



**Project Name:**  
*Facade Repairs  
 1448 North Lake Shore Drive*

**Project Location:**  
*1448 North Lake Shore Drive  
 Chicago, Illinois*

**Client:**  
*1448 Lake Shore Drive Building  
 Corporation;  
 FirstService Residential;  
 Cullen Construction Management*

**Approximate Construction Cost:**  
*\$7,000,000 (estimated)*

**Year Completed:**  
*In Progress  
 (First phase completed in 2023)  
 (Second phase completed in 2024)*

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

The 1448 North Lake Shore Drive Building is a 19-story, 52-unit cooperative originally constructed in 1927. The building structure consists of steel framing. Steel beams and columns are encased in concrete for fire resistance. The exterior walls primarily consist of brick masonry with clay tile back-up. Limestone accents and decorative features are present at various locations on the north and east elevations.

Significant facade deterioration had been identified prior to BTC's involvement. Prior investigations did not evaluate underlying conditions. The most significant issues found during our investigation and peer review included corrosion of steel lintels, shelf angles, and concrete-encased steel columns. We also found that prior repairs did not address underlying causes and, in some cases, were exacerbating deterioration.

Facade repair strategies for century-old buildings typically revolve around addressing safety hazards, reducing water infiltration, addressing underlying causes of deterioration, and providing a reasonable service life. With these goals in mind, BTC developed a phased repair program where 100% of the facade surfaces would be reviewed up close and repairs would be performed where designated on a unit-price basis. Column repairs were highly invasive and included cleaning and coating columns where distress was observed, and re-encasing them with masonry. Other repairs included replacing deteriorated shelf angles, lintels, limestone units, and windows.

Conservative repair quantity estimates and establishing a healthy contingency are key for a project with this approach to account for unanticipated conditions. With some repair quantities lower than anticipated during the first phase, the project team was able to pivot toward more substantial repairs at limestone pediments without going significantly over budget. The first 2 phases are now complete, and the focus will turn to the west elevation and a portion of the south elevation in 2025.



**[Award]**  
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