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Western Waterproofing Company, Inc.

Western Waterproofing Company
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Western Industrial Systems

NEW LIFE GIVEN TO FRENCH QUARTER LANDMARK

From its buildings to its beignets, New Orleans, Louisiana, is like no other city on earth. Stroll the sidewalks of the French Quarter and you're assured a rich menu of sights and scents, plus a generous portion of fine architecture. Should the handsome building at 400 Royal catch your eye, know that what you're seeing is the recent work of The Western Group.

Known by locals as the Wildlife and Fisheries Building, this historic

structure was completed in 1909 during the Eclectic Revival period. Also called the Beaux Arts style, this blending of Roman and Greek architectural elements became popular following the 1893 World's Columbian Exposition held in Chicago.

One of the first examples of terra cotta being used on a major scale in New Orleans, the building has had its fans—among them former Governor Earl K. Long—and its detractors—including the city's most prominent architects.

The Wildlife and Fisheries building became the site of extensive renovation from March 1998 through October 1999. When the time came for the exterior of the granite, marble and terra cotta landmark to be restored, two Western Waterproofing Company of America

branches elected to partner the project.

Branch managers Dave Dupuy of the New Orleans office and Bob Scheelar of the Dallas office knew that teamwork would deliver a superior product in less time. The decision was made that four of the Dallas team's mechanics, each with extensive terra cotta restoration experience, would travel to the delta to assist in the project.

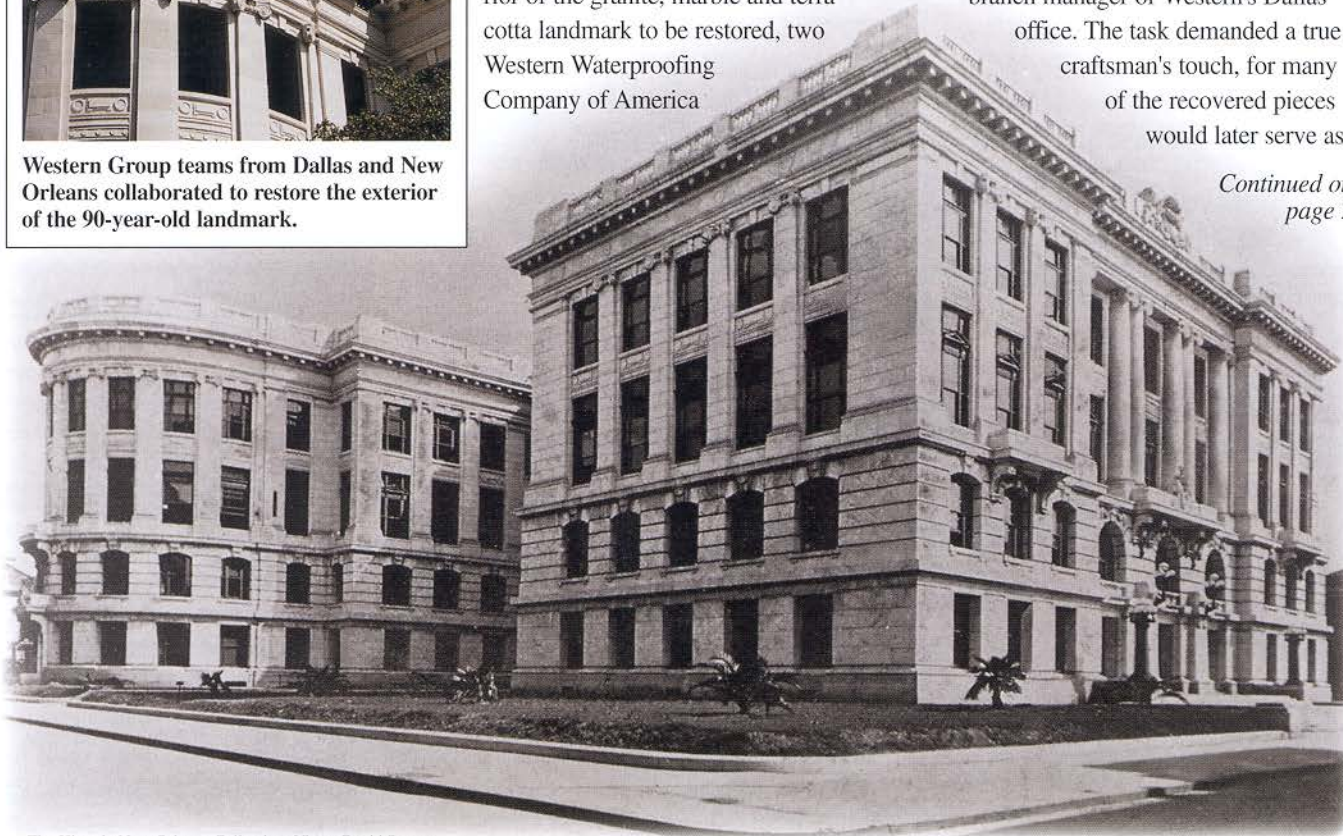
The upper half of the historic building's facade is constructed of terra cotta; the lower half, granite and marble. "Our work started with the selected demolition and removal of deteriorated terra cotta units at the third and fourth window heads," begins Bob Scheelar,

