



Glen Ellyn Public Library is a 3-story steel and wood frame building originally constructed in 1995. The building roofs are steep-slope with asphalt shingles. Exterior walls at the library are primarily clad with brick masonry veneer, cast stone, and exterior insulation and finish system (EIFS). Large aluminum and glass curtain walls are located at the east, south, and west elevations. Existing windows are aluminum frame with insulated glazing panels.

Water infiltration into the building through the facade and windows, and significant ice-damming at roof eaves prompted the library to commission a roof and facade evaluation. BTC performed a visual evaluation of the roof and exterior walls in addition to making exploratory openings and performing water testing at locations of known leaks. The evaluation indicated a number of building envelope deficiencies.

BTC designed repairs that included replacement of existing EIFS cladding with a new 3-coat drainable stucco finish system. Masonry facade repairs included comprehensive repointing, localized replacement of damaged masonry components, sealant replacement, and application of water repellent. Steep-slope roof replacement included replacement of damaged plywood sheathing and installation of premium asphalt shingle roof system. Work also included replacement of roof copings and installation of new oversized gutters and open-face downspouts. Provisions to increase attic ventilation and limit building heat loss through the top-floor ceiling penetrations were incorporated into the design.

BTC also provided bidding assistance and construction contract administration services during the construction phase of the project. The project was substantially completed in December 2010.

Project Name:
Roof Replacement and Facade Repairs, Glen Ellyn Public Library

Project Location:
Glen Ellyn, Illinois

Client:
The Board of Library Trustees of the Village of Glen Ellyn

Approximate Construction Cost:
\$1,500,000

Year Completed:
Ongoing

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

