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WEATHERVANE

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Building Restoration and Preservation

Fighting Illini's Memorial Stadium Restoration Scores Points for Western

College sports trivia buffs have great material when the topic of Memorial Stadium at the University of Illinois comes into play.

What's buried beneath the legendary turf?

A bulldozer that sank in the mud during the field's construction.

Which player accounted for six touchdowns on Stadium Dedication Day in 1924?

Harold "Red" Grange, "The Galloping Ghost." (Rumor has it his ashes were spread in the end zone following his death in 1991.)

Given the legacy and lore of the Fighting Illini, what's a team like Western Waterproofing's Springfield branch to do when contracted to restore the stadium?

Bring their best game, of course.

"Western began the project in March 2010 with a firm completion date of July 14," begins branch manager Jim Rechtin, Jr. "Our contract focused on the south and west elevations of the bleacher areas. The scope of work included repair of the deteriorated vertical and horizontal concrete, both partial and full depth, as well as expansion joint replacements. When that phase was completed, we were to apply a heavy-duty deck coating system."

As the project progressed, it became clear that concrete deterioration in the targeted areas was significantly greater than anticipated. The more extensive repairs were authorized … but despite nearly double the work, Western's deadline remained the same. By increasing their crew size, however, the schedule was met.

"We also stayed within budget and had an excellent safety record," Rechtin confirms. "Everyone's pleased. The stadium really looks like new."

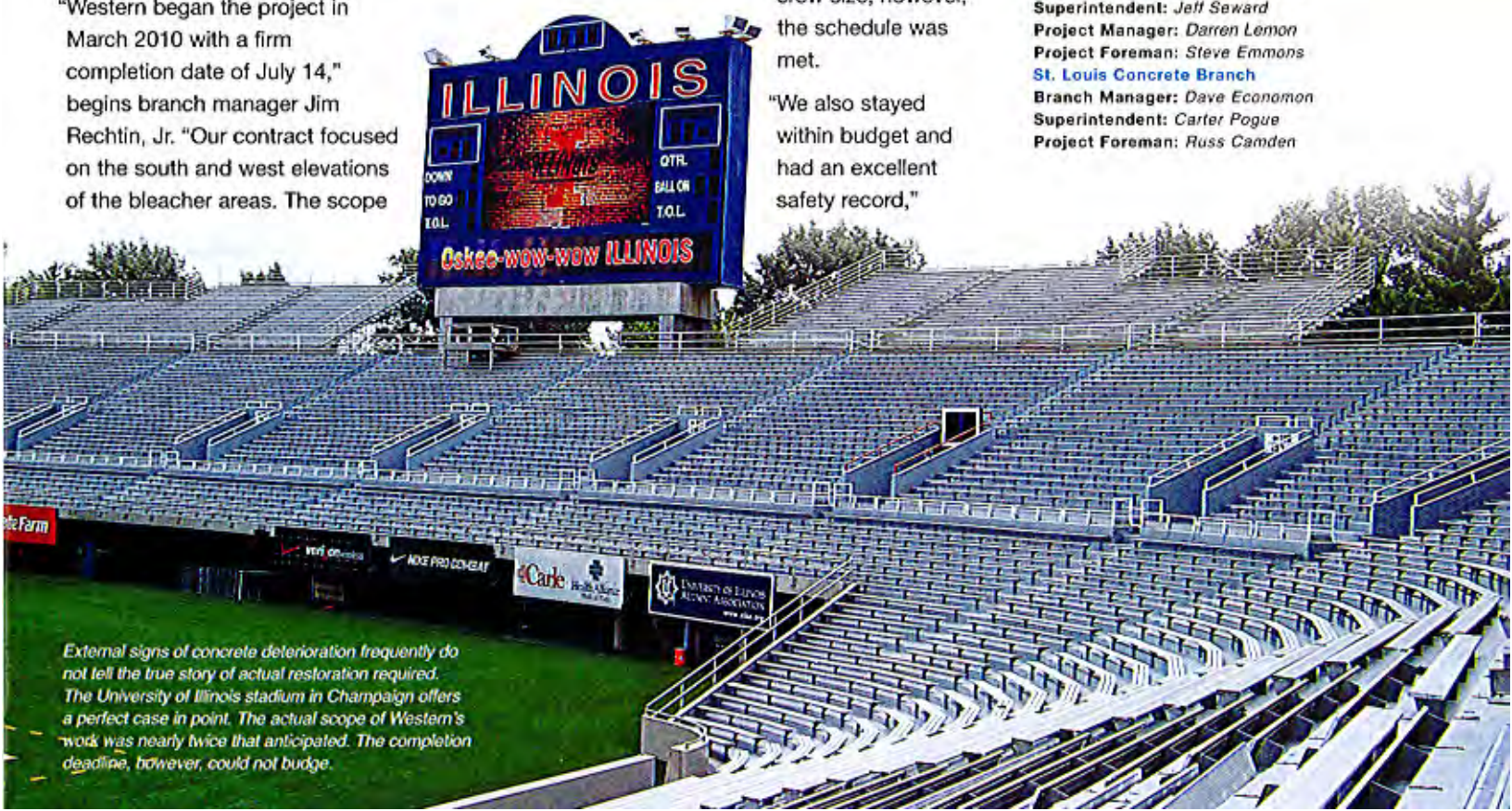
Whether it's making an 86-year old stadium "look like new" or bringing their waterproofing expertise to new construction projects, the Springfield team is a winning force.

