

Chicago, Illinois

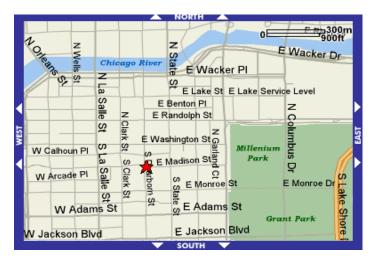


### INTRODUCTION & BACKGROUND

On November OI, 2003, Hines broke ground on One South Dearborn, a new office tower in downtown Chicago, designed by DeStefano Keating Partners Ltd. One South Dearborn shares the site with the Inland Steel building on the Southeast corner of Madison and Dearborn streets in downtown Chicago.

#### Location and Site

Street :I South Dearborn StreetCity:ChicagoState:IllinoisZipcode:60603District:DowntownNeighborhood:Loop



#### <u>History of the Site</u>

This site was once home to the Tribune Building which was built in 1901. In 1958, an addition was added to the original Tribune Building and the named was changed to 19 South Dearborn. Five years ago, the building was demolished for the proposed 7 South Dearborn building, which would have been one of the tallest buildings in the world. However, that deal fell through and the site sat vacant leaving the site with existing caissons. These existing conditions of the site may require modifications to the foundation design.





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#### Project Team

Owner / Developer: Financing: Architect: Landscape Architect: General Contractor / CM: Engineers:	Hines Interests Limited Partnership Bank One Corp. [JP Morgan Chase & Co.] Rick Keating w/ De Stefano + Partners Daniel Weinbach and Partners, Ltd. Turner Construction Company Halvorson Kaye Structural Engineers Alvine & Associates (MEP) McClier (Civil)
Consultants:	STS Consultants, Ltd. (Geotechnical) 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: Foundation:	Brandenburg Industrial Service Co. 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.



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#### 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 squarefeet 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/.





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#### 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 2<sup>nd</sup> 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.

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#### 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 6<sup>th</sup> floor). There are seven "low rise" passenger cars that serve the ground and 7 through 23<sup>rd</sup> floors, eight "high rise" passenger cars that serve the ground and 23 through 38<sup>th</sup> 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

