

= Trump International Hotel and Tower (Chicago) =

The Trump International Hotel and Tower , also known as Trump Tower Chicago and Trump Tower , is a skyscraper condo @-@ hotel in downtown Chicago , Illinois . The building , named after real estate developer Donald Trump , was designed by architect Adrian Smith of Skidmore , Owings and Merrill . Bovis Lend Lease built the 98 @-@ story structure , which reaches a height of 1 @, @ 389 feet (423 m) including its spire , its roof topping out at 1 @, @ 170 feet (360 m) . It is next to the main branch of the Chicago River , with a view of the entry to Lake Michigan beyond a series of bridges over the river . The building received publicity when the winner of the first season of The Apprentice reality television show , Bill Rancic , chose to manage the construction of the tower over managing a new Trump National Golf Course and resort in Los Angeles .

Trump announced in 2001 that the skyscraper would become the tallest building in the world , but after the September 11 attacks that same year , he scaled back the building 's plans , and its design underwent several revisions . When topped out in 2009 , it became the fourth @-@ tallest building in the US . It surpassed the city 's John Hancock Center as the building with the highest residence (apartment or condo) in the world , and held this title until the completion of the Burj Khalifa .

The design of the building includes , from the ground up , retail space , a parking garage , a hotel and condominiums . The 339 @-@ room hotel opened for business with limited accommodations and services on January 30 , 2008 , then full accommodation and services on April 28 . A restaurant on the 16th floor , Sixteen , opened in early 2008 to favorable reviews . The building topped out in late 2008 and construction was completed in 2009 . As of 2015 , the hotel is among three in Chicago with an elite five @-@ star Forbes Travel Guide rating . It hosts a restaurant (named Sixteen) that is one of three five @-@ star Forbes @-@ rated restaurants in the city and a spa that is one of six that is at least a four @-@ star Forbes @-@ rated in the Chicago area in 2015 . Sixteen is one of five restaurants in Chicago with at least a Michelin Guide two @-@ star rating in 2016 .

= = Location = =

The tower sits at 401 North Wabash Avenue in the River North Gallery District , part of the Near North Side community area of Chicago . The building occupies the site vacated by the Chicago Sun @-@ Times , one of the city 's two major newspapers , and its location within the River North Gallery District places it in a neighborhood that has had a high concentration of art galleries since the 1980s . The site , at the foot of Rush Street , is on the north side of the Chicago River just west of the Wrigley Building and the Michigan Avenue Bridge , and just east of Marina City and 330 North Wabash . The building is close to numerous Chicago landmarks ; it borders the Michigan @-@ Wacker District , which is a Registered Historic District . Parts of the building are visible throughout the city , and the entire length of the building is visible from boats on the river , as well as from locations to the east along the river , such as the mouth of Lake Michigan , the Lake Shore Drive Overpass , and the Columbus Drive Bridge .

The building is across the Chicago River from the Chicago Loop , the city 's business district . It is a block away from the southern end of the Magnificent Mile portion of Michigan Avenue . The restaurant , Sixteen , has a clear view of the Chicago River 's entrance to Lake Michigan and of the four buildings completed in the 1920s that flank the Michigan Avenue Bridge (Wrigley Building , Tribune Tower , 333 North Michigan , and 360 North Michigan) .

= = Design and architecture = =

The design of the building incorporates three setback features designed to provide visual continuity with the surrounding skyline , each reflecting the height of a nearby building . The first setback , on the east side of the building , aligns with the cornice line of the Wrigley Building to the east ; the second , on the west side , aligns with River Plaza to the north and with the Marina City Towers to the west . The third setback , on the east side , relates to 330 North Wabash building (formerly

known as IBM Plaza). However , some views distort the alignment of the second setback . The setbacks and rounded edges of the building combat vortex formation . The body of the building is raised 30 feet (9 @. @ 1 m) above the main Wabash entrance and 70 feet (21 m) above the Chicago River . The building uses clear low @-@ emissivity coated glass and a curved wing @-@ shaped polished stainless @-@ steel mullion system that projects 9 inches (23 cm) from the glass line . It incorporates a brushed stainless steel spandrel panels and clear anodized aluminum .

