

SUMMER 2019

CHAMBERLIN
Roofing & Waterproofing

NEWSLETTER

CHRISTUS Envelope Restoration



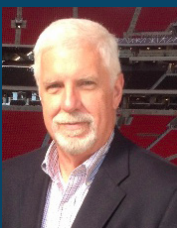
Chamberlin revitalized the CHRISTUS Santa Rosa Pavilion in downtown San Antonio, Texas, and resolved persistent water intrusion issues.

The CHRISTUS Santa Rosa Pavilion in downtown San Antonio, Texas, is a medical office building encompassing 146,402 square feet of office space with about 75 percent of the building encased in tall glass windows. The lower seven floors of the structure house over 600 parking spots. Built in 1986, the high rise was now experiencing water intrusion and was in need of rejuvenation. Chamberlin Roofing & Waterproofing was selected as the prime contractor to restore the skin of the building by cleaning, wet glazing and sealing the envelope plus repairing precast panel joints in the parking garage.

The restoration crew began by pressure washing the building to prepare the substrate for the 54,000 square feet of new BASF EL 750 elastomeric coating they installed with hand rollers. Failing horizontal and vertical joint tape was also repaired on the stucco facade. They coated the 7,000-square-foot mansard roof with a primer base coat followed with a silicone coating. A cut out and re-caulk was performed on the window perimeters, which began with the removal of existing sealant from the metal frame to stucco conditions and preparation of the joints for installation of new sealant. Chamberlin's

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GUEST COLUMN



Jim Anderson
Regional Sales Manager
Watson Bowman Acme Corp.,
a BASF company

Training Our Workforce

Challenge

The US unemployment rate fell to 3.6 percent in April 2019. According to US Labor Statistics this is the lowest jobless rate since December 1969. With this exceptionally low unemployment rate, the US construction industry and general labor market is experiencing a labor shortage and correspondingly a diminished craftsmanship capability as older experienced hands move to office positions,

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skilled craftsmen then installed new backing material where needed to the manufacturer's specified depth-to-width ratio, filled the joints with high performance silicone sealant and hand tooled the sealant for proper joint configuration, adhesion and a watertight seal. Additionally, they removed the weathered silicone sealants from the window zipper gasket intersections and installed a new sealant. To conclude the skin restoration, Chamberlin crews replaced wet glazing at the glass to frame conditions on over 450 windows. On the parking levels, technicians repaired 6,800 linear feet of joint tape on precast panel joints and installed elastomeric coating for additional water intrusion protection.

PROACTIVE PROTECTION

The pavilion was occupied during construction and busy with patients and staff coming and going throughout the weeks. Multiple businesses operate out of this space such as Central Women's Health Care, CentroMed Clinic and Center for Maternal and Fetal Care who provide medical services ranging from genetic counseling to behavioral health, lab services and surgical treatments. Located in dense downtown San Antonio, the

medical office shares a block with CHRISTUS Santa Rosa Family Health Center and The Children's Hospital of San Antonio. It is also less than 300 feet from busy Interstates 10 and 35. These locale and operational factors presented pedestrian and vehicular safety concerns during the restoration process.

During installation of the elastomeric coating, care was taken to protect cars in the parking levels and in surrounding areas from coating that could drip or get caught in the wind. Much of this work was performed at night when there was less traffic. Also, Chamberlin obtained permission from an adjacent doctor's office to block off parking spots in their lot that were susceptible to damage. Furthermore, during the cut out and re-caulk of the window perimeters, an overhead protection system was constructed out of lumber and scaffold over the entrance and exits of the parking levels to act as a shield for any possible falling debris. These points of entry plus the ambulance parking court could not be blocked during business hours. Chamberlin restoration technicians worked on those areas after hours and on weekends to complete their work during decreased traffic times.



Before and after: Chamberlin cleaned the building envelope and restored the weathered, delaminated existing coating with a new elastomeric coating.



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Training materials for understanding specialty product application and conditions.

promotions from the field, or retire. These trends are challenging to all involved in executing and delivering comprehensive projects within the built environment.

Problem

This trend is being monitored and recognized closely by those specialty construction material firms who design, develop and manufacturer performance-based materials for contractor application. The best laid designs, plans and materials can fall short without the understanding of their intended purpose and proper installation.

