

WEATHER VANE

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WESTERN CONSTRUCTION GROUP

America's Master Craftsmen in
Building Restoration and Preservation

Austin's Historic Littlefield Restoration Merits Western Expertise

At 6th and Congress, one of downtown Austin's busiest intersections, stands the nine-story Beaux Arts style building known as the Littlefield.

The brick structure with terra cotta trim was constructed in 1910 by the flamboyant financier Major George Littlefield and, for a brief period, held the record of being the tallest building between the Mississippi and the Pacific.

During its early years, it was the site of high-society gatherings on its garden roof top and high-level business transactions in the offices below. Today, it is a premier commercial location owned by HVP Austin Littlefield, LP, and managed by real estate leader CB Richard Ellis, Inc.

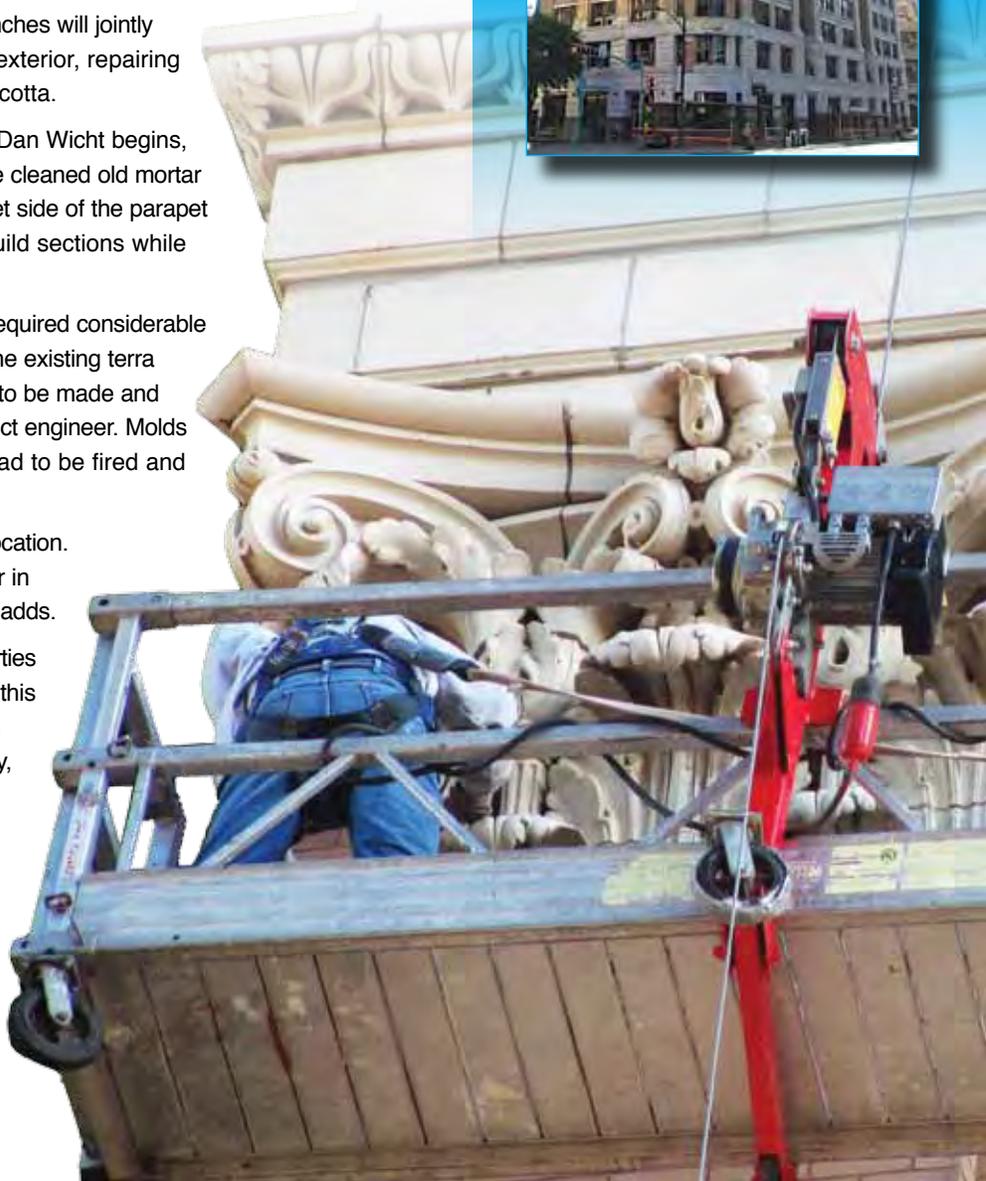
In spring 2012, Western's Dallas and San Antonio branches will jointly complete an extensive restoration of the Littlefield's exterior, repairing time-damaged brick surfaces and parapet wall terra cotta.

