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America's Master Craftsmen in
Building Restoration and Preservation

Federal "Timeline" Building Restored in Atlanta

Martin Luther King, Jr. Federal Building in downtown Atlanta is a working symbol of our nation's 20th century storyline.

Designed by legendary Southern architect A. Ten Eyck Brown, the original purpose of the 1933 granite, marble and masonry building was as a central processing facility for the fast-growing U.S. Post Office. The craftsmen who built the "state-of-the-art" structure were employed through the Depression era's Work Projects Administration (WPA). Some 35 years later, it became the first federal building in the nation to be dedicated to the memory of slain civil rights hero Martin Luther King, Jr.

Western Waterproofing's Atlanta branch recently helped restore the historic structure for 21st century service. Current tenants include an array of federal agencies, including Homeland Security, Immigration and the ICE police force.

Western's scope of work involved removing existing façade stones at shelf-angle floor lines and other select areas, making certain each stone—some 6,000 across two phases—was tagged and cataloged for exact replacement. Substantial repairs were to be made to backup walls, angle flashing installed, and parapet walls torn down and rebuilt. All windows, inside and out, were to be stripped of lead-based paint and repainted. A total of 106 windows were to be built to match, replaced in their entirety and sealed for protection against the elements.

Like most major projects, this one came with a number of challenges. The existing roof system was to be removed and replaced with a ballast and paver perimeter system. Two elevations had elevated plaza decks that prohibited any weight being transported across. Limited storage at the project meant all materials had to be delivered to the branch and redelivered to the site. Moreover, all work was to be performed with the building fully occupied and stringent noise parameters in place.

With scaffolding and mast climbers in place, Western's crews of up to 40 craftsmen have tackled the complex and historic task. The three-year project will see completion by year-end 2008.

This 1933 landmark was the first in the nation dedicated to the memory of Martin Luther King, Jr. Western craftsmen removed some 6,000 façade stones from the federal building, cataloging each for exact replacement after structural repairs were complete.

Owner: *U.S. General Services Administration*
General Contractor: *The BECK Group*
Architect/Engineer: *Lord, Aeck and Sargent*

PROJECT TEAM
Division Manager: *Jeff Johnson*
Branch Manager: *Charles Marriaga*
Project Manager: *Chris Paradee*

Close collaboration among Thomas Properties Group, Engineering Diagnostics and Western yielded positive structural and aesthetic returns for Brookhollow II and III. A striking silver and glass theme transformed the 1970s complex into a 21st century beauty.

Brookhollow II & III

Houston, Texas

One of the busiest intersections in all northwest Houston is the point where Loop 610 and US 290 cross. This prime business district hosts many high-rise commercial structures, but none more visible than the shining triad called Brookhollow Central.

Part of Thomas Properties Group's impressive portfolio, the Brookhollow Central complex totals 806,006 square feet and features an adjoining parking garage with more than 2,700 stalls.

Each of the three buildings is distinctive. Brookhollow I, built in 1972, is an all-glass, 11-story rectangular building. Brookhollow II, constructed in 1979, is a 14-story, elliptical building with an aluminum curtain wall exterior. Brookhollow III, in service since 1981, is a 12-story structure that echoes its predecessor's exterior finish but features a dual-elliptical design.

Western Waterproofing Company of Houston was chosen by Thomas Properties Group in conjunction with Engineering Diagnostics, Inc. in 2007 to address several exterior façade issues at Brookhollow II and III. Several of the metal panels in the buildings' signature curtain walls were broken and sealants had deteriorated. Moreover, notes Houston branch manager Charlie West, a complete exterior restoration was vital for Brookhollow II & III to complement the new exterior of Brookhollow I.

"Thomas Properties Group had chosen a silver-and-glass theme to keep all three buildings architecturally in sync," West notes. Achieving the desired look involved the selection and use of a specialized, high-performance paint. But before painting could begin, the surface required extensive preparation.

Western crews overclad broken and cracked metal spandrel panels and installed custom-color preformed seals over the curtain wall butt joints. Panels and windows in the wall system were wet-sealed, snap covers replaced and aluminum covers installed at the accent band joints. Then came the paint—the choice of which had been decided in a Houston downpour with Thomas Properties' team members sheltered by Western umbrellas.

In retrospect, West finds the paint selection event symbolic of the close professional relationship the owner, engineer and Western have developed. "We genuinely enjoy working together," he states, "and it shows in the results."

