



modernfold
chicago

Collaboration that moves you

Operable Wall
INSPIRATION
Guide



Every space transformation we take on is different. But our approach remains the same. We don't just provide a service; we provide solutions. And you can rely on our expertise to meet your needs, whatever they may be. It all begins with collaboration. From concepting and design to an easy and seamless installation, our team is with you every step of the way.

In this guide, we have compiled some of our favorite space transformation projects in amenity, commercial office, education, and hospitality spaces.



PROUD INSTALLING DISTRIBUTOR OF:



Resourceful Solutions for **AMENITY SPACES**



An office building's amenity spaces help employees feel socially satisfied and are designed to encourage human interaction – think coffee shops and wellness centers. In addition, conference rooms and meeting spaces enhance collaboration and foster team building.

As more and more companies offer hybrid work arrangements, office space may begin to look different. Having a place to accommodate gatherings of all employees in a common space will be even more important and attractive to potential tenants.

Incorporating space transformation features and capabilities, like operable walls, is one way to maximize the flexibility of conference and meeting amenity spaces.

Finish: Custom Vinyl MDC Wallcovering Groove Crystal Clear 8500 GR

MODERNFOLD ACOUSTI-SEAL® ENCORE®

Finish: Carnegie Xorel® Meteor 6427 #766

SKYFOLD CLASSIC™ 60

This corporate space at 110 N. Wacker features both Modernfold and Skyfold moveable walls. A Modernfold Acousti-Seal Encore separates the lobby area from the main conference/event space (Modernfold is fully open in the image on the left above). Skyfold vertical retracting walls can be raised or lowered in the larger space to accommodate different meeting capacities. A Skyfold wall was also installed in the boardroom, allowing for privacy when needed.

Project: **110 N. Wacker Second Floor Amenity Space**
Architect: **Nelson**
General Contractor: **Clune Construction**

SKYFOLD CLASSIC™ 55



Project: **Union Station Tower 320 S. Canal**
Architect: **Perkins & Will**
General Contractor: **Executive Construction (ECI)**

Finish: **Carnegie Xorel® Dash 6603-37**

Tenants at 320 S. Canal can easily convert amenity conference space into smaller rooms by deploying the Skyfold Classic™ 55 vertical walls.

SKYFOLD CLASSIC™ 55



Finish: Carnegie Xorel® Meteor 6427 #766



Project: **John Buck Company 155 N. Wacker 2nd Floor Conference Center**
Architect: **Interior Architects (IA)**
General Contractor: **Turner Construction**

Skyfold Classic™ vertical walls were used to help transform an existing conference center into a luxury amenity space on the second floor at 155 N. Wacker. The walls are raised to maximize space for larger groups or lowered to create more intimate spaces for smaller gatherings. The vertical walls were installed to meet at 90 degrees for maximum flexibility. No floor tracks are needed with vertical retractable walls.

MODERNFOLD COMPACTLINE® HORIZONTAL RAIL SYSTEM



Finish: ½ " Clear Tempered Glass with Frosted Applique



Finish: Carnegie Xorel® Nexus 6425 #903 and Prime Painted Panels

Project: 111 S. Wacker 29th Floor Amenity Space
Architect: Solomon Cordwell Buenz
General Contractor: Interior Construction Group (ICG)

SKYFOLD CLASSIC™ 55

To maximize flexibility, two operable walls were incorporated into 111 S. Wacker Drive's 29th floor amenity space. Sleek Modernfold Compactline® interior glass walls provide separation with an open airy feel. Skyfold Classic™ vertical walls provide additional space transformation options.

