



The 3950 North Lake Shore Drive Buildings consist of 3 concrete framed high-rise buildings, all connected at the ground floor by lobby and parking garage areas. The buildings were constructed in the mid-1950s and are all 23 stories tall. The facades of the buildings consist of brick masonry, aluminum framed windows, and metal covers over the window sills. The concrete roof slabs project past the face of the masonry walls at several locations on all three buildings.

BTC performed a reserve study for the Association in 2019. During that study, BTC performed a visual review of the facade from the ground and roof and identified localized deterioration of facade components. BTC recommended a close-up review of portions of the facade to evaluate the significance of the observed deterioration. The Association had not implemented an extensive facade repair project in some time. As such, the Association elected to proceed with a comprehensive up-close review of the facade with localized repairs.

BTC developed a scope of repairs based on our experience with this building and others of similar vintage. Repairs included localized brick masonry repointing and replacement, routing and sealing cracks in brick masonry units, steel shelf angle and lintel replacement, concrete overhang patch repairs, and miscellaneous sealant repairs. With this approach, BTC recommended that the Association carry a larger contingency to account for unforeseen conditions. Some repair quantities ended up significantly lower than anticipated, which provided the opportunity to incorporate some repairs on a larger scale such as repointing 100% of the mortar joints on the elevator penthouses and modifications to the garage entrances.

BTC also provided bidding assistance and construction contract administration services. BTC also prepared a City of Chicago Critical Examination report to meet the City of Chicago Department of Buildings facade maintenance requirements.

Project Name:

3950 North Lake Shore Drive
2020 Facade Repairs

Project Location:

Chicago, Illinois

Client:

Chicagoland Community
Management, Inc.
3950 North Lake Shore Drive
Chicago, Illinois 60613

Approximate Construction Cost:

\$960,000

Year Completed:

2020

Nature of Services:

Repair Design, Bidding Assistance,
Construction Phase Services, and City
of Chicago Critical Examination

