



La Grange Tower Condominiums is a 10-story residential building originally constructed in the 1960's. The building's exterior walls consist of brick veneer and 4-inch-thick concrete masonry unit back-up walls. Parapet walls extending above the roof consist of multi-wythe brick masonry. Structural frames and floor/roof slabs for the building consist of cast-in-place reinforced concrete. A penthouse extends above the roof of the building. Exterior walls for the penthouse also consist of brick veneer and 4-inch concrete masonry unit back-up walls. Miscellaneous cracking and water infiltration was reported by the Association.

During a review of the building's facade, performed by BTC, various deteriorated elements were observed. Deterioration included cracked and debonded brick masonry mortar joints, cracked and spalled brick masonry units, weathered window and door perimeter sealant, and weathered exterior steel coatings. Other deficiencies included deteriorated through-wall flashing at shelf angles and lintels on the north and south elevations, and lack of through-wall flashing at the east and west elevations.

BTC developed details and specifications for miscellaneous unit price repairs. Repairs were performed in several phases over 3 years. Repairs included localized brick masonry repointing and replacement, sealant replacement, through-wall flashing replacement on the east and west elevations, and cleaning and coating steel shelf angles and lintels. Additional work later added to the scope included cleaning and coating steel balcony railings.

BTC also provided bidding assistance and performed field observation services during the construction phases of this multi-year project.

Project Name:
La Grange Tower
Exterior Facade Repair

Project Location:
La Grange, Illinois

Client:
La Grange Tower Condominium
Association

Approximate Construction Cost:
\$760,000

Year Completed:
2021

Nature of Services:
Pre-Design Evaluation, Repair Design,
Bidding Assistance, and Construction
Phase Services

