



AMLI Evanston is a 6-story mixed-use development. Construction of the development was completed in 2013. It consists of apartments on the upper 4 floors, and retail, parking, and live-work spaces on the lower 2 floors.

Framing for the building consists of wood on the upper floors, and reinforced concrete for the parking garage and commercial spaces. Exterior walls are primarily clad with brick, cast stone, and fiber-cement siding. Roofs consist of steep-slope roofing systems covered with asphalt shingles and standing-seam metal panels, and low-slope TPO roofing systems. Many of the residential units also include private balconies.

BTC was retained by the owner to provide building envelope consulting services during the design and construction phases of the project. BTC reviewed technical specifications and details as they were developed, and provided design recommendations to address transition details between adjacent building envelope components and assemblies. BTC also evaluated constructability of building envelope systems and assisted with material selection. Additionally, BTC utilized hygrothermal computer modeling to evaluate the moisture performance of the proposed building envelope assemblies.

During the construction phase, BTC performed periodic site visits to observe roofing, exterior wall, and waterproofing work, and reviewed building envelope related submittals. BTC also provided general consultation to help resolve unanticipated conditions and/or changes during construction. On several occasions, BTC performed field quality control testing to ensure constructed assemblies were functioning as intended.

Project Name:

*Building Envelope Consulting Services
AMLI Evanston*

Project Location:

*737 Chicago Avenue
Evanston, Illinois 60202*

Client:

*Evanston Devco, LLC /
AMLI Residential*

Approximate Construction Cost:

Confidential

Year Completed:

2013

Nature of Services:

*Building Envelope Design Review,
Hygrothermal Analysis, and
Construction Phase Services to Review
Exterior Walls, Windows, and Roofs*

