

**GENERAL BUILDING DATA****Building Name:** Hotel Felix**Location and Site:** 111 West Huron St. Chicago IL, 60654**Building Occupant Name:** DACCORD Group**Occupancy or function types:** Single Room Occupancy Hotel**Size:** 85,700 ft<sup>2</sup>**Number of Stories Above Grade:** 12**Primary Project Team:**

Owner:	Daccord Group	<a href="http://www.daccordgroup.com/">http://www.daccordgroup.com/</a>
Architect:	Cubellis	– no longer operational
General Contractor:	Pepper Construction	<a href="http://www.pepperconstruction.com/">http://www.pepperconstruction.com/</a>
Lighting Design	Schuler Shook	<a href="http://www.schulershook.com/">http://www.schulershook.com/</a>
MEP	WMA	<a href="http://www.wmace.com/">http://www.wmace.com/</a>
Low Voltage/ Security	Eng Plus	<a href="http://www.220221.com/">http://www.220221.com/</a>
Consulting Engineers	Sieben Energy	<a href="http://www.siebenenergy.com/">http://www.siebenenergy.com/</a>
Consulting Engineers	E-Cube	<a href="http://www.ecube.com/">http://www.ecube.com/</a>
Structural Engineers	TGRWA	<a href="http://www.tgrwa.com/profile/index.html">http://www.tgrwa.com/profile/index.html</a>
Interiors	Gettys	<a href="http://www.gettys.com/">http://www.gettys.com/</a>

**Dates of Construction:** 9/28/07 – March 09**Actual Cost:** \$28 Million – overall project cost**Project Delivery Method:** Design-Bid-Build

## ARCHITECTURE

The Hotel Felix is an eco-friendly upscale boutique hotel located in downtown Chicago that provides an intimate luxury experience with comfortable elegance. Complete with a spa, exercise room, bar, restaurant, meeting rooms, conference rooms, and 225 suites, the Hotel Felix has everything to make you feel naturally happy.

### Major National Model Codes:

LEED version 2.2

SMACNA IAQ Guidelines for Occupied Buildings, 1995 Chapter 3

City of Chicago Building Code

City of Chicago Energy Conservation Code

Illinois Accessibility Code

**Zoning:** Downtown Mixed/ Business

**Historical Requirements:** TBD

## BUILDING ENCLOSURE

**Windows:** Existing double-hung windows. Clear double-pane glazing. Transmittance TBD.

### Building Facades:

Existing Façade:

9.5" thick nonbearing exterior masonry wall. A-2 Classification. 2 wythes brick. See figures 1 through 5.

New Façade (5<sup>th</sup>-12<sup>th</sup> floor):

4" nominal face brick to match existing brick. 1.5" air gap. 5/8" densglass gold fireguard sheathing and building wrap. 6" metal studs @16" O.C w/ 5.5" batt insulation over vapor barrier. Located at the back face of the building on the South and East Facades. See figure 6.



