



Built in 1985, the Riverside Park Plaza building is a 5-story medical office building. It is a steel-framed structure, with its facade originally clad with a portland cement plaster (stucco) system over gypsum sheathing and cold-formed steel stud walls.

In 2017, as part of the Owner's due diligence prior to the building's acquisition, a property condition assessment by another consulting firm was commissioned. That assessment indicated concerns regarding the condition of the exterior cladding system. As such, BTC was retained to perform a more in-depth evaluation of the cladding. That evaluation revealed presence of extensive cracking of the stucco cladding, and evidence of widespread moisture damage to the exterior gypsum sheathing. As a result, BTC recommended a complete re-cladding of the facade. BTC developed several alternative cladding systems. BTC also provided 3D renderings of various cladding options and design schemes to assist the Owners in selecting an exterior design schemes that best suited the character of the building and the Owner's budget. After much consideration, the Owner preferred a rainscreen composite metal panel systems for the re-cladding, but due to budgeting reasons, a stucco cladding was selected as the base bid.

BTC was subsequently retained to design the exterior facade rehabilitation to address the deficiencies noted during our evaluation. Our design included removal of the existing stucco cladding, and installation of new continuous air barrier, continuous insulation, and a new stucco cladding system, with an alternate for a new composite metal panel system.

BTC also provided bidding assistance and construction administration services during the construction phase of the project. The bids revealed that the composite metal panel system could fit the Owner's budget, and it was selected for the re-cladding.

Project Name:
*Exterior Facade Rehabilitation
 Riverside Park Plaza Building
 Minneapolis, Minnesota 55454*

Project Location:
*Riverside Park Plaza Building
 701 25th Avenue South
 Minneapolis, Minnesota 55454*

Client:
HRSE-MN 701 25 Avenue, LLC

Approximate Construction Cost:
\$1,500,000

Year Completed:
2019

Nature of Services:
*Evaluation of Existing Cladding, Design
 of New Cladding, Bidding Assistance,
 and Construction Contract
 Administration*

