

ONE SOUTH DEARBORN

Chicago, Illinois

Project Team

Owner / Developer:	Hines Interests Limited Partnership
Financing:	Bank One Corp. [JP Morgan Chase & Co.]
Architect:	Rick Keating w/ De Stefano + Partners
Landscape Architect:	Daniel Weinbach and Partners, Ltd.
General Contractor / CM:	Turner Construction Company
Engineers:	Halvorson Kaye Structural Engineers Alvine & Associates (MEP) McCluer (Civil) STS Consultants, Ltd. (Geotechnical)
Consultants:	Cerami & Associates (Acoustics) Persohn / Hahn Associates (Elevator) Curtain Wall Design and Consulting, Inc.
Suppliers:	The Prairie Group (Concrete) Cives Steel Company ThyssenKrupp Elevator U.S.A.
Excavation:	Brandenburg Industrial Service Co.
Foundation:	Case Foundation Company

Construction Details

One South Dearborn was developed through a Design-Bid-Build project delivery method. The overall project cost of the one million square foot office tower is \$100 Million. The project is being constructed under contract by a Hines custom agreement. It has actual and consequential damages capped at the dollar amount. The construction started on November 1, 2003 and through the course of communication with the project team it was projected that the building will be substantially complete on August 31, 2005. In November 2005, One South Dearborn will be fully turned over to Hines Interests Limited Partnership.

ONE SOUTH DEARBORN

Chicago, Illinois

Building Function

One South Dearborn is a forty-story modern high-rise commercial office tower. The one million square foot building is broken into two main areas. The office space of the building occupies 820,000 square feet while the parking garage and mechanical rooms occupy the remaining 180,000 square feet. The primary tenant is the Chicago-based law firm of Sidley Austin Brown & Wood LLP and this law firm will occupy 500,000 square feet of office space. Other amenities include an on-site fitness center, conference facilities, 8,000 square-feet of retail space and four floors of above-grade covered parking that will accommodate 160 vehicles.

Major National Codes

The building is being built around the City of Chicago Building Code.

Zoning


All zoning requirements are typical of commercial zoning in the Chicago downtown area. However, Chicago's City Council has approved a new zoning code and the ordinance went into effect on November 1, 2004. To preview the revised zoning code, you can visit the following web address:

<http://www.cityofchicago.org/Mayor/Zoning/>.



ONE SOUTH DEARBORN

Chicago, Illinois



Building Envelope

The project consists of a back lit stone clad precast for the first six floors, an etched sandblast pattern at the base of the building, and the remaining skin of the building is a custom curtain wall. The components of the system include composite panels, painted aluminum spandrel glass with custom frit, and clear glass with an energy efficient, low-e coating.

Fire Protection

One South Dearborn is a fully sprinklered building. There are two fire pumps located in the lower level. One pump serves the "high zone" and the other the "low zone". There are also two standpipes that run vertically up the stairwells. The fire alarm system includes smoke detectors, heat detectors, visual and audio devices, stairwell door release devices, elevator override, firefighter communication system and flow and tamper devices on the sprinkler systems.

Telecommunications

There are two underground incoming services from the street to the building. The incoming services go to a "net pop / telecommunication" room on the 2nd floor, room 211. From there a raceway system of conduits feed two telecommunication / data closets on each typical floor, which the tenants will tie into. The security system includes card readers on some doors, cameras in elevators and alleys.



ONE SOUTH DEARBORN

Chicago, Illinois



Vertical Transportation

Vertical transportation consists of elevators and stairs. There are nineteen elevators in the building. Two elevators serve the parking garage (floors ground through 6th floor). There are seven “low rise” passenger cars that serve the ground and 7 through 23rd floors, eight “high rise” passenger cars that serve the ground and 23 through 38th floors, and two service cars that serve ground through roof. All elevators in the building are traction elevators.

Elevator	Capacity	Speed	H.P.	Heat Release
Low rise	4000 lbs	800 fpm	57	30,000
High Rise	4000 lbs	1200 fpm	85	34,200
Service	4500 lbs	500 fpm	44	25,600
Garage	3000 lbs	350 fpm	30	15,400