branch manager of Western's Dallas office. The task demanded a true craftsman's touch, for many of the recovered pieces would later serve as

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Western Group teams from Dallas and New Orleans collaborated to restore the exterior of the 90-year-old landmark.



The Historic New Orleans Collection, Vieux Carre Survey



WESTERN RENEWS SEATTLE HEBREW ACADEMY

When Washington State's timber tycoons built their mansions in the early 1900s, many found the perfect setting in what is now east central Seattle. One of the regal buildings of the day would serve as a Catholic school before becoming Seattle Hebrew Academy. Last year, Western Waterproofing Company's Seattle branch had the pleasure of restoring the 90-year-old, National Historic Register structure to its former glory.

Three complementary building materials were used in the Academy's original construction. The foundation was hand-molded concrete—a forerunner of today's architectural concrete—crafted to simulate stone. The majority of the building incorporated now-rare clinker-type brick. Finally, terra cotta detailing added drama at the upper level and in balusters bordering the portico. The age and diversity of materials added a measure of challenge to the assignment, notes Western project manager Stan Johnson.

"The scope of our work was to clean the brick and terra cotta and make necessary repairs to the structure," Johnson begins. Western's expertise particularly

came into play as the four-member team collaborated with architect Jeremy H. Miller of Architects & Planners to restore the Academy's foundation. "It was difficult to match the texture and color of the plaster that coats the

fabricated of tinned steel and now replaced by a sheet-metal replica—that had marred the building's beauty.


Other repairs performed by Western included the patching of concrete spalls and the injection of epoxy to structurally

repair cracks. Exposed reinforcing steel was cleaned and coated with rust inhibitor. Loose plaster was removed and replaced in the Academy's north and south courts as well as its west and north walls. Western crews also routed and sealed cracks in a small storage building on campus.

The six-month, three-phase assignment was negotiated by Western with the project's general contractor, CHG

Construction of Seattle. "We enjoy working with CHG in

a variety of capacities," Johnson notes. "The majority of their work involves steel erection, so the Academy project was something special." Western's most recent CHG assignment was decidedly different, he adds: "We adhered Nextel antennae to a water tank with epoxy."

From restoring century-old structures to helping ensure next-century communications, Seattle's Western branch takes it all in stride. 



Matching the building's original materials—clinker-type brick, hand-molded concrete and terra cotta—proved a challenge well-met.

concrete and simulates stone," he explains. "It took some extra attention, but we got it done."

Some "extra attention" was also required as Western attempted to remove old paint that had oversprayed terra cotta accents during a previous repair effort. Careful hydroblasting proved a solution in both cornice and window areas. The same technique was employed again to remove heavy rust stains caused by the old cornice—one

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fabrication molds for replacement units. A continuous band of terra cotta just above the fourth floor was also removed, and backup masonry repaired as necessary to insure structural soundness.