Project: **Willis Tower Re-Positioning**
Architect: **Gensler**
General Contractor: **Turner Construction**

SKYDECK

MCKEON AUTO-SET® FSFD

VERTICALLY ACTING FIRE DOOR

MCKEON SAFESCAPE® T2000

VERTICAL COILING SMOKE AND FIRE DOOR SYSTEM
WITH DEPLOYABLE COMPLYING EGRESS SWING DOORS

MCKEON AUTO-SET® S4000

SIDE COILING SMOKE AND FIRE DOOR

MCKEON SAFESCAPE® S9000

SIDE COILING SMOKE AND FIRE DOOR WITH INTEGRAL
COMPLYING SWING TYPE EGRESS DOORS

The AIA award-winning Willis Tower re-positioning features an open lobby that includes new dining, entertainment, and retail outlets for an enhanced experience for tenants and visitors. A total of 26 McKeon fire doors were installed on lobby levels 1, 2 and 3 to separate the atrium and escalator areas in a fire emergency.

Solutions that **WORK**



The modern workplace has become increasingly dynamic, requiring businesses to create flexible workspaces that adapt to changing needs. Operable walls provide a range of benefits, from improved communication and collaboration to increased flexibility, privacy, and security. In addition, by incorporating operable walls in office design, companies can create an environment conducive to productivity and collaboration, allowing employees to work more effectively.

Project: **Ice Miller**
Architect: **Nelson**
General Contractor: **Skender Construction**

Finish: RAL Powder Coat Satin Finish with Clear Tempered Glass

MODERNFOLD ACOUSTI-CLEAR®

Ice Miller incorporated Modernfold Acousti-Clear® to easily open their internal training space for all-hands meetings and larger events.

MODERNFOLD ACOUSTI-CLEAR®



Frame Finish: RAL Powder Coat in Jet Black (9005) with Satin Finish

Project: **Axis Capital Training Room**
Architect: **Whitney Architects**
General Contractor: **Turner Construction**



Glass: Clear Tempered Glass with Field-Applied Film

The Modernfold Acousti-Clear® wall helps create a quiet environment for the Axis Capital training room. The frosted textured film on the glass prevents distractions from the hallway while still providing an open airy feeling.

SKYFOLD CLASSIC™ 55



Finish: Top & Bottom Duvaltex Marin 1300 in 1143 Great White, Middle Panels White Marker Board.

Project: **EY Office Build Out**
Architect: **Perkins & Will, Chicago**
General Contractor: **Clune Construction**



EY, named one of Chicago's Coolest Offices, features a conference space that can be easily transformed to meet changing needs. Vertical retractable walls can be lowered to turn a single large area into multiple smaller spaces depending on the event. The Duvaltex fabric wall surface is made from recycled marine waste helped contribute to the office's LEED Gold Certification.

MODERNFOLD ACOUSTI-SEAL® PREMIER



Finish: Maharam Standard Fabric Wallcovering



Project: **Vistex Headquarters**
Architect: **BE Architects**
General Contractor: **Gilbane Building Company**

Vistex's offices in Hoffman Estates are the global headquarters for the go-to-market software solutions company that serves many leading B2B and B2C brands. Operable walls were installed in an area used for meetings, presentations, and training sessions. The single-panel Modernfold wall system was able to accommodate the room's stepped floor.

Finish: Tempered Glass with Field-Applied Frosted Applique

MODERNFOLD DRS GLASS WALL SYSTEM



Finish: Victor Dune 4505 #1202 Erosion

SKYFOLD CLASSIC™ 55

Flexera incorporated a horizontal glass wall system and a vertical retractable wall to maximize meeting space in their Itasca headquarters location. The Modernfold DRS glass wall system can be deployed to create a large conference room. The Skyfold Classic™ wall intersects the glass wall to create two smaller rooms.

Project: **Flexera Headquarters**
Architect: **Interform**
General Contractor: **Omni Commercial Group, Inc.**

MODERNFOLD ACOUSTI-CLEAR®



Finish: Customer Applied Graphics

Project: **Kimberly Clark**
Architect: **Gensler**
General Contractor: **Pepper Construction**

Modernfold Acousti-Clear offers flexibility and acoustic performance and perfectly complements the sleek industrial design of the café and training room at Kimberly Clark's Fulton Market office space. Custom film was applied as a decorative design element.

