



Project Profile



The original Itasca Community Library building consisted of a 1-story steel-framed structure with a low-slope roof and masonry exterior walls. In 1996, the library was renovated and expanded. The addition consisted of a 2-story steel-framed structure along the east, south, and west sides of the original building. The addition exterior walls were clad with a direct-applied exterior finish system (DEFS), and a steep-slope architectural standing seam metal roofing system.

Multiple leaks were reported at the library's interior, and interior finish distress was observed around the perimeter of some windows. In addition, persistent water leaks were reported below the standing seam metal roofing system, and the low-slope roofing system of the original building.

BTC performed an investigation consisting of a visual review of the building exterior systems, water testing and exploratory openings. The investigation revealed numerous deficiencies in the roofing systems, windows, and DEFS cladding. BTC's investigation also revealed the presence of mold within the exterior wall cavities.

BTC was subsequently retained to design repairs to address the building envelope deficiencies. Working in conjunction with the owner's architects and mold consultant, BTC developed repair re-cladding options for the owner's consideration. The selected re-cladding system consisted of a drainable stucco system, and brick veneer. New windows and several roofing system repairs were also included in the repairs. To save costs, the roofing and facade rehabilitation work were divided into separate contracts. All work was designed to be performed while the library was in operation. BTC also provided comprehensive contract administration services during the repairs.

Project Name:
*Itasca Community Library
Facade Repairs*

Project Location:
Itasca, Illinois

Client:
Itasca Community Library

Approximate Construction Cost:
\$1,250,000

Year Completed:
2009

Nature of Services:
Water Leakage Investigation, Repair Design, Bidding Assistance, and Construction Phase Services



**2010 RCI Large Building Envelope Project Document Award
Second Place**