The building has 2 @, @ 600 @, @ 000 square feet (240 @, @ 000 m²) of floor space , rises to 98 stories , and houses 486 luxury residential condominiums . These include studio apartments , a mixture of suites with one to four bedrooms , and five @-@ bedroom penthouses . The tower also features a luxury hotel condominium with 339 guest rooms . The building includes , from the ground up , retail space , a parking garage , a hotel , and condominiums . The 3rd through 12th floors house lobbies , retail space , and the parking garage ; the 14th floor and its mezzanine hosts a health club and spa . The 17th floor through the 27th @-@ floor mezzanine contain hotel condominiums and executive lounges . The 28th through 85th floors have residential condominiums , and the 86th through 89th floors have penthouses . A 1 @. @ 2 @-@ acre (0 @. @ 49 ha) riverfront park and riverwalk , along a 500 @-@ foot (150 m) space in the area adjacent to the building to the east , was opened in the first half of 2010 . The park facilitates public assembly and entertainment activity while linking the building effectively with aquatic commuters .

In 2011 , the riverfront park landscaping surrounding the building , which is referred to as Trump Plaza and Riverwalk or sometimes just Trump Plaza , became the subject of controversy . In 2010 , the Plaza had earned special recognition at the Mayor Daley 's Landscape Awards . The press release noted the landscaping " for their magnificent new civic landscape that is a poetic interpretation of native Illinois that seems at once sophisticated and familiar . " However , in 2011 , the award @-@ winning plantings of small sumac trees , ferns and native grasses with yellow , orange and red hues were removed and replaced with evergreens like junipers and boxwoods , pieces of gray stone , and purple perennials (catmint and salvia) , which may require less watering . To add to the controversy , the planting was accompanied by a plan to light the trees to attract nighttime park visitors , in conflict with the " dark skies " movement to reduce light pollution to facilitate better stargazing .

The building broke the record for the world 's highest residence above ground level , held since 1969 by the nearby John Hancock Center . Because the Trump Tower has both hotel condominiums and residential condominiums , it does not contest the record held by the 88 @-@ story 432 Park Avenue in New York City , which , at 1 @, @ 396 feet (426 m) , is the tallest residential building in the world .

= = = Height = = =

The Trump International Hotel and Tower rises 1 @, @ 362 feet (415 m) from the building 's main entrance on Wabash Avenue to the tip of the architectural spire . Upon its completion in 2009 , the building became the seventh @-@ tallest building in the world , behind the 1 @, @ 380 @-@ foot (421 m) Jin Mao Tower in Shanghai , People 's Republic of China . On November 17 , 2009 , however , the Council on Tall Buildings and Urban Habitat (CTBUH) , which composes rankings of the tallest skyscrapers in the world based on various criteria , changed its standard for measuring a building 's height . Prior to this change , a building 's architectural height was calculated from the main entrance to the tip of the spire ; new standards measured from the lowest open @-@ air pedestrian level of a building . As the Trump International Hotel and Tower has a riverwalk entrance and pedestrian level 27 feet (8 m) below the building 's Wabash Avenue entrance , the skyscraper 's official height was recalculated as 1 @, @ 389 feet (423 m) without a physical addition to the structure . According to the CTBUH , the recalculated height also made the tower the sixth @-@ tallest building in the world , surpassing the Jin Mao Tower by 9 feet (3 m) . In January 2010 , the building moved back to its position as seventh @-@ tallest with the opening of the 2 @, @ 717 @-@ foot (828 m) Burj Khalifa in Dubai .

== Sign ==

According to Trump , he received approval for a 3 @, @ 600 @- @ square @- @ foot (334 @. @ 5 m²) sign from Chicago Mayor Richard M. Daley 's administration in 2009 , but renegotiated with Mayor Rahm Emanuel 's administration . In October 2013 , Trump received approval to erect 20 @- @ foot (6 @. @ 10 m) tall stainless steel letters back @- @ lit with white LED lighting spelling out TRUMP on the 16th floor of the building . He made his impending plans for the sign public in February 2014 . According to a city planning department spokesperson , standard protocol for such a sign is to require approval from the local alderman (Brendan Reilly , 42nd ward) and the full Chicago City Council . The five letters span a width of approximately 141 feet (42 @. @ 98 m) , making the final approved version approximately 2 @, @ 800 square feet (260 @. @ 1 m²) ? 2 @, @ 891 square feet (268 @. @ 6 m²) according to some sources ? rather than the originally proposed size . The sign is located about 200 feet (60 @. @ 96 m) above ground level .