A decision was made by building owners and architect Lyons & Hudson to use lightweight, custom-crafted fiberglass replacement panels (FRPs). These panels would be used to replace deteriorated terra cotta units along with the cornice ledge removed several years earlier.

Western craftsmen installed approxi-



Some 1,200 fiberglass replacement panels were used in restoring 400 Royal.

mately 1,200 fiberglass replica pieces to replace thousands of pieces of terra cotta. In some locations, such as column capitals, egg and dart pilaster caps and frieze panels, new terra cotta replaced old. Whole, intact units of terra cotta of

the same size and shape of those needing replacement were removed and shipped to the manufacturer. These were used to craft molds for the fabrication of new pieces.

To remove decades of grime and algae growth from what will now serve

as a Louisiana state courthouse, Western crews cleaned the exterior of the building with ProSoCo masonry cleaners.

"Projects like 400 Royal don't come along all that often," Scheelar comments, "so we were very pleased to be part of the team." Indeed, this joint effort of the Dallas/New Orleans branches reflects a corporate strength that appeals to clients nationwide. Craftsmen with special expertise in a specific facet of restoration or waterproofing regularly serve as resources for other Western branches. "We're ready to do whatever it takes," Scheelar adds. 



WESTERN RESTORES HERTZ PARKING DECK AT ATLANTA INTERNATIONAL

You can't get to heaven, the old joke goes, without changing planes in Atlanta. Humor aside, there's no denying that the Atlanta-Hartsfield International Airport is one of the country's busiest. And with Atlanta the burgeoning center of New South commerce, it's a destination point drawing thousands more each year.

In terms of total car-rental activity, The Hertz Corporation's Atlanta operation now ranks as the nation's second largest. The company constructed a 3,000-car parking deck at the airport several years ago in anticipation of this ongoing growth and to assure customers excellent service. When the deck began showing signs of stress—due primarily to around-the-clock traffic of transporter buses—Hertz called the engineering firm of Carl Walker, Inc. That call led to another: to Western Waterproofing Company of America's Atlanta office.

"We've worked very successfully with the Walker group over the years," notes branch manager Jeff Johnson, "and we were very pleased to be part of this project." Serving as project manager for the effort was Jason Jaillet; foreman for the eight-member team was Mark Gilliam.

"The deck was constructed using a precast double-T design," explains project manager Jaillet. "Our scope of work included repairing the flange connectors and inserting T-stiffeners at all double-T joints to disperse weight across the second level of the deck. The buses being driven on that second



Western worked closely with engineer Carl Walker, Inc., to restore Hertz' high-traffic parking deck at Atlanta International.

level are full size, so the impact is considerable."

Five T-stiffeners were inserted at all 32 double-T joints. "At each one," Jaillet notes, "we had to cut out a recess, contour the edges of the cut-out, place the stiffeners, caulk around the perimeters, and bolt each stiffener at five locations on the underside of the double-T.

"We located all broken flange connectors—103 of them—using a chain drag system. Once these connectors

were chipped out and support plates welded into place, we replaced the concrete cover."

The fact that the facility had to remain operational throughout called for some innovative thinking on Western's part. With thousands of cars parked on the level immediately below the deck under restoration, debris containment was critical. The team's solution? "Braced tarps that were emptied daily," Jaillet responds. The result? "Not one car was damaged," he reports proudly.

The speed with which the crew completed the assignment is another point of pride. "The deck was substantially completed in just three weeks," Jaillet notes. "Time and consideration for their clients were the two most important aspects to Hertz. We delivered on both."



The repair solution involved inserting five T-stiffeners at each of the deck's 32 double-T joints.



Strategic planning meant minimal down-time for the 3,000 car facility.



MILE-HIGH TOWERS CARRY WESTERN SIGNATURE

With a booming economy and back-to-back Super Bowl victories, the city and surroundings of Denver, Colorado, are riding high these days. It's certainly true in Aurora, Denver's neighbor to the east, where expansion has been further fueled by activity around Denver International Airport. The suburb is gaining new corporate citizens, and prime properties like Waterpark II and III are in demand.

