



The Park 1500 Lofts Condominium Association is a residential community consisting of 326 residential units. The residential units are grouped in 3 buildings. The 1500 West Monroe Building consists of 2 buildings connected via a bridge structure. These buildings were constructed in the early 1900s. Each of these buildings has several low-slope roofs and outdoor decks. The 6 South Laflin Building is a 10-story structure constructed in the early 2000s. There are a series of private decks on the 9th floor of the building along the east side. In addition, an abandoned common area deck exists on the west side of the 9th floor roof.

BTC was retained to prepare design documents for replacement of the main roofs at each building. Penthouse roofs were excluded from the project. The scope of work included removal and replacement of the existing roofing systems, installation of a vapor retarder, tapered insulation, insulation coverboard, and a new single-ply thermoplastic roofing system. A thermoplastic waterproofing membrane system was specified on the east side of the 6 South Laflin Building below the rooftop decks. These systems were selected as a cost-effective assembly that provided versatility for the variety of roofing conditions and met the requirements of the City of Chicago energy code.

BTC also provided bidding assistance and performed field observation services and contract administration during the construction phase of the project. During the construction phase, BTC provided assistance to resolve many unanticipated field conditions including roof related masonry deficiencies.

This project posed many challenges, including designing complex roof penetrations with multiple electrical and mechanical penetrations, design of roof deck supports and fencing that met building code, and extensive coordination with facade and parapet wall repairs at both buildings.

Project Name:
Park 1500 Lofts Roof Replacement

Project Location:
*1500 West Monroe Street
and
6 South Laflin Street
Chicago, Illinois 60607*

Client:
*Park 1500 Lofts Condominium
Association/ Lieberman Management
Services, Inc.
1500 West Monroe Street
and
6 South Laflin Street
Chicago, Illinois 60607*

Approximate Construction Cost:
\$2,440,000

Year Completed:
2015

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