Crews began hanging the sign in May 2014 . When Chicago Tribune architecture critic Kamin warned Trump that his review of the sign would be unfavorable , Trump responded " As time passes , it 'll be like the Hollywood Sign " , but architect Smith distanced himself from the sign saying " Just for the record , I had nothing to do with this sign ! " . The controversy surrounding the sign drew attention in the national press and international press as it neared completion and the Associated Press ran a story about Mayor Emanuel 's disapproval in mid @- @ June . According to the Mayor 's spokeswoman Kelley Quinn , " Mayor Emanuel believes this is an architecturally tasteful building scarred by an architecturally tasteless sign " . Kamin has noted that part of the problem is the architectural traditions of the city : " If this sign was in Atlantic City or Las Vegas , nobody would care ? but it is in Chicago , and in a part of Chicago full of great buildings from the 1920s to the 1960s and onward " . Trump and Reilly both pointed out how unbecoming the prior Chicago Sun @- @ Times building signage was via Twitter . As a result of the fiasco , Emanuel initiated a study on how to alter the rules to avert similar signage controversies in the future .

== Features ==

According to the " 2010 City Guide : Chicago " edition of the Forbes Travel Guide , the building hosts one of the seven four @- @ star restaurants in the city and one of the three four @- @ star spas . The hotel is one of two four star hotels . In 2010 Chicago had two five @- @ star hotels and two five @- @ star restaurants . By the time of the Forbes Travel Guide : 2013 City Guide , the hotel and restaurant were each among only three five @- @ star ratings in the city . It retained this ranking in the 2015 Forbes Guide (along with hotels The Peninsula and Four Seasons and with restaurants Alinea and Grace) . The spa was among 6 four- or five @- @ star Forbes @- @ rated spas in the Chicago area in 2015 .

The restaurant was promoted to two @- @ star rating by the Michelin Guide for 2014 and retained that rating in 2015 . It was one of 5 Chicago restaurants to achieve at least a two @- @ star Michelin rating in both years . In 2016 , it again retained its two @- @ star rating as one of five restaurants in the city with such a rating .

== Hotel ==

The original plan was to have a partial opening of three of the hotel 's floors on December 3 , 2007 , with a grand opening to follow . The interim ceremony , however , was delayed until January 30 , 2008 , while the City of Chicago granted occupancy approval for the staff of the hotel in the first 27 floors . Four floors of guest rooms were opened , comprising 125 of the planned 339 rooms . By January 30 , construction on the exterior of the building had passed the 53rd floor . The grand opening of the hotel , including amenities , originally scheduled for March 17 , 2008 , took place on April 28 , 2008 . Pulitzer @- @ Prize @- @ winning Chicago Tribune architecture critic Blair Kamin faults the zebrawood paneling in the hotel lobby , but another Tribune reporter praises the hotel for its " understated , contemporary look , distinguished by stunning views " .

== Restaurants ==

On the 16th floor , a restaurant named Sixteen opened in early February 2008 , and an outdoor patio terrace , named The Terrace at Trump , opened on June 25 , 2009 following the completion of construction . The restaurant opened to favorable reviews for its cuisine , decor , location , architecture , and view . Sixteen , which was designed by Joe Valerio , is described architecturally as a sequence of spaces that do not reveal themselves at once , but rather in " procession " . The restaurant 's foyer is T @-@ shaped , and a passageway to the hotel is lined with floor @-@ to @-@ ceiling architectural bronze wine racks in opposing red and white wine rooms . The passageway leads to views ? praised by Kamin ? that showcase the Wrigley Building clock tower and the Tribune Tower 's flying buttresses . Kamin notes that these views are " more intimate " than the panoramic ones of the Signature Room , a restaurant near the top of the Hancock Center . The views are described as equally impressive by day and by night . The main part of the procession is the Tower Room , a dining room with a 30 @-@ foot (9 @. @ 1 m) dome @-@ shaped ceiling made of West African wood . The dome is furnished with Swarovski chandeliers and incorporates mirrors so that all diners can experience the view .