Owner: *Thomas Properties Group*
Engineer: *Engineering Diagnostics, Inc.*

PROJECT TEAM
Branch Manager: *Charlie West*
Project Manager: *Brian Bruton*
Project Superintendent: *Ken Walters*

Western Branch Restores Site of Historic Lincoln-Douglas Debate

On an autumn day in 1858, Abraham Lincoln debated Stephen Douglas on the Knox College campus in Galesburg, Illinois. It was a duel of dialogue that historians say set Lincoln's course for the presidency.

Wanting as many people as possible to witness the verbal showdown, debate organizers built the speakers' platform high—so high the two gentlemen had to enter the adjacent building, crawl through a second-story window and descend by ladder. Lincoln commented at the time that he now had the right to say he "had been through college."

The building through which Douglas and Lincoln climbed was Old Main, the historic administrative building Western Construction Group's newest branch (*see sidebar*) had the honor of restoring.

Wind storms in August 2007 had severely damaged Old Main's roof. General contractor P.J. Hoerr rebuilt the entire roof frame and deck in keeping with National Historic Landmark guidelines. Peoria Roofing then dried in the reconstructed area, placing high-temp ice and water shield over the new wood deck. Despite winter weather conditions, Peoria's four-member crew maintained schedules, installing new 20-ounce copper standing-seam, flat lock and Bermuda roof. Half-round gutter and downspouts were then installed.

The project was completed in time for the 150th anniversary celebration of the history-changing debate and the building was so much a part of that moment.

Much of the 20-ounce copper roof installed at Old Main was prefabricated at Peoria Roofing and Restoration, one of the newer members of Western Construction Group. Complex sheet metal work is a well-honed strength of the Peoria team.

Owner: *Knox College*
Architect/Engineer: *Metzger Johnson*
General Contractor: *P.J. Hoerr*

PROJECT TEAM
Branch Manager: *Michael Boyle*
Project Manager: *Don Dingledine*
Project Superintendent: *Larry Karcher*

Western Welcomes Peoria Roofing and Restoration

When two respected companies with 173 years of combined experience decide to join forces, customers benefit. Such is the case in Central Illinois, where Western Construction Group recently acquired Peoria Roofing & Sheet Metal. The new branch emerging—Peoria Roofing and Restoration Company—is now headed by Michael Boyle, a Western manager with 22 years' experience. Don Dingledine and Larry Karcher continue to oversee sales and customer service.

In announcing the acquisition, Western Construction Group CEO Ben Bishop, Jr. remarked, "Western's Springfield branch has been serving Central Illinois since 1945. Peoria Roofing has maintained a presence in this same territory since 1929. Now, our customers in this area will gain the benefits of this combined experience. We're very pleased to expand our service in this way."

University Relationship Continues with Knight Library Restoration

With its tree-lined footpaths, amazing arboretum and distinctive architecture dating back to 1876, the campus of the University of Oregon in Eugene equals its world-class reputation for education and research. Western Construction Group's Portland branch has played a major role in restoring campus landmarks for future generations of students. One of the recent successes: Knight Library, circa 1932.

Constructed as a Depression-era WPA project, the structure was designed by Ellis F. Lawrence, the first Dean of the School of Architecture. Documents from that era describe the building as reflecting an Art Deco aesthetic with "modernized Lombardy and Greco-Roman" elements. The facility was renovated and rededicated as the Knight Library in the mid-1990s in tribute to the family of Phil Knight, U of O alumnus, benefactor and cofounder of Nike, Inc.

Western's scope of work centered on replacing corroded lintels and addressing bulging brick issues at the third floor corner of the building. "We had to remove the granite cap at the top of the corner to expose the interior corner wall," says Portland branch manager Brendon Beltz. "That's when we discovered that the brick ties were missing—they had totally disintegrated over time."

Original ties were replaced and reinforcements added prior to restoring the brick surface using matching brick from attic stock. To complete the project, about 30 percent of the building was repointed and 100 percent cleaned and sealed.

The Knight Library restoration is one of several campus projects in which Soderstrom Architects, PC and Western's Portland branch have collaborated. More recently, Western was involved in preparing Autzen Stadium for many sports seasons ahead, installing mechanical expansion joints, applying deck coating and replacing sealant.

At press time, craftsmen were restoring Susan B. Campbell Hall, a dormitory on the U of O campus constructed in 1912.

Replacing corroded lintels and correcting bulging brick problems were key to the exterior restoration of Knight Library, a campus landmark since 1932. Time and exposure to the elements caused complete disintegration of the original brick ties.