Last fall, Western Waterproofing Company's metro-Denver branch was awarded the contract to clean, recaulk and seal the exterior precast panels of the office building complex. The assignment was another in an ongoing series performed for DTC Management, managers of the two Aurora towers as well as some 17 others in the metroplex. Serving as the project engineer was Wiss, Janney, Elstner Associates, Inc.

While water amenities and a pastoral

setting give Waterpark II and III their name, it's their white-quartz aggregate precast exteriors that grant the five-story towers their dramatic visual distinction. This was the first time that the buildings, constructed in the mid-1980s, had been cleaned.

"Our primary task was to clean all surfaces using precast panel restoration cleaner," begins Joe Dougherty, Western department manager. "In so doing, we found several areas with noticeable leaking where the metal frame of the windows meet the precast. WJE (Wiss,

Janney, Elstner) conducted research to determine the degree of failure, after which we 'wet-sealed' problem points. This meant recaulking the glass to the metal frame and the frame to the precast."

Western's post-cleaning inspection revealed deterioration in precast panels—not unusual in a climate that has its share of freeze-and-thaw cycles. "At WJE's direction," Dougherty notes, "we routed and recaulked several areas."

The Waterpark project kept two Western craftsmen on site from September through November 1998. "Denver had a lot of rain last fall," Dougherty recaps, "and we had to work around that."

The client, DTC Management, couldn't be more pleased with Western's response or results. "Working with them is a piece of cake," property manager Diana Ferrero states. "If I have any questions or concerns, I just call Joe and he's on site immediately. That's one of the reasons DTC uses Western a lot."

But it's not the only reason, Ferrero adds.

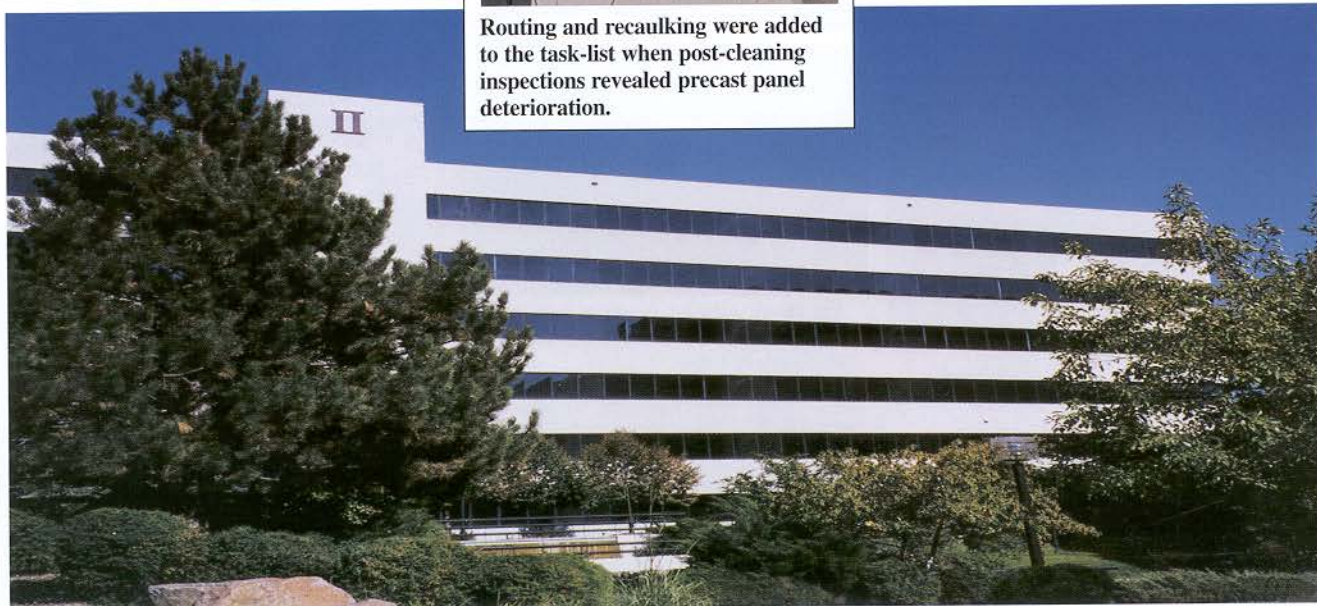
"We also bid this job, and Western came in with the lowest bid." ■



Western's Denver branch was awarded the contract to clean, recaulk and seal the exterior precast panels at prestigious Waterpark towers.