Owner: *University of Illinois Urbana-Champaign*
General Contractor: *Grunloh Construction*
Architect: *Gorski Reifsteck Architects*

PROJECT TEAM

Springfield Branch
Branch Manager: *Jim Rechtin, Jr.*
Superintendent: *Jeff Seward*
Project Manager: *Darren Lemon*
Project Foreman: *Steve Emmons*

St. Louis Concrete Branch
Branch Manager: *Dave Economon*
Superintendent: *Carter Pogue*
Project Foreman: *Russ Camden*



External signs of concrete deterioration frequently do not tell the true story of actual restoration required. The University of Illinois stadium in Champaign offers a perfect case in point. The actual scope of Western's work was nearly twice that anticipated. The completion deadline, however, could not budge.

Located in the city's historic Southside, the Birmingham VA Medical Center is a 313-bed acute tertiary care facility providing advanced medical and surgical care to veterans of Alabama and surrounding states.

Nationally Honored Veterans' Hospital Bears Western's Signature

When U.S. Secretary of Veteran Affairs Eric Shinseki made a site visit to the Birmingham VA Medical Center last summer, he described the regional health care resource as "...soaring with high marks."

He ended his comments with a reminder of responsibility we, as a nation, have to provide veterans high-quality care by citing the soldier's charge. The core principle: *mission first.*

Such service and strength is reflected in the medical center's mission of making the campus a positive and healing environment. A recent expansion project on the east elevation created space essential to today's advanced technologies and specialty care. With the project's completion came a call for restoration of the original buildings' façades.

It was a call the Western Waterproofing's Birmingham, AL, branch was pleased to answer.

Age and exposure to the elements had caused significant deterioration to the stone, masonry and brick structure. Western's scope of work included water blasting the exterior, restoring damaged masonry, patching and replacing compromised stones and bricks, tuckpointing, and removal and replacement of sealants using low-VOC products. Miscellaneous concrete repairs were to be completed at the same time.

Safety was a primary issue, given both the multi-level worksite (resolved by specialized rigging) and the fact that the hospital had to remain fully functional throughout the restoration. Western crews also worked closely with the general contractor, hospital engineers and staff, utilizing off-hours as necessary to minimize noise and still stay on course.

Western's tour of duty was completed, on-time, with all objectives achieved.

Surfaces surrounding the windows at the VA Medical Center received special attention. Damaged stones and brick were replaced, areas tuck-pointed, as needed, and new low-VOC sealants were installed to restore the facility's exterior integrity.

Owner: *Department of Veteran Affairs*
Engineer: *VA Engineering Maintenance Department*
General Contractor: *BSI Contracting*

PROJECT TEAM
Branch Manager: *Tom Sheehan*
Project Manager: *Joe Sheehan*
Superintendent: *John Sheehan*

St. Louis' Hyatt Regency a Western Point of Pride

The transformation that turned The Gateway City's Adams Mark Hotel into Hyatt Regency St. Louis carried a tab of some $63 million. The results? Breathtaking—not unlike the great St. Louis Arch rising 630 feet skyward and located directly across from the hotel's grand entrance.

An important component of the inside-and-out makeover was restoration of the 400-slot parking structure located beneath the hotel. Chosen to perform the structural improvements and repairs was the Concrete Restoration Branch of Western Waterproofing. The fact that the selection was made by The John Hardy Group, a national leader in hospitality property restorations, made the project all the more significant.