Solution

The increasing gap between craftsmanship skill - construction cost - project delivery is being addressed in various fashions by construction material manufacturers and suppliers through qualified material installation use and training sessions, on-line product training programs, company field site technical advisor/experts and comprehensive Product Data and Installation Guides. Learning is an on-going life skill and there is no second for first-hand experience when it comes to the construction trades.

Result

The best-in-class construction industry training programs are based around both classroom and hands-on sessions providing the craftsman a well-rounded understanding of product/

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RIGGING SOLUTIONS

The entire building envelope scope was completed from swing stages with multiple drops. A mansard roof about eight feet high lining the perimeter of the building's roof posed a rigging challenge for the swing stages. Chamberlin worked with Big City Access to design a rigging system that could extend over the mansard roof. Extended outriggers were the solution, and over two dozen drops were completed safely. In fact, the project concluded with zero safety incidents.

The mansard roof held a second challenge for the Chamberlin crew



Chamberlin repaired failing joint tape in the parking garage and applied an elastomeric coating.

when it came time to apply the elastomeric coating to the standing seam metal roof. The seams were originally sealed with a bead of silicone on each side, so a coating that would adhere to metal and silicone would be necessary. Chamberlin's project manager researched options and created numerous mock-ups before choosing a GE Endurance Silicone from Everest, a Houston-based roof coating company. This solution was cost-efficient for the owner, as cutting out the existing silicone would have been costly.

SUCCESSFUL RESTORATION

Time was of the essence to the new owners who acquired the pavilion just before construction kicked off. One of their goals for the revitalization was to make the building more appealing for new tenants to fill the unoccupied suites, and they wanted them leased as quickly as possible. Chamberlin utilized two swing stages that started in the northwest corner of the building and worked in opposite directions of each other until they met together again in the end. The restoration of the CHRISTUS Santa Rosa Pavilion was completed in just six months.

The owner appreciated the expedience and the aesthetic outcome of the renovation. The elastomeric coating



The window gasket system was severely deteriorated in some areas, allowing possible locations for water intrusion.

turned the mansard roof from red to gray and the facade from beige to a bright white. The coating refreshed the envelope's appearance and the color scheme modernized the building's look.

The main concern, however, was the persistent leaks. The owner wanted to alleviate the inconvenience to their tenants as soon as possible and with a long-term solution. Chamberlin's work on the window perimeter seals, gasket systems and building facade left it watertight. Even after a wet spring, Chamberlin has not been called back for water infiltration since the project concluded. ■

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material purpose, safe and efficient use, handling and installation techniques. Anchored first and foremost by safety and the understanding of the safe use and handling of the products and materials, the training should describe the materials purpose, composition and performance expectation when properly applied. This understanding helps the installer's awareness that his craft and workmanship is essential to a project's success.

The training should include the description and understanding of all related building codes and terminologies which correspond to a materials consideration and use.

The right tools for the right job: The training should include a description, reference and example of all specialty tools and equipment necessary to accomplish the task and their safe handling. Productivity and crew size should be identified for the most effective and efficient execution of the work scope.

"Do-it-right-the-first-time" should be the target goal in all we do. The presenter/trainer should provide a clear and concise description and example through both classroom and hands-on product/material application. Upon completion of a training program a review of learned topics should be confirmed through a written test and issuance of completion certificate.

A contractor's investment in the training of their specialty superintendents and skilled craftsman is important to maintaining a satisfied client and profitable project. As one aspect of an owner's vetting and consideration of a specialty contractor for his/her project, should be



Field slicing of a winged expansion joint seal training.

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A comprehensive combination of classroom and technical hands-on training is most effective.

the request and proposers' provision of documented evidence of project manager, superintendent and laborers skill training.

When Expertise Counts

As with any construction project the coordination of trades and their understanding of the impact of each other's proper execution of their scope on the next subcontractor's work is essential. In one word: communication.

When the project requires, one aspect of the construction sequence that is critical is the anticipated material installation of a 07 9500 Expansion Control product. While generally simple in concept, the application is often minimized and can run afoul when the construction and material providing team does not effectively communicate and anticipate the design and application requirements.

