Kenmore Apartments Senior Housing

Chicago, Illinois

Architect

Holabird & Root

Photos Courtesy of Steinkamp Photography

Located in the bustling Uptown community of Chicago, the Kenmore Senior Apartments is a 90,000-square-feet, eight-story building that provides seniors with affordable housing of equal or better quality than privately owned, market-rate housing in the area. The new, 100-unit building is the penultimate senior building to be constructed under the Chicago Housing Authority's (CHA) "Plan for Transformation" – the largest renovation and redevelopment of public housing in the history of the United States of America. The CHA engaged Holabird & Root to renovate the once vacant building into a thriving home for low-income seniors. The building was transformed from a poorly designed, under-utilized living quarters to a high-end facility. This was accomplished by relocating all of the core components, like elevators and all circulation. As a result, the building is more efficient at the interior but respects the existing location of all exterior openings and windows.

Because the building was designed to achieve LEED Platinum certification, a major component of the project is sustainable design. The building is 14% more efficient than a code-compliant building, which is due, in part, to the use of high-efficiency lighting and plumbing strategies. Materials with low Volatile Organic Compounds (VOCs) and high-recycled content were selected for the interiors. Highly heat reflective materials on the exterior reduce heat island effect. In addition, a minimum of 75% of demolition materials was diverted from the landfill. On-site stormwater management was provided by reducing runoff with a 7,000-square-foot green roof and utilizing porous pavement and planter boxes in the courtyard. The retrofitted courtyards not only reduce water pollution but also provide residents with a respite from urban living.

In order to comply fully with current codes and Americans with Disabilities Act (ADA) requirements, the renovation includes the addition of ramps and accessible courtyards; 20% of all units are ADA, as well as all public spaces. Life safety features include code-compliant stairs, elevators, entryways, and a sophisticated fire alarm suitable for the hearing impaired.

At each floor level, different colors are used to simplify wayfinding for seniors. Each of the 100 single-bedroom apartments contain generously sized operable windows that provide ample daylight and fresh air to the space. "Niches" outside of each apartment provide opportunities for individuals to personalize their entryway. A library with a fireplace, fitness center, and a community room fully equipped with audio/visual equipment enhances the programming available to the tenants.

The building was recently awarded LEED Platinum certification, a first in Chicago public housing and one of a few in the nation.

Awarded LEED® Platinum

Product Information

Roofing: Johns Manville
Flooring: Amtico, Johnsonite, Milliken
Lighting: Lithonian, Nu-Lite
Windows: Traco
Entrances & Storefronts: Tubelite, Aluflam
Elevators: Otis

Architect

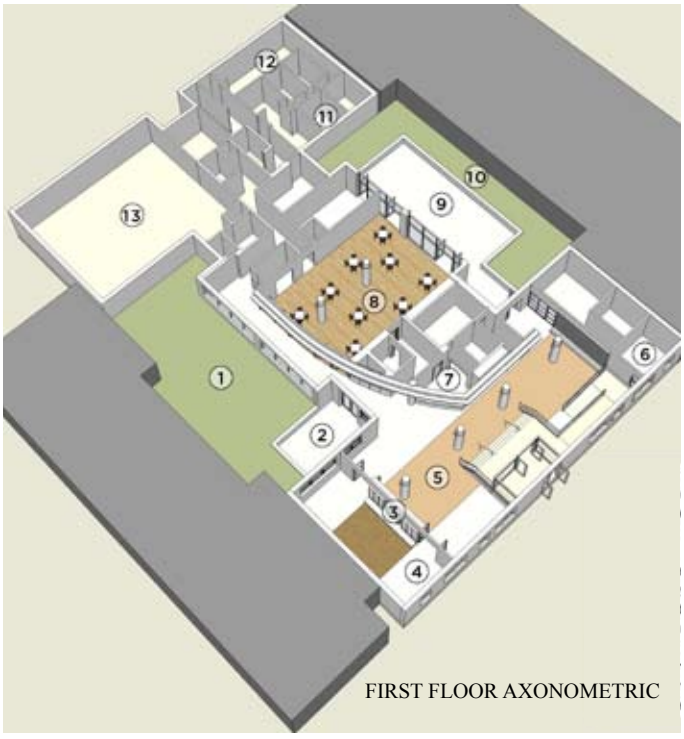
Holabird & Root
140 South Dearborn Street, #500, Chicago, IL 60603
www.holabird.com

Construction Team

General Contractor:
Walsh Construction
929 West Adams Street, Chicago, IL 60607
Mechanical & Electrical Engineer:
Singh & Associates
300 West Adams Street, Chicago, IL 60606
Cost Estimator:
Autumn Construction Services
1400 E. Touhy Avenue, #477, Des Plaines, IL 60018
Civil Engineer & Survey:
Infrastructure Engineering
33 West Monroe Street, #1540, Chicago, IL 60603