The Terrace , which opened on June 25 , 2009 , has views of the Chicago River and Lake Michigan as well as Navy Pier 's seasonal Wednesday and Saturday evening fireworks , and was designed for outdoor or " al fresco " dining .

Located on the mezzanine level , Rebar ? the hotel bar ? opened on April 18 , 2008 .

== Spa ==

The 23 @, @ 000 @-@ square @-@ foot (2 @, @ 100 m²) spa , named The Spa at Trump , opened in late March 2008 . The spa offers gemstone @-@ infused (diamond , ruby , or sapphire) oil massages , hydrating masques , exfoliating salts and the " Deluge shower " . The spa features a health club with an indoor pool , eleven treatment rooms , a private couples treatment suite , Swiss shower , and saunas . The Citysearch editorial review described this as the " Bentley of hotel spas " . A Chicago Tribune critic spoke of the spa in positive terms for both the treatment and the physical spa itself . The Spa at Trump can be accessed from a large circular staircase inside the hotel , enabling its customers to access the facility from specially designed spa guest rooms without using the elevator .

== Development ==

== Design history ==

In July 2001 , when Donald Trump announced plans for the site of the former seven @-@ story Sun @-@ Times Building , the tower was expected to reach a height of 1 @, @ 500 feet (460 m) , which would have made it the world 's tallest building . It was expected to contain between 2 @, @ 400 @, @ 000 and 3 @, @ 100 @, @ 000 square feet (220 @, @ 000 and 290 @, @ 000 m²) of floor space and cost about \$ 77 million just for the property rights . Three architectural firms were considered : Lohan Associates , Kohn Pedersen Fox Associates , and Skidmore , Owings and Merrill ; Trump selected Skidmore , Owings and Merrill in August 2001 . Adrian Smith , who had previously designed the Jin Mao Tower , headed the SOM team , giving Chicago a third skyscraper from the same firm which had previously designed the Willis Tower and the Hancock Center .

After the terrorist acts of September 11 , 2001 , Trump reduced the planned height to 78 stories and 1 @, @ 073 feet (327 m) , to reduce the risk of similar attacks . Time magazine reported that a meeting between Smith and Trump about erecting the tallest building in Chicago was taking place at the actual time of the attacks . Some international news sources later claimed that the planned tower height was reduced to 900 feet (270 m) after the original plans called for a 150 @-@ story

building that would reach 2 @, @ 000 feet (610 m) . These claims are supported by computer renderings from 1999 of the proposed skyscraper , shown in the Chicago Tribune in 2005 .

The building 's 1 @, @ 073 @-@ foot (327 m) design was first released in December 2001 . However , the first design did not meet with approval from other architects , or from the residents of Chicago . A subsequent revision in July 2002 resulted in an 86 @-@ floor design for use as an office and residential structure , similar to the current design which is , however , for a different combination of uses . Smith 's 2002 plans put broadcast antennas (multiple communications dishes) at the top of the building . A revised 90 @-@ story , 1 @, @ 125 feet (343 m) plan was unveiled in September 2003 for a building including condominiums , office space , a " condominium hotel " , retail stores , and restaurants . In January 2004 , another revision changed floors 17 through 26 from offices into condominiums and hotel rooms . In his May 2004 plan , Smith decided to top the building with an ornamental spire instead of communications dishes . These dishes , according to the Council on Tall Buildings and Urban Habitat , would not have counted toward the building 's height . The spire , however , will count , raising the tower 's height to 1 @, @ 300 feet (396 m) . At one point in 2005 , Trump aspired to build a slightly taller building that would surpass the Sears Tower as the nation 's tallest building , but Chicago Mayor Richard M. Daley was against the plan . Eventually , Smith settled on a design with a height of 1 @, @ 362 feet (415 m) , which was the height of 2 World Trade Center , the shorter of the former twin World Trade Center towers . This height makes the Tower the third tallest in the United States after One World Trade Center and the Willis Tower .