An expansion joint product or system is a specialty item designed to allow a building, stadium, parking structure or bridge to move because of thermal temperature,

supportive structural movements, live loads, seismic or other design movements.

The proper interface between the host structure and the expansion joint product is essential for the product's functionality and ultimate performance. A specialty expansion joint product or system is frequently an insertable product positioned within a joint throat or surface mounted product installed into a pre-defined concrete blockout.

With these common product application attributes, it is important that the host concrete be poured and placed to the design movements and tolerances defined by the project designers. This includes considering temperatures at time of concrete pour, consistency of joint throat opening, defined blockout dimensioning, levelness and locations of reinforcing steel and conduits.

A recent experience occurred on a sizable parking garage project when a pedestrian access bridge expansion joint was poured during the middle of the summer at the product's mid-range design movement when the joint should have been at its smallest opening. As time progressed and the structural joint opened, the receiving substrate became too large for the specific product model. The contractor immediately recognized the issue and consulted with manufacturer on remedying and re-sizing the desired product to meet the as-built condition. The timely collaboration and work-through solution resulted in the designer and owner obtaining the proper product as specified.

Training and education is critical to all project stakeholders for a successful project, especially in these times of labor shortage when skilled craftsmen are becoming scarcer. Starting with the manufacturers providing invaluable learning tools and training, to the contractors investing in their people and providing skill training documentation to project owners, this process is necessary in the construction world. ■

Jim Anderson introduced the "winged" expansion joint system technology to the US Parking Structure industry which has become a standard for parking structures expansion control throughout the market. He developed the Watson Bowman Acme Factory Trained Applicator Program for the purposes of training specialty contractor installers and warranting the installations. Mr. Anderson was a contributing author to ACI's Committee 362 "Guide for the Design of Durable Parking Structures" and ACI Committee Member for publication "Guide for Structural Maintenance of Parking Structures". He co-authored "Laying the Groundwork ~ the right steps to extending the service-life of your parking facility" with J. Porter of Simpson, Gumpertz & Heger, Inc. for the Parking Professional magazine, May 2017. He currently serves as co-chair of the International Parking-Mobility Institute committee "Planning, Design & Construction". Mr. Anderson can be reached at 803.609.0701 and jim.anderson@basf.com.



Preparing for a field inflatable expansion joint seal installation.



Group construction discussion during bagged concrete repair mortar placement training.

Chamberlin Superintendent Named MVP



Left to right: Roofing & Sheet Metal Operations Manager Joe Cotten, Executive Vice President Art Canales, Superintendent Miguel Lopez and Roofing & Sheet Metal Estimating Manager Tim Shaw

Chamberlin Superintendent Miguel Lopez was honored with Roofing Industry Alliance for Progress' Most Valuable Player (MVP) Award in the Outstanding On-the-Job Performance category. This program celebrates workers across the United States who are outstanding employees within their companies and recognizes them for their exceptional achievements and contributions to the roofing industry. Miguel was one of only eight recipients nationwide in 2019.

Nominees for this category demonstrate a strong work ethic, display leadership skills, contribute creative ideas for problem solving, have an outstanding safety record and demonstrate support and mentoring for co-workers. These employees go above and beyond their specific job responsibilities.

Miguel upholds Chamberlin's core values of Safety, Quality and Teamwork on every job he undertakes and truly cares about a job done right. His planning, attention to detail, communication and forethought are invaluable assets to his crew, to the company and to Chamberlin's clients. Combining his vast technical knowledge of commercial roofing systems and his ability to think on his feet, Miguel approaches any challenge with innovative problem solving. He also holds safety as a

primary focus on every project. Miguel also readily tells potential employees why they should join the Chamberlin team, emphasizing Chamberlin's values. He knows building crews of quality people with honesty and integrity will support his continued success and Chamberlin's.

Miguel believes that empowering each member of the team with the skills and knowledge they need to get the job done makes for safe and productive projects. He volunteered to instruct a course for Chamberlin University, a program developed to train Chamberlin's workforce, and was very successful in the position.

