

Walton on the Park Chicago, IL

Client

The Enterprise Companies
Mesirow Financial Real Estate

Value

US\$106,000,000

Completion

2010

Assignment

Construction Management



Bovis Lend Lease managed the construction of the 32-story, 566,400 square foot residential building, which features 198 condominium units ranging from 920 square foot, one-bedroom residences to 3,400 square foot penthouses, 435-vehicle parking area, fitness center/spa, sun deck with swimming pool, fireplace, outdoor cooking area and garden, and onsite concierge.

Walton on the Park, consisting of two residential towers, sits on a 1.77-acre site; Tower II, a 39-floor residential building will be constructed at a later date.

Bovis Lend Lease, working closely with the design team, modified the design plan from the standard bottom up to 'top/down' construction, providing both a financial saving and earlier completion date. The top/down methodology consists of constructing both above and below grade simultaneously.

Another innovative preconstruction solution presented by the project team consisted of maximizing the use of the transfer floor at the top of the parking garage, allowing the elimination of intermediate columns, and adding approximately 40 parking spaces.

Bovis Lend Lease incorporated numerous safety initiatives including a top-of-the-building cocoon system; the panelized netting system provided protection to the lower two floors while the top three floors were similar to low profile roof decking. The system innovation is that it extends 15 feet above the working floor and incorporates a scaffold stair tower, eliminating ladders. After the deck was poured, the framing system was jumped, which then provided instant perimeter protection for framing of the next level; the system was then jumped prior to the next concrete pour.

Walton on the Park is across the street from Washington Square Park, Chicago's oldest park. The restored park, along with the adjoining Newberry Library and Scottish Rite Cathedral, has been designated a historic landmark.

Preservation of the historic landmark has involved advanced planning and persistent monitoring. To protect the structure, nearly 75% of the foundation was underpinned and monitored weekly for settlement.