



Fisher Corporate Center is a 4-story office building constructed in 1992. The building was primarily clad in 6,400 linear feet of prefabricated exterior insulation and finish system (EIFS) panels and aluminum frame strip windows. Water leakage throughout the facade began shortly after construction.

BTC was initially retained to evaluate potential sources of water leakage and develop repair recommendations. Several deficiencies in the EIFS cladding were identified as potential contributors to the ongoing leakage. Follow-up water testing confirmed that deficiencies in the strip windows were also contributing to the leaks. BTC recommended a facade rehabilitation project that would include replacement of all the EIFS panels and localized repairs of the strip windows to address these deficiencies. BTC developed several repair alternatives with order-of-magnitude cost estimates. Considering aesthetics, durability, anticipated future maintenance, and other factors, the owner selected a 3-coat stucco system as the most viable option.

BTC designed the 3-coat stucco system to appear nearly identical to the existing EIFS system, but incorporate redundant resistance to water penetration. The scope of work included complete removal of the existing EIFS cladding system and installation of new sheathing, fully integrated weather resistive barrier, secondary drainage cavity, insulation, drainage composite, and 3 coats of portland cement stucco reinforced with metal lath. Intricate flashing details were developed to redirect water that penetrates the stucco system back to the exterior. Strip window repairs included repairing internal seals and thermal breaks, and adding splice plates at head receptor joints.

No further water leakage has been reported since rehabilitation work was completed.

Project Name:
Exterior Facade Rehabilitation
Fisher Corporate Center

Project Location:
1707 North Randall Road
Elgin, Illinois

Client:
John B. Sanfilippo & Son, Inc. /
Colliers International

Approximate Construction Cost:
Confidential

Year Completed:
Phase 1: 2013
Phase 2: 2014

Nature of Services:
Evaluation, Repair Design, Bidding
Assistance, Construction Contract
Administration