Routing and recaulking were added to the task-list when post-cleaning inspections revealed precast panel deterioration.



DTC Management, one of metro Denver's most respected property managers, selected Western to clean and seal Waterpark II and III. When the client describes the working relationship as "a piece of cake," there's good reason to take pride.



SAN FRANCISCO THEOLOGICAL SEMINARY RESTORATION NEARS COMPLETION

Saturday, October 17, 1891. Church and civic leaders gather high on a hillside above San Anselmo, California, for the laying of the cornerstone of Scott Library Hall at San Francisco Theological Seminary.

The two-story, gable-roofed structure will feature a large, round portion with a conical roof and house the Seminary's precious books.

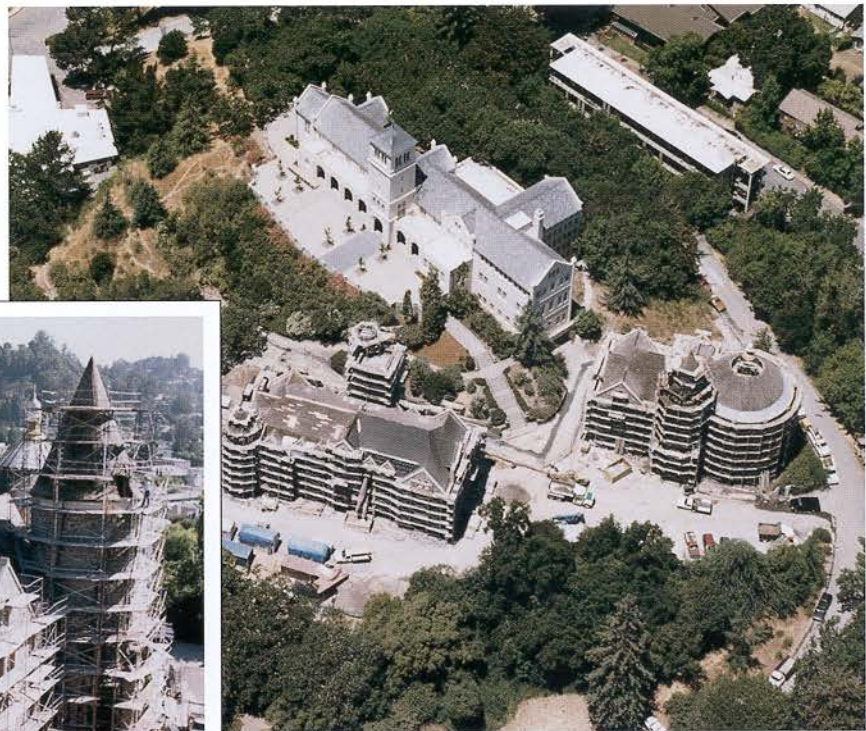
"We are building, as you see, in stone," The Reverend Arthur Crosby tells the ceremonial crowd. "These stones speak aloud of permanence, of generations to come. The buildings, themselves, will last for ages...we are building for the future."

The Reverend Crosby was right.

The two-story library and its three-story companion building, Montgomery Hall, have lasted for decades, serving thousands of students and surviving two major earthquakes. Now the century-old,



The conical tower of Scott Library Hall has stood watch over San Anselmo for more than a century.



The landmark structures of San Francisco Theological Seminary have served thousands of students and survived two major earthquakes.

Romanesque-style structures have been given new life for a

new millennium. And Western Waterproofing Company's Northern California branch is honored to have been part of the process.

and the materials conservator David Wessel of Architectural Resources Group, both of San Francisco."

