



The Union Square Condominium Association consists of a 5-story building completed in 1998 and a 10-story building converted from an existing factory at the same time. During the conversion, an additional 4 stories were added to the existing 6-story factory that was originally constructed in 1918 and expanded in 1938 and 1946.

BTC's initial investigation was performed to evaluate ongoing water leakage into several units, primarily below the 10th floor main roof. BTC's evaluation included an infrared survey and exploratory openings. The evaluation revealed several deficiencies, including lack of a vapor retarder, open membrane seams due to improperly adhered laps, isolated punctures through the roof, and saturated insulation.

BTC developed a scope of work for replacement of the main roofs and penthouse roofs. The scope included removal and replacement of the existing modified bitumen roofing systems, installation of a vapor retarder, tapered insulation, and new reflective, 2-ply modified bitumen roofing system. Additionally, the scope of work included removal of the existing cladding at EIFS-clad flue enclosures, and installation of a new weather-resistant barrier, flashings, furring, and horizontal fiber cement siding. A fully reinforced liquid-applied flashing membrane system was utilized at numerous railing penetrations and at areas of low flashing heights.

BTC also provided bidding assistance and performed field observation services and contract administration during the construction phase of the project.

After replacement of the roofing system was completed, the roofs were tested by an independent testing agency using high-voltage electronic leak detection. The testing was performed to ensure the new roofs' integrity.

Project Name:
Union Square Roof Replacement

Project Location:
Chicago, Illinois

Client:
*Union Square Condominium Association/ Lieberman Management Services, Inc.
230 West Monroe Street, Suite 1550
Chicago, Illinois 60606*

Approximate Construction Cost:
\$990,000

Year Completed:
2013

Nature of Services:
Field Investigation, Design of Roof Replacement, Bidding Assistance, and Construction Phase Services