Project General Description

Location: Chicago, Illinois
Date Bid: July 2009 **Construction Period:** Dec 2009 to Dec 2010
Total Square Feet: 90,528 **Site:** .34 acres
Number of Buildings: One; 100 1-bedroom units.
Building Size: First floor, 11,316; 2nd thru 8th floor, 11,316 each; total, 90,528 square feet.
Building Height: First floor, 8'6"; second floor, 7'10"; each additional floor, 7'10"; floor to floor, 9'8"; total, 82'.
Basic Construction Type: Concrete and masonry.



FIRST FLOOR AXONOMETRIC

Foundation: Existing: cast-in-place, reinforced, slab-on-grade.
Exterior Walls: Existing: brick. **Roof:** Membrane, green roof trays.
Floors: Concrete, steel fill. **Interior Walls:** CMU, metal stud drywall.
KBTU/SF/yr: 78.5

DIVISION	COST	% OF COST	SQ.FT. COST	SPECIFICATIONS
PROCUREMENT & CONTRACTING REQ.	2,069,647	11.75	22.86	Conditions of the contract, general conditions, overhead & profit.
CONCRETE	728,000	4.13	8.04	Cast-in-place, cutting & boring (Concrete breakdown: cubic yards foundation, 10; cubic yards walls, 65; cubic yards floors, 240).
MASONRY	402,000	2.28	4.44	Unit.
METALS	1,055,000	5.99	11.65	Structural metal framing, decking, fabrications.
WOOD, PLASTICS & COMPOSITES	1,681,000	9.55	18.57	Rough carpentry, finish carpentry, architectural woodwork.
THERMAL & MOISTURE PROTECTION	710,000	4.03	7.84	Dampproofing & waterproofing, thermal protection, membrane roofing, fire & smoke protection.
OPENINGS	1,627,000	9.24	17.97	Doors & frames, entrances, storefronts, windows.
FINISHES	1,435,500	8.15	15.86	Plaster & gypsum board, ceilings, flooring, painting & coating.
SPECIALTIES	163,900	0.93	1.81	Interior, fireplaces & stoves, other.
EQUIPMENT	156,500	0.89	1.73	Residential, entertainment.
FURNISHINGS	342,000	1.94	3.78	Casework, furnishings & accessories.
CONVEYING SYSTEMS	335,000	1.90	3.70	Elevators (1 passenger, 1 freight), chutes.
FIRE SUPPRESSION	265,000	1.50	2.93	Water-based fire-suppression systems.
PLUMBING	1,245,000	7.07	13.75	Piping & pumps, equipment, fixtures.
HVAC	3,056,000	17.36	33.76	Piping & pumps, central HVAC.
ELECTRICAL	1,842,000	10.46	20.34	Medium-voltage distribution, lighting.
COMMUNICATIONS	73,000	0.41	0.81	Data and phone.
ELECTRONIC SAFETY & SECURITY	264,000	1.51	2.92	Surveillance, detection & alarm.
ELECTRICAL POWER GENERATION	160,000	0.91	1.77	Electrical power generation equipment.
TOTAL BUILDING COSTS	**17,610,547**	**100%**	**$194.53**	
EXISTING CONDITIONS	495,000			Demolition & structure moving, site remediation.
EARTHWORK	247,000			Site clearing, shoring & underpinning.
EXTERIOR IMPROVEMENTS	35,000			Bases, bollards, & paving, planting.
UTILITIES	135,000			Water, sanitary, storm drainage.
TOTAL PROJECT COST	**18,522,547**			(Excluding architectural and engineering fees)

UPDATED ESTIMATE TO DECEMBER 2011: $207.59 PER SQUARE FOOT

Regional Cost Trends

This project, updated to December 2011 in the selected cities of the United States.

EASTERN U.S.	Sq.Ft. Cost	Total Cost	CENTRAL U.S.	Sq.Ft. Cost	Total Cost	WESTERN U.S.	Sq.Ft. Cost	Total Cost
Atlanta GA	$164.91	$14,928,592	**Dallas TX**	$164.91	$14,928,592	**Los Angeles CA**	$211.47	$19,143,724
Pittsburgh PA	$180.43	$16,333,636	**Kansas City KS**	$170.73	$15,455,484	**Las Vegas NV**	$192.07	$17,387,419
New York NY	$232.81	$21,075,659	**Chicago IL**	$207.59	$18,792,463	**Seattle WA**	$205.65	$18,616,832

For more information on this project and similar projects visit www.dcdarchives.com