



One Museum Park West is a 56-story concrete framed structure with 294 units. The building was completed in 2009. The walls are clad with an aluminum-framed glazed window wall system spanning from floor to ceiling with aluminum spandrel panels at floor lines. Two rows of vision glass are separated by a horizontal mullion approximately 1/3 height above the floor. The upper row has a combination of fixed units and projected out (awning) units. The lower row consists of fixed glazing only.

In 2016, there were 16 units that had reported leaks at or near their windows. That number grew to 52 units in 2019. As such, further investigation was needed to identify potential leak sources and the need for repairs. In 2019, BTC performed an up-close review of 2 representative swingstage drops where the highest concentration of reported leaks occurred. Extensive water testing performed during that evaluation revealed multiple mechanisms allowing water infiltration.

Modifying internal components of the window wall system would be complicated, disruptive, and costly. As such, BTC developed more practical repairs that would reduce the amount of water reaching the internal drainage system. Repairs included replacing some gaskets with a liquid-applied sealant, replacing other gaskets with more robust gaskets, and adding weatherstripping at operable windows for redundancy. Replacement gasket materials were identified from unconventional sources (auto industry). BTC presented options for performing repairs on a localized basis vs. a comprehensive approach and advantages of each approach.

The Board decided on a comprehensive approach at 2 drops for the first phase to gauge the effectiveness of the repairs. No leaks were reported following the first phase in 2020. The remainder of the building was completed in 3 phases from 2021 through 2023. BTC also provided bidding assistance and construction contract administration services for all 4 phases of the project.

Project Name:

*Window Wall Repairs
One Museum Park West Condominiums*

Project Location:

*1201 South Prairie Avenue
Chicago, Illinois*

Client:

*One Museum Park West Condominium Association;
Sudler Property Management*

Approximate Construction Cost:

\$2,300,000

Year Completed:

2019 through 2023

Nature of Services:

Evaluation, Design of Window Wall Repairs, Bidding Assistance, and Construction Contract Administration



2024 SWR Institute Trinity Award