"In order to access the terra cotta," Western manager Dan Wicht begins, "we had to tear down and rebuild the brick columns. We cleaned old mortar from some of the existing brick and used it on the street side of the parapet wall, then used the good pieces of terra cotta to rebuild sections while waiting for replacement pieces to be manufactured."

The replacement process for the decorative masonry required considerable time and talent, Wicht continues. "We had to remove the existing terra cotta and ship it off for fabrication. Shop drawings had to be made and approved by Walker Restoration Consultants, the project engineer. Molds of different pieces had to be constructed, products had to be fired and glazed—then they could be shipped to the jobsite."

Also adding to project challenges was the Littlefield's location. "Our ability to perform this work in a safe, timely manner in such a high-traffic setting was vital to the client," Wicht adds.

Net results, however, are a pleasure to behold for all parties involved in the restoration. "Working on a building with this level of historical value leaves a mark for Western in many ways," Wicht summarizes. "To be able to drive by, decades from now, and see the building still there and beautiful will mean a lot." 



Owner: HVP Austin Littlefield, LP
Property Management: CB Richard Ellis, Inc.
Engineering Consultants: Walker Restoration Consultants

PROJECT TEAM

Branch Manager: Dan Wicht
Project Superintendent: Ben Kelley
Project Manager: Bob Scheelar



Owner: Orlando Health
Consultant: Tremco Roofing and Building Maintenance

PROJECT TEAM

Branch Manager: Chester Scott
Project Superintendent: Dan Mitchell
Project Foreman: Tommy Ranew

In Central Florida, the Orlando Health name is synonymous with high quality healthcare services. Helping this major provider protect and preserve the exterior facades of its many facilities is the team of Western Waterproofing and Tremco Roofing and Building Maintenance.



Western/Tremco Team Key to Orlando Health Restoration

Among the team’s most recent shared successes is the restoration of 32 West Gore, a high-traffic medical office building in downtown Orlando.

“The building had experienced serious water infiltration,” confirms Western branch manager Chester Scott. “Our scope of work included removing the failed stucco, replacing sealants and applying Tremco waterproofing to the full exterior of the building. Destructive testing was not conducted prior to our beginning work, however, and our crews realized early in the process that deterioration was more severe than had been anticipated. The budgeted quantity—1,500 square feet—was on target, but there were areas with damage and corroded lath four inches deep, and our specified patch repair was just half that.”

Trust earned by Tremco and Western on past Orlando Health projects facilitated communication

regarding the enlarged scope. Scott continues, “We were able to replace the entire lath in the repair areas and 100 percent of the stucco. Sealant replacement and Tremco waterproofing then proceeded according to the original plan.”

The need to perform all work from a swing stage while providing safe access for patients, employees and visitors added to the challenge. But those issues—along with time constraints—were well addressed.

Tremco project coordinator Robert Munshower recaps, “Western’s on-site foreman, Tommy Ranew, facilitated the work in such a manner as to avoid any disruption to the healthcare environment. The work was also performed so as to avoid any conflicts with both the medical staff and patients. Orlando Health’s personnel were very satisfied with the results of the project.”



The scope of the 32 West Gore project increased significantly when Western discovered lath deterioration four inches deep—twice that originally anticipated. Swing-stage work requirements and ongoing tenant/guest access made safety a primary consideration. Both the finished project and Western process earned Orlando Health praise.

Western Helps Webster University Grow “Green” Leadership Program



The home campus of global educator Webster University is in picturesque Webster Groves in suburban St. Louis. Encompassed in the university’s worldview and course offerings is a strong sense of environmental awareness. Which made this past April’s Sustainability Conference held in the new East Academic Hall a milestone occasion.

This LEED Silver Candidate structure is three stories and 92,000 square feet of learning opportunities. And on its roof is still another: *the lushly vegetated system installed by Western’s St. Louis branch.*

The overall roof design called for two green sectors and a third traditional surface. Each of the green areas received a base layer of fully adhered TPO membrane, to which some 1,600 vegetation trays—each 24-by-24 inches—were secured. The remaining roof system included fully-adhered TPO membrane adhered to tapered insulation.