"This is a three-level parking deck with one level on grade and two supported levels with pan-joist concrete framing," explains branch manager Dave Economon. "Like many facilities of its age, the decks were clearly showing signs of deterioration due to the elements and deicing salts."

The scope of work for repairs encompassed more than 35,000 square feet of both partial and full-depth slab concrete and approximately 700 square feet of overhead concrete joist, beam and ceiling area. The final step would be the application of a clear, penetrating water repellant to all three levels.

Coordination proved critical across the three-month project as the contract called for approximately half of the parking structure to be kept operational at all times. Well-planned dual-shift schedules, ample barricading and strategic signage proved the key, Economon states. The deteriorated concrete was removed with ultra-high pressure water and replaced with ready-mix concrete. Air-placed concrete was used to complete overhead concrete repairs.

"This is a prestigious property in a prime St. Louis location," Economon summarizes. "Our team is most pleased to have had a part in its restoration success."

Owner: *W2007 MVP Saint Louis, LLC*
Engineer: *KPFF Consulting Engineers*
General Contractor: *The John Hardy Group*

PROJECT TEAM
Branch Manager: *Dave Economon*
Superintendent: *Carter Pogue*
Project Manager: *Scott Haas*
Project Foreman: *Rick Bley*

Keeping half of a 400-space parking structure operational at all times during a major restoration requires strategic planning and clear communication.

PARTIAL LISTING OF RECENT PROJECTS COMPLETED OR IN PROGRESS

Project Name and Location Branch Involved	*Description*
215 E. 68th Street New York, New York Brisk Waterproofing – Ridgefield Branch	Façade Replacement and Waterproofing
Park Pacific Building St. Louis, Mo. Western Waterproofing – St. Louis Masonry Branch	Terra Cotta Restoration
University of Seattle Seattle, Wash. Western Waterproofing – Seattle Branch	Waterproofing
Aramark Building Philadelphia, Pa. Harry S. Peterson – Philadelphia Branch Brisk Waterproofing – Ridgefield Branch	Sealant Replacement
National City Plaza Indianapolis, Ind. Western Waterproofing – Indianapolis Branch	Plaza Waterproofing
Atlanta Airport Atlanta, Ga. Western Waterproofing – Atlanta Branch	Expansion Joint Installation
Bally Century City Chicago, Ill. Western Waterproofing – Chicago Branch	Sealant Replacement
1717 Rhode Island Washington, D.C. Brisk Waterproofing – Washington DC Branch	Masonry Restoration
McAllen Medical Center McAllen, Texas Western Waterproofing – San Antonio Branch	Coating Application
Interchange Plaza Tulsa, Okla. Western Waterproofing – Tulsa Branch	EIFS Repair, Coating and Caulking
900 Richards Street Honolulu, Hawaii Western Waterproofing – Honolulu Branch	Terra Cotta Restoration
Litchfield Inn Pawleys Island, S.C. Western Waterproofing – Charlotte Branch	Concrete Restoration
Boys Town Building Omaha, Neb. Western Waterproofing – Omaha Branch	Waterproofing
Pictoria Parking Deck Cincinnati, Ohio Western Restoration and Waterproofing – Cincinnati Branch	Concrete Restoration

Sea, Sand, Sun and Surfaces

Restoring the Façades of La Jolla Bank of America

Surrounded on three sides by breathtaking beaches and beautiful bluffs, La Jolla is a jewel on the Southern California coast. But the same ocean environment that blesses the area with its sea breezes exacts a price when it comes to building exteriors—particularly their West-facing walls. Over time, that salt and moisture can result in severe deterioration of concrete, masonry and stone.

Such was the case for the Bank of America in La Jolla. When deterioration was detected on four separate elevations of the red Carmen granite building, the Southern California branch of Western Waterproofong was contracted to assess and correct the problem. Department manager Kris Houger and superintendent Steve Fuhrman worked with building owners to determine the scope of the problem so the owner's project consultant could develop repair specifications.

Western's contract called for the company to restore more than 4,000 square feet of building façade in two phases. This included removing existing granite, mortar, building paper and lath. Full demolition was completed down to the metal studs. The two 90-foot wall sections were then rebuilt in two separate phases. Wall expansion joints, counter flashing vents and bottom ledges were installed.

