

155 North Wacker Drive Chicago, Illinois



Completion 2009

Client
The John Buck Company

Value
Confidential

Lend Lease Involvement
Construction Management Services

Highlights

- Achieved LEED-CS Gold Rating
- Completed ahead of schedule

Project Summary

Bovis Lend Lease managed construction of the award-winning Class A office tower, ahead of schedule despite a two-month delay; the project achieved a LEED-CS Gold rating.

The 46-story, 1.4 million square foot Class A office tower contains 41 stories (1,129,000 rental square feet) of rentable office space, two levels (160 spaces) of below grade parking, high-end lobby, retail space, fitness center and conference center. Typical floor size is approximately 27,500 rental square feet with no interior columns and floor-to-ceiling glass.

Scope

The building has a concrete core with a structural steel frame sitting atop a caisson and core mat foundation system. A glass curtain wall system with painted aluminum and stainless steel profiles comprise the façade; the roof is bitumen.

The building contains two escalators, 21 passenger elevators and two service elevators.

Design Challenges and Innovation

Bovis Lend Lease managed the design/build MEP process, which allowed for the mitigation of cost risk to owner.

Leadership in Sustainability

Although pre-certified with a LEED-CS Silver rating, Bovis Lend Lease achieved a LEED-CS Gold rating.

Sustainable components include water efficient landscaping, low-emitting materials, recycling of construction waste and the use of local/regional manufactured products.

Specifically,

- Targeted a 75% (by weight) diversion of construction and demolition waste from landfills
- Use of recycled material content (5% by cost)
- Use of regional sources and manufacturers (10% by cost)
- Low flow toilets
- Green roof
- Low-VOC adhesives, sealants, paints and coatings, and carpet products
- Developed/implemented a Construction Interior Air Quality Plan protecting the HVAC system from dust during construction and materials from moisture damage.
- No Smoking policy
- No wood products manufactured with urea formaldehyde-based resins

Relationships

Bovis Lend Lease has worked with The John Buck Company on numerous projects since 1988, most recently completing, in addition to 155 North Wacker Drive, 111 South Wacker Drive in Chicago and The James in New York; construction on 2116 Chestnut Street in Philadelphia, PA, a 33-floor, mixed-use (residential/retail/parking) building will begin late 2010 and be completed December 2012.



Awards

Best of 2009 Project of the Year — Office Midwest Construction

NAIOP Annual Awards for Excellence —
2009 Downtown Development of the Year

NAIOP, the Commercial Real Estate Development Association

NAIOP Annual Awards for Excellence —
2009 Downtown Developer of the Year (The John Buck Company)
NAIOP, the Commercial Real Estate Development Association

Patron of the Year Award Honorable Mention — Commercial
Chicago Architecture Foundation