



White Oaks Elementary School is a 2-story steel frame building built in 2001. The building's exterior components consisted of several types of wall and roof systems. The majority of the roofs were designed to receive a low-slope modified bitumen roofing system with tapered insulation. Two of the roofs were standing seam metal roofs.

Most of the exterior walls consisted of cavity type masonry construction with exterior brick veneer and CMU back-up. In some areas, a metal-and-glass curtain wall system was used. The building facade also included metal wall panels and aluminum windows.

Shortly after construction of the school was completed, the building staff began to notice leaks through the roof and exterior walls. BTC was retained by the Morris School District to evaluate these leaks and provide recommendations for repairs.

Evaluation of roofs and exterior walls included a visual review, water testing, exploratory openings, and an infrared survey of the roofs to identify areas of saturated roof insulation. This evaluation identified numerous deficiencies causing the reported leaks. Most of these deficiencies were in violation of the drawings and/or industry standards.

BTC assisted the School District in negotiations with the Architect-of-Record and General Contractor to repair or compensate the School District for the deficiencies. BTC also provided repair details for some of the reported leaks.

Project Name:
White Oaks Elementary School

Project Location:
Morris, Illinois

Client:
*Morris School District No. 54
Morris, Illinois 60450*

Approximate Construction Cost:
Not Available

Year Completed:
2006

Nature of Services:
*Evaluation of Roof and Exterior Walls on
a Recently Constructed Building*

