



GSA Recovery Chicago State Street South

4240 continues our ongoing relationship with the U.S. General Services Administration as architect for the renovation and modernization of the south site of the Chicago Federal Center as the new home of the Department of Labor. Made possible by federal stimulus funds, the project creates a sustainable work environment that will achieve LEED Silver certification. The Department of Labor will occupy 46,000 rsf in the top three floors of the building.

Located along an historical stretch of South State Street, the buildings are significant pieces of the architectural legacy of downtown Chicago. Working in conjunction with Harboe Architects, 4240 is developing an historically sensitive but high performance new facade along the main elevation of State St that will evoke the splendor of the heyday of department store shopping while improving building performance and the quality of the interior workplace environment. Other major modifications include a new entrance and lobby, new loading facilities for use by all tenants in the building, and new glazing on the West façade.



sustainable design

- Adaptive transformation of existing building into high-performance facility to achieve LEED Silver as well as the GSA and ARRA program goals
- Existing HVAC systems will be made more efficient by the addition of new equipment
- Improved daylighting and energy performance with new curtain wall and high performance glazing as additional insulation added at exterior walls
 - Urban area - close to transportation
 - Low emitting materials specified



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[continued]

Part of a campus-wide BIM modeling project with the GSA, 4240 is collaboration with other firms, developing standards with the GSA for future BIM and Facilities Management initiatives.

Other interior work includes modernizing or replacing mechanical systems, replacing elevator equipment and cabs, developing new retail space along Jackson Boulevard.

4240 is considering the three individual buildings that comprise the project as a whole, integrated piece of the federal campus and the fabric of the city of Chicago.

location: Chicago, Illinois
completion date: June 2012



new entrance
and lobby