Figure 1: North and West Facades



Figure 2: Hotel Felix Sign

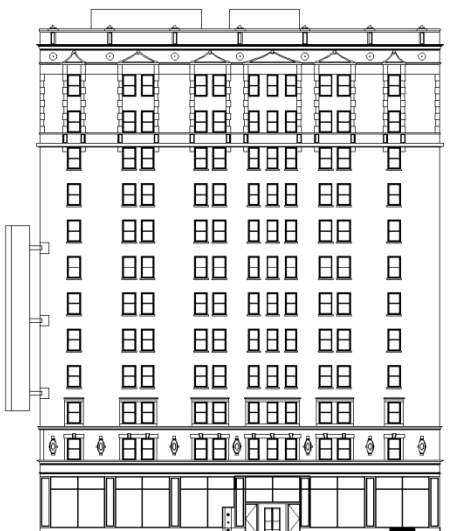


Figure 3: North Facade

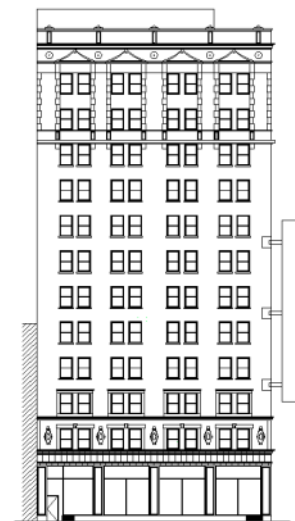


Figure 4: West Facade

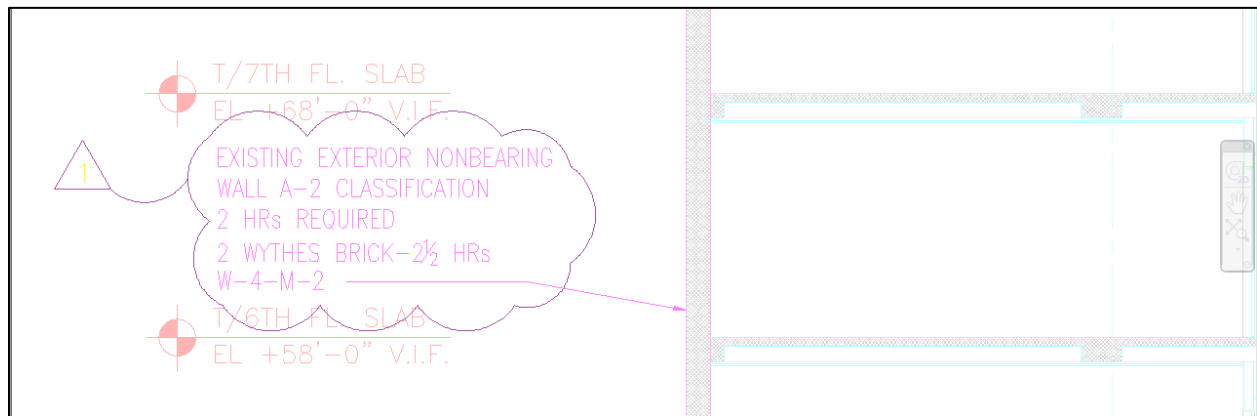


Figure 5: Existing Wall Construction

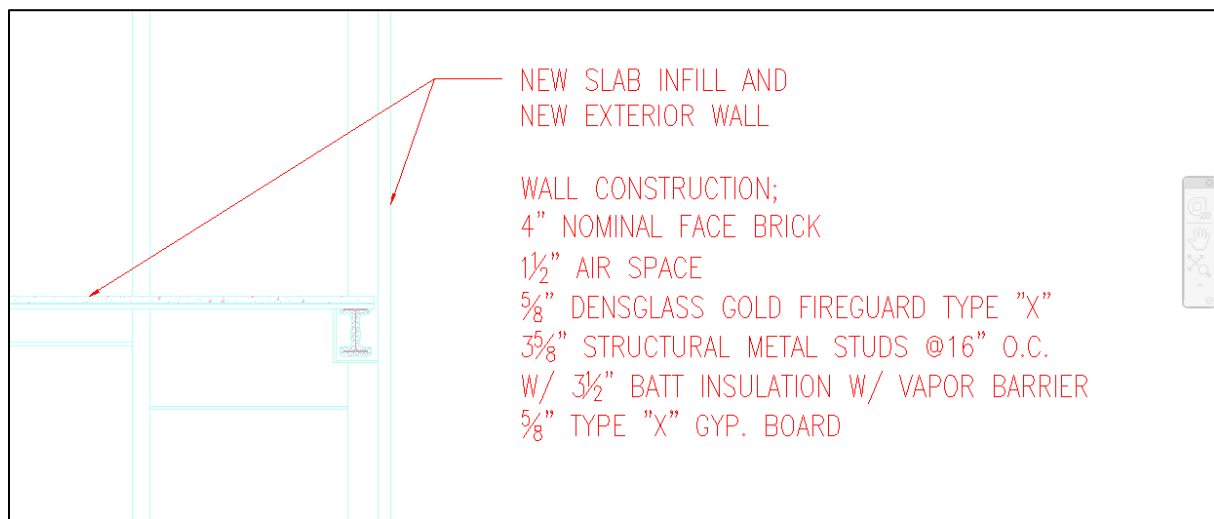


Figure 6: New Wall Construction

### Roofing:

#### Requirements:

SRI equal to 78 for a low sloped roof and 29 for a steep-sloped roof. Roofing System must meet Energy Star labeling requirements and have an emissivity of at least 0.9. A

combination of green roofing and high albedo roofing system must cover at least 75% of the total roofing area.

As Built:

2.61 degree slope. Concrete slab construction similar to interior floors. See figure 7.

In the process of building a Green Roof

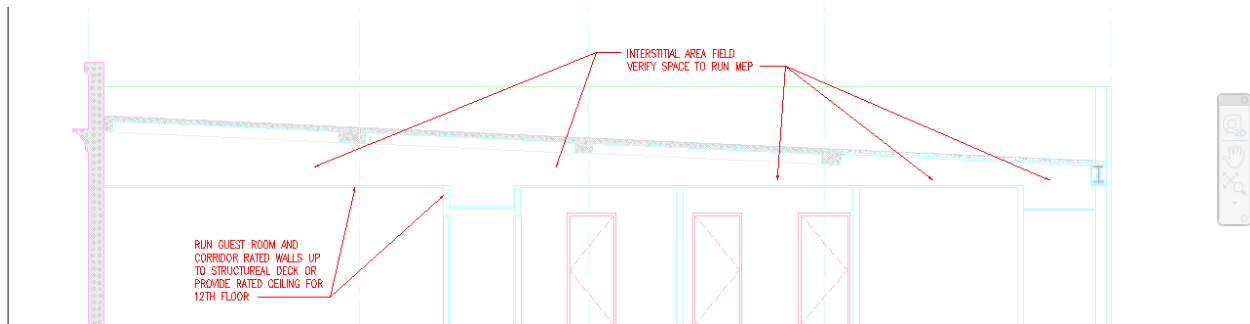


Figure 7: Roof Construction

## SUSTAINABILITY FEATURES

First Hotel in Chicago to be LEED Silver Certified.

Existing Building structure was preserved during construction to limit waste.

Green Roof project in progress.

Efficient Lighting.

In-house recycling room to encourage proper recycling.

Water waste reduction valve.

Linen reuse program.

Recyclable materials and products found throughout the hotel.

Recycle trash cans located in every room and office in the building.

100% smoke free building.

Newspapers available in the lobby have a limited supply to reduce waste.

Hotel is advertised as being very environmentally friendly. It is a source of pride.