= = = Initial phases = = =

On October 16 , 2004 , Donald Trump and Hollinger International , the parent company of the Chicago Sun @-@ Times , completed the \$ 73 million sale of the former home of the newspaper a week after it relocated . On October 28 , 2004 , Trump held a ceremony to begin the demolition of the former Sun @-@ Times Building . The demolition and construction were financed by a 650 @-@ million @-@ dollar loan from Deutsche Bank and a trio of hedge fund investors who represented George Soros as one of their sources of funds .

In March 2005 , the construction process began with the sinking of the first caisson for the tower into the bedrock . In April , construction began on the foundation below the Chicago River . In July 2005 , water from the river began seeping into the building site , through crevices in a corner where the foundation wall meets the Wabash Avenue Bridge . Divers discovered that the leak could not be sealed from the water side . After several other failed attempts to correct the problem , they drove a steel plate next to the gap and filled the space between with concrete after digging it out .

Within a single 24 @-@ hour period in October 2005 , a fleet of 30 concrete trucks made 600 trips to pour 5 @, @ 000 cubic yards (3 @, @ 800 m³) of concrete , and thus create a 200 @-@ by @-@ 66 @-@ by @-@ 10 @-@ foot (61 @. @ 0 m x 20 @. @ 1 m x 3 @. @ 0 m) concrete " mat " . The mat serves as the base of the building , from which its spine rises . Those involved with the construction referred to the day as the " Big Pour " . James McHugh Construction Co. was contracted for the concrete work on this job . They obtained the concrete from the Chicago Avenue and Halsted Street distribution site of Prairie Material Sales Inc of Bridgeview , Illinois , the former largest privately owned ready @-@ mix concrete company in the United States . Prairie used a formula of concrete that had never been used in the construction business to meet a 10 @, @ 000 psi (69 MPa) specification , which exceeded the standard 7 @, @ 000 psi (48 MPa) for conventional concrete .

= = = Legal issues = = =

In October 2006 , controversy erupted over a 10 @-@ by @-@ 4 @. @ 5 @-@ foot (3 @. @ 0 by 1 @. @ 4 m) street kiosk at the foot of the Magnificent Mile in front of the Wrigley Building at 410 North Michigan Avenue that advertised Trump Tower a full block away . Extensive debate and publicity occurred on the issue of whether such advertising should have been allowed . Two distinct

pieces of legislation in 2002 and 2003 by the Chicago City Council had authorized the kiosk , but sidewalk billboards were not common in Chicago at the time , and their desirability was questioned . Although there were demands from citizens ' organizations and the local Alderman Burton Natarus (who had voted in favor of the legislation) to remove the kiosk , Trump agreed only to remove pricing information from the signage , after a request to remove all advertising from it . Originally , one side displayed the geographical information and the other side functioned as a billboard .

In a separate legal development , Donald Trump was sued by former Chicago Sun @-@ Times publisher F. David Radler and his daughters in February 2008 for rescinding all " friends and family " condominium purchases , including Radler 's . As president of the Sun @-@ Times ' holding company , Radler had negotiated the sale of the paper 's headquarters building to Trump 's consortium . The price of Radler 's condo had been discounted by 10 % , and only a 5 % deposit was required instead of the standard 15 % . Radler and family were part of a group of 40 insiders who were able to purchase property at about \$ 500 per square foot (\$ 5 @, @ 400 / m2) . When the market value of the property eventually rose to over \$ 1 @, @ 300 per square foot (\$ 14 @, @ 000 / m2) , Trump nullified the " friends and family " sales . The insiders were involved in the planning and designing of the building . In January 2007 , Trump cited both a clause about " matters beyond [the] seller 's reasonable control " and the desire to " have more income to handle potentially higher construction costs " . Despite Trump 's concerns about higher construction costs , earlier in the same month , Ivanka Trump , his daughter and an executive of the company , had stated that the construction was \$ 50 million under budget . In addition to the Radler suit over the validity of the " friends and family " discount contracts , a group of four owners sued over revisions to the closing terms , which placed limits on the owner occupancy of condo hotel units and excluded the meeting rooms and ballrooms from the common elements of which the owners have an interest .