Dealing with live material added to the complexity, confirms project manager Thom Belgeri. “The vegetation trays had to be ordered months in advance, and we had to coordinate our work with that of multiple trades. It was definitely challenging.”

To meet the University’s tight deadlines and aesthetic expectations, Western representatives took part in regular owner’s meetings with the general contractor and architects.

“Our client was most pleased with the results,” Belgeri notes. “And we’re very excited to have contributed to such a high-profile example of sustainability.”



Owner: Webster University
General Contractor: Paric Corporation
Architect: Mackey Mitchell Associates, Inc.

PROJECT TEAM

Branch Manager: Bob Gender
Project Superintendent: Pat Carney
Department/Project Manager: Thom Belgeri
Project Foreman: Bret Ruhmann,
Truman Braswell

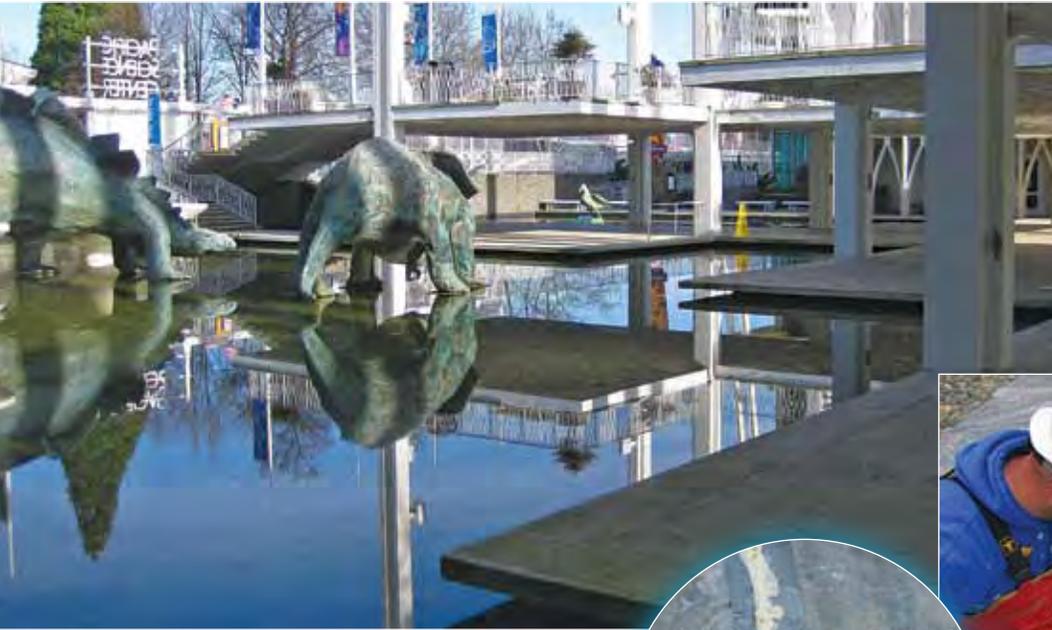
A total of 1,600 vegetation trays, each two-foot square, were secured to the two green sectors to create the lushly landscaped roof. Fully adhered TPO membrane was applied to the entire roof, with tapered insulation affixed to the non-green sector.

Western Creates Permanent Solution for Seattle’s Science Center Pools

When Seattle hosted the World’s Fair in 1962, it gave the world the iconic Space Needle that soars 520 feet and offers a 360-degree view of the city. Near the base of the needle, a science museum and 65,000 square feet of reflecting ponds were constructed. The needle and museum were to remain open for the long-term;

the water feature was to be replaced by a parking lot. To contain costs, waterproofing for the 20 x 20-foot pours with cedar expansion joints was minimal.

With Western’s innovative solution, water loss at the iconic ponds dropped from 55,000 gallons per day to virtually zero.



Fifty years later, the ponds are not only still there, but a main attraction of the Pacific Science Center. The initial waterproofing decision, however, was causing them to lose 55,000 gallons of water per day. That created a major expense as well as an environmental issue—one several contractors tried their best to stop the flow without success.

When Western’s Seattle branch was contracted to find a solution, a new strategy was devised. Branch manager David Kimble explains, “We developed a scope that included removing the deteriorating wood expansion joints, then installing a chemical grout in the

open joints as a primary seal. We then installed a secondary, sanded caulk joint at the top for aesthetic purposes.

“Once the installation process was complete,” he notes, “no water loss occurred at the ponds.”

