



State Place is a 4-building residential and commercial development completed in 2003. There is a 23-story, concrete-framed, high-rise building (Tower) at the north side of the development, and three 7-story mid-rise buildings. The 4 buildings are connected at their base with a 3-story parking garage and commercial structure. CTA train tracks run alongside the east elevation of the property.

There are 159 condominium units in the Tower. The Tower facade consists of cast-in-place concrete walls, and direct-applied exterior finish system (DEFS) panels. There are also set-back and cantilevered balconies throughout, and 4 terraces over occupied spaces at the top floor.

BTC was initially retained in 2005 to perform a transition study to identify building deficiencies that would require future maintenance as the Association assumed ownership. Based on that study, BTC developed a 20-year capital asset funding plan for repair or replacement of common area components. The plan was updated in 2016 following an extensive building envelope evaluation prompted by water leakage issues. BTC developed repair alternatives considering estimated life-cycle costs to address advanced deterioration identified during the building envelope evaluation. A hybrid repair approach was recommended. Given the high east elevation access costs, sheet metal slab edge covers, and 100% window perimeter sealant replacement were selected for these hybrid repairs. More conventional repairs were selected for the remaining elevations, including application of an acrylic coating on vertical concrete surfaces and undersides of balconies, and an elastomeric coating at slab edges and DEFS panels. Repairs also included traffic bearing membrane application at balconies and skyward facing surfaces, and miscellaneous localized concrete and sealant repairs.

Bidding assistance and construction contract administration services were also provided by BTC to ensure repairs were performed in accordance with the design.

**Project Name:**  
*Tower Facade Repairs*

**Project Location:**  
*State Place Condominiums  
1101 South State Street  
Chicago, Illinois*

**Client:**  
*State Place Condominium Association /  
Draper and Kramer Incorporated*

**Approximate Construction Cost:**  
*\$1,200,000*

**Year Completed:**  
*2018*

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

