320 N Sangamon

Fulton Market Neighborhood, Chicago

TRIBCO CONSTRUCTION SERVICES

Once an industrial area, Chicago's Fulton Market has been transforming at a rapid pace, with new apartments and trendy restaurants replacing old warehouses and meat-packing factories. Businesses have taken note, following the migration of companies like Google and WeWork into the neighborhood. Identifying the area's need for more office space, developer Tishman Speyer purchased the 320 N Sangamon site, formerly a propane fueling and tank exchange station, and partnered with Mark Goodman & Associates to redevelop the property into an amenity-packed, 13-story office building.

Tribco provided full concrete frame and formwork services, plus the tower crane, for this project. The Tribco team worked with structural engineer C.E. Anderson & Associates (CEA&A) to save the project owner money. The structural design called for a band beam and one-way post-tensioned (PT) slab system. However, a better solution utilizing two-way PT slabs was found thanks to CEA&A's value engineering to reduce rebar and Tribco's ability to provide a cost savings on the rebar. The new design—a band beam and two-way PT system—was a better fit for the building's loft-style floor plans with widely spaced columns.

OPTIMIZING WORKFLOWS

The beams and slabs on each floor required a significant amount of concrete, which made placing a floor in one pour extensive and costly. Continuous pours would also stall the formwork, as crews would have to stop and wait between installing deck formwork and stripping decks. Therefore, slabs were installed in two pours. To keep deck formwork moving at an even, consistent pace, the Tribco team would first frame the south half of a slab and install rebar and PT. As the south half of the slab was being poured, the crew finished forming the north half of the deck. Formwork systems used included Tribco panelized beam bottoms and slabs on CEFCO towers. Once the Tribco team moved to Level 4, they switched to Tribco HV formwork to form slabs north of the core to further expedite the process.

The building's loft-style interior provides office tenants many options for floor plans and finishes during build-out. Aside from the 2,300 square feet of space between stairwells, the office levels did not require finishes. Additionally, one bay was constructed without any PT cable running through it so tenants seeking two office floors could later add a private stairway, if desired, in their build-out by removing the knockout slab.

The project remained on schedule prior to the COVID-19 pandemic taking hold in March 2020. As socially distanced work crews became a necessity on project sites, the pace of work was forced to slow. Regardless, Tribco was able to top out August 2020.

In total, Tribco supplied and installed 13,000 cubic yards of concrete, 337,000 pounds of PT cables and 1,000 tons of rebar.

FAST STATS

Project Owner: Tishman Speyer
General Contractor: Clark Construction Group LLC
Designer/Architect: Solomon Cordwell Buenz
Structural Engineer: C.E. Anderson & Associates PC (CEA&A)
Tribco Project Manager: Enrique Aragon
Tribco Superintendents: James Uniejewski (March-September), Michael "Ozzie" Oswald (October-March)
Tribco Engineer: Sebastian Kolpak
Date Completed: August 2020