



Constructed in 1996, The Pointe at Lincoln Park is a 153-unit residential development bordered by Armitage, Dickens, Sedgwick, and Lincoln Avenues. The development uses different structural systems and materials including composite masonry bearing walls, wood floor trusses, steel frames with transfer girders, and precast as well as cast-in-place concrete. The original roofing systems at the development consisted of organic asphalt shingles at the steep-slope roofs and a fully-adhered modified bitumen roofing system at the low-slope roofs. At some locations wood decking is installed over the low-slope roofs.

BTC performed a limited review of the conditions of the roofs over all buildings. The objective of this review was to evaluate the existing conditions and provide the Association with recommendations regarding priorities for roof repairs and replacement. Based on our review of the roofs, BTC concluded that the existing steep-slope and low-slope roofs at the development had reached or were nearing the end of their service life.

BTC was subsequently retained to design the roof replacement for a phased implementation in 2013 through 2016. The scope of work for roof replacement consisted of providing new rubberized asphalt membrane and asphalt shingle roofing system on steep-slope roofs. The scope of work also included providing new fully-adhered thermoplastic roofing and waterproofing systems at low-slope roofs and decks.

BTC provided bidding assistance and construction phase services including contract administration for the work. The roof replacement work followed masonry and window replacement at each building for which BTC also provided consulting services. During the 4-year construction phase of the project, BTC performed field observations and provided contract administration services to facilitate a successful project.

Project Name:

2013 through 2016 Roof Replacement,
Pointe at Lincoln Park Condominiums

Project Location:

Chicago, Illinois

Client:

The Pointe at Lincoln Park
Condominium Association /
Phoenix Rising Management, LLC
1550 West Carroll Avenue, Suite 300
Chicago, Illinois 60607

Approximate Construction Cost:

\$4,500,000

Year Completed:

2016

Nature of Services:

Evaluation of Existing Roofing Systems,
Design of Roof Replacement, Bidding
Assistance, and Construction Phase
Services

