



Concrete Protection & Restoration, Inc.

THE LATEST CP&R NEWS FOR YOU

JULY, 2021



WHAT'S NEW AT CP&R?

Including company fun, awards, and our latest safety initiative.

EMPLOYEE SPOTLIGHT: JAIME GRANADOS

Get to know Jaime Granados, Superintendent.

PROJECT UPDATES:

Stay up to date on two recent projects located in Towson, MD and Highland Beach, Florida.

Employee Spotlight: Jaime Granados



Get to know Jaime Granados, Superintendent.

Jaime started with Concrete Protection & Restoration, Inc. in 1998. Over the past 23 years, he has been a valuable member of the team.

Years with CP&R: 23+

Favorite Part of the Job: After working hard, I love seeing a finished project come together. Our crew always walks away from a project proud of the work they did. I also love having the opportunity to work with a different team of skilled employees on each and every project. I continue to learn from everyone that I work with.

Favorite things to do with my family: It is hard to pick just one! We enjoy going to Church together, visiting the beach in the summertime and the country side in the winter, and getting together with my family at my mother in law's house.



**OUR MISSION IS TO
PROVIDE
THE BEST**

**REPAIR
SOLUTION.**



PROJECT UPDATE:

102 WEST PENNSYLVANIA AVENUE

Project Location: Towson, MD

Owner: Mid-Atlantic Properties

Engineer: Morabito Consultants Inc.

Project Manager: Taylor Crampton

The Royston Building, located at 102 West Pennsylvania Avenue in Towson MD, is a 50,000 square foot, 6-story office building built in 1964. The primary focus of this project surrounded the buildings one level, elevated, parking deck, which was originally constructed out of Dox-Plank. Dox plank, primarily used in construction in the 1940's, 50's, and 60's are machine-made, prefabricated, modular units of pre-cast concrete with light weight aggregate, made of low strength, hollow core block, bonded together using deformed steel bars grouted into hollow cores.

The 7,000 square foot deck exhibited advanced signs of water infiltration; as moisture bypassed a thin, asphalt topping, leaking through an old deteriorated waterproofing system, down into the dox plank deck. Full replacement of the parking deck in lieu of patch repair was decided on as a way to cut down on the future maintenance needed at this property. In place of the old dox plank, a new ten-inch post tension slab was designed and installed. Once cured, a new urethane membrane was applied to further protect the new structure.

In addition to the rear parking deck, 2,800 square feet of pedestrian walkways were also repaired. A 4" topping slab and waterproofing membrane were removed, and a new bonded overlay was poured back in its place. Ownership also elected to coat several thousand feet of concrete walls, beams, and columns around the property as well as install 600 linear feet of new African Mahogany wood railings. New concrete curbs were poured along the perimeter of the 1st floor of the building which will ensure water stays away from the 48 new windows that were also installed as a part of this project. Finally, all new surface mounted conduit and LED light fixtures were ran throughout the lower level of the garage adding the final touch to this complete garage renovation.



PROJECT UPDATE: **ABERDEEN ARMS**

Project Location: Highland Beach, FL

Owner: Aberdeen Arms Association, Inc.

Engineer: Karin's Engineering Group, Inc.

Project Manager: Phil Morabito

Start Date: January, 2021

Project Duration: 9 months

Aberdeen Arms is a mid-rise condominium building built in 1971, located in-between the Intracoastal Waterway and the Atlantic Ocean on the West side of A1A in Highland Beach, Florida. The structure is comprised of conventionally reinforced concrete slabs supported by beams, columns, and concrete masonry walls. The tower rises 10 floors and has approximately 117 units. A ramp along the property's southern boundary leads to the elevated deck which supports both pedestrian and vehicular use. Concrete masonry walls separate the owner patios from the parking deck. On the north side, there are fenced-in patios outside the individual units and a walkable courtyard leading to stairs and dock access.

Global expansion joint failures and various waterproofing breaches that required remediation were observed on the building at the elevated decks and courtyard above the garage. Active water intrusion was occurring at the expansion joints of the structure, jeopardizing the integrity of the concrete and causing water to intrude into the parking garage below. Concrete spalls and rusted rebar were observed on the soffit, beams and columns of the structure.

The scope of work included removing the existing sand set pavers, failed waterproofing, drain replacement, new drain installations, concrete repair, new expansion joints, hot-applied waterproofing and sand set pavers. Upon removal of the sand set pavers on the north side, the fence dividing the individual units was found to be deteriorated and in poor condition. As a result, it was chosen to be removed and replaced with new kynar coated aluminum rails. New planter walls were built along the south patios, providing the residents with increased privacy. The failed cementitious coating at the entrance ramp was removed and replaced with a urethane coating and moisture barrier.