

The National Commercial Builders Council 2002 Awards of Excellence

The National Commercial Builders Council (NCBC) of the National Association of Home Builders (NAHB) is pleased to recognize some of the most outstanding examples of commercial construction in the U. S. and its Annual Awards of Excellence.

These exceptional projects show superior applications of technology, ingenuity, creativity and construction expertise. Judging is based on the special feature of each project, including floor plan, exterior appeal, overall aesthetics and success in meeting project goals.

Commercial Builder

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Winners 2002 Awards of Excellence



THE VOICE OF LIGHT COMMERCIAL CONSTRUCTION

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Grand Award Division IV

In The Middle of It All: Winnetka Galleria, Winnetka, IL

Created from a zero clearance lot line site, the Winnetka Galleria is an exceptional office/retail/condominium building that offers convenience, great design and quality of life.

With only three stories available due to zoning restrictions, every part of the space had to be maximized while still providing a spa-

ciousness that high end commercial and residential tenants would expect. The building steps back as it rises, an approach that was highly favored by the local review board as the building process moved ahead.

The sense of being in the middle of everything while still having peace and quiet is aided by acoustical concrete floors and dual elevators which separate the first floor retail from housing above. Energy efficient floorplates provided lower costs and efficient heating and

cooling. Exterior terraces offer shading and cool ventilation for residential units while the terrace construction itself was designed to provide thermal mass that retains heat at night and cools during the day.

Environmental concerns extended to more than just building systems as the Galleria is located on what used to be an auto repair shop. Extensive remediation was required, which presented problems for the existing retail corridor along the site. Careful and considerate planning by the contractor helped alleviate what could have been a construction and public relations headache.

Even with condo prices starting near \$1 million, this new project was fully leased before completion – testament to the quality that it offers. “The Winnetka Galleria’s high quality architecture and attention to detail have been rewarded with market acceptance,” aptly noted one juror.

Contractor Firm: William A.

Randolph, Inc., Gurnee, IL

Architecture Firm: Myefski Cook

Architects, Inc., Glencoe, IL

Landscape Architecture Firm:

*Myefski Cook Architects, Inc.,
Glencoe, IL*

Developer: Cummins Group

Manager L.L.C., Winnetka, IL

*Engineering Firm: Fisher & Horos
Structural Engineers, Chicago,
IL*

*Photographer: Ward-Williams Inc.,
Chicago, IL*