

NELSON MANDELA APARTMENTS

N Troy St & W Franklin Blvd, Chicago, IL 60612

Completed: 2016

Project Size: 96,910 sq. ft.

Project Cost: \$21,258,808

Owner: Bickerdike Redevelopment Corporation

Architect: Landon Bone Baker Architects

Awards: 2019 Honorable Mention: All-Precast Concrete Solution Award

100% PRECAST CONCRETE DESIGN

In the past when designing apartment complexes, design teams traditionally chose precast concrete exterior walls, but used stick-built floors and interior bearing. Not so with the Nelson Mandela Apartments in the West Hymboldt Park neighborhood of Chicago. Early on, the general contractor suggested a 100% precast concrete design. The long list of benefits included speed of erection, easy upkeep, durability, energy efficiency, and improved sound performance—all easy to achieve with a precast concrete construction system.

01. Taking advantage of winter.

Builders accelerated construction by casting the precast concrete panels over the winter and then erecting them in the spring—completing construction of the 13 three-story apartment buildings in only five months.

02. Prioritizing energy efficiency.

Precast concrete floors were critical to meet the owner's priority of energy efficiency. Along with highly insulated walls, windows, and roofs, they created a thermal envelope which helped lower utility bills—and earned Energy Star and Enterprise Green Communities certifications.

03. Safety first.

Built on eight previously vacant city lots, the structures are part of a scattered-site affordable housing development. The use of precast concrete mitigated the risk of damage to adjacent buildings during construction and made sure foundations were created in a safe way.

