



Project Profile



The Union Square Condominium Association consists of a 5-story low-rise building constructed in 1998, as well as a 10-story high-rise building converted from an existing factory at the same time. During that conversion, 4 stories were added to the existing 6-story factory that was originally constructed in 1918 and later expanded in 1938 and 1946.

Below the 2 buildings is a parking garage, with an approximately 11,000 square feet courtyard located above the garage and between the 2 buildings. The courtyard originally consisted of a concrete topping over waterproofing and a structural concrete and steel deck. Within the courtyard were several planters, various landscaping, and a dog run. Ongoing water leakage had been experienced in the parking garage below the courtyard. In addition, significant deterioration of the concrete topping existed throughout the courtyard. Given its age and level of deterioration, the Association desired improved aesthetics and more usable common area amenity spaces, but most importantly, a leak-free waterproofing system.

BTC was retained due to our long history with the building and the owner's representative. BTC's contracted services were to provide consulting services for the new waterproofing system, including performing a pre-design evaluation, design services, bidding assistance, and construction phase services. JRA Landscape Architecture, PLLC (JRA) was also added to the project team to provide support for the design of the overburden, landscaping, irrigation, and furniture.

BTC began with an extensive evaluation of existing conditions, including exploratory openings. Investigations revealed that the original waterproofing had failed at multiple transitions, allowing water to migrate into the parking garage below. Based on the findings, we developed a comprehensive repair strategy, including detailed design drawings and specifications for replacement assemblies. The scope of work included the complete removal of the existing courtyard concrete topping and waterproofing system, followed by substrate preparation and installation of a new hot-applied rubberized asphalt waterproofing system. This system was selected for its proven long-term performance, seamless application, and ability to withstand the loading of new hardscape and landscaping. The renovation included a new bituminous setting bed and a new brick paver system, fluid-applied waterproofing at ramps, and through-wall flashing repairs along the masonry walls.

Project Name:

Union Square Courtyard Renovations

Project Location:

*Union Square
Condominium Association
Chicago, Illinois*

Client:

*FirstService Residential
333 West Hubbard Street
Chicago, Illinois 60654*

Approximate Construction Cost:

\$2.2 Million

Year Completed:

2025

Nature of Services:

*Evaluation, Waterproofing Repair
Design, Bidding Assistance,
Construction Contract Administration*