In retrospect, the task sounds simple. In reality, there were some challenges. “This has been deemed a historic landmark,” Kimble continues, “so we were prohibited from changing the

appearance of the ponds in any way. We also were required to perform the repairs while the center was open for business. This required additional safety measures to ensure all visitors were safe during our installation process.”

So, in the flow of things, what pleased Kimble and his team about their performance? “That we were able to develop a creative solution to a unique condition, and to deliver that project on schedule and on budget.”



Owner: Pacific Science Center
General Contractor: McKinstry Essention, Inc.
Architect: Wiss Janney Elstner

PROJECT TEAM

Branch Manager: David Kimble
Project Superintendent: Eric Strock
Project Manager: Andy Schmidt

Western Strategy Key to St. Anthony Garage Revitalization

When is puzzle-solving a vital part of garage repair?

One of two garages serving the 615-bed downtown facility, the attached 500-stall West Garage is open around the clock to serve hospital patients, guests and staff. The combination of high traffic, constant service and Oklahoma weather extremes had left its mark on this primary parking structure. Western's Tulsa branch was contracted to perform miscellaneous concrete repairs on 3,000 square feet of the garage's ascending and descending ramps. Also included in the scope of work was replacement of expansion joints and installation of 11,000 square feet of a traffic membrane capable of meeting those exceptional demands.

"Conducting work of this kind in a facility that must remain open 24/7 is one challenge," begins branch manager Patrick Sheeran. "But the structure design added to it. The four ramps are all in a line consecutively—one outer and one inner ramp go up, one outer and one inner ramp go down. Plus, during all phases of work, our crew would have cars moving no more than four feet away, so barricade placement had to be perfect."

Because Western crews were only allowed to remove whatever concrete could be replaced in a single night, consistent progress during that 6 p.m./6 a.m. time slot was critical. "We did all the up ramps first, which meant temporarily changing directional usage of the down ramps. That we did through signage and well-placed personnel. Then we reversed it," Sheeran said. Rapid-set material kept repairs on schedule.

A Western crew of six to eight worked on the project from late September through December. They completed the concrete repairs before winter conditions upped the ante. "We did have to wait for some better weather to complete the coating," Sheeran adds, "then we had traffic control personnel there 20 hours a day until it dried." The three-layer deck coating employed was the new BASF Conipur traffic membrane.

Western strategy paid off twice: *in a tough project finished on time and a most satisfied client.* 

When the site is
St. Anthony Hospital's
West Garage in
Oklahoma
City.



Owner: St. Anthony's Hospital

PROJECT TEAM

Branch Manager: Patrick Sheeran
Project Superintendent: Russell Walter
Project Manager: Jessica Robinson
Project Foreman: David Ketcher

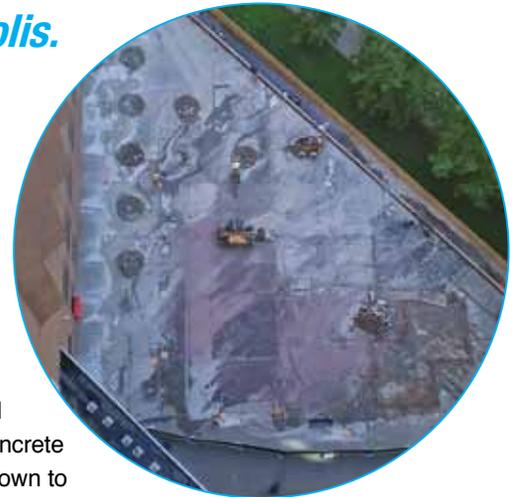
Western Creates Oasis Atop PNC Center Plaza

Media coverage of last February’s Super Bowl XLVI confirmed it for viewers worldwide: *there’s a renaissance underway in downtown Indianapolis.*

The move from gray concrete to a greener environment is gaining momentum, and renovation of structures such as PNC Center Plaza is leading the way.

The Plaza project clearly took commercial excellence to the next level with its inclusion of an environmentally conscious, problem-solving roof oasis. And Western’s Indianapolis branch is taking due pride in helping make it happen.

“This was a 20,000 square-foot, \$2.3 million renovation, right in the heart of downtown Indy,” begins branch manager Justin Berndt. “Building owners had a completely new vision for the existing plaza, which is located right between PNC Center office tower and the Hyatt-Regency Hotel.



“Our scope of work included demolition of the existing concrete planters and topping slab, down to the structural deck,” Berndt continues.