SKYFOLD ZENITH® 55



Finish: Markerboard – Lampre Laminate White Marking Steel

Project: **U. S. Foods**
Architect: **Cannon Design**
General Contractor: **Clune Construction**



Finish: Markerboard – Lampre Laminate White Marking Steel


When US Foods renovated their interior space, four Skyfold Zenith vertical retractable walls with markerboard finish were installed to add flexibility and functionality to their common space.

Serving Up Operable Wall Solutions for **HOSPITALITY APPLICATIONS**



In the hospitality industry, revenue is directly linked to space utilization. Flexible space leads to greater opportunities for hotels, restaurants, or banquet facilities. Incorporating Skyfold vertical retractable walls or Modernfold operable partitions and glass wall systems in hospitality venues is a great way to maximize flexibility.

Operable walls provide other beneficial advantages for hospitality settings, including various design options and acoustic control.



Finish: Unfinished for field painting

SKYFOLD ZENITH® 51

MFC installed this Skyfold Zenith® vertical retractable wall behind the bar at Hey Nonny Bistro in Arlington Heights allowing them to separate the concert space from the dining area and help minimize sound transmission.

Project: **Hey Nonny Bistro**
Architect: **D+K Architects**
General Contractor: **Owner**

MODERNFOLD ACOUSTI-SEAL®



Before

By adding mirrors to alternating panels, RPM Seafood enhanced its private dining room to add depth and dimension to the area making it appear larger and more inviting.

Project: **RPM Seafood**
General Contractor: **Folding Partition Services**



After

Finish: Wood Veneer with Full-Height Mirrored Panels

SKYFOLD ZENITH® 51



Finish: Carnegie Allure 6468 #13

Project: **The Dalcy**
Architect: **Myefski Architects**
General Contractor: **Kern Konstruktion Inc.**

The Dalcy features Skyfold Zenith® 51 with Carnegie Allure panel finish that complements the space's industrial vibe of exposed ceiling, painted brick walls and concrete columns.

Finish: Wood veneer with Maximum Cut-Outs. Field Finishing of Veneer and Glazing were Owner Supplied Items.

MODERNFOLD ACOUSTI-SEAL® PREMIER

Project: **Fox's Pizza**
Architect: **N/A**
General Contractor: **Carrington Builders**

Fox's Pizza installed Modernfold operable walls to create a separate dining space for banquets or private events. The paired panels without hinges were customized with frosted glass insets to offer privacy while allowing light from the adjacent room to enter.

Operable Wall Solutions That **MAKE THE GRADE**



Educational spaces require flexibility, functionality and security. One of the primary advantages of operable walls in schools is the ability to quickly adapt and transform spaces. Schools often need to accommodate various activities such as lectures, group discussions, performances, and exams. Operable walls enable a single space to serve multiple purposes providing flexibility to match the specific needs of each activity.

Operable walls come with soundproofing features that help minimize noise transfer between divided spaces, an added benefit for schools where various classes and activities occur simultaneously.

Fire and security door solutions elevate spaces and maximize functionality to help keep students safe in the event of an emergency while also meeting building code requirements.


MODERNFOLD ACOUSTI-SEAL® PREMIER



Finish: Woodgrain Plastic Laminate Finish and 4' High Markerboards

The Hinsdale Middle School cafeteria doubles as a performance space. A Modernfold operable wall closes off the stage when not used for performances. Markerboard panels add extra functionality.

Project: **Hinsdale Middle School**
Architect: **Cordogan Clark & Associates**
General Contractor: **Bulley & Andrews**



Finish: Vinyl Wallcovering

The British School of Chicago chose bright blue vinyl wallcovering for the Acousti-Seal wall that separates two classrooms. The wall also offers a 50 STC rating to help minimize sound transmission from the adjoining space.

Project: **The British School of Chicago**
Architect: **N/A**
General Contractor: **N/A**

Finish: Full Height Marker Board

Project: **Kankakee Junior High School**
Architect: **DLA Architects**
General Contractor: **Chicago Heights Construction**

MODERNFOLD ENCORE® PAIRED PANEL

Operable walls are used to separate the cafeteria and commons area at Kankakee Junior High School. Markerboard finish on one side offers additional functionality.

