

# Asbury Plaza

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750 North Dearborn, Chicago, Illinois

**Owner**

Asbury Plaza Venture

**Property Manager/Client**

The Habitat Company

**Completion Date**

2009

**Construction Cost**

\$1.4 million

**Estimated Area**

500,000 sf

**Services Provided**

Critical Façade Examination  
Ongoing Façade Examination  
Balcony Survey  
Façade and Balcony Repairs  
Bidding Services  
Construction Administration



Built in 1981, Asbury Plaza is a 33-story residential building with 12 tiers of rental residential units at each floor level. The building is constructed of cast-in-place concrete, metal infill panels, and post-tensioned concrete balconies. Ribbons of horizontally exposed concrete slab edges exist at each floor.

Thornton Tomasetti was retained to perform investigation and repair services for the building's façade and balconies. Scope included an initial survey of the balconies, preparation of a project manual and construction documents for repairs, bidding services, and construction administration.

A critical façade examination was executed during the investigation phase, from which Thornton Tomasetti identified areas in need of repair. The repair scope included coating the vertically exposed concrete slab edges with a vapor-permeable coating and repairing areas experiencing distress. A new waterproofing membrane was installed at the topside of all balconies and at a limited number of locations deteriorated post-tensioning tendons and damaged steel posts were replaced.

Upon completion of the façade and balcony repairs, an ongoing façade examination was performed.