



St. Regis Condominiums is a 90-unit residential community that includes a basement-level parking garage. A large area of the parking garage extends beyond the perimeter of the building. The top side of the parking structure serves as an outdoor parking lot and a landscaped area. The parking structure consists of a cast-in-place roof slab, perimeter foundation walls, and columns.

Due to reports of ongoing water leakage and deterioration, the Association retained BTC to perform an evaluation of the garage structure in 2007. BTC's evaluation consisted of a visual review, exploratory openings through landscaped areas to review the waterproof membrane, delamination survey of the concrete roof slab soffit, and extraction of concrete core samples to assess the slab depth and condition of reinforcing steel. Along with conclusions and recommendations for short-term and long-term repairs, order-of-magnitude construction cost estimates were provided for the Association's consideration.

Rather than immediately implementing comprehensive repairs, the Association has performed localized repairs on an as-needed basis over the past several years. During this time, the Association has authorized BTC to perform additional evaluations of the parking garage to ensure no imminently hazardous conditions have developed. BTC has quantified the extent of additional deterioration, and has provided ongoing recommendations for short-term repairs.

The Association is currently planning to implement a comprehensive parking garage repair project. BTC is currently preparing a list of priorities for repairs as part of a pre-design feasibility study. Once implemented, the project will render the parking garage safe and functional, while providing the Association flexibility to spread the repair costs over several phases.

**Project Name:**  
*Parking Garage Evaluation  
 St. Regis Condominium Association*

**Project Location:**  
*2000 St. Regis Drive  
 Lombard, Illinois*

**Client:**  
*St. Regis Condominium Association  
 2000 St. Regis Drive  
 Lombard, Illinois*

**Approximate Construction Cost:**  
*Not Available*

**Year Completed:**  
*Ongoing*

**Nature of Services:**  
*Evaluation of Concrete Slab Soffit and Foundation Walls, Evaluation of Plaza Deck Waterproofing System, and Opinion of Probable Cost for Repairs*

