



Mode Logan Square



Architect:
Antunovich Associates

Interior Designer:
AC Atelier

Size: 106,000 SF

The mixed-use, LEED Certified building consists of two 4-story buildings providing 78 units, 55 parking spaces and just less than 6,500 square feet of retail along Armitage Avenue in Chicago's Logan Square neighborhood. A large central courtyard with two outdoor kitchens connects the two buildings. Amenities include a fitness center, community rooms, and spacious terraces for units on the second floor. The modern, exterior façade consists of fiber cement siding, corrugated metal, precast concrete panels and brick. The building's northeast corner features a stunning glass curtain wall and ACM panels. Units are equipped with contemporary, high-gloss kitchen cabinets, full height back splashes, stainless steel appliances, and wood grain islands with solid surface Carrara marble counters. Bathrooms are finished with porcelain Statuary marble floors, hi-gloss cabinets, and paneled mosaic surrounds. The focused dedication of our construction team helped us achieve an expedited project of 14 months.





Gold Coast Row Home Renovation



Architect:
Tandem Architecture

Interior Designer:
Studio CAK

Size: 3,800 SF

Tandem worked with the owner of an historic row home in Chicago's Gold Coast to fully renovate and expand the 1903 structure. The impeccable design by Studio CAK necessitated an acute attention to detail to meet the exacting standards befitting a home of this stature. Unique elements to this project included the arduous task of receiving city approval for a curb cut to create a new basement garage, adding an additional floor to the home, and reconfiguring an intricate central staircase. Long lead times for the many high-end, custom finishes, fixtures, and fittings as well as several reclaimed materials required the architecture and construction teams to be in close communication to remain on schedule. The construction team also overcame the logistical challenges created by difficult site constraints, which were extremely tight even by Tandem standards where superintendents are used to working in the dense urban core.





Union League Boys and Girls, Club One



Architect:
Antunovich Associates

Size: 40,000 SF

Originally built in the 1880s, the Union League Club purchased the building at 2157 W. 19th Street in 1920 with the mission of ministering to the area's youth. After serving the community for over 75 years, the building required extensive repair. Together with Tandem, the Club developed a plan to renovate and expand the space to 40,000 square feet, nearly doubling its size. Our team rebuilt the eastern building while renovating the original building at the corner. The project presented a range of complexities but Tandem worked extensively with the Club's leadership to ensure minimal disruptions to daily operations. The facility now includes a new mechanical system, gym, science lab, activity rooms, computer center, administrative center, and classrooms. It was a high profile project and at its completion, was honored by both Mayor Rahm Emanuel and Cook County Board President Toni Preckwinkle.





Mid-City Bank Facade Restoration



Architect:
Antunovich Associates

The Mid-City Bank building was built in 1911 and achieved its designation as a Chicago Landmark in 2012. Historic photos show the red brick and limestone façade was topped with a flat roof surrounded by a masonry parapet, originally decorated with a prominent white terracotta cornice. By leveraging our Client's FAR bonus for the property, our goal was to rebuild the cornice, restoring it to its original prominence. After a complex approval process, the plan was finally permitted. Working in close collaboration with Antunovich Associates, we were able to recreate the original historic cornice using Glass Fiber Reinforced Concrete Panels (GFRC). Tandem is proud to have participated in the renaissance of the building while cultivating community interest in its historical legacy.





West Loop Car Gallery & Lounge



Architect:
Tandem Architecture

Interior Designer:
AC Atelier

Size: 6,000 SF

Tandem transformed the century old warehouse space into a private gallery to showcase an impressive collection of vintage European cars. To open the space, we removed the original timber columns at the center, replacing them with new steel columns and beams located closer to the perimeter walls. Adjacent to the car gallery, there is an entertainment lounge intended for business meetings and social gatherings. The lounge features grey-washed wood floors and ceiling, exposed brick walls and steel chain curtains. Upon our client's request for a contemporary space, we installed polished concrete floors, modern LED electrical fixtures, and metal wall panels. Working to preserve the historic, industrial character of the warehouse, Tandem framed out the sunken bar area with the original wood timber columns while integrating a new steel and glass window wall that now separates the two spaces.





Park Packing of Illinois



Architect:
A C Alexander
Engineers Architects

Size: 35,000 SF

Located in Chicago's Stockyards, Park Packing of Illinois needed to expand their headquarters to accommodate their growing business. Leveraging the vacant lot to the rear of the existing building, Tandem constructed a new industrial steel and precast concrete structure, totaling 35,000 square feet. The expanded facility includes a retail sales center, two loading docks, 16,000 square feet of refrigerated storage, 10,000 square feet of dry storage area, and a new office space. The building refrigeration system represented approximately 25% of the budget and required extensive coordination and planning between the engineers and the subcontractor. Park Packing of Illinois also required the addition of a 15-foot basement. Since this exceeded the 12-foot threshold, Tandem worked closely with the City's Office of Underground Coordination (OUC) to negotiate the building permit.





