



The Lincoln Elementary School annex is a 3-story steel-framed building constructed for the Chicago Public Schools.

The exterior walls of the annex include brick masonry cavity walls and terra cotta rainscreen spandrel panels over light-gauge steel framing. The drainage cavity included continuous insulation over a combination weather resistive barrier, air barrier, and vapor retarder.

The annex includes several low-slope penthouse roofs and a large rooftop playground. The playground roof assembly consisted of a structural concrete slab, hot-rubberized asphalt waterproofing membrane, a membrane integrity testing grid, sound isolation mat, rigid insulation, a drainage mat, and a concrete topping.

BTC was retained by the Architect-of-Record to design the building envelope for the annex. Design phase services included preparing all details for, and transitions between, below-grade waterproofing, exterior wall, rooftop playground waterproofing, and low-slope roofing systems, as well as all fenestrations. These services also included preparation of technical specifications.

BTC also provided construction phase services to assist in assuring that the building envelope components were installed in accordance with the contract documents. These services included submittal review, pre-installation conferences, mock-up reviews, periodic site visits, review of quality control testing, assisting in resolving unanticipated field conditions, and performing final reviews of the installed building envelope components.

Project Name:
Lincoln Elementary School Annex

Project Location:
Chicago, Illinois

Client:
*Muller + Muller
700 South Sangamon Street
Chicago, Illinois*

Approximate Construction Cost:
\$14,000,000

Year Completed:
2015

Nature of Services:
*Design, Bidding, and Construction
Phase Services Associated with the
Building Envelope Components*

