



The Evanston Civic Center is a masonry structure built in 1909. A large addition to the building was constructed in 1919.

The building's most prominent feature is its large slate roofs and low-slope turrets. The steep roofs are covered with a slate roofing system. The slate roofing system was partially removed and replaced in the early 1990s. However, the roofs remained susceptible to wind damage and exhibited slate blow-off, slate deterioration, and leakage.

As a result of the continued problems with the slate roofs, BTC was selected and retained to evaluate the condition of the building's roofs and provide long-term repair/replacement recommendations. BTC's work included a detailed evaluation of the roofing systems and utilized field observations, several exploratory openings and water testing.

BTC's evaluation revealed underlying problems with the roof deck that contributed to the loss of slates and observed cracking of the slates. As a result, BTC developed several repair/replacement options to address the roofing systems on the building. Also included in BTC's evaluation report were detailed cost estimates and anticipated life-cycle costs for each repair/replacement option.

BTC also evaluated the condition of several other low-slope roofs on the building, and developed recommendations for their repair and replacement.

Project Name:
City of Evanston Civic Center

Project Location:
Evanston, Illinois

Client:
Mr. David Cook
City of Evanston – Civic Center
2100 Ridge Avenue
Evanston, Illinois 60201

Approximate Construction Cost:
\$600,000 to \$1,400,000

Year Completed:
2003

Nature of Services:
*Evaluation of Existing Slate and Low-Slope Roofing Systems on the Building.
Preparation of Repair Options and
Preparation of Cost Estimates for
Repair/Replacement of the Roofs*

