BTC

Prairie Place Condominiums consists of 7 buildings constructed between 1998 and 2002.   The buildings vary between 3 and 4 stories above grade, and include 86 residential units.   The exterior walls of the buildings are primarily clad in brick, cast stone, limestone, and exterior insulation finish system (EIFS).   The windows and doors are wood frame.

Prior to BTC's involvement, the Association had been performing repairs to building envelope components to address water leaks and deterioration on an as-needed basis. The Association commissioned BTC to perform an evaluation of all building envelope components to better understand the existing condition of those components, assess the need for repairs, and assist in prioritizing future repair needs.

BTC's evaluation included the EIFS cladding, brick masonry, stone masonry, windows, doors, exterior sealant, steel guardrails, low-slope roofs, steep-slope roofs, and grade-level components including entry stairways and walls.   Interior reviews were performed at several units experiencing persistent water leaks.   To aid in the visual evaluation, infrared surveys and moisture testing was performed on the roofs and EIFS cladding.

BTC issued a comprehensive report outlining conclusions and recommendations for systematic repairs of building envelope components at the property.   Several repair options were presented which took into consideration short-term and life-cycle costs.   These recommendations were outlined for the Association's consideration. With this report in hand, the Association had a roadmap to assist in implementing necessary repairs to the building envelope for several years.

Project Name:
Building Envelope Evaluation, Prairie Place Condominiums

Project Location:
Chicago, Illinois

Client:
Prairie Place Condominium Association
1433 through 1461 South Prairie Avenue
Chicago, Illinois

Approximate Construction Cost:
Not Available

Year Completed:
2011

Nature of Services:
Evaluation of Envelope Components, Infrared Survey, and Moisture Testing at EIFS Cladding

Building Technology Consultants, Inc.