



# Project Profile



The Residences at the Grove Condominium Association is a 53-unit residential community. The units are grouped in 7 buildings. The buildings are typically 3 stories and constructed of conventional wood framing. The building exteriors primarily consist of fiber cement siding with masonry accents. The roofs are typically steep roofs with laminated asphalt shingles. Low-slope roofs are present at the front elevations of several buildings and are covered with an EPDM roof membrane system and wood decking.

In 2012, BTC performed an evaluation of the roof drainage system, as well as a more thorough evaluation of the roofs due to concern of water leakage issues at several locations. Persistent water leakage and ice damming at the steep-slope roofs had occurred over the years, and repair attempts had not been successful. As such, the Association intended to implement a large scale roof replacement project.

In 2024, BTC was retained to provide consulting services associated with implementing a roof replacement project to address the previously observed deficiencies related to the roofing, flashing, gutters, and downspouts.

BTC provided design phase services for roof, gutter, and downspout replacement. This work included ensuring that transitions and roof interfaces were properly detailed with rubberized asphalt underlayment at these critical details.

BTC also provided bidding assistance to assist the Association in vetting qualified bidders. Construction contract administration was performed by BTC to ensure the planned work was being carried out properly. BTC made periodic site visits during work, accessing the work areas and reviewing the details in the field.

**Project Name:**

*Roof Replacement at  
The Residences at the Grove*

**Project Location:**

*Forest Park, Illinois*

**Client:**

*The Residences at the Grove  
Condominium Association and  
M&M Property Management  
506 Wesley Avenue  
Oak Park, Illinois*

**Approximate Construction Cost:**

*\$600,000*

**Year Completed:**

*2025*

**Nature of Services:**

*Evaluate Existing Roof Conditions,  
Design of Roof Replacement, Bidding  
Assistance, Construction Contract  
Administration*

