

Fifteen Fifty on the Park – 1550 North Clark

Project Highlights and Results

- MEPFP/IT design of newly constructed 10-story, 32-unit, high-end condominium building with unheated parking garage and first-floor retail space.
- Building designed to earn Energy Star rating.
- Design incorporates various high-efficiency measures to maximize building energy performance including an air-source VRF heat recovery heating and high-efficiency condensing domestic hot water heaters.
- Landmark status (Village Theater) street façade preserved and incorporated into façade of new building.

Project Background

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| Owner: | 1550 N Clark Owners, LLC |
| Location: | Chicago, IL |
| Team/Team Lead: | Matt Swanson, Nathan Kinsey, Cem Diniz, Bhupendra Tailor, Shaun Doran, David Morris |
| Elara Role: | MEPFP/IT Engineer |
| Type: | New Construction |
| Construction Cost: | \$55,000,000 |

Project Overview

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| Building Type: | Residential, High-End Condominiums |
| Building Attributes: | 10 Stories; 169,965 SF |
| Initial Construction: | 2018 |
| MEPFPIT Systems: | Air-Cooled VRF System Gas-Fired/DX Rooftop MAU DCW Booster Pump System Condensing DHW Heaters Fully Sprinkled Building |

Innovation

- Provided services include schematic design, design development, permit/bid/construction documents, bidding assistance, construction services, and functional testing.
- Completed computerized energy model for baseline energy use and a performance model for newly constructed building.
- Mechanical ventilation directly ducted into each residence, residential elevator lobby, and VRF indoor units serving ground floor common areas and is provided by a direct-expansion (DX) cooling / gas-fired heating rooftop make-up air unit. This unit is equipped with humidification provided by a dedicated gas-fired steam generator located in the rooftop mechanical room.
- House electrical service (common areas and equipment) includes provisions for future addition of electric vehicle charging stations.
- Domestic hot and cold water are down-fed and supplied to building fixtures by distribution piping consisting of vertical risers located adjacent to fixtures groups.
- The entire building is protected by an automatic wet pipe fire suppression system consisting of standpipes located in stairwells with a fire hose valve and a supervised automatic control valve assembly at each floor.