For added safety, the work area was closed off, and debris was transported to an enclosed chute to reduce dust. New stone was selected to match, with the custom order arriving from Finland in time to meet project deadlines. Budget parameters were met, as well.

"The Bank of America project is one of three in La Jolla that we've restored recently," department manager Houger recaps. "It's a problem for building owners all along the coast, and an area where we definitely can contribute some expertise."

Public safety and project efficiency were equal factors in Western's decision to rebuild the two 90-foot wall sections of the La Jolla Bank of America façade in separate phases. Once the red Carmen granite areas were restored, bottom ledges, counter flashing vents and expansion joints were installed.

Owner: *The Irvine Co.*
Consultant: *Independent Roofing Consultants*

PROJECT TEAM
Department Manager: *Kristopher Houger*
Superintendent: *Steve Fuhrman*
Project Foremen: *Jose Arvizu (Phase 1)*
Lou Kornick (Phase 2)

HSP Helps Assure Bucknell University Restoration "Pilot" Success

When Forbes Magazine and The Center for College Affordability and Productivity announced their 2009 America's Best Colleges list, they made special note of the criteria. These institutions of higher learning were chosen from more than 4,000 schools based upon "the quality of the education they provide, the experience of the students and how much they achieve."

Central Pennsylvania's Bucknell University was in the top 50.

It's easy to see how the ambiance and aesthetics of the Bucknell campus contribute to that student experience. The university has a rich architectural legacy, with the first buildings constructed in 1846. It also has a core group of Bucknell alumni eager to raise funds to assure the campus' structural integrity well into the future.

Western Construction Group's Harry S. Peterson (HSP) branch in Norristown, Penn., was recently chosen for a demonstration pilot designed to assure that needed restoration could be achieved with superior results. The targeted area included the entrance and academic quadrangle—specifically raising the elevation of four piers at Coleman Hall, and four column piers at Marts Hall.

HSP's first task was to determine if the existing limestone piers were solid. After dismantling the first, crews confirmed that the limestone was in one solid piece. It would have to be cut and trimmed, with new pieces fabricated and installed. Materials were ordered and the process begun.

Bucknell alumni spearheading campus facility funding efforts needed advance assurance that restoration efforts would produce the desired results. Peterson's expertise in historic preservation—including some innovative problem solving—proved the process was not only possible but aesthetically superb.

Working on one building at a time, the crews removed six courses of brick from each of the eight piers, shoring as necessary to support the remaining brick. Limestone was cut back so that a new facia piece could be installed. Prior to the installation, however, the entire area was mechanically cleaned, primed and waterproofed.

Time was short as the fall semester was fast approaching, so salvage granite was installed into a setting bed. Once cured, anchors were installed and new limestone pieces cut and pieced together to complete the corners. Existing brick was replaced, joints finished and the work area cleaned.

"We proved to the owner it could be done," branch manager Thomas Donnelly recaps. Plans are now underway for restoration of the entire quadrangle.

Owner: *Bucknell University*
Architect: *Towers/Golde*

PROJECT TEAM
Branch Manager: *Thomas Donnelly*
Superintendent: *Neil Morgan, Jr.*

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RECENT AWARDS

ENR Magazine - The Top 600 Specialty Contractors — Western Construction Group ranked ***Number One*** for masonry and 20th for concrete based on revenue for 2009.

Concrete Construction Magazine Top Concrete Contractors — Western Construction Group ranked 27th overall by sales volume, 2010.

APPA — Western Construction Group was awarded the 2010 Strategic Business Partner Award, July 2010.

Living Landmarks:

Little Rock Branch Restores Historic Courthouse

A block long and five stories high, the Richard S. Arnold Federal Courthouse at West Capitol Avenue and Arch Street stands as a stellar example of Italian Renaissance Revival architecture. That classic exterior—coupled with nearly eight decades of service for postal operations, government offices and higher education—has earned it a place in the National Historic Register.

The original structure, composed of grey Missouri limestone and grey Minnesota granite, was built in 1932 as part of the economic stimulus efforts of the Great Depression. Architecturally compatible expansions in 1942 and 1987 enhanced the facility's function. A need for more space and greater security led to the addition of the Annex in 2006, and restoration of interior spaces has been ongoing since 2008.

The original courthouse was built in the early 1930s during the Great Depression as part of a federal jobs program. Exterior restoration and cleaning now matches the newer facility additions.

