



650 S. Clark Street
Chicago, Illinois, USA



After upgrade

Architect
GENSLER

Contractor
NOVAK CONSTRUCTION

Products
CONCENTRATE, MEGAMIX II

Project Type
BELOW GRADE FOUNDATION



This structure was built in 1902 and the below grade construction consisted of various sections of poorly consolidated concrete, brick, and CMU. The structure had been unused for many years and had significant ongoing leakage making the space unusable. A four million dollar renovation was initiated to rehabilitate, update and make use of this landmark structure.

The exterior walls were made fully watertight through the Xypex treatment and the humidity in the space was reduced to comfortable levels. Interior finishes consisting primarily of steel studs and drywall were applied and the spaces were completed.



It was desired to upgrade the below grade areas to make it usable for various meeting and office rooms as well as a large fitness facility. The most obvious defects in terms of honeycomb, cracks and joints were chipped open and repaired using Xypex standard methods and materials. The entire surface including concrete, brick and CMU sections were then coated with Xypex Concentrate followed by a 3/4" - 1" layer of Xypex Megamix II.



Above images show before upgrade