



Constructed in 2001 and 2002, Library Courte Condominiums is a residential community consisting of 2 mid-rise buildings and a parking structure connecting the 2 buildings at ground level.

The 750 Building is 9 stories tall and the 770 Building is 8 stories tall. The exterior walls consist of load-bearing concrete masonry units with brick veneer. The windows and balcony doors are aluminum-clad wood frame units. The buildings also include cantilevered and recessed balconies with steel railings. The railing posts had been embedded in the precast concrete slabs.

BTC was retained to evaluate specific concerns including cracking and efflorescence on masonry surfaces, corrosion of balcony railing surfaces, concrete spalling at balcony railing posts and many leak reports from unit owners. The evaluation included an up-close visual review of the exterior walls, water penetration testing, and exploratory openings to evaluate the sources of water penetration and causes of observed distress.

Based on the findings of the evaluation, BTC prepared several repair schemes and a list of repair priorities. BTC was subsequently retained to develop repair documents for priority repairs. These repairs included installation of through-wall flashing at lintels and floor lines, replacement of brick and stone masonry units, repointing of deficient mortar joints, balcony railing replacement, replacement of window perimeter sealant, installation of vertical expansion joints, and application of sealant between dissimilar materials. A separate phase of the project included replacement of selected balcony doors and windows.

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

**Project Name:**  
Facade Repairs  
Library Courte Condominiums

**Project Location:**  
750 and 770 Pearson Street  
Des Plaines, Illinois

**Client:**  
Library Courte Condominium  
Association / American Property  
Management

**Approximate Construction Cost:**  
\$3,400,000

**Year Completed:**  
2010

**Nature of Services:**  
Evaluation of Various Building  
Components, Design of Facade  
Repairs, Bidding Assistance, and  
Construction Contract Administration