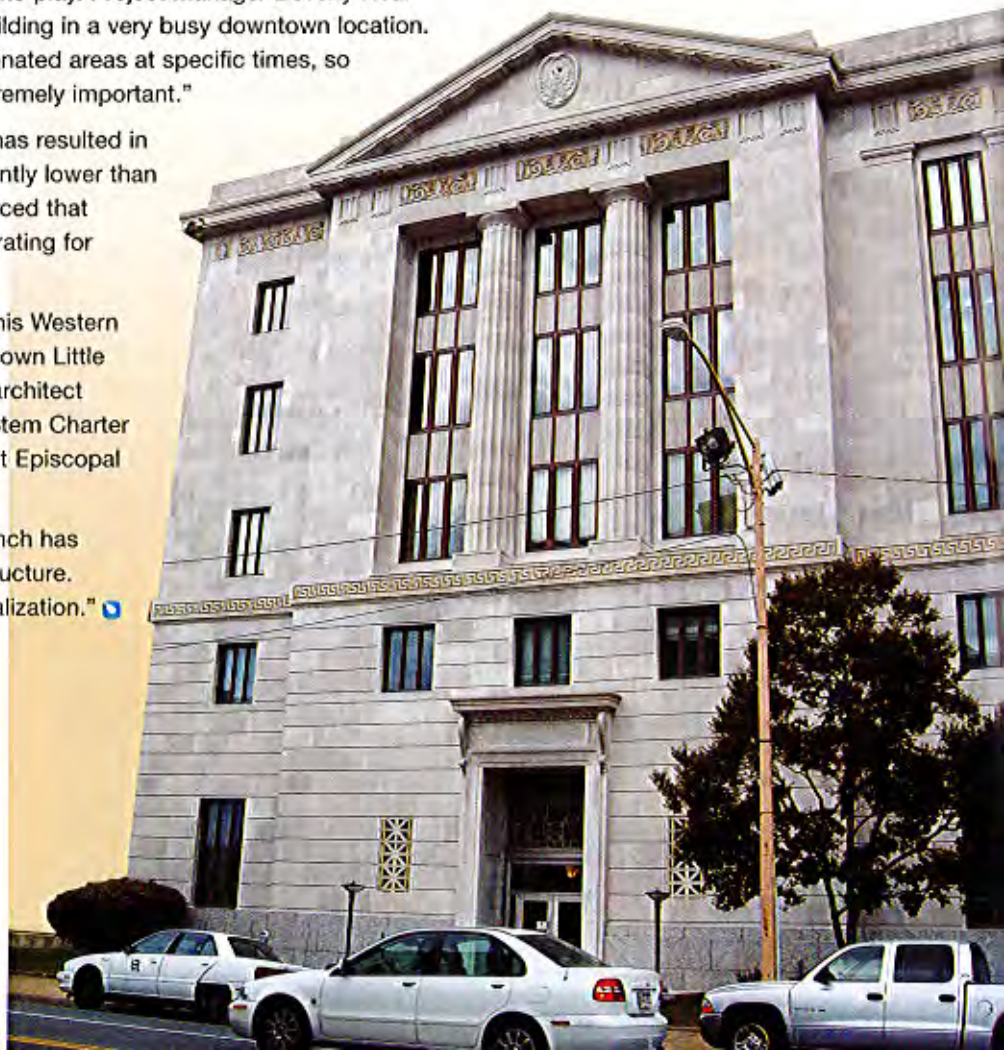
As part of the latest property enhancement project, the Little Rock branch of Western Waterproofing was chosen to refresh the exterior surfaces of the original building. The scope of work called for cleaning all exterior limestone and granite, with deteriorated areas tuckpointed and patched. Terra cotta trim was to be patched and glazed.

While the owner's desire for a high-quality outcome drove the project, safety and security considerations certainly came into play. Project manager Beverly Neal states, "The courthouse is a secured building in a very busy downtown location. We were only permitted to work in designated areas at specific times, so scheduling and coordination proved extremely important."

Historically, Western's safety emphasis has resulted in insurance experience-modifiers significantly lower than the national average. This project reinforced that standing, with a highest possible "500" rating for one in-progress inspection.

The courthouse project is one of three this Western branch has completed recently in downtown Little Rock. "We've also worked closely with architect John Greer of WER Architects on the eStem Charter High School and the restoration of Christ Episcopal Church," Neal notes.