The scope of work for Western's 22-member crew included replacement of 640 of the blue basalt stones, repointing 100 percent of exterior surfaces, and cleaning and sealing the total building envelope.

The six-month effort was completed in late summer 1999.

"This is one of Marin County's most outstanding landmarks," branch manager Abell states. A native of Marin County, he acknowledges the Seminary structures' restoration brought personal as well as professional satisfaction.

"I remember standing on the streets of San Anselmo years

ago, looking up and thinking how much I'd like to work on those buildings. Now our team has helped in the restoration and it's a great feeling."



Crews repointed 100 percent of exterior surfaces.



Western crews replaced 640 of the Seminary's hallmark blue-basalt stones.

Branch manager Chris Abell calls the team involved in the restoration "truly excellent." We worked closely with the general contractor, Plant Construction Co.,



BRISK COMPLETES WORK ON PRIME BOSTON PROPERTIES

The office tower directory at One Post Office Square reads like a “who’s who” of Boston’s leading legal, financial, investment and service firms. Le Meridien, the hotel adjacent to the 41-story tower, takes luxury to its highest level. The Financial District parking garage serving both facilities commands a public rate upwards of \$18 an hour.

For Brisk Waterproofing’s Boston branch, the firm selected to reseal the exterior of the tower and restore the attached eight-level parking garage, such prestige added an element of pressure to the task. So did the fact that the two-year, \$2.5 million project required coordination of concurrent horizontal (garage) and vertical (tower) work. Brisk’s flexibility and capability proved more than a match for this best-of-Boston project, reports branch manager Scott Hollinger.

“One of the things that sets us apart,” Hollinger begins, “is our ability to execute any number of different repair disciplines at the same time, and with minimal impact to the client.

“Actually, the greater challenge for us at One Post Office Square was working in a fully occupied facility with changing constraints,” Hollinger explains. “In some areas, we could only work at night so as not to interfere with tenant business, and in others we couldn’t work at night so as not to disturb hotel guests.

“This is one of many high-profile buildings owned by Equity Office Properties,” he continues, “and we knew from experience their expectations on behalf of tenants would be high.” Such knowledge served both client and crew well, adds Molly Goodwin, project manager for the tower resealing. “When you’re restoring premier rental properties, you have to be able to adjust and readjust in terms of scheduling and noise issues.” Asked for an example, she cites a society wedding at Le Meridien. “In order to accommodate Equity, we temporarily ceased operations for the



Brisk takes pride in its ability to execute numerous repair disciplines concurrently with minimal impact to the client.


wedding event and put that manpower elsewhere until Equity gave us clearance to resume work at One PO Square.”

Serving as architect/engineer for One Post Office Square was Williamson & Associates of Atlanta. Brisk’s scope of work for the tower envelope included recaulking of all exterior expansion joints with silicone sealants, as well as glazing and window retrofit repairs. Garage restoration included 15,000 square feet of concrete repairs, some full depth. Expansion joints were replaced, as well, and 170,000 square feet of epoxy traffic topping installed.

Equity Office Properties’ portfolio includes prime business and hospitality environments throughout the United States. The Western Group has had the

opportunity to work on a number of Equity properties, including buildings and structures in Atlanta, Denver, St. Louis, Los Angeles, San Francisco and New Orleans, as well as Boston.

Working with Brisk on One Post Office Square was positive from the start, states Equity property manager Andrew Mauck. “They handled it well,” Mauck states. “Brisk was awarded the contract for several reasons besides price, while that was certainly important. We find them well prepared, and their presentation of work is excellent, as are their references.

“Our firm has a very good working relationship with Brisk and looks forward to its continuing.” 



REPAIRS COMPLETED AT ST. LOUIS CENTRE EAST GARAGE

Over the past two decades, a host of U.S. metroplexes have invested time and tax dollars to re-energize their inner districts. One of the most successful efforts can be seen along the shores of the mighty Mississippi, where St. Louis' legendary downtown district has been transformed. While many milestones have marked the return, few would argue that the new convention center, completed nearly eight years ago, and the two-year-old TWA Dome have been key.