“After repairing the concrete, we installed a hot-applied waterproofing membrane system and installed new topside finishes, including an open joint paver system. High-end handrails, a new pedestrian bridge linking the plaza deck to the Washington Street sidewalk, and the green landscaping rounded out the project.”

Patrick Meehan, LEED AP, Regional Construction Manager for REIT Management & Research, notes that the renovation shifted the original plaza surface from all concrete to a 50/50 mix of hardscape and landscape. And it resolved the core problem: failed waterproofing.

“This is a 36-year-old structure,” he states. “We saw this as the perfect opportunity to “soften” the feel of the plaza by eliminating poured concrete, using warmer colored pavers and installing large open landscaped areas—a park-like setting instead of concrete with a few trees in hard-walled planters.” A good portion of the plaza is now covered with sedum mats; a “green roof” plant that requires no maintenance, chemicals or watering, other than rain. Other touches—such as the use of decomposed granite to create gravel pathways through the gardens and sustainable wood benches—complete the natural aesthetic.



Western crews helped transform the PNC Center’s deteriorating all-concrete plaza into an inviting oasis of hardscape and landscape. REIT Management reports receiving “nothing but positive feedback” from tenants and Indy city officials.

Meehan concludes, “We have received nothing but positive feedback from City officials, real estate brokers, visitors and—most important, PNC Center tenants.”

Along with meeting time/budget criteria and earning REIT Management’s praise, Western scored another win. Berndt confirms: “We were able to turn the owner’s vision into reality by creating a showpiece plaza for visitors to enjoy for years to come.”



Management: REIT Management & Research, LLC
Structural Engineering: Fink Roberts & Petrie, Inc.
Landscape Architect: Rundell Ernstberger Associates, LLC

PROJECT TEAM

Branch and Project Manager: Justin Berndt
Project Superintendent: Wayne Gordon

Integrity:

Western Restores Springfield's First Christian Church

The First Christian Church in Springfield, Ill., was inspired by the legendary Kirk of Melrose Abbey near Edinburgh, Scotland. Where the original was constructed in the 12th Century, the Springfield sanctuary came into being in 1911. But even one century has a way of compromising a limestone exterior and it's there Western Waterproofing was called into action.

Church leaders informed Western branch manager Jim Rehtin, Jr., that several leaks had occurred in recent years. Following a careful inspection, Western provided a detailed estimate of recommended corrections and repair options. Special consideration was given to the church leaders' overarching request: *that high-quality work be accompanied by respect and care for the building, itself.*

The project scope was extensive, Rehtin confirms. "We were contracted to tuckpoint 100 percent of the mortar joints, and to remove and replace all sealants at the capstones, windows and door frames. There was spalled limestone in need of patching, and we had to repair the stone mullions on the bell tower openings and stained glass windows, which rise 22 and 36 feet high."

After resetting the displaced stone units, Western's four-member crew applied a stone consolidation treatment at the portico. The final step was cleaning and applying water repellent to all exterior services.

"Our biggest challenges," Rehtin summarizes, "were accessing the bell tower—which is 102 feet tall—and the proximity to a busy road. But through pre-planning and daily status meetings, it allowed us to address both the logistical and safety concerns."

The project was completed on time and within the established budget. 