"And another downtown project the branch has completed was the LaQuinta parking structure. It's great to be part of Little Rock's revitalization."



Owner: *General Services Administration*
General Contractor: *Brasfield & Gorrie, LLC*
Architect: *WER Architects*

PROJECT TEAM
Branch Manager: *Robert Young*
Superintendent: *James Smith*
Project Manager: *Beverly Neal*
Project Foreman: *Paul Hansen*

Denver Hospital Helipad Back in Life-Saving Service

The minutes saved by transporting a critically ill or injured patient by air ambulance can make all the difference in the medical outcome.

Exempla/St. Joseph Hospital, in mid-town Denver, sees its fair share of those severe cases. A landing zone atop "St. Joe's" 13-story signature tower stands ready for their arrival.

When wind, weather, landing stresses and the "telegraphing effect" of an abandoned heat-melt system caused the surface concrete to spall and deteriorate, the Denver branch office of Western Waterproofing was part of the team chosen to restore the helipad's health.

And this rescue would take some intensive care.

Branch manager John Meyer and project manager Chris English worked closely with the contractor, engineer and Mark Grundmann of BASF Building Systems on a customized solution. The existing concrete slab was demolished and replaced, using a concrete mix engineered with lava-rock aggregate for minimal weight but superior strength. Considering that a fully loaded Flight For Life Colorado helicopter tips the scales at more than 5,000 pounds, the latter was no small consideration.

The next step in the process was to install a specialized vapor barrier to trim the time required for the concrete to cure. "Finding ways to eliminate downtime was a real priority for the hospital," English confirms. "Not being able to transport patients in and out by air was not only affecting their service delivery, but their revenues."

Barrier placement was followed by application of a deck primer seeded to excess. A waterproofing base-coat layer of methyl methacrylate (MMA) resin was then applied, but only after it was tinted to create the required red/black/white color palette for the helipad logo. The entire deck then received an application of high durometer wear coat.

Materials chosen for the restoration met all Federal Aviation Administration mandates governing helipad usage and safety. Protective coatings for landing areas must offer a higher level of chemical resistance given the likelihood of jet fuel contact.

Other factors added to the complexity of the project, as well. Wind. Weather. Debris removal from a 13-story site. But the project was completed on time.

And, once again, St. Joe has liftoff.

While nature had taken its toll, the telegraphing effect of a long-defunct heat-melt system had exacerbated the spalling and deterioration of the helipad surface. The damaged concrete was removed and replaced with a specially engineered, light-weight concrete mix.

Owner: *Exempla Health Care/St. Joseph Hospital*
General Contractor: *Saunders Construction*
Engineer: *Martin/Martin Consulting Engineers*

PROJECT TEAM

Branch Manager: *John Meyer*
Project Manager: *Chris English*
Superintendent: *Steve Reynolds*

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Multi-Phase Tug Drive Installation Completed at MSP International

Given the metroplex's blustering winds and sub-zero temps, the people of Minneapolis-St. Paul are up close and personal with fleece outerwear. But learning that fleece-surfaced tug-drive baggage areas are in style at MSP International Airport would likely elicit a "say what?" response from most natives.

Alan Nelson, manager of Western Waterproofing's Minneapolis branch, explains: "In this case, heavyweight polyester fleece fibers provide reinforcement for a low-VOC resin. It's a combination that yields a full bonding to the substrate, even where the surface area being addressed changes or curves. Because it's a self-flashing, self-adhering solution, we're able to avoid problems common with other systems and assure extreme durability."

Given the complexity of the process, however, only approved, licensed applicators are allowed to install the heavy-duty waterproofing membrane system. Western's most recent tug-drive area installation at MSP International was the second in as many years.

The scope of the work called for approximately 22,000 square feet of membrane to be placed in five phases, each of one to two weeks in duration. Such a demanding schedule required two Western crews to work day and evening shifts—a challenge given the number of steps involved in the process.

"We worked closely with the manufacturer, the waterproofing consultant and the construction manager to make it happen," Nelson recaps. "It did require considerable communication and coordination, but the work was completed safely and on time with minimal disruption for the airlines."

Owner: *Metropolitan Airports Commission*
Consultant: *AMBE, Ltd.*

PROJECT TEAM
Branch Manager: *Alan Nelson*
Superintendent: *Mike Tripp*