

# 167 Green Street – Spectre

Fulton Market District, Chicago



The 167 Green St. project, known as Spectre, brings much-needed office and urban space to the epicenter of Chicago’s former meat-packing district, Fulton Market. With the largest office floor plates available in the rapidly developing neighborhood, the 17-story tower offers 360-degree views with floor-to-ceiling glass on all sides, 13-foot-plus ceiling heights and private tenant terraces on two of its levels.

Tribco provided a complex cast-in-place concrete core and all cast-in-place concrete (with structural steel embeds/anchor bolts and reinforcing steel) for the structural steel office building. The scope of work included foundations with an anchoring system for the tower, which consisted of 750,000 square feet of slab on metal deck for the office levels. Tribco also installed topping slabs, parapet walls, curbs and pads, encased columns and a unique architectural feature wall on the first level.

Because the foundations and several levels of the concrete core were required, structurally, ahead of the structural steel erection, Tribco used a self-climbing wall formwork system from Doka Formwork. As the steel decking progressed and the concrete core advanced, the Tribco team dropped back down to previous levels to pour the slabs on metal deck. The two processes climbed in unison until topping out.

## RELATIONSHIP KEY TO SUCCESS

Building strong relationships with project partners was critical to resolving unique issues. For instance, the concrete core is large, with three individual cells and an overall dimension of 83 by 33 feet. Its size necessitated 13-foot pour lifts. The self-climbing formwork system was chosen because its hydraulically retracted corners would help save time during the jumping process. However, the height of the core pours created challenges in terms of the increased pour pressures on the system. After the first lift was completed, Tribco analyzed and shared

field results with Doka to compare against Doka’s analysis. This led the team to making formwork enhancements that further improved the lifting process.

Additionally, accurate placement of the structural steel embedded connections was critical to the project’s success. There were approximately 2,300 embeds within the core wall with demanding location tolerances, and Tribco worked closely with structural steel supplier/erector Two-in-One Contractors, based in Chicago, to employ timely solutions for the few embeds needing remedial work.

Lastly, the Tribco team made it a priority to address the needs of the developer and general contractor with a high level of responsiveness. The goal was to build a relationship that lasts beyond the project duration.

The official groundbreaking took place April 19, 2019, and work was completed June 2020. The building rises above a new public walkway (known as the “mews”) that gives pedestrians access to the building’s ground-level restaurants, retail and green spaces. The project has attracted a diverse roster of companies looking to move in, such as WeWork, making it a vital part of the area’s ongoing transformation into a trendy, up-and-coming neighborhood.

## FAST STATS

- Project Owner:** Focus Development/Shapack Partners JV
- General Contractor:** Focus
- Designer/Architect:** Gensler
- Structural Engineer:** Forefront Structural Engineers
- Tribco Scope:** Frame
- Tribco Project Manager:** Mary Skubisz
- Tribco Superintendent:** James Hennings, Michael Oswald
- Date Completed:** June 2020