



The 189 East Lake Shore Drive building is a historic high-rise located on Chicago's prestigious East Lake Shore Drive. The building facade consists of brick masonry and terra cotta. During facade repairs, 3 private terraces serving the same unit on the 19<sup>th</sup> floor of the building were used to support scaffolding equipment. After completion of these repairs, the private terraces were scheduled to be completely rehabilitated by removing the finishes and planters, and providing a new waterproofing system. In addition, replacement of the building's cooling tower roof was anticipated at the same time.

At the east and west terraces, and at the cooling tower roof, existing overburden and waterproofing were removed down to the structural concrete deck. Localized concrete repairs were performed, and a 3-ply torched waterproofing system complete with associated base flashings was provided. In addition, a reinforced liquid-applied flashing was provided along top of membrane base flashing terminations, at penetrations, around drains, and at scuppers. Protection board, drainage mat, rigid insulation boards, and a filter fabric were also provided.

A similar type roofing system was used at the larger north deck, with roof board mechanically fastened to existing steel roof deck, vapor retarder, tapered insulation, coverboard, and a 3-ply torched modified bitumen membrane roofing system. Custom fabricated fall arrest anchors were designed by BTC to provide safe access for window washers.

The waterproofing and roofing system installations were coordinated with the private resident's architect and decking contractor to provide a completed terrace area overlooking Lake Michigan's shoreline.

BTC performed construction phase services during the work and administered a guaranteed maximum price contract, including review of contractor invoices and time tickets.

**Project Name:**

Roof Replacement  
Mayfair Condominium Association  
Chicago, Illinois

**Project Location:**

189 East Lake Shore Drive  
Chicago, Illinois 60611

**Client:**

Mayfair Condominium Association  
Associa Chicagoland

**Approximate Construction Cost:**

\$729,000

**Year Completed:**

2017

**Nature of Services:**

Evaluation, Design, Bidding Assistance,  
and Construction Contract  
Administration

