



The Batavia Public Library is a 2-story, 54,000-square foot library facility completed in 2001. Sitework components around the building included cast-in-place concrete sidewalks and stairs, cast stone-clad grade separation walls, steel guardrails and handrails, and decorative column covers.

BTC was initially retained in 2012 to evaluate the causes of sitework component deterioration, and provide conceptual repair recommendations. BTC developed good, better, and best repair options for each component. In several cases, costs for the "best" repair options were not justified based on a limited increase in performance or aesthetics. As such, BTC also developed a "BTC Recommended Repair Option" which was a combination of the good, better, and best repair options to maximize the benefits while minimizing costs. The Library opted to implement a repair project considering the "BTC Recommended Repair Option". BTC was retained to design the repairs.

The design included replacing the deteriorated column covers with a fiberglass material more suitable for exterior conditions. In order to minimize the effects of water penetrating the cast stone wall cladding, BTC recommended repointing mortar joints and applying a water repellent, and installing a through-wall flashing system below the cast stone coping caps. The design also included replacing the steel handrails and guardrails with pre-finished aluminum with provisions for thermal movement. Heaved, settled, and cracked sidewalk sections were replaced to eliminate tripping hazards. A subsurface drainage system was added in some areas to improve drainage. The design also included reconfiguring the stairs at the northeast corner of the site for better functionality, durability, and improved aesthetics.

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

Project Name:
*Sitework Component Repairs
 Batavia Public Library*

Project Location:
Batavia, Illinois

Client:
Batavia Public Library District

Approximate Construction Cost:
\$750,000

Year Completed:
2015

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