Owner: *University of Oregon*
Architect/Engineer: *Soderstrom Architects, PC*

PROJECT TEAM
Branch Manager: *Brendon Beltz*
Project Manager: *Dan Ficker*
Project Superintendent: *Rock Eggers*

Safety Strategy Key at Boston Government Center Project

Brisk called upon resources from throughout the Western Construction Group to assure timely completion of the Boston Government Center project. The parking garage remained fully operational throughout the course of the multi-year engagement.

Assuring a safe worksite for craftsmen and passers-by has been a Western Construction Group priority for decades. As a result, the company's experience modifiers are consistently much lower than the national average, directly enhancing customer value.

But there's nothing quite like having OSHA next door—literally—to test how strong a safety program really is. Such was the case when Western member Brisk Waterproofing began work on the Boston Government Center parking garage.

"This is one of the busiest garages in town," begins Brisk branch manager Shane Crowe. The Metro Boston Transit Authority (MBTA) operates bus and train stations here, and the main police station is adjacent to the garage. Several federal agencies—including OSHA—are housed in the building across the street.

And Congress Street is no ordinary thoroughfare. "You have three lanes on one side and two on the other, passing directly under the parking garage," Crowe notes.

The work-around strategy Brisk devised mobilized resources from throughout Western Construction Group. It enabled the garage to remain open for the entire course of the job, save the 100 spaces carved out for phased restoration. And it kept the MBTA's buses running right on time—despite the fact that crews had to work above the active bus station's glass awning.

The solution? Protecting the canopy with insulated blankets and plywood and using mast climbers for overhead protection to span the street. Crews then worked from above, using swing staging and man lifts.

Brisk's 25-member crew identified, removed and restored deteriorated concrete using hand placement and air-placed repair materials. The entire concrete surface was pressure washed prior to the application of a three-coat elastomeric coating system. The resulting aesthetic improvement in the garage façade was dramatic.

"The OSHA inspector arrived on site one day while our guys were having lunch," Crowe recaps. "Our foreman had just put the regular 'voice shot' safety message from our main office on speaker phone so all the men could hear.

"The inspector was impressed—said he'd never seen anything like it."

Owner: *RAK Group, New York*
Architect/Engineer: *Walker Parking Consultants*

PROJECT TEAM
Branch/Project Manager: *Shane Crowe*
Project Superintendent: *Dave McNeil*

Terrell State Hospital Restoration Bears NTW Signature

Keeping Terrell State Hospital open for much-needed patient care was a priority for this Texas project. In just three short months, Western crews installed new lintels, replaced steel support angles, repaired damaged stone and mortar, and resolved window sealant issues.

With a service area spanning 19 east Texas counties, Terrell State Hospital is a vital site for psychiatric inpatient services for three million Lone Star residents. Keeping the 316-bed facility fully operational is paramount. So when Western Construction Group member North Texas Waterproofing & Restoration (NTW) was tasked with restoration of the hospital's exterior, the time frame was a short 90 days.

Terrell Hospital's administration building, the focal point of the project, was constructed in 1918. And like most 90-year-old structures, notes project manager Gary Wiesen, exterior surfaces showed each and every decade.

"There was a lot involved," Wiesen recaps. "Our scope of work included installing new lintels, replacing four large steel support angles and repairing damaged stone. We also replaced all joint sealants at the window frames and in the masonry, and removed and replaced mortar in the stone and brick."

The latter task posed a particular challenge given the tight schedule.

"Our original plan was to use a patching compound matched by the manufacturer specifically for the Terrell job," Wiesen continues. "When we were told the matching process might take up to 14 weeks—longer than we had to complete the entire project—we decided to do it ourselves."

Drawing upon Western Construction Group experience, the team developed a compound closely matching the original mortar and completely satisfying the client and architect.

With construction and restoration facets complete, NTW's four-man crew then cleaned and recoated the patios with deck coating, and cleaned and sealed all stone and brick surfaces.

The 90-day deadline was met.

Owner: *State of Texas*
General Contractor: *Castro Roofing*
Architect: *Arnold and Associates*

PROJECT TEAM
Branch Manager: *Mark Ostrander*
Project Manager: *Gary Wiesen*
Project Superintendent: *Miguel Najera*
Project Foreman: *José Aguilar*

Faith, fine art and craftsmanship merge to create

PORZIUNCOLA NUOVA

In the early 13th century, the beloved St. Francis rebuilt a tiny chapel in Santa Maria degli Angeli, Assisi, and dedicated it to the Holy Mother. It is there that he began his journey of peace and service. He named the small chapel *Porziuncola*—"little portion" of land.

