



The Pointe at Lincoln Park is a 153-unit residential development constructed in 1996. The construction of the buildings consists of framed walls with thin brick cladding, and composite masonry exterior walls. The windows and doors consisted of original painted wood framed units and replacement aluminum clad wood framed units.

Several units at the development suffered from water infiltration. As such, BTC was retained to review prior repair attempts, and to develop a long-term strategy to deal with these issues. BTC's investigation included performing initial water testing, a survey of all unit owners, and an overall evaluation of the exterior walls, windows and roofs. BTC then developed various long-term and short-term repair options to address the leaks, and worked with the Association to select a comprehensive and long-term approach to correct water infiltration. The repairs consisted of conventional masonry repairs and comprehensive window replacement. To improve the probability of success, BTC also developed unconventional repairs such as injecting the partially filled collar joints, and application of a crystalline waterproofing and foam insulation on the interior face of the back-up wall construction. Window replacement with head and sill flashings was specified as part of the repairs. Mock-ups were constructed, and tests were performed to verify the effectiveness of these repairs.

BTC subsequently designed repairs to several units for implementation in 2011 and 2012. These repairs included window replacement, roof replacement, and the above-mentioned exterior wall repairs. BTC's design for the 2012 exterior repairs received the 1st Place Award in RCI, Inc.'s document competition in 2013. BTC has developed repair documents to include window replacement and masonry repairs for the remaining units which are expected to be implemented in 2013 through 2015.

Project Name:
2011 through 2015 Exterior Repairs,
Pointe at Lincoln Park Condominiums

Project Location:
Chicago, Illinois

Client:
The Pointe at Lincoln Park
Condominium Association /
Wolin-Levin, Inc.
325 West Huron Street, Suite 600
Chicago, Illinois 60610

Approximate Construction Cost:
\$12,000,000

Year Completed:
Ongoing

Nature of Services:
Evaluation of Water Leakage Issues,
Design of Exterior Repairs, Bidding
Assistance, and Construction Phase
Services

