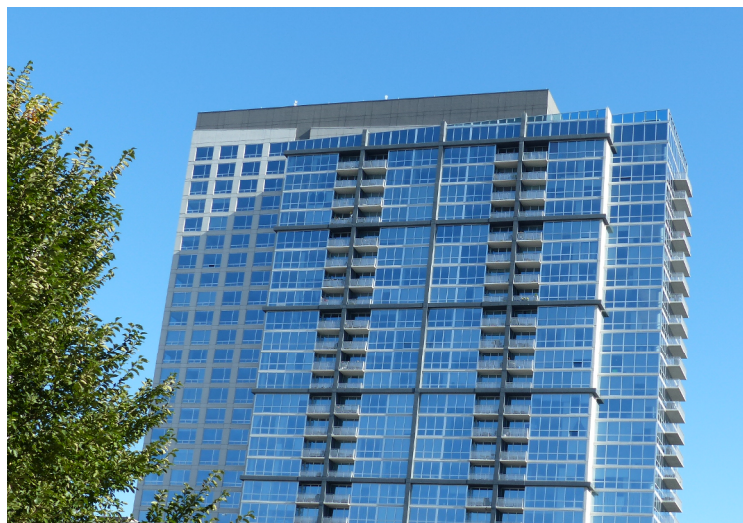




Project Profile



Harbor View is a 30-story, 288-unit residential condominium building completed in 2009. The building facade primarily consists of exposed cast-in-place concrete spandrel beams, columns, and slab edges with aluminum-framed window wall system panels. Exposed spandrel beams and columns project past the face of the building forming a decorative grid pattern on portions of the east and west elevations. The 30th floor penthouse walls were originally constructed with a direct-applied exterior finish system (DEFS).

BTC was retained in 2016 to evaluate potential sources for numerous reported leaks. Our evaluation included an up-close review of the facade from representative swingstage drops, water testing, hammer sounding of concrete, and DEFS exploratory openings. Deficiencies in exposed concrete components and DEFS cladding were identified as sources for water infiltration.

BTC was retained again in 2017 to design repairs based on recommendations provided in our evaluation report. Several options for repairing the DEFS cladding were considered including applying an elastomeric coating over the existing DEFS, replacing the DEFS with drainable cladding assembly, and over-cladding. Considering cost, aesthetics, and durability, the Owner elected to replace the DEFS cladding. BTC's design included a mechanically fastened, drainable exterior insulation and finish system (EIFS) to closely match the appearance of the existing DEFS cladding. The new EIFS cladding included a fully integrated weather-resistive barrier, drainage plane, and intricate flashing details. Our design also included localized concrete patch repairs, coating application, and miscellaneous sealant repairs.

BTC also provided bidding assistance and administered the construction contract. A second phase is in the planning stages, which will include comprehensive concrete and sealant repairs.

Project Name:
Facade Repairs

Project Location:
*Harbor View Condominiums
1901 South Calumet Avenue
Chicago, Illinois*

Client:
*Museum Park Place South
Condominium Association /
FirstService Residential*

Approximate Construction Cost:
\$1,000,000

Year Completed:
2017

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

