



AMLI Lofts is a 199-unit residential development consisting of two 11-story residential towers. These buildings utilize a concrete structural frame, and include private balconies for each unit. The development includes a 280-car parking structure. Exterior walls are clad with brick, fiber cement siding, cast stone, and metal panels. Fenestrations include vinyl frame and aluminum frame units. The main roof consists of a modified bitumen roofing system.

BTC was retained by the owner to provide building envelope consulting services. BTC reviewed the design documents to evaluate proposed building envelope assemblies, constructability of building envelope systems, and continuity of the vapor retarder, weather-resistive barrier, air barrier, and thermal barrier. BTC also provided design recommendations to address transition details between building envelope components and assemblies. Services during the design phase also included review of technical specifications and details, and assistance with product selection. BTC utilized hygrothermal computer modeling to evaluate the moisture performance of the proposed building envelope assemblies.

BTC was subsequently retained to perform several tasks during the construction phase of the project. This work included review of pertinent submittals, recommendations regarding substitution requests, review of mock-ups, periodic site visits, providing input regarding field-related issues, and providing general consultation to help resolve unanticipated conditions and/or changes during construction. BTC also acted as the owner's representative during window performance testing as required by contract documents, and assisted the owner in evaluating significance of window deficiencies.

**Project Name:**

*Building Envelope Consulting Services  
Clark and Polk Development,  
AMLI Lofts*

**Project Location:**

*900 South Clark Street  
Chicago, Illinois*

**Client:**

*Clark and Polk Development, LLC /  
AMLI Residential*

**Approximate Construction Cost:**

*Confidential*

**Year Completed:**

*2015*

**Nature of Services:**

*Building Envelope Design Review,  
Hygrothermal Analysis, and  
Construction Phase Services to Review  
Exterior Walls, Windows, and Roofs*

