













300 East Randolph

Chicago, Illinois, USA

The 300 East Randolph building is a two-phased, vertically expanded office tower located in downtown Chicago at the north end of Grant Park. The facility primarily serves as the headquarters for Health Care Service Corporation (HCSC) and its Blue Cross and Blue Shield of Illinois division.

After relocating four times over a 20-year period due to continuous growth, HCSC realized it needed a plan to address the company's immediate space needs as well as accommodate anticipated future growth—without another move. The design team responded with an office tower that could be expanded vertically in phases.

Phase one provides 1,430,000 square feet of space in 33 stories, designed to accommodate 4,500 people in an open-office environment, along with a conference and training center and a 900-seat cafeteria. In phase one, the initial foundations and structure were planned, designed and constructed to support the fully expanded building; additional riser space was also provided in order to accommodate independent mechanical, electrical and plumbing systems for the expansion floors.

Phase two, finished more than a decade after phase one, vertically completes the building with 24 additional stories and 920,000 square feet of space, including a mid-building conference center added on floor 30, providing necessary additional meeting and training space; a satellite cafeteria on floors 41 and 42; a fitness and wellness center; various conference and training facilities; a central chilled-water storage and distribution plant; and a green roof.

The fundamental mechanism for the expansion is an atrium along the north side of the building composed of five 40- by 30-foot open structural bays. Each of the two outer bays holds an eight-car elevator bank to service phase one. In phase two, an additional eight-car elevator bank is located in each of the two inner bays for the vertical expansion. The center bay is reserved for an open stair to facilitate inter-floor circulation, and every three floors, the center bay is fully built out and utilized for meeting space. This unique center-bay configuration also helps establish both a visual and physical connectivity within the company.

Project Data

SIZE

57 stories
2,350,000 sf total

Phase 1:
33 stories
1,430,000 sf Blue Cross Blue Shield of Illinois headquarters
31,000 sf conference and training facility
Completed 1997

Phase 2:
24 additional stories
384,000 sf Blue Cross Blue Shield of Illinois headquarters
365,000 sf other tenants
22,000 sf conference center
15,000 sf fitness center
Completed 2010

FEATURES

900-seat cafeteria
364-seat satellite cafeteria

Unprecedented Vertical Expansion Plan: A competition-winning scheme for short-term space needs + long-term growth

CLIENT

Health Care Service Corporation

Recognition & News

RECOGNITION

2014, Global Award for Excellence – Urban Land Institute

2012, Vision Award, Innovation – Urban Land Institute, Chicago

2012, Best Project >\$150 million US – Structural Engineers Association of Illinois

2012, Project of the Year, Elevators/New Construction – Elevator World Magazine

2011, Distinguished Building Award – American Institute of Architects, Chicago Chapter

2011, Building Team Platinum Award – Building Design & Construction Magazine

2011, Merit Award for New Construction Chicago – Chicago Building Congress

2010, Best of the Best, Office – Engineering News-Record Magazine

2010, Best Overall / Judges Award, Design – Midwest Construction Magazine

2010, Best Overall / Judges Award, Construction – Midwest Construction Magazine

2010, Project of the Year — Construction Magazine

2010, Development of the Year — Chicago Commercial Real Estate Awards

2007, Trustee Award — Chicago Architecture Foundation

2001/2002 TOBY Award — Building Owners & Managers Association/Chicago

2000/2001 TOBY Award — Building Owners & Managers Association/North Central Region

2000/2001 TOBY Award — Building Owners & Managers Association/Chicago

1998, Distinguished Building Honor Award — American Institute of Architects, Chicago Chapter

1998, Interior Architecture Award — American Institute of Architects, Chicago Chapter

1998, Annual Merit Award — Chicago Building Congress

1998, Project of the Year, Honorable Mention — Elevator World Magazine

NEWS

ENR Midwest Names GP 2020 Design Firm of the Year

James Goettsch Honored With CTBUH Lifetime Achievement Award