Project Profile

Heatherfield Condominiums is a residential community consisting of two similarly constructed 3-story buildings. The development was completed in the late 1990s. The building facades primarily consist of brick masonry with cast stone cladding below 1st floor windows. Each unit has a steel-framed balcony with a concrete finished floor and steel handrails. Each balcony is supported by a combination of the exterior walls and steel columns.

Deficiencies in facade components had been identified by the Association, and, in some cases, water leakage issues had been reported. BTC was retained to evaluate the significance of reported deficiencies, and to develop recommendations for repairs. Typical deterioration included cracked and/or debonded brick masonry and cast stone mortar joints, step cracking, and full-height vertical cracks through brick masonry units at outside corners. Other deterioration included corrosion on exterior steel surfaces, weathered window perimeter sealant, cracked concrete balcony slabs, and debonded mortar at cast stone sill butt joints.

BTC developed good, better, and best repair options to address the deficiencies discussed above with order-of-magnitude cost estimates to help the Association with their decision process. The Association ultimately selected an option that included localized brick masonry and lintel repairs accompanied by comprehensive repairs of some other components. Those included replacing 100% of the window perimeter sealant, recoating exposed steel, installing vertical expansion joints at outside corners to allow for expansion of brick masonry, and applying a traffic bearing membrane (TBM) on balcony slabs.

BTC also provided bidding assistance and construction contract administration services for this project.

Project Name:
Heatherfield Condominiums
Facade Repairs

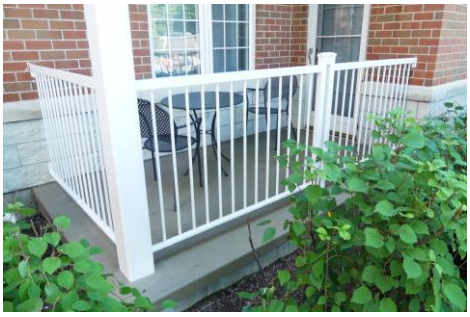
Project Location:
Glenview, Illinois

Client:
Heatherfield Condominium Association;
Braeside Community Management

Approximate Construction Cost:
$480,000

Year Completed:
2020

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



Building Technology Consultants, Inc.

1845 East Rand Road, Suite L-100
Arlington Heights, Illinois 60004
Main: (847) 454-8800 | www.btc.expert