In an additional legal issue , on February 8 , 2005 , Trump had closed on a construction loan of \$ 640 million from Deutsche Bank for the project . He also obtained a \$ 130 ? 135 million junior mezzanine loan from another syndicate headed by Fortress Investment Group . As part of these contracts , Trump had included a \$ 40 million personal guarantee . The contracts also mandated partial repayments for each closed unit sale , and minimum sale prices . In September 2008 , due to slow unit sales , Trump sought to extend both loans until mid @-@ 2009 because he felt that it was necessary in the business environment and expected from the outset of the contract . On November 10 , Deutsche Bank demanded the outstanding loan payment and the \$ 40 million guarantee . Trump filed suit later that month against Deutsche Bank in New York State Supreme Court in an effort to excuse a repayment of more than \$ 330 million that had been due November 7 , and to extend the construction loan for an unspecified period of time because of extenuating circumstances arising from the financial crisis of 2007 ? 2010 . Trump cited a " force majeure " clause that allowed the borrower to delay completion of the project under a catch @-@ all section covering " any other event or circumstance not within the reasonable control of the borrower " . Trump not only sought an extension , but sought damages of \$ 3 billion from the bank for its use of predatory lending practices to undermine the project and damage his reputation , which he claimed " is associated worldwide with on @-@ time , under @-@ budget , first @-@ class construction projects and first @-@ class luxury hotel operations . " At the end of November , Deutsche Bank countersued Trump to force him to uphold his personal payment guarantee from February 2005 , after he failed to repay the amount due November 7 ? a date that already had been extended . The suits did not interfere with Trump 's ability to continue drawing on the credit line provided by Deutsche Bank , because without the project 's continued financing , Deutsche Bank may have had to assume the role of developer . In March 2009 , both parties agreed to suspend litigation and resolve the disagreement amicably in an effort to help the project to succeed . In September 2010 , an amended loan agreement stopped the litigation and extended the term on an approximately \$ 600 million construction loan for five years .

= = = Construction = = =

Bill Rancic , The Apprentice 's season one winner in 2004 , was originally hired to manage the project for a \$ 250 @, @ 000 salary . Rancic 's title was President of the Trump International Hotel

and Tower , but the title was somewhat misleading , because he was in fact learning on the job as an " Apprentice " . Rancic 's contract was renewed after his first year , but in September 2005 it appeared that his employment with Trump would finish at the end of his second year in April 2006 . During 2005 Donald Trump , Jr . , who had been involved in the building since its earliest stages in 1999 , was overseeing the construction with weekly visits , while Rancic worked on sales and marketing . In December 2005 , Rancic made it clear that he wanted to continue working for Trump , and in April 2006 his contract was renewed for a third year . In that year Donald Trump 's children began to assume prominent public roles as in the Trump Organization ; by January 2007 all three adult Trump children (Ivanka Trump , Donald Trump , Jr . , and Eric Trump) were executives in the acquisitions and development division of the organization . By the time the Chicago Trump Tower 's hotel opened in the building in January 2008 , Donald Trump and his three adult children were in the spotlight , overseeing the construction .

Bovis Lend Lease , noted for work on Disneyland Paris , Petronas Towers , and the Time Warner Center , was the construction company . James McHugh Construction Co , the concrete subcontractor , implemented a comprehensive formwork for the construction of the building . At the completion of construction the building was the tallest formwork structure in the world , and follows in the footsteps of its neighbor , Marina City , as well as Chicago 's Two Prudential Plaza , as past recordholders . Concrete moulding was used , because using a traditional ironwork structure would have required a building footprint that would have been too big for the property size , proportional to the height of the designed building . A steel frame would have had to be 25 feet (7 @. @ 6 m) wider to have supported a building of this proportion . Concrete will counteract the force of wind with the force of gravity of the 360 @, @ 000 @-@ short @-@ ton (330 @, @ 000 t) building . A new chemical process that leveraged more fluid liquid concrete facilitated pumping concrete up several hundred feet to the elevating construction site . Although previous technology limited formwork to 700 feet (210 m) , this technology permitted the pumping of concrete 1 @, @ 700 feet (520 m) high .

