



Park Point at Wheeling Condominiums is a residential community consisting of 3 buildings. Each building is a 4-story structure with 32 units. All buildings are generally similar in layout and construction. The main roofs are primarily low-slope, and were originally covered with a modified bitumen roof membrane system over rigid insulation. In addition, located around the building perimeters there are also numerous decorative steep-slope gable end roofs, covered with asphalt shingles.

Given the age of the roofs, BTC was requested to perform an evaluation of the conditions of the roofs at each building, including performing an infrared survey, and exploratory openings. The objective of the evaluation was to evaluate the existing conditions and provide the Association with recommendations regarding the roof's remaining service life and to evaluate the need for repairs or replacement of the roofs. Based on our review of the roofs, BTC concluded that the existing steep-slope and low-slope roofs at the development had reached or were nearing the end of their service life. As such, BTC provided the Association with several options, including localized repairs and coating or recovering, or full replacement of the roofs.

BTC developed details and specifications and competitively bid each of the repair option. Ultimately, the Association decided the most cost-effective approach was to remove and replace the existing steep-slope roofs and to perform localized repairs of the low-slope roofs and recover them with coverboard and a thermoplastic roof membrane system. Along with the roof repairs, new air conditioner supports and new retrofit drains were provided, and new fiber siding was installed at the gable end walls. BTC provided construction phase services including contract administration for the work during the 2-year construction phase of the project to facilitate a successful project.

Project Name:

*Roof Consulting Services
Park Point at Wheeling Condominiums*

Project Location:

Wheeling, Illinois

Client:

Park Point at Wheeling Condominium Association

Approximate Construction Cost:

\$895,000

Year Completed:

2023

Nature of Services:

Pre-Design Evaluation of Existing Roofing Systems, Repair Design, Bidding Assistance, and Construction Phase Services

