

Columbia College Renovations

Our past work with Columbia College included renovations and overall site improvements throughout the campus.

33 East Congress Parkway-----	2
600 South Michigan Avenue-----	3
623 South Wabash-----	4
1104 South Wabash-----	5
624 South Michigan Avenue-----	6
916/1000 South Wabash Avenue-----	7
918 South Michigan Avenue-----	8

33 East Congress Parkway



Project: Façade Restoration

Completed: May 2012

\$1.4 M restoration of the exterior building facades as a result of critical façade exams conducted in 2009 and in response to city inspection comments. Rehabilitation of the building facades includes terra-cotta repair and replacement, brickwork, fire escape doors, window replacement on the north façade, painting, and general overall exterior envelope repair.

Project: Flood Restoration

Completed: September 2011

\$400,000 Restoration of the basement Audio Arts and Acoustics department due to flooding. Work conducted on an emergency basis included extensive replacement of acoustic construction, restoration of finishes, and waterproofing

Project: Telepresence Studio and Smart classroom

Completed: September 2012

\$1.2 M build-out of telepresence room and smart classroom for use in training for emergency responses and crisis communication. Included telepresence room with conference equipment, Perspective Pixels touch screen unit, projection systems, security systems, and mechanical systems upgrades.

Project: Façade Restoration

Completed: May 2012

\$1.4 M restoration of the exterior building facades as a result of critical façade exams conducted in 2009 and in response to city inspection comments. Rehabilitation of the building facades includes terra-cotta repair and replacement, brickwork, fire escape doors, window replacement on the north façade, painting, and general overall exterior envelope repair.

600 South Michigan Avenue



Project: Sprinkler Upgrades

Completed: August 2010

Installation of sprinkler system in floors 2,4,6,7,10,11,12,14, and 15, as well as the Museum of Contemporary Photography on the first floor, and the college's main server room on the 5th floor. Systems include wet sprinklers, pre-action systems in the museum, the 15th floor TV department, the server room, and clean-agent(gas) system in the server room. This building is now fully sprinklered.

Project: Infrastructure Upgrades

Completed: December

Boiler and switchgear replacement: This \$3.5 million infrastructure project added a new Commonwealth Edison vault to the basement of this 15-story building, replaced two 100-year old boilers, created a new switchgear room, added conduit risers to the 2nd floor in preparation for future completion of the electrical riser work, created a brand new boiler room with improved fire separations, and added a new loading dock.

Project: Tenant Build-Out Work

Completed: March

Office renovation of approximately half of the 13th floor. Completed August 2009. Renovation of the 3rd floor admissions department. Renovation of 6th floor offices.

Project: Façade Inspections and Masonry Restoration

Completed: May 2011

\$2.3 million restoration and repair of the masonry facades, including removal and replacement of the building cornice and significant terra-cotta and brick reconstruction work. This is a contributing building to the Michigan Avenue historic district.

623 South Wabash



Project: Sprinkler Upgrades

Completed: August 2010

Installation of sprinkler system in floors 3,4, and 5. Five out of 10 floors in this building remain unprotected by sprinklers; however, this work will be completed in conjunction with an infrastructure upgrade project planned for future years.

Project: Tenant Build-Out Work

Completed: March 2010

Construction of new science labs on the 5th floor, as well as a new office suite on the 3rd floor. Completed October 2009. Construction of a new office suite on the 5th floor.

1104 South Wabash



Project: Façade Restoration

Completed: December 2011

This building is known as the Ludington Building, is a National Historic Landmark, and was constructed in 1892. This \$1.4 M restoration of the exterior building façade included significant terracotta replacement work, fire escape repairs, and brick replacement, and was completed in December 2011. This ground floor and entrance was not part of this project, however, CMS and Klein and Hoffman conducted exploratory work and extensively studied restoration of the entrance and ground floor. This project was expected to continue in 2014 with a \$1.5 M ground floor renovation and re-painting of the façade.

Project: Sprinkler Upgrades

Completed: September 2011

Installation of a complete supervised sprinkler system throughout the building including new fire alarm control panel in this 8-story, 160,000 square foot building. Challenges included pre-action systems in the server rooms serving the film department. This building is now fully sprinklered.

624 South Michigan Avenue



Project: Façade Inspections

Completed: August 2009

Installation of sprinkler system in floors 1,2, and 6 through 14 of this 100-year old, 170,000 square foot masonry high rise. This building is now fully sprinklered.

Project: Infrastructure Upgrades

Completed: March 2011

Boiler and Chiller replacement – As part of this project, a connecting corridor was created this \$2.7 million project replaced two 100- year old boilers in 624 S. Michigan with three new boilers in the basement of the adjacent building, 618 S. Michigan. Between the two buildings, and a larger boiler room was created in 618 S. Michigan to house a total of 5 boilers. This allows both buildings to be managed from a single point, and allows for some redundancy between the two steam heating systems. Replacement of an existing absorber unit in 618 with a chiller unit is also part of this project, which adds extra cooling capacity that can be used to supplement existing cooling in 624.

Project: Tenant Build-Out Work

Completed: March 2010

Library renovation on part of the 3rd floor to add workstations and expanded stack areas, as well as build-out storage and archive rooms on the 6th

Project: Façade Inspections

Completed: May 2011

\$1.3 restoration and repair of the masonry facades, including significant terra-cotta and brick reconstruction work. This is a contributing building to the Michigan Avenue historic district.

916/1000 South Wabash Avenue



Project: Renovation/Reuse

Completed: December 2008

The 5-story 916 residential loft building and the 2-story 1000 warehouse building has been converted to office space by the Chicago Housing Authority. Columbia College acquired both buildings from CHA, totaling 50,000 square feet, and Mr. Clausen managed a gut renovation of the first two floors, which are connected by large pass-through openings. This \$6,000,000 renovation converted these two floors into classrooms, and included light renovation of the 3 floors of the 916 building which remains office space.

Project: Re-roofing

Completed: November 2009

New roof system on this 5-story building including lifting and re-setting mechanical units and reconstruction of masonry parapet walls.

618 South Michigan Avenue



Project: Renovation/Reuse

Completed: December 2008

\$1.3 restoration and repair of the masonry facades, including significant terra-cotta and brick reconstruction work. This is a contributing building to the Michigan Avenue historic district.

Project: Re-roofing

Completed: May 2009

New roof system on this 10-story building and the elevator penthouse.

Project: Façade Inspections

Completed: November 2009

and Masonry Restoration

Tuck-pointing and replacement of the common brick walls of the elevator penthouse, coping replacement, and repair and re-caulking of the entire curtain wall façade of this 10-story building.