



Project Profile



Park Point of Wheeling Condominiums is a residential community built in the early 2000s and consists of 3 buildings all similar in layout. Each building is a 4-story structure with 32 units. They all include exterior brick masonry at the lower 3 floors and exterior insulation and finish system (EIFS) at the 4th floor level. There are also several cast stone features on the exterior walls. Steel and wood frame balconies are located on the 2nd, 3rd, and 4th floor levels. Each building has a total of 27 balconies.

BTC was initially retained in 2008 to perform a water leakage evaluation. Numerous deficiencies in building envelope components were identified during the evaluation including corrosion of steel balcony framing members. BTC subsequently designed repairs, provided bidding assistance, and administered the construction contract for a comprehensive facade repair project. That project was completed in 2016. However, the scope of work did not include balcony repairs due to budget constraints.

BTC was retained again in 2017 to design repairs to the balconies. Repairs included removal of the existing wood decking and framing members, cleaning and coating steel support members, and installation of new wood framing and composite decking at all 81 balconies. Detailed railing post connections were developed to ensure the railing posts could withstand code-prescribed loads.

Bidding assistance and construction contract administration services were also provided by BTC to ensure repairs were performed in accordance with the design. During construction, the Association also elected to replace a pergola located between 2 of the buildings. BTC provided technical support during the design, fabrication, and installation of the new pergola system.

Project Name:
Balcony Repairs
Park Point at Wheeling Condominiums

Project Location:
Wheeling, Illinois

Client:
Park Point at Wheeling Condominium Association; Foster/Premier, Inc.

Approximate Construction Cost:
\$700,000

Year Completed:
2018

Nature of Services:
Repair Design, Bidding Assistance, and Construction Phase Services