The parking facility serving both of these popular downtown destinations is the St. Louis Centre East Garage. Western Waterproofing Company's St. Louis branch recently participated in a restoration of the facility, subcontracting with general contractor Interface Construction Corporation in the major, multi-phase project. Engineer for the project was EDM Consulting Engineers.

"Because of its location," begins region manager Jim Rehtin, "this parking garage is very much in demand." The contract, let by owner Land Clearance for Redevelopment



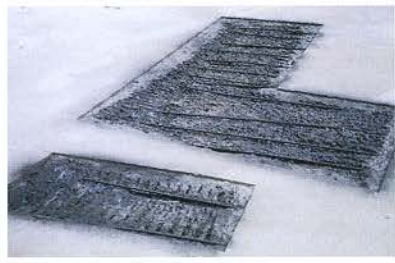
Western's contract called for St. Louis Centre East Garage to remain open throughout restoration.

contractual constraints.

"This garage was constructed in the mid-1980s using a post-tension beam and slab design," notes Rehtin. Deterioration was traced to several sources, including low concrete cover, exposure to deicing salts, freeze/thaw cycling, and less than optimal maintenance.



Authority of the City of St. Louis, called for the facility to remain open throughout the restoration process. Strategic planning proved critical, given the scope of work and



More than 400 of the garage's half-inch strand tendons required replacement or repair.

Hydrodemolition was used to remove the deteriorated concrete and corrosion from the reinforcing steel. All exposed strands required new

sheathing in excavated areas. Silica-fume mix repair concrete that included 6 percent air entrainment and corrosion inhibitor was also employed.

The total quantity of repairs required by the St. Louis Centre East project is impressive. "More than 400 of the garage's half-inch strand tendons had to be replaced or repaired," Rehtin states, "and 2,400 lineal feet of expansion joint was replaced." Other key stats: 70,000 square feet of partial-depth slab repair; 15,000 square feet of full-depth slab repair; 40,000 pounds of reinforcing bar replacement; 400,000 square feet of vehicular traffic deck coating; and 75,000 square feet of penetrating sealer.

The 21-month, \$4 million restoration was completed in Spring 1999.



NEW D.C. BUILDING MERITS NATIONAL AWARD

It's one thing to profess a commitment to excellence, and another to prove it through action. But when a third party, particularly one as prestigious as the Association of Builders and Contractors (ABC), grants a completed project its highest award, quality is confirmed.

Such was the case recently for Western Group member H. S. Peterson Co. of Maryland, Virginia, and Washington, D.C. The ABC selected the 10 G Street, NE building in Washington, D.C., for its "Excellence in Construction" award, an honor recognizing contractors dedicated to quality work "above and beyond" industry standards.

"We were very pleased to be part of the winning team for the construction of this building," states Michael Chory, H. S. Peterson branch manager. General contractor for the project was E. E. Reed Construction Company of Herdon, Virginia; The Weihe Design Group of Washington, D. C. served as architect. 10 G Street, NE is owned by the District-headquartered American Psychological Association and Trammell Crow.

The scope of work for H.S. Peterson focused on protecting the surfaces of the



A double-joint sealant system was employed to ensure the performance and longevity of Washington, D.C.'s, 10 G Street, NE.

ten-story building and its multi-level parking garage to ensure superior service and longevity. "We were responsible for installing the exterior

joint sealants and expansion joints, and applying a penetrating concrete sealer to the parking garage," explains Chory.

While the assignment sounds straightforward, it wasn't without its complexities, Chory notes. "The joint sealants in the brick and precast panel facade were intricate due to the double-joint sealant system. Fortunately, this is an area in which our branch has considerable experience.

"We worked very closely with The Weihe Design Group and achieved a water-tight system that satisfied all parties."

Clearly, the work, completed in August 1997, also satisfied the Association of Builders and Contractors.

Congratulations to all involved on a job very well done. 

The completed structure merited the Association of Builders and Contractors' "Excellence in Construction" award.