



The Convent of the Holy Spirit Missionary Sisters complex consists of a main and four annex buildings. The Sisters started occupying the Convent in August of 2000. The main building primarily consists of a 2-story structure with masonry exterior walls.

Since the initial occupancy of the buildings, several water leakage issues were observed. Over time, several attempts at solving the reported water leaks had been made by the original general contractor. However, many of the leakage issues persisted. BTC was retained by the Sisters to evaluate the leaks, develop repair schemes, and to perform construction observations. BTC also provided litigation support services.

Evaluation of the exterior walls and windows included a visual review of those components, water testing, exploratory openings, review of design documents, and code review. Water testing successfully reproduced the reported leaks and the exploratory openings revealed several deficiencies in the design and construction of the through-wall flashings, and installation of the wood frame windows.

In addition to its services related to the exterior walls and windows, BTC worked closely with mechanical/electrical/plumbing, and civil consultants to evaluate other design and construction deficiencies in the construction of the development.

BTC assisted the Sisters in negotiations with the Architect-of-Record and General Contractor to repair or compensate the Sisters for the deficiencies.

Project Name:
Convent of the Holy Spirit
Missionary Sisters

Project Location:
Northfield, Illinois

Client:
Holy Spirit Missionary Sisters
319 Waukegan Road
Northfield, Illinois 60093

Approximate Construction Cost:
Not Available

Year Completed:
2009

Nature of Services:
Leak Evaluation, Construction Phase
Services, and Litigation Support

