

1130 South Michigan Avenue Apartments

Project Highlights and Results

- Initial electrical and plumbing feasibility study prepared by Elara determined that existing electrical service and distribution system could not support the additional load from washers and electric dryers desired within every apartment
- Engineering design upgraded building electrical service and infrastructure throughout while fully occupied with minimal disturbance to residents
- Additional modifications brought system into compliance with local code

Project Background

Owner:	Draper and Kramer, Inc.
Location:	Chicago, IL
Team/Team Lead:	Steve Maze, Bhupendra Tailor
Elara Role:	Electrical Design
Type:	Retrofit
Construction Cost:	\$3,000,000

Project Overview

Building Type:	High-Rise Apartment Building with 656 Units, Fitness Center, Outdoor Pool, Garage, Retail
Building Attributes:	43 Stories; 708,185 SF
Initial Construction:	1960s
MEFPIT Systems:	480v Tenant Riser System

Innovation

- Engineering design upgraded the building's electrical service and included replacement of the 480V electrical switchboard, a new bus duct system (two 480V risers), new transformers, new tenant metering panels and eventually new tenant electrical panels in phases while the building was fully occupied
- Additional modifications associated with the building's electrical system were identified to bring the system into compliance with local code should major modifications to the existing system be made in the future.
- Through strategic subconsultants, architectural services were provided to construct new electrical closets on each residential floor (located in the freight elevator lobby) as well as structural engineering to support the new electrical equipment and conduit.

