



3800 North Lake Shore Drive is a condominium community consisting of a 17-story high-rise building, two 4-story low-rise buildings, and a 2-story parking garage structure. Constructed in the 1920s, the high-rise building is a concrete frame building clad with brick masonry and terra cotta. The low-rise buildings were built in the 1940s and have masonry-clad facades.

BTC performed a capital asset study for the Association in 2008. During that study, BTC established an inventory of common area components that would require future funding from reserves for repair or replacement. The report included a condition assessment of those components and a funding plan that mapped major capital expenditures over a 20-year period. The components were organized into 8 component categories to allow for quicker referencing in the future. For each major component category, BTC included a summary report that outlined general condition, approximate rehabilitation cost and schedule, representative photographs, and maintenance recommendations for each component.

BTC had been involved with numerous facade repair projects at the building prior to the capital asset study. Water leakage issues led to unanticipated facade repairs shortly after the study was completed. Significant rehabilitation of some mechanical equipment and elevators was also performed in the years following the initial study. Changes in reserve contributions and the Association's rehabilitation priorities resulted in an outdated funding plan. As such, BTC was retained in 2012 to update the previous capital asset study. The updated study included an assessment of changes in condition of the common elements. Elara Engineering assisted with a review of the building's MEP/FP systems. BTC analyzed the Association's finances and incorporated future replacement expenses based on BTC's condition assessment to develop an updated 20-year funding plan for anticipated capital expenditures.

**Project Name:**

*Updated Capital Asset Study  
3800 North Lake Shore Drive  
Condominium Association*

**Project Location:**

*3800 North Lake Shore Drive  
Chicago, Illinois*

**Client:**

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

**Approximate Construction Cost:**

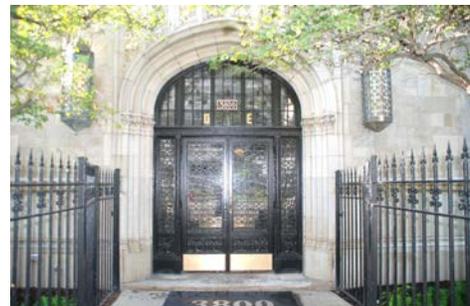
*Not Applicable*

**Year Completed:**

*2012*

**Nature of Services:**

*Capital Asset (Reserve) Study*



% of Future Expenses Accumulated Over Life of Study