Eight centuries later, a 78% scale replica of the saint's personal place of worship has been built in San Francisco's North Beach. The Porziuncola Project at the National Shrine of St. Francis marks the culmination of a remarkable international endeavor. It also celebrates what is possible when new-age construction technologies meet true Old World craftsmanship.

Angela Alioto, Esq., has been the guiding force in the shrine's creation from the start. She, friends and supporters, and project executive John Kugler traveled to Italy in June 2006 to determine the size of the original Porziuncola. The small contingent first measured the original's dimensions with dental floss. Soon after, Alioto met with the Provincial of the Basilica and garnered permission for more exact measurements. In December 2006, the Porziuncola was measured and photographed, foot by foot, thereby insuring the precise calibrations critical to the replica.

With photos in hand and prayers in motion, project leaders broke ground in May 2007.

General contractor Nibbi Brothers, Inc. chose Western Construction Group's San Francisco branch for Porziuncola's masonry and stonework. The two firms had worked successfully in restoring The Cliff House several years prior. Moreover, Mike Nibbi knew of Western's multi-generational expertise—sons having learned the secrets of stone selection, cutting and placement from their fathers, uncles and grandfathers. Such trade wisdom would be needed, for some of the tools required were hundreds of years old.

Nibbi Brothers' Alfonso Rocciola came out of retirement for the project, traveling with Alioto and Western's Monty Montgomery to Italy to examine the Porziuncola's stonework.

Every stone in the tiny chapel was selected to match the color and look of the original. They were then cut and placed by hand to assure an authentic result. It was a task of love calling on tools centuries old and a craftsmanship handed down from generation to generation.

A four-person Western team then crafted the masonry, carving and staining the concrete to match the original. Stones were cut and placed to duplicate the photo guide. The results were not only authentic, but earthquake compliant as required by Bay Area standards.

The "Porziuncola Nuova" as named by Papal Edict on August 2, 2008, opened to the public on September 27, 2008. The total cost of the project is placed at $2.9 million. The Porziuncola has been paid for by major donors and the Archdiocese of San Francisco.

Owner: *Archdiocese of San Francisco*
General Contractor: *Nibbi Brothers, Inc., San Francisco*
Project Manager: *Hunter Brown*
Project Superintendent: *Alfonso Rocciola*
Project Engineer: *Murphy Burr Curry, Inc. Structural Engineers*
Architect: *Taylor Lombardo Architects, LLP, San Francisco*

PROJECT TEAM
Branch Manager: *Barry Petersen*
Project Manager: *Cecily Olson*
Crafts Manager: *Monty Montgomery*

Allen Fieldhouse

National sportswriters have called the University of Kansas' Allen Fieldhouse in Lawrence "the best place in America to watch college basketball."

The three-story facility's name pays tribute to the late Dr. F. C. "Phog" Allen, the Jayhawks' head coach for 39 years, and its capacity seating of 16,300 makes it the second largest basketball arena in the Big 12 Conference. Since its construction in 1955, the fieldhouse often has been the setting for NCAA basketball championships, hosting some 37 men's NCAA Tournament games alone.

Western Construction Group's Kansas City branch was one of a select group of contractors called when Allen's exterior required restoration. With the bid secured, Western Waterproofing's four-man crew began a 90-day program to return the collegiate sports landmark to its original appearance.

The scope of work included cleaning and sealing exterior stone, repairing broken stone and repointing. Customer expectations were high and surrounding buildings made for a tight work environment.

John Burger, project manager for the restoration, recaps: "We had to rig from a standing-seam steel roof, which was something of a challenge. Also, the stone was very dirty, so the materials we used had to take that into account." The visible before-and-after difference was so striking that product manufacturers made it a case study in surface cleaning success.

Having provided restoration services for numerous University of Kansas projects, Kansas City branch manager Matthew Wagner knew well the caliber of work the client anticipated. "The aesthetics of the finished job were extremely important," he summarizes. "KU's design team was quite pleased with the results."

Owner: *University of Kansas*
Consultant: *KU Construction Department, Lawrence, KS*
Architect: *Mark Rieske*
University of Kansas Design and Development

PROJECT TEAM
Branch Manager: *Matthew Wagner*
Project Manager: *John Burger*
Project Superintendent: *Russell Stevens*
Project Foreman: *Don O'Hare*

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America's Master Craftsmen in Building Restoration and Preservation

National Headquarters, 1637 N. Warson Rd., St. Louis, MO 63132
Phone (314) 427-6733 or (800) 325-2801
www.westerngroup.com • E-mail: marketing@westerngroup.com

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