



Project Profile



Batavia Public Library is a 2-story steel-framed structure located in Batavia, Illinois. The facade is composed of a combination of brick masonry, cast stone veneer, precast concrete cornice panels, and aluminum-framed windows with decorative aluminum panning. The roof consists of a combination of steep-sloped gable roofs with asphalt shingles, and a low-sloped roof area with a ballasted built-up roofing system. Sitework components include cast-in-place sidewalks and stairs, grade separation walls, and railings.

Construction of Batavia Public Library was originally completed in 2001. Prior to BTC's involvement, a condition assessment performed in 2008 detected several deteriorated conditions in the facade as well as some sitework components. In 2012, BTC was retained to evaluate the deteriorated conditions and provide recommendations for repairs. Our evaluation included water testing at exterior doors to identify sources for reported leaks. A sitework repair project was completed in 2015 to address some of the deterioration. That project included replacing some of the exterior doors where leaks were occurring. Over the following years, BTC provided oversight on several repair projects and conducted 2 capital asset studies.

BTC was retained to design facade repairs for items identified in the 2020 capital asset study. The design included removal of windows for window flashing repairs and through-wall flashing repairs at lintels, shelf angles, and along the base of masonry walls. Repairs also included replacement of cracked or deteriorated masonry and repointing of deteriorated mortar joints. Additionally, repairs included replacement of cracked and deteriorated expansion joint sealant.

Bidding assistance and construction contract administration services during the construction phase were also provided by BTC to ensure repairs were performed in accordance with the design.

Project Name:

*Facade Consulting
Batavia Public Library*

Project Location:

Batavia, Illinois

Client:

Batavia Public Library

Approximate Construction Cost:

\$1,000,000

Year Completed:

2021

Nature of Services:

*Evaluation, Facade Repairs, Window
Flashing Repair Design, Shelf Angle
Repair Design, Bidding Assistance, and
Construction Phase Services*