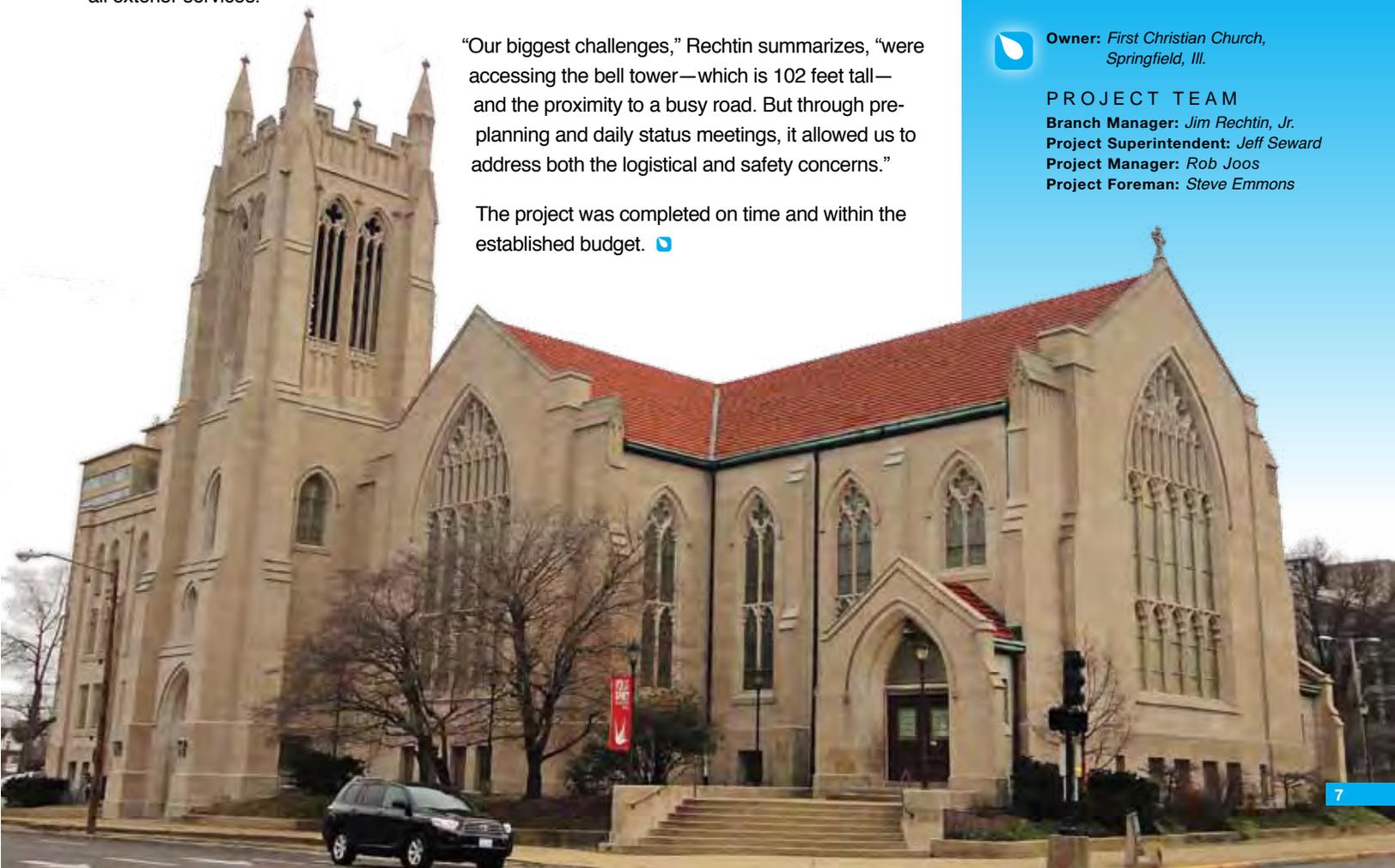
At 102 feet, the bell tower of the First Christian Church presented access challenges for Western crews tasked with repairing the tower's stone mullions.



Owner: First Christian Church, Springfield, Ill.

PROJECT TEAM

Branch Manager: Jim Rehtin, Jr.
Project Superintendent: Jeff Seward
Project Manager: Rob Joos
Project Foreman: Steve Emmons





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Western Façade Restoration & Recladding

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Partial Listing of Recent Projects Completed or in Progress

Table with 2 columns: Project and Location, Description. Lists projects like Rose Bowl Stadium Restoration, Holiday Inn Sealant Replacement, Washington Hilton Restoration, etc.

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1962

JFK authorized the Cuban blockade.
Jackie Robinson entered baseball's Hall of Fame.
Marilyn Monroe and Eleanor Roosevelt died.
Jon Stewart and Jerry Rice were born.
And Western Waterproofing published its first edition of The Weathervane.

Happy 50th, Weathervane!



Among the projects profiled in the inaugural issue were the comprehensive exterior restoration of New Orleans' historic St. Louis Cathedral, built in 1794, and the state-of-the-art waterproofing of St. Louis' new planetarium, a "graceful hyperboloid of 4" concrete, completely monolithic and seamless."

The 50 years between then and now have yielded major strides. Western has acquired the highly respected firms of Brisk Waterproofing and Harry S. Peterson. It has grown to become a nationwide network

of more than 30 strategically placed offices. And it has left its signature on such high-profile structures as Chicago's Field Museum, Nashville's Parthenon, Los Angeles' County Courthouse, the San Jacinto Monument and the U.S. Capitol.

The first Weathervane also featured a core-value message on Success vs. Failure from Western president George N. Bishop. Among his key points was this statement: "In today's busy, competitive world, 'good enough' is NOT ENOUGH."

Five decades later, we couldn't agree more. ☺