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CCI completes waterproofing and masonry work at Milton Landing Condominiums

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CCI recently acquired the Milton Landing Condominium project, through a competitive bid process administered by Josh Kivela of Simpson, Gumpertz and Heger of Arlington, Mass. Kivela provided project oversight and technical consultation throughout the project and clearly represented the high standard normally associated with their firm.

Work began on this project in August of 2008 and continued through June of 2009. The base contract involved installation of membrane flashing at the sides of 16, sixty-foot high, lead coated copper clad protruding bay window structures. The base contract also included planter and plaza deck membrane replacement. This was a challenging job. It not only involved several different waterproofing and masonry disciplines but also extensive investigation, diagnosis and correction of various defects in the original flashing assemblies. Initial progress was somewhat slow due to resolution of specific details.

Some repairs had to be done by using an inspection mirror because of restricted access to the areas of suspected deficiencies. Once these repairs were completed, each area was then water tested to ensure success prior to replacement of precast and masonry veneer.

Once these small set-backs were corrected and repair techniques were resolved, work proceeded smoothly.

The planter repairs started out in a relatively routine fashion. After excavating the existing plant material and fill, CCI removed the original Procor liquid membrane and replaced it with Bituthene 4000 sheet membrane. The planter drains were inspected and clamping rings were fitted out with new studs. The planters were then filled with water to test for watertight integrity and passed without incident. However, the next time it rained, a leak was observed in the parking area below. After a couple additional rounds of water testing, it was determined that the planter was also leaking from its exterior walls. Kivela quickly produced a repair detail and it was successfully put in place.

The property had also received reports of many random small leaks. Each of these needed to be evaluated and tested prior to, and after repairs. These miscellaneous leaks covered the spectrum; from roofing and sheet metal to glazing systems and below-grade damproofing.

The next area of work was the plaza deck. There the existing asphalt and paving brick were removed, the substrate was repaired and new sheet membrane was installed. Paving was completed and finished surfaces were replaced with minimal disruption of tenant access or other inconveniences. The tenants, to their credit, were always patient and gracious regarding any noise, dust or inconvenience that comes with living in a construction zone for the better part of a year.

We at CCI are proud to have brought this project to a successful conclusion. While there were many obstacles to conquer, we did so with determination, a dedication to our craft and a devotion to the needs of our customers.

Dan Simonse is chief estimator at CCI, Inc., North Hampton, N.H.

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