Chamberlin Vice President of Roofing & Sheet Metal Operations Bill Lawson says of Miguel, "I've enjoyed working with Miguel for the last 23 years and have a great deal of respect for him. I admire his loyalty and dedication to Chamberlin. Miguel has many great attributes and qualities that make him an MVP for Chamberlin, but one of his greatest strengths is his ability to teach and mentor others. Miguel is always willing to share the knowledge and expertise he has acquired over his decades in the roofing industry. His leadership abilities and a 'team first' mentality, along with a great attitude, contributes to the success of our roofing department." ■

Employee Profile

Shawn Buzek
Director of Support Services –
Accounting Department
Houston, Texas



Experience:

Shawn's experience in the construction industry with Chamberlin Roofing & Waterproofing started nineteen and a half years ago before the company even had email or internet. He came on board to help Chamberlin grow technology-wise and brought accounting knowledge to boot.

A Day in the Life:

On any given day, you can find Shawn managing the support staff for Chamberlin. Shawn assists his team with inquiries regarding payroll, IT, accounting, project management software and benefits. Shawn also manages Chamberlin's banking activity plus state and federal reporting. In a lot of ways, he is a one-man show, but he always gives credit to his team.

Outlook:

"Just as our employees service our clients, it's my job to service and support our employees." Shawn believes the employees are what make Chamberlin unique, and Chamberlin's culture makes it exciting for him to come to work each day.

Outside the Office:

Outside the office, you can find Shawn spending time with his family and friends and he especially loves vacationing with them. He also likes to work on projects around the house. If you're lucky, he might cook you up one of his award-winning briskets!

Greatest Accomplishments:

Shawn's greatest accomplishment at Chamberlin was successfully converting Chamberlin's old accounting system, SL, to Viewpoint. This was a huge undertaking for Shawn and his team, and a paradigm shift for the company that allowed Chamberlin to continue meeting the sophisticated needs of their clients. Outside of work, Shawn believes his greatest accomplishment was putting himself through college. ■

We asked Shawn to choose his favorites from this random list of things as a way to get to know him a little better:

SHAWN'S LIST:

Zoo

Aquarium

Bowling

Billiards

Law & Order

Friends

Sausage

Bacon

The Beatles

Rolling Stones

PROJECTS IN PROGRESS

CHAMBERLIN
Roofing & Waterproofing

LOCATIONS:

HOUSTON

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Houston, TX 77040
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2170 Diplomat Drive
Farmers Branch, TX 75234
Ph. (214) 273-9110
Fax (214) 273-9120

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2755 Business Park Drive
Buda, TX 78610
Ph. (512) 275-1600
Fax (512) 523-9350

SAN ANTONIO

13111 Lookout Run
San Antonio, TX 78233
Ph. (210) 822-6536
Fax (210) 822-8211

OKLAHOMA CITY

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Moore, OK 73160
Ph. (405) 680-0506
Fax (405) 680-0508

TULSA

10828 E. Newton Street, Ste. 117
Tulsa, OK 74116
Ph. (918) 439-0055
Fax (918) 439-0067

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and Louisiana*

GFOMS - STADIUM BOWL IMPROVEMENTS - NORMAN, OK

Remedial Waterproofing

Contract Amount: \$2,000,000 (approx.)

Owner: University of Oklahoma

Architect: Populous

General Contractor: Flintco, LLC

Scope of Work: Installation of cementitious and reactive waterproofing, bentonite waterproofing, traffic coating, joint sealants and expansion control

Project Description: University football stadium

TEXAS RANGERS BALLPARK COMPLEX - ARLINGTON, TX

New Construction Roofing

Contract Amount: \$350,000 (approx.)

Owner: Texas Rangers Baseball Club

Architect: HKS

General Contractor: Manhattan Con-Real, JV

Scope of Work: Installation of metal sub-roof with associated sheet metal flashing and trim, gutters and downspouts

Project Description: Baseball stadium

TAMU STUDENT SERVICES BUILDING - COLLEGE STATION, TX

New Construction Roofing

Contract Amount: \$500,000 (approx.)