Project: **Lincolnwood SD74 Rutledge Hall**
Architect: **Studio GC**
General Contractor: **F.H. Paschen**



Finish: Clear Anodized Frame with Clear Tempered Glass

Project: **Niles North High School**
Architect: **Legat Architects**
General Contractor: **Manusos General Contracting**



Finish: Solid Panels with Wood Grain Plastic Laminate and Glass Panels with Clear Anodized Frame Finish and Integrated Privacy Blinds

Project: **Twain Elementary School**
Architect: **ARCON Associates**
General Contractor: **Nicholas & Associates**



Finish: Clear Anodized Frame with Clear Tempered Glass and 4' Markerboards.

MODERNFOLD ACOUSTI-CLEAR®

Modernfold Acousti-Clear® operable walls are often used in library applications to create separation while maintaining open sight lines with the added benefit of sound separation. The Lincolnwood SD74 opted for clear glass for the Rutledge Hall Library. At Niles North High School, the library doubles as a study hall so privacy blinds were integrated into the glass panels that alternate with solid panels for minimal distractions. CCSD 21 Twain Elementary incorporated markerboard panels into their library walls to display messages or, as shown, showcase student's art skills.

SKYFOLD CLASSIC™ 51



Finish: Customer supplied Wolf Gordon #G4909023 Kaduna

Project: **Northern Illinois University Athletic Facility**
Architect: **HKM Architects**
General Contractor: **Pepper Construction**

At Northern Illinois University's athletic facility, a Skyfold vertical retractable wall divides a large classroom space in two as needed. The NIU football program uses this space for team meetings. Offensive and Defensive units have separate meetings with the wall deployed, the wall is raised to address the entire team. The Skyfold wall also accommodates the room's stepped environment.

MCKEON SC3000D-A

In the uniquely shaped welcome area, a side-acting security door was the perfect option for an area with little overhead space. The door does not require floor tracks and can navigate around a radius as small as 12 inches. The solid curtain slats provide complete enclosure when needed and are controlled by a positive action system that is housed within the coil box assembly.

Project: **Northwood Middle School**
Architect: **Wight and Co.**
General Contractor: **Gilbane Inc.**

MCKEON SD3000 VERTICAL ACTING SECURITY DOOR

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Project: **Northwood Middle School**
Architect: **Wight and Co.**
General Contractor: **Gilbane Inc.**

Vertical-acting security doors are ideal for applications where side space isn't available. The McKeon vertical-acting security system was custom-designed to accommodate the opening of Northwood's Husky Den Café. The highly durable system offers added security and is easy to reset and maintain.

MCKEON SAFESCAPE® SD30002E VERTICAL ACTING SECURITY DOOR



There are several spaces within Northwood Middle School, ranging from large to small, that required a secure system with the option of emergency egress doors. The McKeon system is custom designed to accommodate any size opening, large or small.

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Project: **Northwood Middle School**
Architect: **Wight and Co.**
General Contractor: **Gilbane Inc.**

MCKEON AUTO-SET® MODEL FSFD



Project: **Northwood Middle School**
Architect: **Wight and Co.**
General Contractor: **Gilbane Inc.**

The Northwood kitchen needed to be separated from a commons area and the school also needed a fail-safe system that provided fire and smoke protection but required little side-room. A custom-built McKeon FSFD vertical coiling fire door was ideal for the area to provide fire and smoke protection but not emergency egress. In the event of a power-failure or fire alarm, the Auto-Set Model FSFD can self-close without electricity or a battery back-up.

SKYFOLD CLASSIC™ 55

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Finish: Victor Dune 4505 #1220 Darkness

Project: **Columbia College Student Center**
Architect: **Gensler**
General Contractor: **Pepper Construction**

A 70-foot-long Skyfold vertical retractable wall was installed in the Columbia College student center to divide the room in two to accommodate events for large and smaller groups. The dark finish provides stark contrast to the room's white walls for a modern appeal.