



Tower Talk

THE NEW CONTINENTAL TOWERS • SPRING 2017

Komatsu Welcomes Visiting High School Students



Students from Maine East and Maine West high schools in the northwest suburbs spent a day at Komatsu America last December with volunteers partnering with Junior Achievement of Chicago.

The 18 sophomores and juniors spent the morning in employee-led workshops on how to write a résumé and cover letter, interviewing skills, business communication, and social media do's and don'ts.

In the afternoon, the students chose a "job shadow" with representatives from one of five departments: ICT, KF, Business Solutions, Legal or Strategy.

Tracey Drechsel of Komatsu Finance was one of the volunteers to provide a job shadow opportunity. "For most of the students this was their first experience in a corporate environment, and they were soaking it all in," she said. "We explained both the operations and sales side of the business to give them a high-level overview of the life cycle of a machine."

"We showed our group of students the steps we take to transform data into knowledge," said Alfonso Montt of the Strategy Team. "We wanted to show them that curiosity is required to work on our team. Math skills, and a certain amount of coding skills are important, but most important is the ability to come up with the questions."

"We are always looking to give students experiences in all facets of business and engineering," said Kim Jabonnski, department chair of Maine Township District 207. "I look forward to bringing another group of students out to Komatsu next year."

Update on Designated Smoking Areas

DESIGNATED SMOKING AREA

By Bob Wilson, Director of Security

Along with population increase at Continental Towers, there also has been an increase in the number of smokers and the associated complaints when "designated smoking areas" are not used. While Illinois law prohibits smoking within 15 feet of a building

entrance or ventilation area, it also allows the owner of a property to prohibit smoking in other areas, including issuing a complete ban.

The designated smoking areas at Continental Towers are in the northeast and northwest corners of the plaza deck. These are the only areas where smoking is allowed on the property. Signs labeling these areas are posted on the walls in these locations and ashtrays are provided for the proper disposal of smoking debris. Unfortunately, many folks are simply throwing their cigarette butts on the ground, in planters, and elsewhere, increasing cleaning costs for all.

We continue to request compliance to these restricted areas, but the lack of cooperation might require us to take additional action up to and including a total ban on smoking at Continental Towers. We would prefer not to initiate a total ban, considering the number of smokers who work here.

The Illinois Smoke Free Act allows fines between \$100 and \$250 for anyone who smokes in a prohibited area. The Illinois Litter Control Act will subject anyone who tosses a cigarette on the ground to increased penalties – the first offense now comes with a Class B misdemeanor and a fine up to \$1,500.

Any penalties or additional restrictions can be avoided if smokers will use the designated areas and dispose of their materials properly. Cooperation with these policies will create a more enjoyable and safer environment for all of our tenants. If you need additional information on this topic please contact me at bwilson@glenstar.com.

Angel Tree 2016 Donations Help Area Needy



The 2016 Angel Tree initiative program hosted by Continental Towers truly helped make the holidays brighter for local families in need. According to Veronica Lopez, administrative coordinator for The Salvation Army, a total of 250 toys were donated. Some were allocated to the Family Outreach initiative, which serves homeless families with young children, and the balance went to a center housing young mothers who are working toward a high school diploma in Chicago. The management team sincerely appreciates the generosity of all who donated toys last season.



Towers Engineering Team Snapshot Perspectives

By Jim Williams, Chief Engineer



This year marks a historic event here at Continental Towers. Records show that the initial planning and architectural drawings for the three-tower complex began in 1977, while actual construction started two years later.

So, on this “40th anniversary” of the conception of this dynamic suburban office property, I felt it would be appropriate to share thoughts. First, some insight on the “new” Continental Towers. There’s been a remarkable resurgence since the property was purchased by Walton Street Capital and GlenStar Asset Management four years ago. Occupancy has climbed to 93% from 52%, and the number of tenants who work here has soared to around 3,500. And, many capital projects – the new multi-level parking structure and remodeled Continental Athletic Club, for example – have been completed.

This tremendous resurgence has required management to increase our engineering staff to eight professionals who are responsible for operating and maintaining some 12 boilers, automatic controls and other equipment. The team works seven days a week, 24 hours a day to keep the heating and cooling systems operating at peak levels.

That leads me to share the following short profiles of the engineering team:



Keeping things humming at Continental Towers, from left, Engineer Pat Lynch joins Chief Engineer, Jim Williams, and Engineer Dennis Sobeck. The eight-member team works behind the scenes to operate and maintain building equipment.



Other members of the well-oiled Engineering Team Machine: Jake Humay, David Gonzalez, Connor Heidkamp, Tom Heery, and Pat Murphy.

