



Located at 5510 North Sheridan Road, The Renaissance Building is a 17-story high-rise completed in 1928. The building is concrete framed and clad in brick and limestone masonry.

BTC was retained by Lieberman Management Services, as agent for the 5510 North Sheridan Condominium Association, to prepare a repair design that would address significant deterioration of the limestone and masonry facade. Deterioration included corroded steel shelf angles; spalled, cracked, bulging, and loose limestone; and cracked and loose brick.

The repair design included specifications and details for rebuilding two corners of the building, over the full height of the building, complete replacement of a gable end wall, replacement of corroded steel shelf angles, rebuilding large areas of bulging and loose limestone, repointing the entire east elevation of the building, and other miscellaneous repair work.

BTC also provided bidding and construction phase services to assist the Association in selecting a qualified masonry restoration contractor and to ensure the facade repairs were completed in accordance with design documents. These services included a pre-bid meeting, review of summary of submitted bids, contract preparation, pre-construction conference, review of project submittals, site visits to review work in progress, and regular progress meetings with Contractor and the Association to discuss status of schedule and budget.

Upon completion of project, BTC prepared a City of Chicago Critical Examination Report.

Project Name:
*The Renaissance Building
Exterior Facade Repairs*

Project Location:
Chicago, Illinois

Client:
*5510 North Sheridan Condominium
Association
5510 North Sheridan Road
Chicago, Illinois 60640*

*Lieberman Management Services
230 West Monroe Street, Suite 1550
Chicago, Illinois 60606*

Approximate Construction Cost:
\$1,140,000

Year Completed:
2006

Nature of Services:
*Repair Design, Bidding Assistance, and
Construction Phase Services*