Conway Mansion



Architect:
Antunovich Associates

Size: 10,000 SF

The Conway Mansion is one of the last historically significant single-family residences on Sheridan Road. Built in 1908 for the family of Richard F. Conway, a successful Chicagoan whose construction company built Lake Shore Drive, the house stood among the many elegant mansions that once lined Sheridan Road. Generations later, the Sacred Heart Schools renovated and re-positioned the property for special events, meeting spaces, and additional administrative offices. In collaboration with Antunovich Associates, we completed a full restoration of the building's exterior and interior. New and improved elements include the brick and limestone façade, a clay tile roof, cornices designed to match historic features, new wood windows replicating the originals, as well as new restroom facilities. Historic finishes such as mosaic tiles, intricately carved woodwork and moldings, quarter-sawn oak floors, plaster details, and decorative painted surfaces were restored.





Raise Marketplace Headquarters



Architect:
Gary Lee Partners

Size: 46,000 SF

The Sullivan Center is an iconic Chicago building. Designated as a National Historic Landmark in 1975, Sullivan Center has some of the most coveted office space in the city. Raise Marketplace was founded in 2013, providing a platform where consumers can buy and sell gift cards for cash. Raise Marketplace is one of the fastest-growing tech startups in the Midwest and was in desperate need of a larger space. Architect Gary Lee Partners designed the new space on the 4th floor of the Sullivan Center, offering an open-concept office that encourages greater collaboration and engagement amongst the company's 250+ employees. Tandem worked closely with Raise Founder and CEO, George Bousis, and his team throughout the process to achieve the goals and objectives. The new space is contemporary, providing multiple rows of open workstations, smaller breakout areas, a lunchroom, a lounge, and a handful of private offices.





Sacred Heart Science Labs



Architect:
Wight & Company

Size: 4,000 SF

Upon the successful completion of the Conway Mansion renovation in 2010, Tandem was hired by Sacred Heart Schools to remodel one of the main science labs. The entire area was selectively demolished with new framing, electrical, and plumbing systems roughed in. Finishes included new electrical fixtures, cabinetry, laminate flooring, and furniture. The project architect was Wight & Co and the Owner's Representative was Jeff Jozwiak, Principal and Co-Founder of Norcon Construction. Upon the successful completion of the science lab, we were tasked with another great renovation opportunity. We converted a classroom and office space into a science lab that is identical to the previous project. Along with creating a new lab space for students, the girl's bathroom was upgraded from two to five stalls, an unused shower room was converted into an office, and the corridor was upgraded to make use of vacant space.





Alouette Cheese Plant



Architect:
Excel Engineering

Size: 10,000 SF

Alouette is a well-known, premium brand for specialty cheeses in the United States. Founded in the early 1970s, Alouette has since grown to 120 factories worldwide. Tandem was engaged to complete the renovation and addition to their factory in Lena, Illinois, one of their leading production facilities in the US. The scope of work included selective demolition, installation of new floor slabs, floor, wall, and ceiling finishes, and construction of a new addition to house air handling equipment and chemical tanks. The project was highly complex, presenting numerous challenges for our team to address during the planning phase. Tandem first developed a strategy to ensure the factory could remain open during construction, carefully monitoring and maintaining air quality control throughout the duration of the project. With the job site being located over 130 miles from Chicago, we established a remote Project Manager to deliver seamless and effective communication.





Lakeview Apartments



Architect:
Antunovich Associates

Size: 12,000 SF

Tandem completed the restoration of a 12,000-square foot historic building in Lakeview. Working closely with our Client to restore the original historical character of the building, we delivered 12 modern dwelling units, ranging from 500-1,100 square feet. The building had gone through a lengthy foreclosure and, with entire sections of the roof missing, the interior of the building had been exposed to the elements for quite some time. The project consisted of a complete gut remodel, requiring our team to rebuild large sections of the structure that were either completely missing or rotted. To bring the historical elements back to life, we refinished the carved oak staircase and polished the Carrara marble steps, walls, and mosaic tile floor at the entrance. Within the units, all the windows, mechanical systems, drywall, and interior finishes were replaced. The project was successfully completed in seven months to meet tenant lease deadline.