The building is cantilevered into a section of 420 million @-@ year @-@ old limestone bedrock 110 feet (34 m) underground . It uses 4 @-@ foot (1 @. @ 2 m) -wide stilt @-@ like pillars that were drilled beneath the building . Every 30 feet (9 @. @ 1 m) around its perimeter , steel @-@ reinforced concrete was poured into these holes to form the structural support . On top of these caisson shafts and pillars , an 8 @, @ 400 @-@ short @-@ ton (7 @, @ 600 t) concrete pad foundation was built to support the building 's spine . The building has 241 caissons , and the majority of the caissons only descend 75 feet (23 m) into hard clay . However , 57 of them go an additional 35 feet (11 m) into the ground , including 6 feet (1 @. @ 8 m) of bedrock . The concrete spine uses five I @-@ beam @-@ shaped walls and exterior columns , narrowing to two as the building rises . Each floor is separated by a concrete slab , and stainless steel , glass , and aluminum panels are attached to each floor . 50 @, @ 000 short tons (45 @, @ 000 t) of reinforcing steel bars , called rebar , support the hotel . The extensive use of concrete makes the building more fireproof . Of the \$ 600 million construction budget , \$ 130 million was earmarked for the James McHugh Construction Co , who handled the 180 @, @ 000 @-@ cubic @-@ yard (140 @, @ 000 m3) concrete @-@ only portion of the job .

Two earlier business decisions by the Chicago Sun @-@ Times led to substantial savings of time and money during the Trump Tower 's construction . The original 1950s sea wall was built by the newspaper company to bomb @-@ shelter thickness , to withstand a Cold War attack , and thus did not have to be broken down and rebuilt . Furthermore , the company decided in the 1970s to switch from petroleum @-@ based to soy @-@ based ink , which reduced ground pollution from the printing plant . This considerably reduced the costs and time for cleaning up the site prior to building anew .

On August 16 , 2008 , construction crews made the last major concrete pour to top off the Trump tower 's concrete core , which was commemorated with an unofficial ceremony . To celebrate the milestone , a yellow tower crane raised a bucket full of concrete and an American flag to the rooftop of the skyscraper . Another ceremony occurred on August 19 , when construction supervisors , structural engineers and company representatives from McHugh Construction made a minor

concrete pour at the top of the Trump tower . Though Donald Trump was absent from both of these ceremonies , he , Donald Jr . , Ivanka and Eric Trump attended the topping off party on September 24 , 2008 . Original plans called for the windows to be completed and the spire erected in October 2008 . However , the spire installation was delayed through high winds in December 2008 , and was finally completed on January 3 , 2009 . Kamin 's critical opinion is that the spire is not aesthetically complementary .

At the September 2008 topping off ceremony , Donald Trump marketed his hotel by expressing doubts about the Chicago Spire ever being completed due to the financial crisis of 2007 ? 2009 . However , Donald Jr. said that they were fortunate to complete the project , while the Spire and Waterview Tower were among developments hit by the economic slowdown that followed the financial crisis . Occupancy had begun on lower @-@ floor condominiums at the time of the ceremony .

Residents of the Trump building are zoned to Chicago Public Schools , more specifically to Ogden School and Wells Community Academy High School .

= = After opening = =

= = Residential unit sales = =

Trump 's hotel was 25 % unsold at the time of the 2008 topping off ceremony , and was expected to need the mid @-@ 2009 construction loan extension that has caused legal complications . Trump had sold all but 36 of the building 's 486 residential condos at the end of 2012 , and 15 remained unsold at the end of 2013 . By May 15 , 2014 only six units remained for sale including three that were used as the sales center and sales models .

Several local celebrities purchased units in the building , including numerous professional athletes . Juwan Howard , Rex Grossman (who has put his unit on the market) , and Patrick Kane are among the purchasers of Trump properties . Derrick Rose purchased a \$ 2 @. @ 8 million 3 @, @ 102 @-@ square @-@ foot (288 @. @ 2 m2) condo in spring 2012 . Other prominent purchasers of units included McDonald 's Chief Executive and President Don Thompson and WMAQ @-@ TV (NBC 5 Chicago) president and general manager David Doebler .

