

Protect Your Building Investment

ROOFS · WALL SYSTEMS · CODE COMPLIANCE · ACCESSIBILITY

Plan Repairs With Confidence

Issues at aging facilities can quickly turn into costly repairs. Our team helps clients identify risks early and prioritize the next steps:

- Aging roofs and wall systems
- Water infiltration and moisture damage
- Deferred maintenance
- Life safety and code compliance concerns
- Limited capital budgets and competing priorities

Avoid Costly Repairs

Building owners trust Legat’s Special Projects Division to identify and resolve building envelope and code compliance challenges before they become costly. Instead of evaluating just one component, we evaluate how the entire building envelope – from roofs and walls to windows and material transitions – works together.

With experience across 800+ projects, our team delivers:

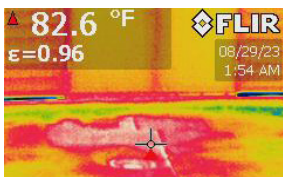
- A holistic understanding of building envelope systems and critical connections
- Clear, actionable recommendations
- Cost-conscious repair strategies
- Long-term facility planning support

Services



WALL SYSTEMS

- Exterior wall, window, and glazing system evaluations
- Building wall, foundation, and window repair and replacement design



ROOFING

- Roof condition assessments and leak investigations
- Repair and replacement design

CASE 01

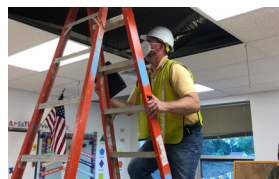
Restoration Preserves Cultural Heritage

Historic restoration at Davenport High School repaired column bases and decorative stonework.



“ Legat Architects significantly impacted roof projects and tuckpointing projects by offering expert judgment and guidance. Moreover, Legat’s initiative in developing a districtwide building envelope plan fostered comprehensive maintenance strategies, ensuring optimized performance across multiple facilities.

– Joseph Reagan, Construction Manager, Davenport Community Schools



CODE COMPLIANCE

- Fire/life safety/code compliance assessment and design
- ADA accessibility compliance evaluation and recommendations



FACILITY PLANNING

- Building condition and deferred maintenance assessments
- Capital improvement planning

CASE 02

New Roofs Stop Leaks and Reduce Energy Costs

Community Consolidated School District 89 tasked Legat’s special projects team with the design of roofing removal and replacement at three schools. The resulting new single-ply EPDM roofing eliminates leaks and extends the roof service life for another 20 years.



“ I’ve always been amazed at Legat’s breadth of knowledge in dealing with the building envelope. Whenever I have had any questions or concerns, they have quickly responded.

– **Tim E. Tomazin**, Director of Buildings and Grounds, Community Consolidated School District 89

CASE 03

Repairs Eliminate Moisture Intrusion

Repairs eliminate leaks, improve thermal control, and ensure energy code compliance at University of Illinois at Chicago’s Engineering Research Facility.



“ Legat came up with solutions to fix the problems at the Engineering Research Facility quickly and cost effectively. It’s been a decade since that repair, and everything continues to function smoothly.

– **Eric Luchetta-Stendel**, Senior Assistant Director, Project Management – Office of Planning, Sustainability and Project Management, University of Illinois at Chicago

Our Process



01 DEFINE

Meet with owner to listen, ask questions, and identify problem and expected solution.



02 ASSESS

Evaluate building envelope and life safety systems.



03 ANALYZE

Identify deficiencies and root causes.



04 PRIORITIZE

Develop phased repair strategies based on sequencing, urgency, and budget.



05 PLAN

Provide clear recommendations and maintenance roadmaps for long-term planning.



06 IMPLEMENT

Support design and construction of repairs and upgrades, including the acquisition of permits through the local authority having jurisdiction.

CASE 04

Investigation Finds and Fixes Chronic Leaks

For more than 15 years, the Rock Island County Justice Center leaked. Legat’s special projects team identified the source and designed repairs.



“ Before Legat came in, every major rainstorm was a catastrophe. After the repairs, we’ve had several significant weather episodes, and things continue to look positive.

– **Darren Hart**, Sheriff, Rock Island County, Illinois

Legat’s Special Projects Division helps building owners identify challenges early, prioritize repairs, and extend the life of their facilities.

Contact us with your building envelope challenges.

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Scan to learn more about our Special Projects Division.