Burling Place Roof Deck



Architect:
Hoerr Schaudt
Landscape Architects

Size: 2,200 SF

As our client reminisced, "I was raised in Paris, but we spent weekends in our house in Normandy. I thought I could have a little touch of the French countryside." Even though the 2,200 square foot roof was once perforated with many vents for the mechanical systems, one would never know now that Landscape Architect Hoerr Schaudt has completed the new design. The building was ideal for such a project since the steel and concrete roof structure below provide the proper support for a roof deck. The designer began by allocating a series of distinct spaces that flow from the spiral staircase coming up from the client's unit on the 5th floor penthouse. Slate pathways line the landscaped beds and ipe planters that contained foliage and tall birch trees. A field of tall grasses in the middle separates the main corridor with an open lounge area to the north. The roof deck also provides two large steel pergolas, one over the walkway near the main entry and the other over the lounge. The roof deck is an outdoor retreat with 360-degree views and an unobstructed view of downtown Chicago.





Burling Place Condominiums



Architect:
Sullivan, Goulette,
Wilson Architects

Size: 18,000 SF

Burling Place is a boutique condominium building that sits on one of Forbes magazine's "Top 10 Richest Streets in America." For this project, Tandem oversaw both the development and construction. Paying homage to a historic church that once neighbored the property, the architecture was modeled after the Gothic cathedral style. Standing at five stories, the building code is Type 1A, non-combustible, steel and concrete construction. This type of construction is typically found in mid-rise buildings and rarely in small, boutique buildings. The unit interiors range from traditional to transitional and were built to specifications that were selected by the individual owners, who were actively involved in the design process. The luxury finishes included Wolf/Subzero appliances, Perrin and Rowe plumbing fixtures and rift-cut white oak hardwood floors throughout. Two dynamic roof decks were installed for the 4th floor and penthouse units.





Lincoln Park Tower



Architect:
Jacobs/Ryan
Landscape Architects

Lincoln Park Tower was conceived as a rental complex in 1966, offering 348 units ranging from studios to 2-bedroom units. A decade later, the owners of the building converted it into a condominium building, thereby creating the Lincoln Park Tower Condominium Association. One of the recent capital projects the Association undertook was the renovation of the outdoor swimming pool and sun deck. The goal was to improve access to the terrace deck while brightening the space at night. Tandem worked closely with Bernard Jacobs from Jacobs / Ryan Landscape Architects on this project. The scope of work included a new paver brick roof surface, a steel and wood pergola, a new stone fountain, ipe clad stairs with LED lighting accents, new planters, and new landscaping. Highly regarded for its lush beauty, the new space is an elevated amenity for the building that residents will enjoy for the years to come.





Palmolive Residence Remodel



Architect:
Suzanne Lovell Inc

Interior Designer:
Suzanne Lovell Inc

Size: 2,000 SF

The Palmolive Building was built in 1929 and is, to this day, one of the most prolific buildings in the Gold Coast neighborhood. The art-deco architecture was incredibly popular in the 1920s, in Chicago and throughout major metropolitan areas throughout the country. The building underwent a handful of significant renovations in the late 1990s and early 2000s, converting large portions of the office space into upscale residences. Leveraging the building’s rich history and ornate façade, Tandem remodeled the interior of this unit with an eclectic touch. The finished product features beautiful yet subtle woodwork, trim, and cabinetry. One of the most distinctive features are the large windows, which are portals for viewing the city surrounding the building, including a scenic view up Lake Shore Drive. Working closely with interior designer Suzanne Lovell, Tandem elevated the residence with eccentric pieces of furniture and art as well as complementary patterns. The warm tones and textures create a welcoming space that respectfully pays tribute to the architectural elements.





Old Irving Park Custom Home



Architect:
Tandem Architecture

Interior Designer:
Suzanne Lovell Inc

Size: 6,600 SF

Tandem began construction on this 6,600 square foot single family home in the Old Irving Park neighborhood in 2008. The project marked our first collaboration with prolific interior designer Suzanne Lovell and saw the perfect marriage between old and new. The façade includes old-fashioned brick, copper work, bronze windows, and a slate roof that harkens to the classic Chicago mansions built in the early 20th century. The home features geothermal heating, foam insulation that exceeds the most stringent energy efficiency standards, and expansive audio-visual electronic features throughout. Additional attributes include an ornate milled staircase, detailed woodwork and cabinetry from Crown Point, and upscale Waterworks plumbing fixtures. The project won the Crystal Key Award from Home Builders Association of Greater Chicago.





Water Street Townhome Remodel



Architect:
Tandem Architecture

Interior Designer:
Suzanne Lovell

Size: 3,000 SF

To rebuild this Riverfront townhome in the Streeterville neighborhood, Tandem partnered with Interior Designer Suzanne Lovell. The project required a full gut remodel, modifying, reinforcing, and sound proofing the existing structure per the client's request. The finishes are of exceptional quality; every piece of woodwork is custom-built and hand painted in a vintage, brushed finish. One of the focal points is the modern floating stair made from wood and metal. The home features hand-scraped, wide plank French oak floors, new bathrooms with Statuary marble and Waterworks fixtures, a contemporary kitchen from Bulthaup, Sub-Zero appliances, a private elevator, and a fully revamped sundeck.

