



Constructed in 1959, 1550 North Lake Shore Drive is a 33-story high-rise structure.

The ground level of the building included exterior columns that had been originally clad in marble panels. Thermal Hysteresis had caused significant bowing and displacement of large marble cladding panels on the exterior columns, prompting the need for temporary stabilization. The lobby storefront system, plaza waterproofing and terrazzo and other site elements also exhibited cracking and corrosion. In addition, the original configuration of the ground level areas had resulted in certain code violations and inefficiencies in the use of the space.

BTC was retained to evaluate the interior and exterior deficiencies, and to provide the Association with options to address them. BTC presented several options for the rehabilitation of the interior and exterior of the ground level. Based on BTC's conceptual design and 3-D modeling, the Association selected an option that included a complete reconfiguration of the ground level, including expansion of the lobby area by moving the new storefront system outward. BTC subsequently designed the repairs and performed bidding assistance and construction phase services.

In addition to addressing the functional deficiencies of the original design and materials, BTC's design included a larger, more modern lobby floorplan featuring a new reception desk, meeting room, parcel room, mail area, and entrance vestibules. While maintaining the original architectural character of the building, these changes vastly improved the functionality of the ground level of the building. BTC's design also featured new exterior granite cladding, stucco panels, aluminum storefront, stainless steel fencing, access control and security systems, automatic sliding glass doors, pigmented concrete walkways, and new drive aisle pavement. BTC integrated its services with the Association's MEP consultant to include a comprehensive upgrade of the ground level MEP systems.

Project Name:

Ground Level Interior and Exterior Renovations

Project Location:

*1550 North Lake Shore Drive
Chicago, Illinois 60610*

Client:

*1550 Condominium Association
1550 North Lake Shore Drive
Chicago, Illinois 60610*

Approximate Construction Cost:

Approximately \$3,000,000

Year Completed:

2017

Nature of Services:

Evaluation of Exterior Column Deterioration and Ground Level Layout, Development of Rehabilitation Options, Design of Lobby Reconfiguration and Exterior Repairs, Bidding Assistance, and Construction Contract Administration

