

1660 North LaSalle Drive Condominiums

Project Highlights and Results

- Large-scale project replaced galvanized steel domestic water piping with new copper piping throughout the entire 42-story building, including: supply risers, common areas, condo unit branch supply piping, hot water return risers, and express supply risers
- Creative scheduling and a coordinated effort were key in balancing project speed and costs while minimizing unit occupant disruptions throughout the project. The project maintained water service to each unit at the end of each work day to minimize the impact to affected occupants.
- Project completed under budget and ahead of schedule

Project Background

Owner:	1660 Condominium Association
Location:	Chicago, IL
Team/Team Lead:	Don McLauchlan, Adam Sanders, Nick Capretta
Elara Role:	Design Engineer
Type:	Domestic Water System Riser Replacement
Construction Cost:	\$5,400,000

Project Overview

Building Type:	Residential, Condominiums (491 Units); Parking Garage
Building Attributes:	42 Stories
Initial Construction:	1972
MEFPIT Systems:	Two Zone DW Hot, Cold and HWR

Innovation

- 17 risers deliver domestic water to groups of bathrooms and kitchens on all floors; divided into two zones with risers separately spanning residential floors 1-22 and 23-42.
- Project began with a Domestic Water Riser Replacement Report that outlined 9 phases for replacement of the domestic water piping throughout the building and established budget costs:
 - Began with replacement of the horizontal domestic water mains and an initial riser to confirm conditions and to further delineate timing and scheduling.
 - Based on the initial riser the association elected to move forward with all work without further phasing. Lessons learned from the initial riser were utilized to better prepare the project team, association and building occupants for the remaining work performed.

