

2950 North Sheridan Luxury Apartments

Project Highlights and Results

- Served as Commissioning Authority to achieve Fundamental Commissioning Credit to help secure LEED Silver certification.
- New construction project intended to revitalize the corner of Sheridan and Oakdale which was vacant at the start of the project.
- Green Roof for building occupant interaction and use.

Project Background

Owner:	Wirtz Realty
Location:	Chicago, IL
Team/Team Lead:	Adam Sanders, Mark Rockwood
Elara Role:	Commissioning Authority
Type:	New Construction
Total Project Budget:	\$44,000,000

Project Overview

Building Type:	High-Rise Multifamily
Building Attributes:	20 stories, 164,000 SF
Initial Construction:	2015
MEPFPIT Systems:	Water Source Heat Pumps, Variable Flow Condenser Water System, Cooling Tower, Gas-Fired Boilers, Gas-Fired MAU with DX Cooling and a Heat Pipe for Summer Dehumidification, Miscellaneous Electric Heating

Description

- Over the course of 15 months, Elara provided the services necessary to meet LEED fundamental requirements for the project including but not limited to Cx Plan creation, construction checklist creation, functional checklist creation, performing and witnessing functional testing with the contractors, system troubleshooting, and final report creation.
- The building utilizes a cooling tower and a plate and frame heat exchange to reject heat from the building's heat pump condenser loop during cooling.
- Condensing gas-fired boilers are used to maintain the condenser loop temperature during heating.
- Condensing domestic hot water heaters are utilized for efficient domestic hot water generation.
- A variable speed domestic water pumping system is utilized to pump water to the highest floors in the building. This domestic water pumping system is equipped with a "sleep" mode, allowing the pumps to turn off during periods of low usage.
- 28 exhaust fans at the building provide residential kitchen exhaust, toilet exhaust, garage exhaust, and general exhaust.
- A garage CO control system efficiently controls the exhaust fans to maintain proper CO levels.
- Elara's continued involvement in the project enhanced the hands-on training experience received by the building's maintenance staff.

