



Uptown Condominiums is a mixed-use residential and commercial development that consists of 3 buildings with a below-grade parking structure. The development was constructed from 2006 through 2008.

The 3 buildings are each 5 stories high. The ground level of the buildings is used primarily as commercial space. An underground parking garage extends below each building and a plaza area. Floors 2 through 5 of the buildings include a total of 114 residential units. The roofing systems typically consisted of a modified bitumen roof membrane installed over rigid tapered insulation and a steel deck. The building facade consisted of brick masonry cavity construction, and metal panel cladding over cold-formed steel back-up walls.

The buildings experienced several roof leaks within a few years after their construction. In addition, leaks related to balcony patio doors, and masonry related issues such as efflorescence were observed in several locations.

BTC was retained to evaluate the water leakage issues and condition of the facade. The evaluation indicated several deficiencies in the roofing system and exterior walls, and leaks related to patio doors. BTC subsequently participated in negotiations with the developer to address such conditions.

BTC developed scopes of work to address the roofing deficiencies, and observed the implementation of those repairs by the original roofing contractor. BTC also developed details and specifications for replacement of several patio doors, performed observations during their replacement, and ensured proper performance of the replacement doors through testing in accordance with ASTM E1105.

Project Name:
*Evaluation of Roof and Masonry Walls,
 and Patio Door Replacement
 Uptown Condominiums*

Project Location:
Park Ridge, Illinois

Client:
*Chicagoland Property Management,
 Inc.
 111 East Wacker Drive, Suite 1412
 Chicago, Illinois 60601*

Approximate Construction Cost:
Not Available

Year Completed:
2013

Nature of Services:
*Evaluation of Facade, Patio Door
 Replacement Specifications,
 Construction Observations*

