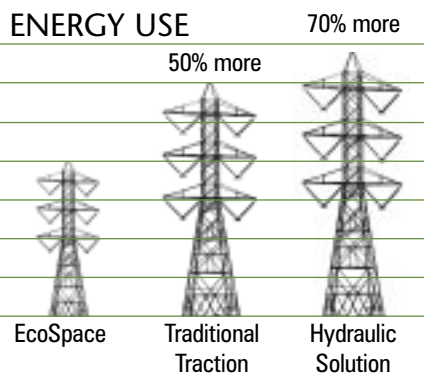
TIMELINE
July 2008 – June 2009

PROJECT SOLUTION
Two KONE
EcoSpace elevators

“We saved a significant historical building while creating an environmentally-friendly living space for tenants. KONE offered a product that not only met our criteria, but also was reasonably priced.”

Larry Kerner, Owner, LK Growth LLC

the savings



the challenge

- Install an energy-efficient, environmentally-friendly elevator system
- Work with structural limitations of an existing historic building
- Ensure everyday elevator operations do not disrupt residential living space
- Support the requirement of a project being built as a high-performance green building

the KONE solution

- Install two KONE EcoSpace elevators that provide up to 70 percent energy savings
- Provide an oil-free system that does not contaminate the area or water
- Provide support to developers through the construction process
- Deliver a smoother, quieter ride using gearless technology



U.S. Operations Center
 One KONE Court
 Moline, Illinois 61265
 1-800-956-KONE (5663)

Canadian Operations Center
 80 Horner Avenue
 Toronto, Ontario M8Z 4X8
 1-416-252-6151

KONE Mexico, S.A. de C.V.
 Clavel 227
 Colonia Atlampa
 Mexico City, D.F. 06450
 +52.55.1946.0100

For the latest product information and interactive design tools, visit www.kone.com



"It's always appreciated when you partner with someone like KONE who is fair, reasonable and willing to work through problems that occur."

Larry Kerner, Owner, LK Growth LLC

the client's situation

Developers Larry Kerner and Steve Olsher wanted to turn a historic building that was constructed in 1924 into loft apartments. They wanted the apartments to be modern looking, architecturally significant and offer tenants affordable utilities through efficient systems.

"As long as we were gutting the entire building, we wanted to take a look at what elements we could incorporate that were green and sustainable that would allow for the comfort of the tenants, provide a modern lifestyle but also be sensitive to the environment," Kerner said. "We were able to design and build a residential floor plate that is almost 92 percent efficient."

The developers selected green building solutions including high-efficiency heating and cooling systems, energy-efficient windows and a green roof. The seven-story lofts would also need an elevator solution that was reliable, environmentally friendly, energy efficient and that would provide future residents with comfortable, smooth transportation.

Kerner and Olsher are certifying the building to LEED standards. If achieved, the Bold L&H lofts, which include 3,650 square feet of retail space, would be the first historic landmark apartment building in Chicago to be LEED – Silver certified.

the KONE achievement

KONE's EcoSpace elevator delivered the perfect solution. The EcoSpace elevator uses 70 percent less energy than a conventional hydraulic elevator and eliminates the risk of oil contamination since it eliminates the need for hole drilling and the use of oil. Its gearless technology offers a smooth and efficient ride to passengers.

"Because they are such environmentally conscious developers, our product fit their needs perfectly," said KONE Sales Manager Jeffrey Peterson.

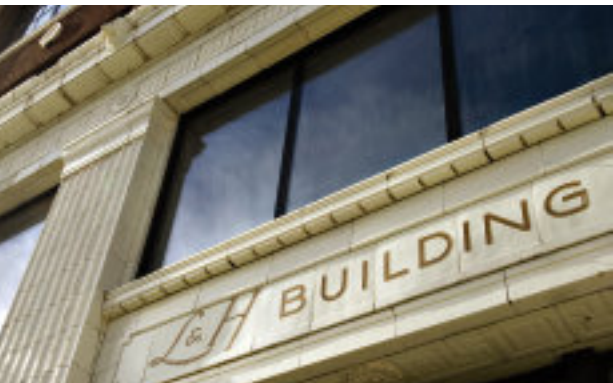
While the product solution was ideal for Bold L&H Lofts, KONE's installation crew was the right fit for the job as they were committed to working closely with the building owners through every step of the process. To get the elevators into the existing building, the hoistways needed to be built. KONE worked with the hoistway subcontractors to make sure the building structure was ready when the elevators arrived.

"KONE was very receptive to phone calls and remained flexible in understanding the construction process," Kerner said. "I always enjoy people who know how to anticipate problems."

According to Peterson, there was a challenge of getting the equipment into the existing building and meeting the timeline. KONE put two crews on the job to overcome this hurdle. "KONE provided great service in staying on time," Kerner said.

the bottom line

Because of its energy-efficient and environmentally-friendly features, the KONE EcoSpace elevator is the perfect addition to an apartment building that touts a modern look with sustainable design.



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