

PEER REVIEW REPORT SUMMARY

REVIEW OF THE REPAIR & REHABILITATION PROGRAM

THE RIVER BANK LOFTS
550 N. KINGSBURY, CHICAGO, ILLINOIS 60610



SUBMITTED BY:

DEARBORN ENGINEERING CORPORATION
1170 S. PLYMOUTH COURT ▪ SUITE 2NE
CHICAGO, ILLINOIS 60605

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Introduction, Purpose and Scope

Dearborn Engineering Corporation was retained by The River Bank Lofts Condominium Association to perform a Peer Review of a building exterior maintenance program prepared by the Board's Architect, Sullivan Goulette & Wilson, Ltd. The purpose of this peer review was to ascertain if the goals of the proposed exterior walls and roof repair program are compatible with the Condominium Association objectives for the River Bank Lofts building. The Board indicated that its objectives for the exterior maintenance program are: (a) to bring the building exterior and roof into a sustainable condition, and (b) to implement an ongoing routine maintenance program avoiding significant repairs such as the repairs and remediation that have occurred since 2005.

The Board requested that Dearborn review the existing exterior maintenance program to determine if it achieves the above objectives and requested that we consider several other factors. Specifically, Dearborn was requested to determine (a) if the previous repair work was sufficient and appropriate, (b) whether the proposed work is appropriate, (c) whether the contractor charges and architect fees are within the industry range, (d) are the estimated costs reasonable, and (e) is Sullivan Goulette & Wilson qualified for the job.

Dearborn's Findings & Conclusions

1. Regarding previous repair work:

The original scope of work to bring the building into a sustainable condition called for 100% tuckpointing combined with significant masonry repairs. This was appropriate but never implemented.

The approach employed was to repair only those areas that were considered critical.

In this sense, the procedure taken was not adequate to address the needs of the building.

2. Regarding the work proposed by Sullivan Goulette & Wilson Ltd.:

The work suggested is adequate based on the available data.

A complete set of drawings indicating all relevant repair areas must be generated.

Sullivan Goulette & Wilson are experts in architecture and project management.

The scope of repairs that are needed require a more focused knowledge in masonry work. Thus, supplemental expertise should be employed.

The overall behavior of the building under gravity, wind and other environmental loads needs to be assessed and analyzed (holistic approach).

3. Regarding costs for the proposed work (Reserve Study by Sullivan Goulette & Wilson Ltd.):

The costs are appropriate. However, a contingency budget in excess of the proposed amount would be needed for the masonry portion of the work. This is estimated to be an additional 25%.

4. Regarding Contractor's and Architect's fees:

Contractor's fees are within industry limits.

Architect's proposed fees (presented in the Reserve Study) are within industry limits, if construction oversight is included.

5. Regarding qualification of Sullivan Goulette & Wilson, Ltd. and whether they are qualified for the job:

Sullivan Goulette & Wilson, Ltd. are qualified architects and project managers.

Their expertise in masonry repair and restoration will need to be supplemented.

Their structural engineering expertise will need to be strengthened.

6. Regarding additional recommendations:

The overall behavior of the building under gravity, wind and other environmental loads needs to be assessed and analyzed (holistic approach).

Subsequently, specific issues like vibrations, water infiltration, thermal bridging etc. will need to be properly addressed through technical analysis.

Masonry and structural engineering modeling and analytical expertise needs to be employed.

This summary statements, findings and conclusions are subject to limitations as described in the report.