



The Arthur Rubloff Building is a 12-story steel frame structure completed in 1984 that serves as Northwestern University's Chicago Campus, School of Law.

The building's exterior surfaces are almost entirely constructed of an aluminum and glass curtain wall system. The curtain wall system consists of insulated vision glass and spandrel glass, and incorporates an internal drainage system at the glazing pockets. However, at the interface between the various curtain wall panels, no drainage provisions were made. Due to the persistence of water leaks throughout the curtain wall system, BTC was requested to perform an evaluation of the condition of the glazing and sealant joints throughout the building. The evaluation, which included water penetration testing, indicated severely shrunk and deteriorated glazing gaskets, as well as failed sealant joints throughout the facade.

BTC was then retained to develop a design for the complete rehabilitation of the waterproofing and drainage systems at the curtain wall assembly. All sealant joints were specified to be replaced. High-quality molded glazing gaskets with preformed corners were designed to replace all glazing gaskets at the window assemblies. Custom fabricated silicone extrusion sealant was designed for installation at the interface between curtain wall panels and mitered joints. Stainless steel saddles, which add architectural detail, were designed to cover all mitered joints in order to prevent damage to these joints by window washing ropes or scaffolding cables.

BTC also provided bidding assistance and performed field observation services during the construction phase of the project.

Project Name:

Arthur Rubloff Building, Northwestern University
Curtain Wall and Exterior Sealant Repairs

Project Location:

Chicago, Illinois

Client:

Northwestern University
2020 Ridge Avenue
Evanston, Illinois 60208

Approximate Construction Cost:

\$1,750,000

Year Completed:

2010

Nature of Services:

Evaluation, Repair Design, Bidding Assistance, and Construction Phase Services

