

45,000 s.f. Commercial Plaza Renovation for 111 East Wacker Drive, Chicago, IL

45,000 s.f. Commercial Plaza Renovation Illinois Center, Chicago, IL



View of Plaza Prior to Construction



Existing Paver Distress



Existing Handrail Distress

Client:

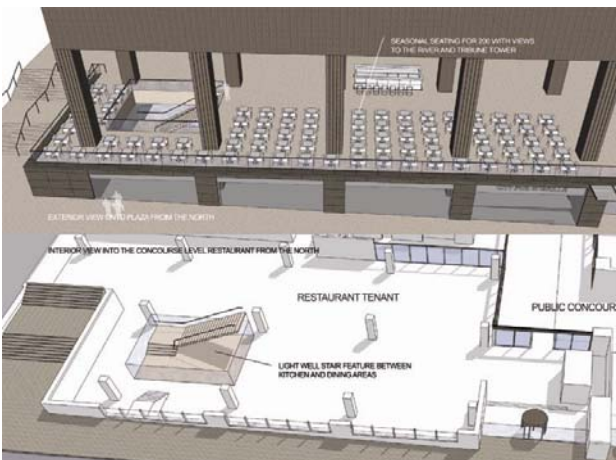
Parkway Properties, Inc.

Scope of Work:

The Illinois Center's entry plaza, located above a retail concourse, experienced heavy pedestrian traffic and intermittent maintenance. Latent construction defects and a series of ill-planned renovations had damaged the deck's waterproofing over time and allowed the rapid deterioration of the existing poured concrete walking surfaces, destroying the original character of the historic plaza. As a result, water leaks were reported at multiple locations within below-grade lease spaces. Water had invaded plaza lighting conduit, shorting fixtures. Under-sized deck drains created areas of spotty ponding and swamped landscaped planters.

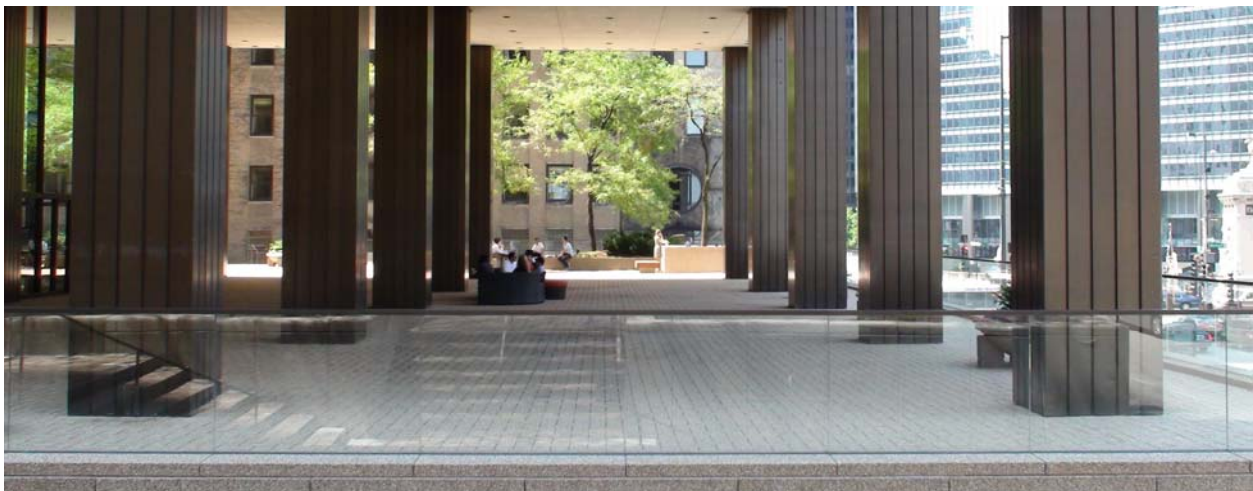
Initially, H|A|G was employed to temporarily fix spot waterproofing failures and then ultimately trusted to draw up redesign options for a comprehensive, cost-effective plaza remodeling that respects the character of the existing buildings. This work included:

- Planning the demolition of the 45,000 s.f. failed paving system & waterproofing materials to coordinate for future phased work and directing the repairs to the existing concrete structural deck
- Comprehensive design of the replacement 20 yr. material / 3 yr. labor warranted waterproofing and custom sand-bed set precast concrete paver system, selected for their appearance and ease of maintenance
- Design of replacement glass perimeter guardrails, recladding of above-grade planters, with new efficient path and landscape lighting, integrated flagpoles, fixed seating and monumental signage
- Preparation of construction bid & permit documents and competitive bid negotiation services with the Owner
- Construction administration services and control of mock-ups to ensure consistently high standards of quality



Alternative Conceptual Design Studies for Increased Lease Space (left) & Wacker Drive Pedestrian Access (right)

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Views of Commercial Plaza after Renovation