

NU 345 E. Superior & McGaw Pavilion MEP Upgrades

Project Highlights and Results

- Based on an Elara MEPFP infrastructure and opportunity assessment report with the goal of sustaining occupancy for the buildings over the next several years.
- Implemented numerous infrastructure and energy related modifications identified in Elara's opportunity assessment including the following for 345 E. Superior:
 - Cooling Tower refurbishment
 - New fire alarm system
 - VFD replacements
 - AHU Damper replacements
 - Reducing airflow for unoccupied spaces
 - Replacing 3-way control valves with new modulating control valves
 - Replacing light fixtures
- Implemented numerous infrastructure and energy related modifications identified in Elara's opportunity assessment including the following for McGaw Pavilion:
 - Refurbishing existing lab AHUs
 - Replacing VFDs for lab AHUs and exhaust fans
 - Replacing specific lab AHU systems
 - Replacing light fixtures
 - Updating electrical single-line as-built drawings



Project Background

Owner:	Northwestern University
Location:	Chicago, IL
Team/Team Lead:	Dustin Langille, Bhupendra Tailor
Elara Role:	MEP Engineer
Type:	MEP Infrastructure Upgrades
Construction Cost:	\$4,800,000

Project Overview

Building Type:	345 E Superior: Office and Outpatient Health Services McGaw Pavilion: Medical education (surgery classrooms and research labs) plus shared space with Northwestern Memorial Hospital (dialysis clinic, outpatient surgery, ICU)
Building Attributes:	345 E. Superior: 19-stories, 380,000SF McGaw Pavilion: 8-stories, 400,000SF (155,000SF for the University)
Project Construction:	2023
MEPFPIT Systems:	Water-cooled chillers/cooling towers, AHUs, DDC