



Old Orchard Country Club Village is a community of 49 residential buildings consisting of 4-unit buildings, 8-unit buildings, and a clubhouse. The buildings consist of conventional wood frame structures with steep roofs.

The buildings were constructed between 1988 and 1993. The roofs were originally covered with the 3-tab asphalt shingles. Over the years, persistent water leakage and ice-damming issues were reported throughout the community.

In 2007, BTC was retained to assist in the implementation of a long-term roof replacement project. Due to the number of buildings, and associated roof replacement costs, the Association prioritized and implemented roof replacement over several years. BTC's work started with an initial evaluation to assess overall roof condition at each building and causes of ice-damming, and to prioritize roof replacement sequence. Ice-damming was attributed to attic ventilation and attic bypass issues, as well as a lack of a code-prescribed ice-dam protection membrane.

BTC developed roof replacement drawings and specifications to be used on a multiphase project. The repairs consisted of complete removal and replacement of roof shingles, underlayment, gutters, downspouts, and deteriorated plywood sheathing. In order to properly implement the roof replacement, BTC designed provisions for ice-dam protection, and associated repairs to siding, trim, skylights, and roof attic ventilation.

BTC also provided the Association with bidding and contractor selection assistance. During the 8-year construction phase of the project, BTC performed field observations and provided contract administration services to facilitate a successful project.

**Project Name:**  
Shingle Roof Replacement,  
Old Orchard Country Club Village

**Project Location:**  
Mount Prospect, Illinois

**Client:**  
Old Orchard Country Club Village  
Condominiums  
Mount Prospect, Illinois

**Approximate Construction Cost:**  
\$3,422,896

**Year Completed:**  
2007 to 2015

**Nature of Services:**  
Evaluation of Selected Existing Attic  
Spaces and Roofing Systems, Design of  
New Roofs, Bidding Assistance, and  
Construction Phase Services

