



The 111 East Chestnut building is a 57-story concrete-framed structure completed in 1972. Floors 10 through 57 (Tower) include residential condominiums. The lower 9 floors include a parking garage, restaurant, and commercial space.

The exterior facade of the Tower consists of exposed concrete columns and slab edges. A City of Chicago Critical Examination performed by BTC in 2007 indicated significant deterioration to these concrete facade components. Deterioration was primarily due to corrosion of embedded reinforcing steel and freeze-thaw cycles. Several years prior to this evaluation, the windows in the building had been replaced. The new windows were set closer to the interior of the building than the original windows. As such, a much greater surface area of the slab edges were exposed to freeze-thaw cycles and water penetration than prior to the window replacement project, resulting in more deterioration. A repair program was developed to address the deterioration.

Repairs to address deterioration were performed in 2 phases over a 2-year period. Upon removal of deteriorated concrete slab edges at many locations, the deterioration was found to extend into the residential units. Repairs at these locations required interior dust protection, demolition within units, and temporary weather protection over openings to the exterior. These hidden conditions significantly increased the cost of the project.

**Project Name:**  
*Exterior Facade Repairs  
 The 111 East Chestnut Building*

**Project Location:**  
*Chicago, Illinois*

**Client:**  
*111 East Chestnut Condominium  
 Association  
 111 East Chestnut Street  
 Chicago, Illinois*

**Approximate Construction Cost:**  
*\$2,150,000*

**Year Completed:**  
*2010*

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