Two units on the 87th and 88th floors sold for prices in excess of \$ 5 million in 2009 directly from the developer . After a few soft years in the real estate market , it took until August 2014 , for units to sell for prices in excess of \$ 1000 per square foot . Two units sold for over \$ 3 million that month including a \$ 3 @. @ 99 million sale , which was the highest sale price in the building since 2009 . The penthouse sold for \$ 17 million in late 2014 to Sanjay Shah , the founder and CEO of Vistex .

In May 2016 , a one @-@ bedroom unit with a parking space became the first listed Chicago one @-@ bedroom unit to fetch over \$ 1 @, @ 100 @-@ a @-@ square @-@ foot when Mark and Deborah Hellman moved their interests from a one @-@ bedroom to a two @-@ bedroom unit in the building .

= = Floods in 2014 = =

In February after one round of drink service , three men were denied further service at Sixteen due to their apparent intoxication and as a payback , the three pulled what was intended to be a prank . They set off fire alarms and opened a fifth @-@ floor stairwell Chicago Fire Department standpipe valve and flooded elevator shafts with thousands of gallons of water and damaged woodwork , electrical circuitry and marble . The resulting damage was estimated at \$ 700 @, @ 000 and the three faced felony criminal damage to property charges .

On June 26 , a pipe burst near the west public parking entrance , causing the first floor of the tower to flood .

= = Critical review = =

Fodor 's Chicago 2010 ranks the hotel as having one of the best spas and one of the best pools in the city . It also ranked the hotel as a Fodor 's Choice among Chicago lodging options . Fodor 's also notes that the hotel has impeccable service and lavish amenities , but also notes that the hotel may be a bit " too decadent " , with offerings such as \$ 25 bottles of water .

Frommer 's Chicago 2010 describes the hotel as having the gorgeous views and upscale amenities to provide a place to go to live the life of a wealthy tourist . The building is praised for its location , which provides as many views along the Chicago River as possible . Its modern architecture is praised for " contemporary synthesis of adjacent building fabrics and modulations " that preserve the city 's architectural heritage and integrate the riverfront setting .

BlackBook Magazine 's Guide to Chicago describes the Hotel as an embodiment of poshness which gives the visitor bragging rights upon his / her return home .

Forbes Travel Guide describes the hotel as having an understated upscale lobby , sophisticated lounge , gorgeous restaurant and lavish rooms with amazing views . It also describes the hotel as befitting of the Trump name in several ways .

Time Out describes the building as a " testament to a vibrant 21st @-@ century optimism in Chicago " . It notes that the hotel meets all expectations attached to the name Trump in terms of luxury , modern conveniences and speaks highly of the views .

Insight Guides describes the building 's architectural swagger as fitting for the post @-@ September 11 attacks skyline . Ten years after the September 11 attacks , Kamin described the building as the one that " best reveals how the Sept . 11 terrorist attacks either did or did not change architecture " . Kamin clarified his belief :

Simply by virtue of standing there ? and by being the tallest American building built since the 1974 completion of Sears (now Willis) Tower ? Trump confounds those who predicted after 9 / 11 that iconic skyscrapers would never be built again . At the same time , Trump 's height ? originally pegged at more than 2 @,@ 000 feet but eventually scaled back to 1 @,@ 362 feet ? suggests that the fear spawned by the attacks did have some effect .

= = In popular culture = =

The building 's planning and redesign led to publicity in local and national media both before and during its construction . For example , on September 19 , 2007 , the Trump International Hotel and Tower was featured on an episode of the Discovery Channel series Build It Bigger titled " High Risk Tower " .

The final confrontation scene between Batman and The Joker in the 2008 film The Dark Knight was shot at the construction site of the then partially completed tower . The 2009 annual Countdown Chicago on ABC7 , hosted by Mark Giangreco and Janet Davies was filmed on the roof of the hotel and in the Sixteen restaurant .

When Fox News Channel embarked on its month @-@ long 6 @-@ city tour to celebrate its 15th anniversary , Neil Cavuto broadcast the network 's 1 @-@ hour Your World with Neil Cavuto show from the riverwalk at the Trump International Hotel & Tower on October 3 , 2011 .

The tower was also one of the key locations filmed in Chicago for the 2011 film Transformers : Dark of the Moon .