



Originally designated as One Museum Park West, The Grant is a 56-story concrete framed structure with 294 residential condominium units. The construction of the building was completed in 2009. The exterior facade of the tower consists of several curved walls, recessed balconies, and cantilevered balconies. The walls are clad with an aluminum-framed glazed window wall system with aluminum slab covers along floor lines. Roofing and outdoor terraces exist at the 5th, 6th, 55th, and 56th floor levels. The property includes 2 parking garages and numerous amenities, including an indoor pool and fitness center. After the developer turned over ownership of the building to the condominium association, BTC was retained to perform a transition study and to develop a capital funding plan for the Association.

BTC's Transition Study consisted of a review of original design drawings, window wall shop drawings, and unit owner surveys. Following the document review, BTC performed a field investigation to review site elements, roofing and waterproofing components, the facade, and the upper and lower parking garages. Corridors and public areas were also reviewed. BTC's qualified mechanical consultant reviewed the mechanical, electrical, plumbing, and fire protection systems. BTC's qualified elevator consultant reviewed the building's 5 elevators and elevator equipment.

BTC issued a detailed transition study report indicating deficiencies and code violations observed during the field investigation. Recommended actions for each deficiency were provided. Each item was listed with a priority to assist the Association in prioritizing future repairs.

Based on information obtained during the transition study, BTC developed a capital funding plan to assist the Association with long-term financial planning. BTC developed cost estimates for future capital expenditures over a 20-year period.

Project Name:
*Transition and Capital Asset Study
The Grant Condominium Building*

Project Location:
*1201 South Prairie Avenue
Chicago, Illinois*

Client:
*One Museum Park West Condominium
Association; Related Midwest*

Approximate Construction Cost:
Not Applicable

Year Completed:
2015

Nature of Services:
*Transition Study, Capital Asset Study
(Reserve Study)*