Owner: Texas A&M Board of Regents

Architect: PBK

Consultant: Beam Professionals

General Contractor: Vaughn Construction

Scope of Work: Installation of wood blocking, TPO membrane roofing, standing seam metal roofing, flashing and sheet metal

Project Description: Student services building

SABS VALERO PARKING GARAGE STRUCTURAL STABILIZATION - SAN ANTONIO, TX

Remedial Waterproofing

Contract Amount: \$450,000 (approx.)

Owner: Valero Energy Corporation

Engineer: Lundy and Franke

General Contractor: SpawGlass

Scope of Work: Installation of joint sealants and expansion joints

Project Description: Two parking garages

FROST BANK CORPUS CHRISTI - CORPUS CHRISTI, TX

New Construction Waterproofing

Contract Amount: \$300,000 (approx.)

Owner: Frost Bank

Architect: McKinney York Architects

General Contractor: Fulton Construction Corp.

Scope of Work: Installation of thermal insulation, air barrier, flexible flashing, joint sealants, sheet metal flashing and trim

Project Description: Five-story office building

TSU LBJ STUDENT CENTER EXPANSION - SAN MARCOS, TX

New Construction Roofing and Waterproofing

Contract Amount: \$500,000 (approx.)

Owner: Texas State University

Architect: Atkins

Consultant: Square One Consultants

General Contractor: Vaughn Construction

Scope of Work: Installation of sheet waterproofing, bentonite waterproofing, thermal insulation, spray insulation, weather barrier, sheet metal flashing and trim, flexible flashing, joint sealants, expansion joints, wood blocking, hot modified roofing and counter flashing

Project Description: Multi-use center

IAH - GARAGE C RENOVATION - HOUSTON, TX

Remedial Waterproofing

Contract Amount: \$400,000 (approx.)

Owner: City of Houston

Architect: PGAL

General Contractor: New South Park - Texas

Scope of Work: Installation of fluid-applied waterproofing, deck coating, firestopping, sealants and expansion control

Project Description: Eight-level parking garage

WINSTAR PG EXPANSION JOINTS - OKLAHOMA CITY, OK

Remedial Waterproofing

Contract Amount: \$200,000 (approx.)

Owner: Chickasaw Nation

General Contractor: Chamberlin Roofing & Waterproofing

Scope of Work: Installation of expansion joint assemblies

Project Description: Luxury casino and resort

ACC HIGHLAND AE DCP - AUSTIN, TX

New Construction Waterproofing

Contract Amount: \$250,000 (approx.)

Owner: Austin Energy

Architect: Jacobs

Consultant: Kuhn and Associates

General Contractor: SpawGlass

Scope of Work: Installation of sheet waterproofing, pre-applied waterproofing, fluid-applied waterproofing, thermal insulation, air barrier, flashing and sheet metal, joint sealants and expansion control

Project Description: Community college campus

FIRST BAPTIST CHURCH ARLINGTON WADE BUILDING - ARLINGTON, TX

Roof Replacement

Contract Amount: \$550,000 (approx.)

Owner: First Baptist Church of Arlington

General Contractor: Chamberlin Roofing & Waterproofing

Scope of Work: Removal of PVC membrane roofing and installation of cap wall and curb flashings, TPO membrane roofing, flashing and sheet metal

Project Description: Multi-use building

For a complete list of specialty contracting services, visit www.chamberlinltd.com.

ROOFING/SHEET METAL

- Modified Bitumen/BUR
- Single ply
- Reflective coatings
- Vegetative roofing
- Metal standing seam
- Roof related sheet metal
- Tile

WATERPROOFING/CAULKING

- Joint sealants
- Membrane waterproofing
- Elastomeric wall coatings
- Traffic coatings
- Expansion joints
- Dampproofing/flashing
- Water repellents/metal flashing

BUILDING/GARAGE RESTORATION

- Concrete/Masonry restoration
- Exterior cleaning & coating
- Epoxy & grout injection
- Bearing pad replacement
- Structural repair
- Paver repair & replacement

ROOF MAINTENANCE/LEAK REPAIR

- Roofing & waterproofing expertise
- Leak repair specialists
- Preventative roof maintenance plans
- Roof & building envelope surveys
- Proactive Roof Asset Management
- On-call service 24 hours/365 days a year
- Free estimates