- **Pat Lynch** – Pat, the assistant chief, started at Continental Tower 18 years ago as an apprentice. He’s worked all days and shifts, and when he’s not working you probably can find Pat on the golf course. Pat brings an impressive heritage to the complex, as his father was an assistant chief at the historic Mayfair Pumping Station in Chicago.
- **Dennis Sobeck** – A 25-year veteran, Dennis worked with me prior to joining the engineering team here. An interesting fact: Dennis’ father was a metallurgist and worked at a plant that made some of the steel used to construct the Towers. An avid adventurer, Dennis has climbed Long’s Peak in Colorado. A fun fact: Dennis is left-handed.
- **Tom Heery** – Tom has worked at the complex as a journeyman engineer for five years after serving as an apprentice at the U.S. Cellular Plaza. Tom enjoys time with his family and has another passion: Riding and repairing his motorcycle.
- **Pat Murphy** – A native of Castleisland, Ireland, Pat will mark his two-year anniversary at the complex this year. He’s a father of two athletic teen-aged daughters who keep Pat active. Before joining our team, Pat was an engineer at the Meadows Corporate Center here in Rolling Meadows.
- **David Gonzalez** – This avid Chicago Cubs fan was an apprentice in the Chicago downtown hotel market before arriving here two years ago this summer. Working at Continental Towers is David’s first journeyman engineer position.
- **Connor Heidkamp** – Connor is a third-generation engineer now serving his apprenticeship at Continental Towers. He’s worked all shifts and days, and he’s had the honor of laying a wreath at the tomb of the Unknown Soldier in Arlington National Cemetery.
- **Jake Humay** – The man on the midnight shift, Jake joined the team in August of 2016. He’s responsible for bringing the three towers up on line when tenants arrive in the morning. Working at the complex is Jake’s first journeyman engineering position. A remarkable fact: Jake’s great grandmother is 103 years old.



THE NEW
CONTINENTAL TOWERS
MANAGEMENT TEAM

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Kathy Cooney
Assistant Property Manager

Jim Williams
Chief Engineer

Bob Wilson
Security Director

Linda Nitch
Administrative Assistant



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Calendar of Events

Mark your calendars! Call the Management office at **847-640-1800** if you have questions regarding any of the events listed below:

- **Floor Warden Meeting** ~ March 8th, 9:00 a.m. in the Tower 3 Conference Center
- **Education Fair** ~ March 21st, in the Commercium and online
DeVry, DePaul, Herzing (online), Olivet Nazarene, and Walden (online and doctoral)
- **Books Are Fun Book Fair** ~ May 11th and 12th, in the Commercium



New Bike Path Another Phase to Improve Area Cycling

Cyclists from Continental Towers and the surrounding community can soon enjoy a dedicated bike path planned for construction along Golf Road just west of the complex. The path will be built from East Ring Road in Rolling Meadows to Roosevelt Boulevard in Schaumburg, covering around three-quarters of a mile. Construction is scheduled to begin in June, with completion targeted for the fall. Funding for the project is being split between the villages and federal government. This marks the second time Rolling Meadows has partnered with a nearby town on a planned bike path.

Construction will begin in the fall on a half-mile bike path on the north side of Euclid Avenue from Rohlwing Road to Salt Creek Lane. That project, scheduled for completion in 2018, is co-funded by Arlington Heights.

Continental Towers Recycling Program



Here at Continental Towers, we take recycling very seriously. Besides the environmental impact our efforts have, they also reduce operating expenses for the property, thereby saving our tenants money. Everyone wins!

In 2014, Continental Towers switched to a single-stream recycling program. What single-stream recycling means: Paper, plastics, metal and other containers are mixed in a collection truck and sorted at the recycling company's facility. We no longer have to separate items that are recyclable.

Items that are recyclable:

- Plastic bottles & containers #1-5 & 7
- Steel, tin & aluminum cans
- Glass bottles & jars
- Paper cardboard, dairy & juice containers
- Paper, flattened cardboard & paperboard

What not to recycle:

- Food waste
- Polystyrene foam cups & containers.
- Plastic bags

If the above items are added to the recycling bins, they contaminate the rest of the recycled materials and all becomes trash that goes into the landfill. This is exactly what we are trying to avoid.

Other recycling efforts you can consider at home:

- Recycle printer ink cartridges; set your default to double-sided copies
- Use reusable coffee mugs
- Use reusable water bottles
- Wash full loads of laundry and dishes only
- There's a battery recycling unit in our lower level security office. We encourage tenants to use it.
- Use low-flow shower heads
- Compost grass clippings & food scraps

CAC Health Corner: Spring Into Shape!

By Lauren Ivan, Fitness Director



Spring time brings renewed motivation to get back in shape, and the warmer weather can help to get you out of the exercise rut you may be in. You might find you are filled with more energy, and a renewed need to get your body moving. This mood shift should be embraced so you can spring into shape and feel fit and healthy in time for the hot summer days ahead.

Continental Athletic Club will soon offer outdoor programs like Boot Camp, Run Club, and Spring Shred to help you get moving again after the winter break. For runners, we will be offering specialty classes to improve flexibility, range of motion, and an Introduction to Foam Rolling.