



What's New at CP&R?

IN THIS ISSUE

The summer was another busy season of projects, on-going safety training, charity events and networking opportunities.

WHAT'S NEW AT CP&R?

In an effort to reduce our carbon footprint while creating a more mindful environment for our employees, we updated to the latest in green lighting and fixtures at our headquarter location. We are hoping to implementing more sustainable business practices in the future!

EMPLOYEE OF THE QUARTER WINNERS

Our Baltimore team spent a few days on the Chesapeake Bay this summer catching rock fish. In addition, we sponsored and participated in the RCM&D Regatta which benefited four deserving nonprofits this year. These non-profits were The Cal Ripken, Sr. Foundation, Share Food Program, Sportable, The Samaritan Women, and Zaching Against Cancer Foundation.

EMPLOYEE SPOTLIGHT: JAMES O'MALLEY, PROJECT ENGINEER

In September, many of our Estimators, Project Managers, and Project Engineers attended the ICRI Baltimore/Washington chapter 3rd Quarter dinner meeting. We had the privilege of listening to an informative presentation on how technology in masonry construction has evolved over time.

PROJECT UPDATE: MACARTHUR BLVD.

In November, members of our team will travel to Philadelphia, Pennsylvania for the International Concrete Repair Institute's Fall Convention. The ICRI Fall National Conference will focus on Historic Restoration: The Art and Science of Preserving Structures. This trip will allow us to expand our understanding of concrete repair, protection and restoration through networking, technical sessions, and participating in ICRI committee meetings. We are looking forward to it!

We would like to express our utmost gratitude and appreciation to our clients, manufacturers, supplies, subcontractors, and employees with whom we get to work. We welcome any upcoming opportunities to work with you in the future.

Have an upcoming project? Contact us today!

Baltimore: (410) 298-2669

Florida: (954) 505-3977

www.concretecpr.com

info@concretecpr.com

CP&R's Employee of the Quarter Winners

As always, our employees are what makes CP&R such a success. Their hard work and dedication to our team does not go unnoticed. This quarter, we received many great nominations for our Employee of the Quarter awards. We would like to extend a special congratulations to the following individuals:



Rafael Pereira (Maryland): Rafael has been a dedicated employee of Concrete Protection & Restoration, Inc. for over 7 years. Rafael's extensive experience and expertise in concrete and post-tension repairs has been a huge part of our success on many projects. Rafael is a team player who is always willing to help out, no matter the task.



Ramon Gutierrez (Florida): Ramon is giving more than 100% on all of his projects, often coming in early and working late. He works hard to make sure his projects run smoothly and on time. He communicates effectively with the team to make sure everyone is aware of the project requirements. Ramon is a dedicated employee who has grown tremendously over the past year.



Juan Carlos Crispi (Florida): Juan Carlos is an exceptional employee who exemplifies strong leadership skills and attention to detail. He is a team player, cares about his co-workers, and is always willing to lend a hand. Juan Carlos takes pride in the work he does, and it is truly inspiring.

Employee Spotlight: James O'Malley, Project Engineer



Education: B.S. in Mechanical Engineering from The Catholic University

Years with CP&R: 2

Favorite part of the job: The people he gets to work with every day.

Fun fact about James: Refuses to use a GPS.

Favorite song: Had Me By Halftime - Morgan Wallen

Completed Project: MacArthur Blvd

We recently completed an interesting project in Bethesda, MD. The property is a 3-story office building with a portion of the 1st level designed for a parking garage with roughly 25 spaces. The structure is situated partially on a steep hill with the majority of the parking garage slab elevated and supported by structural steel framing. Due to poor design of the edge flashing conditions and years of water infiltration, the structural steel beams along the edge of the garage were deteriorated and over-stressed. To address these issues, our scope included:

- Installation of a “dance floor” platform scaffolding to access the structural steel framing and slab edge.
- Partial depth and full depth concrete slab repairs within the garage.
- Phased demolition and replacement of concrete slab edge to expose top of beams, clean and paint steel. Phasing was necessary to maintain support of brick parapet wall.
- Weld reinforcement/repairs to steel columns at building perimeter.
- Install steel plates and angles to reinforce beams spanning between columns.
- Rebuild brick elements removed for steel repairs.
- Shotblast and install CIT/sealer in the garage.
- Apply vehicular waterproofing membrane in the garage.
- Sandblast and paint all structural steel beams below the garage.
- Install flashing at the new slab edge.

In all we completed 815 SF of partial depth, full depth and overhead repairs to the elevated garage slab, installed 12,500+ lbs of additional steel beam reinforcement, replaced 140 LF of concrete slab edge, applied 7,350 SF of sealer, installed 7,350 SF of vehicular waterproofing membrane and sandblasted then painted roughly 8,125 SF of structural steel beam with an penetrating epoxy primer and 2 coats of an Acrylic Polyurethane top coat to protect from further rust. Contract and permit delays resulted in a later start than anticipated and lead into work during the winter. Cold weather protection and heating had to be implemented to continue painting and coating work into the winter months.

However, the most unique aspect of this project was the access to the work area. Being that the building is situated on a steep slope, we hired a scaffolding subcontractor to design and install a work platform below the garage so we could access the structural steel framing and make the repairs. A few times we had to make some adjustments to the platform as we progressed through the different phases of the work. To help regain some of the time lost due to these hurdles, our management team and crew worked hard and came up with some creative ways to speed up some of the more labor-intensive work items.

