

September 4, 2002
Initial Thesis Project Summary Report; Page 1

General Description

111 Morgan Street is a 240,000 sq. ft. condominium building being built at the intersection of Morgan St. and Adams St. in Chicago, IL. The building has three floors of parking (one below grade) and seven levels of condominium units. 111 Morgan St. was a negotiated contract in the amount of \$29,125,000 and is scheduled for completion in the spring of 2003. The building utilizes a two-way cast-in-place concrete structural system throughout the building and has a brick façade on the exterior. This building also provides an outdoor patio for every unit as well as an individual central HVAC system for each unit. A unique aspect of the construction of this building is it is being built directly across the street from the headquarters of the GC, Walsh Construction, however at this time the building is being run out of a separate office adjacent to the jobsite, and is not taking advantage of the proximity of the main office.

Unique Features

- Two way concrete slab construction
- Central HVAC system for each unit
- Patio and one parking space for every unit
- Unfinished cast-in-place concrete ceilings in all units

My primary contact is David Heselbarth the Project Manager at 111 Morgan Street. He is an employee of Walsh Construction, the GC, and has been at the jobsite since groundbreaking and will remain onsite until completion.

September 4, 2002
Initial Thesis Project Summary Report; Page 2

I chose this building as my thesis project because I live and work in Chicago and most of the new construction in and around the city is condominium buildings. From observation, I have noticed that a vast majority of the new condo buildings are using cast-in-place concrete structural systems and that only a select few are using structural steel. As a result of this observation, I intend to redesign the building's structural system using steel and identify the pros and cons of using steel in condominium buildings to better explain why so many of these buildings are choosing concrete as a structural system.

This building's most unique feature is its exposed ceiling. The floor slabs in this building also act as the ceiling for the floor below. As a result the finished ceiling in all of the condo units is cast-in-place concrete which is unpainted and unsightly. In addition, the building's sprinkler system and mechanical ducts are ceiling hung and will be left open to view in every condominium unit. Since the units in this building are being marketed as luxury condominiums one goal of my project will be to provide a more attractive finished ceiling in every unit while trying to minimize the cost associated with this improvement.